

**Unaudited Condensed Consolidated Statement of Financial Position
as at 30 June 2014**

	Note	As at 30.06.2014 RM'000 unaudited	As at 30.06.2013 RM'000 audited (restated)
ASSETS			
Non-current assets			
Property, plant and equipment	A 9	19,396	17,988
Investment properties		6,010	3,981
Prepaid lease payments		115	121
Land held for property development		8,745	8,745
Goodwill on consolidation		1,436	1,436
		<u>35,702</u>	<u>32,271</u>
Current assets			
Inventories-Finished Goods		9,976	8,843
Property Development Costs		8,342	5,986
Trade receivables		19,499	15,060
Other receivables, deposits and prepayments		1,022	554
Tax recoverable		2	143
Fixed deposits with licensed banks		1,154	2,650
Cash and bank balances		2,566	5,864
		<u>42,561</u>	<u>39,100</u>
TOTAL ASSETS		<u><u>78,263</u></u>	<u><u>71,371</u></u>
EQUITY AND LIABILITIES			
Equity attributable to equity holders of the parent			
Share capital		40,000	40,000
Share premium		4,186	4,186
Reserves		6,542	6,090
Retained profit / (Accumulated loss)		(4,435)	(5,271)
		<u>46,293</u>	<u>45,005</u>
Non-controlling interest		8,368	7,818
Total equity		<u><u>54,661</u></u>	<u><u>52,823</u></u>

**Unaudited Condensed Consolidated Statement of Financial Position
as at 30 June 2014**

	As at 30.06.2014 RM'000 unaudited	As at 30.06.2013 RM'000 audited (restated)
Non current liabilities		
Hire purchase creditors	418	474
Term Loan	4,802	4,216
Deferred taxation	2,205	1,099
	<u>7,425</u>	<u>5,789</u>
Current liabilities		
Trade payables	11,286	9,927
Other payables and accruals	749	921
Bills payable	335	-
Hire purchase creditors	143	133
Term Loan	336	919
Bank overdraft	3,017	858
Provision for taxation	311	1
	<u>16,177</u>	<u>12,759</u>
Total liabilities	<u>23,602</u>	<u>18,548</u>
TOTAL EQUITY AND LIABILITIES	<u>78,263</u>	<u>71,371</u>
Net tangible assets per share (RM)	<u>1.12</u>	<u>1.09</u>
Net assets per share attributable to ordinary equity holders of the parents (RM)	<u>1.16</u>	<u>1.12</u>

The unaudited condensed consolidated statement of financial position should be read in conjunction with the Audited Financial Report for the year ended 30th June 2013.

**Unaudited Condensed Consolidated Statement of Comprehensive Income
for the period ended 30 June 2014**

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	3 months Current Year Quarter 30.06.2014 RM'000 unaudited	3 months Preceding Year Corresponding Quarter 30.06.2013 RM'000 audited	12 months Current Year To Date 30.06.2014 RM'000 unaudited	12 months Preceding Year To Date 30.06.2013 RM'000 audited
Revenue	11,832	10,019	45,062	36,498
Cost of sales	(8,950)	(8,929)	(37,939)	(30,682)
Gross profit	<u>2,882</u>	<u>1,090</u>	<u>7,123</u>	<u>5,816</u>
Interest income	-	9	43	56
Other income	1,890	1,399	2,096	1,489
Administrative expenses	(1,899)	(2,187)	(6,643)	(7,072)
Depreciation and amortisation	(148)	(214)	(447)	(508)
Finance cost	(82)	-	(300)	(195)
Profit /(Loss) before taxation	<u>2,643</u>	<u>97</u>	<u>1,872</u>	<u>(414)</u>
Tax expense	(39)	4	(454)	(373)
Profit / (loss) for the period	<u><u>2,604</u></u>	<u><u>101</u></u>	<u><u>1,418</u></u>	<u><u>(787)</u></u>
Other comprehensive income				
Revaluation surplus, net of deferred taxation	570	2,281	570	2,281
Total comprehensive income	<u><u>3,174</u></u>	<u><u>2,382</u></u>	<u><u>1,988</u></u>	<u><u>1,494</u></u>
Profit / (loss) for the period attributable to:				
Owners of the parents	2,272	206	836	(997)
Non-controlling interests	332	(105)	582	210
	<u><u>2,604</u></u>	<u><u>101</u></u>	<u><u>1,418</u></u>	<u><u>(787)</u></u>
Total comprehensive income attributable to:				
Owners of the parents	2,474	2,124	1,288	1,236
Non-controlling interests	700	258	700	258
	<u><u>3,174</u></u>	<u><u>2,382</u></u>	<u><u>1,988</u></u>	<u><u>1,494</u></u>
Basic earnings per ordinary share (sen) Based on 40,000,000 ordinary shares	5.68	0.52	2.09	(2.49)

