

MULTI-USAGE HOLDINGS BERHAD

(Company No. 228933-D)

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME For the third Quarter Ended 30 September 2011 (UNAUDITED)

	Note	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
		Unaudited Current Year Quarter 30/9/2011 RM'000	Preceding Year Corresponding Quarter 30/9/2010 RM'000 Restated	Unaudited Current Year To Date 30/9/2011 RM'000	Preceding Year Corresponding Period 30/9/2010 RM'000 Restated
Revenue		4,238	2,554	10,759	8,684
Cost of sales		(3,233)	(2,054)	(7,904)	(6,801)
Gross profit		1,005	500	2,855	1,883
Administrative expenses		(749)	(568)	(1,827)	(1,677)
Distribution expenses		(12)	(36)	(28)	(114)
Other operating expenses		0	(10)	0	(47)
Other gains and losses		413	679	3,056	10,519
Profit from operations		656	565	4,056	10,564
Provision for Corporate Guarantee		(162)	(147)	(475)	(423)
Finance cost		(148)	(98)	(1,446)	(293)
Profit before tax		345	320	2,134	9,848
Income tax expenses	B5	(73)	(70)	(303)	(129)
Profit for the year		272	250	1,831	9,719
Other comprehensive income for the period		0	0	0	0
Total comprehensive income for the period		272	250	1,831	9,719
Total comprehensive income attributable to:					
Owners of the Parent		273	251	1,832	9,720
Non-Controlling interests		(1)	(1)	(1)	(1)
		272	250	1,831	9,719
Earnings per ordinary share attributable to owners of the Parent (sen) :	B13				
Basic		0.52	0.48	3.48	18.43

The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2010 and the accompanying explanatory notes attached to the interim financial statements.

MULTI-USAGE HOLDINGS BERHAD

Company No:228933-D

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION (UNAUDITED)

		Unaudited As at As at 30/09/2011 RM ' 000	Audited As at As at 31/12/2010 RM ' 000
ASSETS	Note		
Non-Current Assets			
Property, Plant & Equipment		4,457	4,540
Quoted Investment, at cost	B7	1	1
Goodwill on Consolidation		7,400	7,400
Property Development Costs		34,271	34,271
		46,128	46,212
Current Assets			
Inventories		6,963	9,494
Property Development Costs		5,931	5,311
Trade and Other Receivables		3,649	4,736
Refundable deposits		647	629
Short term deposits with licensed banks		216	213
Cash & Bank Balances		1,591	342
		18,997	20,726
Non-current assets classified as held for sale		0	81
TOTAL ASSETS		65,125	67,019
EQUITY AND LIABILITIES			
Equity attributable to equity holders of the parent			
Share Capital		52,728	52,728
Reserves		18,200	18,200
Accumulated losses		(32,613)	(34,446)
		38,314	36,482
Non-controlling interest		91	92
Total equity		38,405	36,573
Non-current liabilities			
Loan Creditor		625	5,380
Deferred Tax Liabilities		8	8
		633	5,388
Current Liabilities			
Trade and Other Payables		6,403	6,333
Loan Creditor		8,345	7,722
Provision for Corporate Guarantee		6,870	6,394
Bank Overdrafts	B9	4,158	3,896
Tax Liabilities		312	713
		26,087	25,058
Total liabilities		26,720	30,446
TOTAL EQUITY AND LIABILITIES		65,125	67,019
NTA		30,914	29,082
NTA per share (RM)		0.59	0.55
Net Assets		38,314	36,482
Net Assets per share (RM)		0.73	0.69

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2010 and the accompanying explanatory notes attached to the interim financial statements.

MULTI-USAGE HOLDINGS BERHAD

Company No:228933-D

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY For the third Quarter Ended 30 September 2011 (UNAUDITED)

	<-----Attributable to the equity holders of the Company----->					
Share Capital	Non-distributable Share Premium	Revaluation Reserve	Accumulated Profit/(Losses)	Non Controlling Interest	Total Equity	
RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
As at 1 January 2011, -As previously Stated	52,728	17,043	1,156	(34,446)	92	36,573
Total Comprehensive Income For The Period	-	-	-	1,833	(1)	1,831
As at 30 September 2011	52,728	17,043	1,156	(32,613)	91	38,405

	<-----Attributable to the equity holders of the Company----->					
Share Capital	Non-distributable Share Premium	Revaluation Reserve	Accumulated Profit/(Losses)	Non Controlling Interest	Total Equity	
RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
As at 1 January 2010	52,728	17,044	1,156	(42,531)	93	28,490
-Effect of Adopting FRS 139 As restated	52,728	17,044	1,156	1,444	93	1,444
Total Comprehensive Income For The Period	-	-	-	(41,087)	(1)	29,934
As at 30 September 2010	52,728	17,044	1,156	(31,367)	92	39,653

The Condensed Consolidated Statements of Changes in Equity should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2010 and the accompanying explanatory notes attached to the interim financial statements.

