MULTI-USAGE HOLDINGS BERHAD

(Company No. 228933-D)

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME For the Fourth Quarter Ended 31 December 2011 (UNAUDITED)

		INDIVIDUAL	QUARTER	CUMULATIVE QUARTER		
	Note	Unaudited Current Year Quarter 31/12/2011 RM'000	Preceding Year Corresponding Quarter 31/12/2010 RM'000 Restated	Unaudited Current Year To Date 31/12/2011 RM'000	Preceding Year Corresponding Period 31/12/2010 RM'000 Restated	
Revenue		4,482	2,415	15,240	11,099	
Cost of sales		(4,269)	(2,011)	(12,173)	(8,813)	
Gross profit	_	213	404	3,068	2,286	
Other gains and losses		1,214	(1,280)	4,270	9,240	
Administrative expenses Distribution expenses		(916) (8)	(658) (33)	(2,743) (36)	(2,383) (147)	
-	_					
Profit from operations		504	(1,567)	4,560	8,996	
Provision for Corporate Guarantee		(166)	(151)	(642)	(574)	
Finance cost		13	(1,452)	(1,433)	(1,745)	
Profit before tax	_	351	(3,170)	2,485	6,677	
Income tax expenses	B5	162	93	(141)	(36)	
Profit for the year	_	513	(3,077)	2,344	6,640	
Other comprehensive income for the	e period	-	-	-	-	
Total comprehensive income for the period	_	513	(3,077)	2,344	6,640	
Total comprehensive income	_					
attributable to:						
Owners of the Parent		513	(3,077)	2,346	6,642	
Non-Controlling interests		(0)	(1)	(2)	(2)	
		513	(3,077)	2,344	6,640	
Earnings per ordinary share attributable to owners of the Parent (sen) :	B13					
Basic	_	0.97	(5.83)	4.45	12.60	

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.

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION (UNAUDITED)

		Unaudited As at 31/12/2011 RM ' 000	Audited As at 31/12/2010 RM ' 000
ASSETS	Note		
Non-Current Assets			
Property, Plant & Equipment		5,026	4,540
Quoted Investment	B7	1	1
Goodwill on Consolidation		7,400	7,400
Property Development Costs		17,791	34,271
		30,218	46,212
Current Assets			
Inventories		6,387	9,494
Property Development Costs		22,729	5,311
Trade and Other Receivables		2,977	4,736
Refundable deposits		637	629
Short term deposits with licensed banks		216	213
Cash & Bank Balances		1,146	342
		34,092	20,726
Non-current assets classified as held for sale		-	81
TOTAL ASSETS		64,310	67,019
EQUITY AND LIABILITIES			
Equity attributable to equity holders of the parent			
Share Capital		52,728	52,728
Reserves		18,739	18,200
Accumulated losses		(32,100)	(34,446)
		39,368	36,482
Non-controlling interest		90	92
Total equity		39,458	36,573
Non-current liabilities			
Loan Creditor		3,294	5,380
Deferred Tax Liabilities		8	8
		3,302	5,388
Current Liabilities			
Trade and Other Payables		7,138	6,333
Loan Creditor		3,132	7,722
Provision for Corporate Guarantee		7,036	6,394
Bank Overdrafts	B9	4,259	3,896
Tax Liabilities		(15)	713
		21,551	25,058
Total liabilities		24,853	30,446
TOTAL EQUITY AND LIABILITIES		64,310	67,019
Net Assets		39,368	36,482
Net Assets per share (RM)		0.75	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.