The unaudited condensed consolidated statement of comprehensive income should be read in conjunction with the Audited Financial Report for the year ended 30th June 2013.

**Unaudited Condensed Consolidated Statement of Change in Equity
for the period ended 30 June 2014**

	---- Attributable to Equity Holders of the Parent ----						Total Equity RM'000
	-- Non-distributable --			Distributable			
	Share Capital RM'000	Share Premium RM'000	Revaluation Reserve RM'000	Unappro. Profit/ (Loss) RM'000	Total RM'000	Minority Interest RM'000	
Balance as at 1st July 2013	40,000	4,186	6,090	(5,271)	45,005	7,818	52,823
Total comprehensive income	-	-	452	836	1,288	700	1,988
Dividends paid to non - controlling interests	-	-	-	-	-	(150)	(150)
Balance as at 30th June 2014	<u>40,000</u>	<u>4,186</u>	<u>6,542</u>	<u>(4,435)</u>	<u>46,293</u>	<u>8,368</u>	<u>54,661</u>
Balance as at 1st July 2012	40,000	4,186	3,857	(4,274)	43,769	7,740	51,509
Total comprehensive income	-	-	2,233	(997)	1,236	258	1,494
Dividends paid to non - controlling interests	-	-	-	-	-	(180)	(180)
Balance as at 30th June 2013 (restated)	<u>40,000</u>	<u>4,186</u>	<u>6,090</u>	<u>(5,271)</u>	<u>45,005</u>	<u>7,818</u>	<u>52,823</u>
Dividend distribution per ordinary share for the quarter		-	-	-	-		

The unaudited condensed consolidated statement of changes in equity should be read in conjunction with the Audited Financial Report for the year ended 30th June 2013.

**Unaudited Condensed Consolidated Statement of Cash Flows
for the period ended 30 June 2014**

	12 months Current Year To Date 30-06-2014 RM'000 unaudited	12 months Preceding Year To Date 30-06-2013 RM'000 audited (Restated)
Cash flows from operating activities		
Loss before taxation	1,872	(414)
Adjustments for :		
Non - cash items	338	367
Non - operating items - investing	(1,452)	(344)
Non - operating items - financing	250	77
Operating profit / (loss) before working capital changes	<u>1,008</u>	<u>(314)</u>
(Increase) / Decrease in working capital :		
Net Change in operating assets	(8,734)	17
Net Change in operating liabilities	1,187	1,615
Cash generated from / (used in) operation	<u>(6,539)</u>	<u>1,318</u>
Interest paid	(300)	(195)
Income tax refund	299	523
Income tax paid	<u>(303)</u>	<u>(911)</u>
Net cash from / (used in) operating activities	<u>(6,843)</u>	<u>735</u>
Cash Flows from investing activities		
Interest received	50	118
Proceeds from disposal of non current asset held for sale	-	260
Proceeds from disposal of investment property	-	305
Proceeds from disposal of property, plant & equipment	70	-
Purchase of property, plant and equipment	<u>(372)</u>	<u>(941)</u>
Net cash (used in) / from investing activities	<u>(252)</u>	<u>(258)</u>
Balance carried forwards	(7,095)	477