MULTI-USAGE HOLDINGS BERHAD

Company No:228933-D

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW
For the third Quarter Ended 30 September 2011 (UNAUDITED)

	Current Year To Date 30/9/2011 RM'000	Preceding Year Corresponding Period 30/09/2010 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit / (Loss) before tax	2,134	9,847
Adjustments for :		
Interest expenses	262	293
Net Loss / (gain) arising on loan creditor carried at amortised cost	1,181	(2,593)
Depreciation of property, plant and equipment	157	178
Bad debts written off	10	-
Reversal of impairment on trade receivables	-	(26)
(Gain) / Loss on disposal of property, plant and equipment	(34)	-
Provision for corporate guarantee	475	423
Interest income recognised in profit or loss	(7)	(4)
Waiver of debts	(2,897)	(7,793)
	1,282	326
Movements in working capital:		
Decrease/ (Increase) in inventories	2,531	2,671
Decrease/ (Increase) in property development costs	(634)	(1,490)
Decrease/ (Increase) in trade and other receivables	1,196	2,179
Decrease/ (Increase) in other assets	32	(17)
(Decrease)/ Increase in trade and other payables	(223)	373
(Decrease)/ Increase in Due to contracts customer	14	148
Cash generated from/ (used in) operations	4,197	4,190
Tax paid	(703)	(933)
Net cash generated from/ (used in) operating activities	3,494	3,257
CASH FLOWS FROM INVESTING ACTIVITIES		
Proceeds from disposal of property, plant and equipment	115	0
Interest received	4	4
Purchase of property, plant and equipment	(74)	(8)
Net cash (used in)/ generated from investing activities	45	(4)
CASH FLOWS FROM FINANCING ACTIVITIES		
Repayment of bank loan	-	(501)
Repayment to loan creditor	(2,416)	(2,673)
Increase / (decrease) in amount owing to directors	125	-
Interest paid	-	(29)
Net cash (used in)/ generated from financing activities	(2,291)	(3,202)
NET INCREASE/ (DECREASE) IN CASH AND CASH EQUIVALENTS	1,248	51
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	342	53
CASH AND CASH EQUIVALENTS AT END OF PERIOD	1,591	104

CASH & CASH EQUIVALENTS**Cash and cash equivalents included in the cash flow statements consist of the following:**

Short term deposits with licensed banks	216	207
Cash and bank balances	1,591	357
Bank overdrafts	4,158	(4,056)
	5,964	(3,492)
Less: Bank overdrafts (Under debts settlement plan)	(4,158)	3,803
Less: Fixed deposit pledged to licensed bank	(216)	(207)
	1,591	104

The Condensed Consolidated Cash Flow Statement should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2010 and the accompanying explanatory notes attached to the interim financial statements.

MULTI-USAGE HOLDINGS BERHAD

Company No:228933-D

Notes to the Quarterly Report For the Third Quarter Ended 30 September 2011

A1. Basis of Preparation

The interim financial statements are unaudited and have been prepared in accordance with the requirements of Financial Reporting Standards ("FRS") 134: Interim Financial Reporting and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Malaysia").

The unaudited interim financial statements should be read in conjunction with the audited financial statements of the Group for the financial year ended 31 December 2010. These explanatory notes attached to the quarterly condensed financial report 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 financial year ended 31 December 2010.

A2.Changes in Accounting Policies

The significant accounting policies adopted are consistent with those adopted for the audited financial statements for the year ended 31 December 2010, except for the adoption of the following new Financial Reporting Standards (FRSs), amendments and interpretations were issued by the Malaysian Accounting Standards Board that are applicable for the current financial year:

Effective for annual periods beginning on or after 1 July 2010

FRS 1 :	First-time Adoption of Financial Reporting Standards
FRS 127 :	Consolidated and Separate Financial Statements (revised)

