

GRAND HOOVER BHD (10493-P)

Unaudited Condensed Consolidated Statement of Financial Position
as at 30 June 2016

	Note	As at 30.06.2016 RM'000 unaudited	As at 30.06.2015 RM'000 audited (restated)
ASSETS			
Non-current assets			
Property, plant and equipment	A 9	21,989	21,999
Investment properties		8,440	7,940
Prepaid lease payments		103	109
Land held for property development		8,770	8,770
Goodwill on consolidation		1,436	1,436
		<u>40,738</u>	<u>40,254</u>
Current assets			
Inventories		9,985	10,446
Property Development Costs		7,410	11,487
Trade receivables		24,268	22,091
Other receivables, deposits and prepayments		616	379
Tax recoverable		1	13
Fixed deposits with licensed banks		1,228	1,190
Cash and bank balances		4,576	5,911
		<u>48,084</u>	<u>51,517</u>
		<u>88,822</u>	<u>91,771</u>
TOTAL ASSETS			
EQUITY AND LIABILITIES			
Equity attributable to equity holders of the parent			
Share capital		40,000	40,000
Share premium		4,186	4,186
Reserves		7,898	7,877
Retained profit / (Accumulated loss)		(4,524)	(3,374)
		<u>47,560</u>	<u>48,689</u>
Non-controlling interest		10,355	9,729
Total equity		<u>57,915</u>	<u>58,418</u>

GRAND HOOVER BHD (10493-P)**Unaudited Condensed Consolidated Statement of Financial Position
as at 30 June 2016**

	As at 30.06.2016 RM'000 unaudited	As at 30.06.2015 RM'000 audited (restated)
Non current liabilities		
Hire purchase creditors	769	698
Term Loan	3,337	5,524
Deferred taxation	2,875	2,882
	<u>6,981</u>	<u>9,104</u>
Current liabilities		
Trade payables	15,100	17,819
Other payables and accruals	611	1,164
Hire purchase creditors	244	221
Term Loan	336	336
Bill Payable	324	-
Bank overdraft	6,553	4,418
Provision for taxation	758	291
	<u>23,926</u>	<u>24,249</u>
Total liabilities	<u>30,907</u>	<u>33,353</u>
TOTAL EQUITY AND LIABILITIES	<u>88,822</u>	<u>91,771</u>
Net tangible assets per share (RM)	<u>1.15</u>	<u>1.18</u>
Net assets per share attributable to ordinary equity holders of the parents (RM)	<u>1.19</u>	<u>1.22</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 2015

GRAND HOOVER BHD (10493-P)

Unaudited Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income for the period ended 30 June 2016

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	3 months Current Year Quarter 30.06.2016 RM'000 unaudited	3 months Preceding Year Corresponding Quarter 30.06.2015 RM'000 unaudited	12 months Current Year To Date 30.06.2016 RM'000 unaudited	12 months Preceding Year To Date 30.06.2015 RM'000 unaudited
Revenue	15,550	14,121	63,539	66,978
Cost of sales	(12,219)	(11,679)	(54,748)	(57,641)
Gross profit	<u>3,331</u>	<u>2,442</u>	<u>8,791</u>	<u>9,337</u>
Interest income	18	-	93	23
Other income	363	2,167	583	2,353
Administrative expenses	(2,064)	(2,789)	(7,680)	(7,878)
Depreciation and amortisation	(103)	(205)	(403)	(468)
Finance cost	(177)	(122)	(662)	(487)
Profit /(Loss) before taxation	<u>1,368</u>	<u>1,493</u>	<u>722</u>	<u>2,880</u>
Tax expense	(511)	(231)	(997)	(911)
Profit / (loss) for the period	<u><u>857</u></u>	<u><u>1,262</u></u>	<u><u>(275)</u></u>	<u><u>1,969</u></u>
Other comprehensive income				
Revaluation (deficit) / surplus, net of deferred taxation	(3)	1,810	(3)	1,810
Total comprehensive income	<u><u>854</u></u>	<u><u>3,072</u></u>	<u><u>(278)</u></u>	<u><u>3,779</u></u>
Profit / (loss) for the period attributable to:				
Owners of the parents	404	870	(1,150)	1,024
Non-controlling interests	453	392	875	945
	<u><u>857</u></u>	<u><u>1,262</u></u>	<u><u>(275)</u></u>	<u><u>1,969</u></u>
Total comprehensive income attributable to:				
Owners of the parents	2	1,652	(1,130)	2,359
Non-controlling interests	852	1,420	852	1,420
	<u><u>854</u></u>	<u><u>3,072</u></u>	<u><u>(278)</u></u>	<u><u>3,779</u></u>
Basic earnings per ordinary share (sen) Based on 40,000,000 ordinary shares	1.01	2.18	(2.88)	2.56