**Unaudited Condensed Consolidated Statement of Cash Flows
for the period ended 30 June 2014**

Balance brought forward	(7,095)	477
Cash flows from financing activities		
Drawdown of Bills Payable	335	0
Drawdown of Hire Purchase	90	270
Repayment of hire purchase	(135)	(137)
Dividends paid to non-controlling interests	(150)	(180)
Drawdown of term loan	1,206	-
Repayment of term loan	(1,204)	(701)
Net cash used in financing activities	<u>142</u>	<u>(748)</u>
Net increase /(decrease) in cash and cash equivalents	(6,953)	(271)
Cash and cash equivalents at beginning of year	7,656	7,927
Cash and cash at 30 June (i)	<u><u>703</u></u>	<u><u>7,656</u></u>

(i) Cash and cash equivalents

Cash and cash equivalents comprise the following balance sheet amounts :

	30/06/2014 RM'000	30/06/2013 RM'000
Cash and bank balances	2,566	5,864
Deposit with licensed banks	1,154	2,650
Bank overdrafts	(3,017)	(858)
	<u><u>703</u></u>	<u><u>7,656</u></u>

The unaudited condensed consolidated statement of cash flows should be read in conjunction with the Audited Financial Report for the year ended 30th June 2013.

GRAND HOOVER BHD (10493-P)

Note to the interim financial report

A1. Basis of preparation

The condensed consolidated interim financial statements has been prepared in accordance with the Financial Reporting Standards (FRS) 134, *Interim Financial Reporting* issued by the Malaysian Accounting Standards Board (MASB) and the applicable disclosure provision under Paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad. These condensed interim financial statements also comply with the International Accounting Standards (IAS) 34, *Interim Financial Reporting* issued by the International Accounting Standard Board (IASB).

The condensed consolidated interim financial statements should be read in conjunction with the Group's annual audited financial statements for the year ended 30th June 2013. These explanatory notes attached to the interim financial statements provide an explanation of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Group since the year ended 30th June 2013.

In November 2011, MASB published the MFRS Framework, an International Financial Reporting Standards (IFRS) compliant set of accounting standards applicable to all non-private entities with effect from 1st January 2012. However, the Board decided to give Transitioning Entities (TEs) the option to either apply the MFRS Framework or continue with the FRS Framework in view of the outstanding issues of MFRS 141 – Agriculture and IC Interpretation 15 – Agreements for the Construction of Real Estate. The option was announced to be available for TEs to defer the adoption of the MFRS Framework by another one year beginning or after 1 January 2013. TEs are entities that are within the scope of MFRS 141 and / or IC Interpretation 15, including a parent, significant investor and venturer.

The Group and the Company, being a TEs, will continue to apply the existing Financial Reporting Standards framework and adopt the MFRS Framework with effect from 1 July 2014.

A2. Audit Report of Preceding Annual Financial Statements

The audited annual financial statements for the year ended 30th June 2013 were not subject to any qualification.

A3. Seasonal or cyclical factors

The business of the Group was not affected by any significant seasonal or cyclical fluctuations. However, the trading division was marginally affected by the strong competitive environments.

A4. Unusual Items

There were no unusual items of nature, size or incidence that affect the assets, liabilities, equity, net income or cash flows of the Group during the financial period under review.

A5. Changes in Estimates

There were no changes in estimate of amount reported in the current quarter or changes in estimate of amount reported in prior financial years that have a material effect in the current quarter under review.

A6. Debt and equity securities

There were no issuances and repayment of debt and equity securities, share buy-backs, share cancellations, share held as treasury shares and resale of treasury shares for the period under review.

A7. Dividends paid

No dividend was paid during the period from 1st July 2013 to 30th June 2014 (30th June 2013: NIL).

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Note to the interim financial report

A8. Segment information

Segment information is presented in respect of the Group's business segments.