Effective for annual periods beginning on or after 1 January 2011

Amendments to FRS 1 :	Limited Exemption from Comparative FRS 7 Disclosures for First-time Adopters and Additional Exemptions for First-time Adopters.
Amendments to FRS 1 :	Additional Exemptions for First-time Adopters
Amendments to FRS 1 :	Improvements to FRS 1
Amendments to FRS 7 :	Improving Disclosures about Financial Instruments
Amendments to FRS 7 :	Improvement to FRSs (2010)
Amendments to FRS 101 :	Improvements to FRSs (2010)
Amendments to FRS 132 :	Improvements to FRSs (2010)
Amendments to FRS 134 :	Improvements to FRSs (2010)
Amendments to FRS 139 :	Improvements to FRSs (2010)
IC Interpretation 17 :	Distributions of Non-cash Assets to Owners
IC Interpretation 18 :	Transfers of Assets From Customers

The initial applications of the aforesaid applicable standards, amendments or interpretations are not expected to have any significant financial impact to the interim financial statements upon their first adoption.

The Group has not adopted the following new/revised FRSs, Amendments and IC Interpretations that were issued but not yet effective:

		<u>Effective date</u>
FRS 124(Revised)	Related Party Disclosures	1 Jan 2012
IC Interpretation 15	Agreements for the Construction of Real Estate	1 Jan 2012

A3. Qualification of Audit Report of the Preceding Annual Financial Statements

The auditors' report on the annual financial statements of the Group for the financial year ended 31 December 2010 was not subject to any qualification. However, the Auditors' Report has included the following comments:

Without qualifying our opinion, we draw your attention to the following:

- a. As mention in Notes 2 and 30 to the financial statements, the Group and the Company had defaulted in the repayment of principal and interest therein of certain bank borrowings; and
- b. The Group's and the Company's current liabilities exceeded current assets by RM4,250,354 and RM17,872,730 respectively.

The directors are making efforts to ensure that financial support from the bankers, creditors and shareholders will continue to be available to sustain the Group's operations in the foreseeable future such that the realisation of assets and settlement of liabilities will occur in the ordinary course of business. In this connection, the directors of the Company had taken the initiative to formulate a debts settlement plan for its borrowings with banks. As of December 31, 2010, the proposed debts settlement plan were finalised with seven out of the eight lenders. Negotiation on the proposed debts settlement plan with the remaining lender by the Company and a subsidiary company is still ongoing.

Given the above circumstances, the appropriateness of the going concern assumption used in the preparation of the financial statements of the Group and of the Company is largely dependent upon the Company's ability to successfully finalise and implement all the above mentioned proposed debts settlement plan, to receive continued support from the shareholders, bankers and creditors, and the ability of the Group and of the Company to generate profit and positive cash flows to sustain their operations. As the outcome of the above uncertainties are not presently determinable, the financial statements do not include any adjustments relating to recoverability and classification of recorded assets amounts and classification of liabilities that might be necessary should the Group and the Company be unable to continue as a going concern

A4. Seasonal or Cyclical Factors

During the quarter under review, the Group's principal business operations were not significantly affected by any seasonal or cyclical factors.

A5.Unusual items

There were no unusual items in the quarterly financial statements under review.

A6.Changes in Accounting Estimates

There were no changes in estimates that have had material effect in the current quarter under review.

A7.Debt and Equity Securities

There were no issuances, cancellation, repurchases, resale and repayment of debt and equity securities for the current quarter under review.

A8.Dividends Paid

There was no dividend paid during the current financial quarter.

A9.Segmental Reporting

Segmental information in respect of the Group's business segments is as follows:-

The Group - 30.09.11	Property Development	Contracting	Manufacturing	Trading	Others	Elimination	Consolidation
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Revenue							
External revenue	6,205	-	3,773	781	-	-	10,759
Inter-segment revenue	-	853	390	438	-	(1,681)	-
Total revenue	6,205	853	4,163	1,219	-	(1,681)	10,759
Results							
Profit/(Loss) from Operation	1,172	(18)	(100)	65	(129)	-	990
Other gains and Losses							3,066
Provision for corporate guarantee							(475)
Finance costs							(1,446)
Profit before tax							2,134
Income tax Expense							(303)
Profit for period							1,831

The Group - 30.09.10	Property Development	Contracting	Manufacturing	Trading	Others	Elimination	Consolidation
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Revenue							
External revenue	4,074		3,848	762	-	-	8,684
Inter-segment revenue		1,179	1,158	287	-	(2,624)	-
Total revenue	4,074	1,179	5,006	1,049	-	(2,624)	8,684
Results							
Profit/(Loss) from Operation	231	54	8	(16)	(228)	-	49
Other gains and Losses							10,515
Provision for corporate guarantee							(423)
Finance costs							(293)
Profit before tax							9,848
Income tax Expense							(129)
Profit for period							9,719

A10. Valuation of Property, Plant and Equipment

The valuations of property, plant and equipment have been brought forward without amendment from the audited financial statement for the year ended 31 December 2010.