The unaudited condensed consolidated statement of comprehensive income should be read in conjunction with the Audited Financial Report for the year ended 30th June 2015.

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**Unaudited Condensed Consolidated Statement of Change in Equity
for the period ended 30 June 2016**

	----- 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 2015	40,000	4,186	7,877	(3,374)	48,689	9,729	58,418
Comprehensive income:							
Net profit for the financial year	-	-	-	(1,150)	(1,150)	875	(275)
Other comprehensive income:							
Revaluation surplus / (deficit), net of deferred tax	-	-	21	-	21	(24)	(3)
Total comprehensive income	-	-	21	(1,150)	(1,129)	851	(278)
Dividends paid to non-controlling interest	-	-	-	-	-	(225)	(225)
Balance as at 30th June 2016	<u>40,000</u>	<u>4,186</u>	<u>7,898</u>	<u>(4,524)</u>	<u>47,560</u>	<u>10,355</u>	<u>57,915</u>
Balance as at 1st July 2014	40,000	4,186	6,542	(4,398)	46,330	8,384	54,714
Comprehensive income:							
Net profit for the financial year	-	-	-	1,024	1,024	945	1,969
Other comprehensive income:							
Revaluation surplus, net of deferred tax	-	-	1,335	-	1,335	475	1,810
Total comprehensive income	-	-	1,335	1,024	2,359	1,420	3,779
Dividends paid to non - controlling interests	-	-	-	-	-	(75)	(75)
Balance as at 30th June 2015 (restated)	<u>40,000</u>	<u>4,186</u>	<u>7,877</u>	<u>(3,374)</u>	<u>48,689</u>	<u>9,729</u>	<u>58,418</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 2015.

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Unaudited Condensed Consolidated Statement of Cash Flows
for the period ended 30 June 2016

	12 months Current Year To Date 30-06-2016 RM'000 unaudited	12 months Preceding Year To Date 30-06-2015 RM'000 audited (Restated)
Cash flows from operating activities		
Profit before taxation	722	2,879
Adjustments for :		
Non - cash items	43	454
Non - operating items - investing	153	(1,585)
Non - operating items - financing	569	464
Operating profit before working capital changes	<u>1,487</u>	<u>2,212</u>
(Increase) / Decrease in working capital :		
Net Change in operating assets	2,081	(5,998)
Net Change in operating liabilities	<u>(3,272)</u>	<u>6,948</u>
Cash generated from / (used in) operation	296	3,162
Interest paid	(662)	(487)
Income tax refund	-	18
Income tax paid	<u>(525)</u>	<u>(796)</u>
Net cash from / (used in) operating activities	<u>(891)</u>	<u>1,897</u>
Cash Flows from investing activities		
Interest received	93	23
Proceeds from disposal of property, plant & equipment	-	44
Proceeds from disposal of investment property	-	656
Purchase of property, plant and equipment	(390)	(740)
Purchase of investment property	<u>(250)</u>	<u>(570)</u>
Net cash from / (used in) investing activities	<u>(547)</u>	<u>(587)</u>
Balance carried forwards	(1,438)	1,310