	Investment & Services and others	Property Development and Construction	Trading	Elimination	Group
	RM'000	RM'000	RM'000	RM'000	RM'000
<u>REVENUE</u>					
Revenue from external customers	20	1,775	43,267		45,062
Inter-segment revenue	508	42	-	(550)	-
Total Revenue	528	1,817	43,267	(550)	45,062
<u>RESULTS</u>					
Segment Results	2,932	(1,492)	2,788	(2,098)	2,130
Unallocated expenses	-	-	-	-	-
Net interest expenses	(175)	(22)	(61)	-	(258)
Profit / (Loss) Before Tax	2,757	(1,514)	2,727	(2,098)	1,872
Taxation	(959)	(23)	(899)	1,427	(454)
Profit / (Loss) After Tax	1,798	(1,537)	1,828	(671)	1,418

GRAND HOOVER BHD (10493-P)
Note to the interim financial report

A9. Property, plant and equipment

The valuations of land and buildings are determined by directors based on valuations carried out by Mr D.B Das Gupta of Stocker Roberts & Gupta Sdn Bhd, an independent valuer, who holds a recognized qualification and has relevant experience, by reference to market evidence of transaction prices of similar properties or comparable available market data.

A10. Material events subsequent to the end of the interim period

There were no material events subsequent to the current financial quarter ended 30th June 2014 up to the date of this report which is likely to substantially affect the results of the operations of the Group.

A11 Changes in composition of the Group

There were no material changes in the composition of the Group for the current quarter and financial year-to-date.

A12 Changes in contingent liabilities

There is no material changes on contingent liabilities other than those highlighted in the financial report for the year ended 30th June 2013.

Performance Bonds

The performance bonds issued during the period from 1st July 2013 to 30th June 2014 are RM318,600.13 (30th June 2013: RM73,360.02).

A13. Capital commitments

	RM'000
Property, plant and equipment	
Authorised but not contracted for	NIL
Contracted but not provided for in the financial statements	900

GRAND HOOVER BHD (10493-P)

Additional Information Requested by the Bursa Malaysia Listing Requirements

B1. Review of performance

The Group's financial performance for the year ended 30th June 2014 had reported a profit before taxation of RM1,8720,000 compared with the corresponding preceding period loss before tax of RM414,000. Group revenue for the financial year was RM45 million compared with the corresponding period of RM36.5 million

The increase in profit before taxation was mainly attributable to 18.7% increase in sales generated by the trading division and the commencement of progressive billing in the property development division has mitigated losses of the division.

RM'000

REVENUE	12 months period ended 30th June 2014	12 months period ended 30th June 2013 audited (restated)
Investment & Services	528	995
Property Development and Construction	1,817	42
Trading	43,267	36,426
	45,612	37,463
Elimination	(550)	(965)
Total	45,062	36,498

RM'000

Profit / (Loss) before Taxation	12 months period ended 30th June 2014	12 months period ended 30th June 2013 audited (restated)
Investment & Services	2,757	2,098
Property Development and Construction	(1,514)	(380)
Trading	2,727	961
	3,970	2,679
Elimination	(2,098)	(3,093)
Total	1,872	(414)

B2. Variation of results against preceding quarter

For the quarter under review, the Group made a profit before tax of RM2,643,000 in current quarter as compared to a profit before tax of RM342,000 in the immediate preceding quarter. The increase in profit was due to increase in sales of trading division.

RM'000

REVENUE	3 Months period ended 30th June 2014	3 Months period ended 31st March 2014
Investment & Services	221	216
Property Development and Construction	(871)	2,667
Trading	12,707	10,559
	12,057	13,442
Elimination	(225)	(225)
Total	11,832	13,217

B3. Current financial year prospects

The Group's business in the construction of residential properties, property development and trading of building materials is expected to be challenging in coming financial year.

B4. Taxation

RM'000

Current year taxation	811
Over provision of taxation in prior year	(357)

	454
	=====

The provision of taxation relates to profit made on trading segment.