A11. Material Events Subsequent to the Balance Sheet Date

Save and except for announcements made by the Company on 6 October 2011 and 8 November 2011 and the material litigation as disclosed herein page 11 and matters as set out herein, in the opinion of the Directors, the financial statements for the period have not been affected by any material event that has occurred between the end of the period and the date of this quarterly report.

A12. Changes in the Composition of the Group

There were no changes in the composition of the group during the interim financial report ended 30 September 2011.

A13. Gains/Losses arising on Financial Liabilities

There were no gains or losses arising from fair value changes of financial liabilities as all financial liabilities were measured at amortised cost. The net loss arising on loan creditor carried at amortised cost during the interim financial report ended 30 September 2011 was RM1,181,106

A14. Contingent Liabilities

	As at 30/9/2011 RM'000	As at 30/9/2010 RM'000
Financial guarantees granted for subsidiaries' credit facilities	5,500	6,700

There were no other changes in contingent liabilities since the last audited financial statement date to the date of this quarterly report.

A15. Capital Commitments

There were no outstanding capital commitments at the end of current quarter.

ADDITIONAL INFORMATION REQUIRED BY THE BURSA MALAYSIA'S LISTING REQUIREMENTS

B1. Review of Performance

The Group recorded revenue of RM4.238 million for the current quarter under review, representing an increase of RM1.684 million or 66% compared to RM2,554 million generated in the same quarter last year.

On a cumulative nine months ended 30 September 2011 basis, the Group recorded revenue of RM10.759 million, representing an increase of RM2.075 million or 24% compared to the corresponding period ended 30 September 2010 of RM8.684 million

The improvement in current quarter and year to date revenue is mainly contributed by better performance from property segment.

For the current quarter under review, the Group profit before tax decreased by RM0.025 million or 8% to RM0.345 million as compared to RM0.320 million in the previous corresponding quarter.

On a cumulative nine months basis, the Group recorded a profit before tax of RM2.134 million, representing a decrease of RM7.714 million or 78%, against a profit before tax of RM9.848 million in the previous corresponding financial year period.

The decreased in profit before tax for the current quarter and year- to-date was mainly due to higher fair value adjustment and interest waived received from bank in previous corresponding quarter.

B2. Comparison with Immediate Preceding Quarter

For the current quarter ended 30 September 2011, the Group registered revenue of RM4.238 million, representing an increase of RM0.371 million or 10% compared to the immediate preceding quarter end 30 June 2011 of RM3.867 million. This was mainly due to the increase in revenue from property segment.

The Group recorded profit before tax of RM0.345 million, representing a decrease of 0.522 million or 60%, against a profit before tax of RM0.867 million recorded in the immediate preceding quarter. This was due to higher discount gave to house buyer for property segment and higher amount of discount received from loan creditor for early settlement in the preceding quarter.

B3. Current Year Prospects

The Group will continue to focus on its ongoing integrated Bandar Machang Bubok township in Bukit Mertajam and will continues to experience strong sale momentum for the projects launched during the year. The take up rates and physical progress achieved for newly launched and on-going projects is likely to enable the property segment to achieve the better results for the financial year ending 31 December 2011. Nevertheless, the property development segment would continue to monitor the market demand and adopt a prudent and cautious approach with respect to any new launches in the short term.

For manufacturing and trading segment, the group will continue look for ways to sustain its competitive position and focusing on operational efficiency and productivity in order to achieve better results

Barring any unforeseen circumstances, the Board is cautiously optimistic that the Group's overall operations and financial results will be satisfactory

B4. Variance of Actual Profit from Forecast Profit

Not applicable as no profit forecast was announced for the current financial year.

B5. Taxation

	Individual Quarter		Year to date	
	30/09/2011 RM'000	30/09/2010 RM'000	30/09/2011 RM'000	30/09/2010 RM'000
Current year	68	70	298	129
Under/(Over) Provision of taxation in prior year	6	-	5	-
Total	74	70	303	129

B6. Unquoted Investments and / or Properties

There were no purchases and disposals of unquoted investment and properties for the current quarter.