**Unaudited Condensed Consolidated Statement of Cash Flows
for the period ended 30 June 2016**

Balance brought forward	(1,438)	1,310
Cash flows from financing activities		
Drawdown of Hire Purchase	318	538
Drawdown of Bills Payable	324	0
Repayment of Bills Payable	-	(335)
Repayment of hire purchase	(224)	(181)
Dividends paid to non-controlling interests	(225)	(75)
Drawdown of term loan	-	7,342
Repayment of term loan	(2,187)	(6,619)
Net cash used in financing activities	(1,994)	670
Net decrease in cash and cash equivalents	(3,432)	1,980
Cash and cash equivalents at beginning of year	2,683	703
Cash and cash at 30 June (i)	(749)	2,683

(i) Cash and cash equivalents

Cash and cash equivalents comprise the following balance sheet amounts :

	30/06/2016	30/06/2015
	RM'000	RM'000
Cash and bank balances	4,576	5,911
Deposit with licensed banks	1,228	1,190
Bank overdrafts	(6,553)	(4,418)
	(749)	2,683

The unaudited condensed consolidated statement of cash flows should be read in conjunction with the Audited Financial Report for the year ended 30th June 2015.

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 2015. 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 2015.

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, with the exception of Transitioning Entities ("TEs")

TEs, being entities within the scope of MFRS 141 Agriculture and / or IC Interpretation 15: Agreements for the Construction of Real Estate, including its parent, significant investor and venturers were given a transitional period of two years, within which the MFRS Framework is mandatory to be adopted by the TEs. Following the announcement by the MASB on 8 September 2015, the effective date of MFRS Framework for the adoption of MFRS framework by transitioning entities was deferred from annual periods beginning on or after 1 January 2017 to annual periods beginning on or after 1 January 2018.

Accordingly, as a transitioning entity as defined by the MASB, the Group has elected to continue to apply the FRS Framework up till its financial year ending 30 June 2018 and will adopt the Standards of the MFRS Framework that were issued by the MASB during the financial year ending 30 June 2019.

A2. Audit Report of Preceding Annual Financial Statements

The audited annual financial statements for the year ended 30th June 2015 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.

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Note to the interim financial report

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 2015 to 30th June 2016 (30th June 2015: 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	324	12,175	51,040		63,539
Inter-segment revenue	571	72	-	(643)	-
Total Revenue	895	12,247	51,040	(643)	63,539
<u>RESULTS</u>					
Segment Results	847	(1,758)	3,739	(1,537)	1,291
Unallocated expenses	-	-	-	-	-
Net interest expenses	(475)	(21)	(73)	-	(569)
Profit / (Loss) Before Tax	372	(1,779)	3,666	(1,537)	722
Taxation	(118)	-	(903)	24	(997)
Profit / (Loss) After Tax	254	(1,779)	2,763	(1,513)	(275)

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 2016 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 are no material changes on contingent liabilities other than those highlighted in the financial report for the year ended 30th June 2015.

Performance Bonds

The performance bonds issued during the period from 1st July 2015 to 30th June 2016 are RM1,323,880.00 (30th June 2015: RM1,392,980.00).

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

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Additional Information Requested by the Bursa Malaysia Listing Requirements

B1. Review of performance

The Group's financial performance for the year ended 30th June 2016 had reported a profit before taxation of RM722,000 compared with the corresponding preceding period profit before tax of RM2,880,000. The Group revenue for the financial period was RM63.54 million compared with the corresponding period of RM66.98 million.

The Group's poorer financial performance was attributable to lesser progressive billing in the property division during the financial year.