GRAND HOOVER BHD (10493-P)

Additional Information Requested by the Bursa Malaysia Listing Requirements

B5. Status of corporate proposal announced

Status of corporate proposals announced but not completed as at 27th August 2014 is:

a) Proposed Acquisition of A Parcel of Land From Perbadanan Kemajuan Negeri Kedah (“PKNK”).

As per the announcement made to the Bursa Malaysia Securities Bhd. on 16th December 2008, PKNK and the Company had by way of exchange of letters mutually agreed to vary certain terms and conditions of the Sale and Purchase Agreement dated 7th May 2003 (“SPA”).

The variation to the SPA reduces the Company’s acquisition to only 125 acres instead of the 500 acres of the Land for a total cash consideration of RM5,000,000 which has been paid in full and PKNK is to identify and transfer the 125 acres to the Company in a block title.

On 16 May 2010, PKNK informed the Company that Pejabat Tanah Kulim would be issuing individual titles for the land to the Company. On 18 September 2012, PKNK reaffirmed to the Company that Pejabat Tanah Kulim is still in the process in issuing the individual titles.

On 7th November 2013, PKNK informed the Company that the individual titles have been issued. The Company has appointed solicitor to take necessary action.

B6. Group borrowings and debt securities

All the borrowings of the Group are in Ringgit Malaysia.

	Secured RM’000	Unsecured RM’000
BANK OVERDRAFT		
Repayable within the next 12 months	3,017	
HIRE PURCHASE		
Repayable within the next 12 months	143	
Repayable after the next 12 months	418	
TERM LOAN		
Repayable within the next 12 months	336	
Repayable after the next 12 months	4,802	
BILLS PAYABLE		
Repayable within the next 12 months	-	
Total:	----- 8,716 =====	----- - =====

GRAND HOOVER BHD (10493-P)

Additional Information Requested by the Bursa Malaysia Listing Requirements

B7. Realised and Unrealised Profits / Losses Disclosure

	As at 30.06.2014 (RM'000)	As at 30.06.2013 (RM'000) audited
Total retained profits / (accumulated losses) of the Company and its subsidiaries:		
- Realised	4,622	5,262
- Unrealised	5,719	2,991
	-----	-----
	10,341	8,253
Less: Consolidation adjustments	(14,776)	(13,524)
	-----	-----
Total Group retained profits / (accumulated losses) as per consolidated accounts	(4,435)	(5,271)
	=====	=====

B8. Off balance sheet financial instruments

There were no financial instruments with off balance sheet risk for the current financial period to date.

B9. Changes in material litigation

There is no material litigations as at 27th August 2014.

B10. Dividends

No interim dividend was declared during the period from 1st July 2013 to 30th June 2014 (30th June 2013: NIL).

B11. Earnings per share***Basic earnings per share***

The calculation of basic earnings per share for the quarter is based on the profit for the period attributable to equity holders of the parent of RM836,000 and the number of ordinary shares in issue during the quarter of 40,000,000.

GRAND HOOVER BHD (10493-P)

Additional Information Requested by the Bursa Malaysia Listing Requirements

B 12. Profit before tax

Profit before tax is arrived at after charging / (crediting) the following items:

	3 months		12 months	
	Quarter ended		Cumulative to date	
	30.06.14	30.06.13	30.06.14	30.06.13
	RM'000	RM'000	RM'000	RM'000
Interest income	8	(33)	(43)	(117)
Rental income	(5)	(8)	(29)	(29)
Bad debts recovery	-	(4)	(29)	(18)
Reversal of impairment losses on trade receivable	(3)	(39)	(84)	(39)
Fair value adjustment, net (Gain) / loss on disposal of property, plant & equipment	(1,829)	(1,342)	(1,829)	(1,342)
Impairment loss on trade receivable	(25)	135	(70)	135
Depreciation of property, plant and equipment	243	145	243	406
Amortisation of prepaid lease payments	147	213	441	502
Fair value adjustment on trade receivable	1	1	6	6
Interest expenses	-	-	208	-
	75	-	293	195