B7. Profit/Loss on Sale of Unquoted Investments and / or Properties

- a. There were no purchases and disposals of quoted securities for the current quarter; and
- b. Total investments in quoted securities as at 30 Sept 2011 are as follows:

	At Cost RM'000	At Book Value RM'000	At Market Value RM'000
Total quoted investment	<u>20</u>	<u>1</u>	<u>1</u>

B8. Status of Corporate Proposal

As mention in the audited financial statement for the year ended 31 December 2010, the Group and the Company had defaulted in principal and interest payments for certain bank borrowings. However, as mentioned in Note 30 of the audited financial statement for the year ended 31 December 2010, the directors of the Company had approached and initiated negotiations with banks on a proposed debts settlement plan. As of December 31, 2010, the proposed debts settlement plan were finalised with seven out of the eight lenders. Negotiation on the proposed debts settlement plan with the remaining lender by the Company and a subsidiary company is still ongoing.

Other than that disclosed above, there is no other corporate proposals announced but have not yet completed.

B9. Group's Borrowings and Debt Securities

Total Group's borrowings as at 30 Sept 2011 are as follows:

Short Term	RM'000
Unsecured Bank Overdrafts	<u>4,158</u>

The above borrowing is denominated in Ringgit Malaysia.

B10. Off Balance Sheet Financial Instruments

During the financial year to date, the Group did not enter into any contracts involving off balance sheet financial instruments.

B11. Material Litigation

As at the date of this announcement, the pending material litigations of the Group, since the last annual balance sheet date, consist of the following :-

A sub-contractor of TF Land Sdn. Bhd. (“TF Land”), Syarikat Pembinaan DSR Sdn. Bhd. (“DSR”) had on September 16, 2005 served a writ of summon and statement of claim against TF Land for an amount of RM2,994,821 together with interest thereon at a rate of 8% per annum from the date of the summon until the date of full settlement.

TF Land had disputed that it owed any sum to DSR and on October 20, 2005, filed its defence and counter claim against DSR for breach of the sub-contract which include inter-alia, for stopping and abandoning the works since April 22, 2004, defective works and for liquidated and ascertained damages in the sum of RM1,623,040 together with general damages to be assessed, interest and costs.

The Penang High Court has fixed the trial dates on 22-24 February 2012 and has further fixed 10 January 2012 for Case Management for the parties to file the Common Agreed Bundle of Documents; agreed facts, issues to be tried and the Summary of Case.

As the outcome of the legal suit is not presently known, the financial impact cannot be estimated or ascertained with reasonable certainty. Therefore, the Group is unable to quantify the financial and operational impact or expected losses, should there be any.

B12. Dividends

No interim dividend has been recommended for the current quarter under review.

B13. Earnings Per Share

(i) Basic earnings per share

The calculation of basic earnings per share for the financial period is based on the net profit attributable to equity holders of the parent company and divided by the weighted average number of ordinary shares outstanding during the financial period.

	CURRENT YEAR QUARTER ENDED 30/09/2011	PRECEDING YEAR QUARTER ENDED 30/09/2010	CURRENT YEAR TO DATE ENDED 30/09/2011	PRECEDING YEAR TO DATE ENDED 30/09/2010
Profit attributable to equity holders of the parent company (RM'000)	273	251	1,822	9,720
Weighted average number of ordinary shares ('000)	52,728	52,728	52,728	52,728
Basic earnings per share (sen)	0.52	0.48	3.48	18.43

(ii) Diluted earnings per share

No diluted earnings per share is calculated as there are no potential dilutive ordinary shares.

B14. Realised and Unrealised Profits/Losses Disclosure

The Group's realised and unrealised accumulated losses disclosure is as follows:

	AS AT 30/09/2011	AS AT 31/12/2010
	(Unaudited) RM '000	(Audited) RM '000
Total accumulated losses of the Company and its subsidiaries:		
Realised	(9,921)	(12,770)
Unrealised	(6,089)	(4,709)
	<hr/>	<hr/>
	(16,010)	(17,479)
Add: Consolidation adjustments	(16,966)	(16,967)
	<hr/>	<hr/>
Total accumulated losses of the Group as per condensed statement of financial position	(32,976)	(34,446)

B15. AUTHORISATION FOR ISSUE

The interim financial statement were authorised for issue by the Board of Directors in accordance with a resolution of the directors on 29 November 2011

BY ORDER OF THE BOARD

**LAU YOKE LENG AND ONG TZE-EN
JOINT COMPANY SECRETARY**

29 November 2011