RM'000

REVENUE	12 months period ended 30th June 2016 (unaudited)	12 months period ended 30th June 2015 (audited)
Investment & Services	895	1,493
Property Development and Construction	12,247	16,234
Trading	51,040	50,813
	64,182	68,540
Elimination	(643)	(1,562)
Total	63,539	66,978

RM'000

Profit / (Loss) before Taxation	12 months period ended 30th June 2016 (unaudited)	12 months period ended 30th June 2015 (audited)
Investment & Services	372	701
Property Development and Construction	(1,779)	(88)
Trading	3,666	4,004
	2,259	4,617
Elimination	(1,537)	(1,737)
Total	722	2,880

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Additional Information Requested by the Bursa Malaysia Listing Requirements

B2. Variation of results against preceding quarter

For the quarter under review, the Group's made a profit before tax of RM1,368,000 compared to a profit before tax of RM320,000 in the immediate preceding quarter.

Better financial performance for the Group's in current quarter was attributable to higher profit earned for the trading division and the inclusion of surplus fair value adjustment in investment properties.

RM'000

REVENUE	3 Months period ended 30th June 2016	3 Months period ended 31st March 2016
Investment & Services	403	269
Property Development and Construction	1,961	5,006
Trading	13,565	12,667
	15,929	17,942
Elimination	(379)	(31)
Total	15,550	17,911

RM'000

Profit / (Loss) before Taxation	3 Months period ended 30th June 2016	3 Months period ended 31st March 2016
Investment & Services	352	66
Property Development and Construction	(223)	(192)
Trading	1,909	685
	2,038	559
Elimination	(670)	(239)
Total	1,368	320

B3. Prospects

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

B4. Taxation

RM'000

Current year taxation	979
Under provision in previous year	25
Deferred taxation	(7)

	997
	=====

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

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Additional Information Requested by the Bursa Malaysia Listing Requirements

B5. Status of corporate proposal announced

There are no corporate proposals not completed as at 26th August 2016.

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	6,553	-
HIRE PURCHASE		
Repayable within the next 12 months	244	-
Repayable after the next 12 months	769	-
TERM LOAN		
Repayable within the next 12 months	336	-
Repayable after the next 12 months	3,337	-
BILLS PAYABLE		
Repayable within the next 12 months	-	-
Total:	11,239	-

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Additional Information Requested by the Bursa Malaysia Listing Requirements

B7. Realised and Unrealised Profits / Losses Disclosure

	As at 30.06 2016 (RM'000)	As at 30.06.2015 (RM'000)
Total retained profits / (accumulated losses) of the Company and its subsidiaries:		
- Realised	8,027	7,850
- Unrealised	6,705	6,379
	-----	-----
	14,732	14,229
Less: Consolidation adjustments	(19,256)	(17,603)
	-----	-----
Total Group retained profits / (accumulated losses) as per consolidated accounts	(4,524)	(3,374)
	=====	=====

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 litigation as at 26th August 2016.

B10. Dividends

No interim dividend was declared during the period from 1st July 2015 to 30th June 2016 (30th June 2015: NIL).

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

The calculation of basic earnings per share for the quarter is based on the loss for the period attributable to equity holders of the parent of RM1,150,000 and the number of ordinary shares in issue during the quarter of 40,000,000.

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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	
	30.06.16	30.06.15	30.06.16	30.06.15
	RM'000	RM'000	RM'000	RM'000
Interest income	(18)	-	(93)	(23)
Rental income	(54)	(7)	(354)	(19)
Bad debts recovery	(88)	-	(251)	-
Reversal of impairment losses on trade receivables	-	(44)	-	(50)
Fair value adjustment, net	(250)	(1,910)	(250)	(1,910)
(Gain) / loss on disposal of property, plant & equipment	-	-	-	(37)
Gain on disposal of investment property	-	-	-	(106)
Impairment losses on trade receivable	274	498	284	504
Bad debts written off	10		10	
Depreciation of property, plant and equipment	102	204	397	462
Amortisation of prepaid lease payments	1	1	6	6
Interest expenses	177	122	662	487