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Company No:228933-D

IN EQUITY	
DF CHANGES	(UNAUDITED)
CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY	For the Fourth Quarter Ended 31 December 2011 (UNAUDITED)
IDATED	Ended 31
CONSOI	Quarter
NDENSED	the Fourth
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	<a Share Capital</a 	Attributable to the equity holders of the Company Non-distributable Revaluation Share Premium Reserve]	lders of the Company Revaluation Reserve	y Accumulated Profit /(Losses)	Non Controlling Interest	Total Equity
	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
Surplus on revaluation of freehold land	,		540	ı		540
	52,728	17,043	1,696	(34,446)	92	37,113
Total Comprehensive Income For The Period			·	2,346	(2)	2,344
As at 31 December 2011	52,728	17,043	1,696	(32,100)	06	39,458
	V>	-Attributable to the equity holders of the Company-	lders 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
As at 1 January 2010	52,728	17,043	1,156	(42,531)	93	28,490
-Effect of Adopting FRS 139				1,443		1,443
As restated	52,728	17,043	1,156	(41,088)	93	29,933
Total Comprehensive Income For The Period	·	,	·	6,642	(2)	6,640
As at 31 December 2010	52,728	17,043	1,156	(34,446)	92	36,573

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

	Current Year To Date 31/12/2011 RM'000	Preceding Year Corresponding Period 31/12/2010 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES Profit before tax	2 4 9 5	6 677
Adjustments for :	2,485	6,677
Interest expenses recognised in profit or loss	363	391
Net loss arising on loan creditor carried at amortised cost	1,061	1,355
Depreciation of property, plant and equipment	208	231
Bad debts written off	24	2,822
Bad debts recovered	(54)	(21)
(Gain) /Loss on disposal of property, plant and equipment	(34)	88
Provision for corporate guarantee	642	574
Interest income recognised in profit or loss	(20)	(5)
Discount received from loan creditor for early settlement	(4,109)	(5,088)
Waiver of interest accrued in prior years recognised in profit or loss Net gain arising on loan creditor carried at fair value upon initial recognition	-	(5,346) (1,604)
Property, plant and equipment written off	-	(1,004)
Toperty, plant and equipment written on	567	90
Movements in working capital:	501	20
Decrease/ (Increase) in inventories	3,107	3,283
Decrease/ (Increase) in property development costs	(938)	(1,768)
Decrease/ (Increase) in trade and other receivables	2,021	4,285
Decrease/ (Increase) in other assets	(8)	(12)
(Decrease)/ Increase in trade and other payables	478	383
Cash generated from operations	5,227	6,260
Tax paid	(868)	(1,120)
Net cash generated from operating activities	4,359	5,140
CASH FLOWS FROM INVESTING ACTIVITIES		
Proceeds from disposal of property, plant and equipment	115	98
Interest received	17	9
Purchase of property, plant and equipment	(155)	(25)
Net cash (used in)/ generated from investing activities	(23)	82
CASH FLOWS FROM FINANCING ACTIVITIES		
Repayment of bank loan	-	(839)
Repayment to loan creditor	(3,628)	(4,503)
Increase /(decrease) in amount owing to directors	96	109
Short-term deposits (held)/ released as security value	-	(6)
Interest paid		(28)
Net cash used in financing activities	(3,532)	(5,267)
NET INCREASE/ (DECREASE) IN CASH AND CASH EQUIVALENTS	804	(45)
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	342	388
CASH AND CASH EQUIVALENTS AT END OF PERIOD	1,146	342

CASH & CASH EQUIVALENTS

Cash and cash equivalents included in the cash flow statements consist of the following:

Short term deposits with licensed banks	216	213
Cash and bank balances	1,146	342
	1,362	556
Less: Fixed deposit pledged to licensed bank	(216)	(213)
	1,146	342

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 Fourth Quarter Ended 31 December 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

Limited Exemption from Comparative FRS 7 Disclosures for First- time Adopters and Additional Exemptions for First-time Adopters.
Additional Exemptions for First-time Adopters
Improvements to FRS 1
Improving Disclosures about Financial Instruments
Improvement to FRSs (2010)
Improvements to FRSs (2010)
Improvements to FRSs (2010)
Improvements to FRSs (2010)
Improvements to FRSs (2010)
Distributions of Non-cash Assets to Owners
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 in issued but not yet effective:

		Effective date
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 - <u>31.12.11</u>	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	8,417	-	5,242	1,581	-	-	15,240
Inter-segment							
revenue	217	2,133	988	421	-	(3,759)	-
Total revenue	8,634	2,133	6,230	2,002	-	(3,759)	15,240
Results							
Profit/(Loss) from							
Operation	463	84	(88)	104	(274)	-	289
Investment revenue							73
Other gains and							15
Losses							4,198
Provision for							
corporate guarantee							(642)
Finance costs							(1,433)
Profit before tax						-	
Income tax							2,485
Expense						_	(141)
Profit for period							2,344

The Group - 31.12.10	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	5,083		5,023	993	-	-	11,099
Inter-segment revenue		1,360	1,292	359	-	(3,011)	-
Total revenue	5,083	1,360	6,315	1,352	_	(3,011)	11,099
Results Profit/(Loss) from Operation Investment revenue Other gains and Losses Provision for corporate	299	37	(183)	8	(444)	-	(283) 42 9,237
guarantee Finance costs							(574) (1,745)
Profit before tax Income tax							6,677
Expense							(36)
Profit for period							6,641

A10. Valuation of Property, Plant and Equipment

The freehold land was revalued by the directors on December 16, 2011 based on a valuation carried out by an independent firm of professional valuers using open market value on existing use basis. The resulting revaluation surplus amounting to RM539,900 has been credited to revaluation reserve account.

A11. Material Subsequent Events

Save and except for announcements made by the Company on 6 January 2012 and 3 February 2012 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

On 9 December 2011, the Company subscribed for an additional 129,998 new ordinary shares of RM1.00 each in its wholly-owned subsidiary, Multi-Usage Engineering Sdn. Bhd. For a total cash consideration of RM129,998.00

Saved for the above, there were no changes in the composition of the group during the interim financial report ended 31 December 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 31 December 2011 was RM1,061,450

A14. Contingent Liabilities

	As at	As at	
	31/12/2011	31/12/2010	
	RM'000	RM'000	
Financial guarantees granted for subsidiaries' credit facilities	5,500	5,500	

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 RM4.482 million for the current quarter under review, representing an increase of RM2.067 million or 86% compared to RM2,415 million generated in the same quarter last year.

On a year to date basis, the Group recorded revenue of RM15.240 million, representing an increase of RM4.141 million or 37% compared to RM11.099 million in previous year.

The improvement in current quarter and year to date revenue is mainly contributed by better performance from all segments. The strong increase in revenue of property segment is due to better sales of completed units and steady construction progress for Semi Detached Double Storey House. For manufacturing segment, the marginal increase in revenue is due to better sales for allan block. Trading segment is also registering strong growth mainly due to higher sales of building materials.

For the current quarter under review, the Group profit before tax increased by RM3.521 million or 211% to RM0.351 million as compared to loss before tax of RM3.170 million in the previous corresponding quarter. The improved profitability is mainly due to higher finance cost (4Q2010: RM1.452m) and bad debt written off (4Q2010: RM2.822m) in corresponding quarter of preceding year.

On a year to date basis, the Group recorded a profit before tax of RM2.485million, representing a decrease of RM4.192million or 63%, against a profit before tax of RM6.677 million in the previous corresponding financial year period. The decline in profitability is mainly due to net gain arising on loan creditor carried at fair value (FYE2010: RM1.604m) and waiver of interest (FYE2010: RM5.346m) but partly set off by higher bad debt written off (FYE2010: RM2.822m) record in the preceding year.

B2. Comparison with Immediate Preceding Quarter

For the current period under review, the Group registered revenue of RM4.482 million, representing an increase of RM0.243 million or 6% compared to the immediate preceding quarter of RM4.238 million. This was mainly due to the increase in revenue from trading segment but partly offset by lower revenue from property segment.

The Group recorded profit before tax of RM0.351 million, representing an increase of 5 thousand or 2%, against a profit before tax of RM0.345 million recorded in the immediate preceding quarter. This was mainly due to the higher amount of discount received from loan creditor for early settlement in current quarter but partly offset by lower profit before tax for property segment.

B3. Current Year Prospects

The Group will continue to focus on its ongoing integrated Bandar Machang Bubok township in Bukit Mertajam. The take up rates and physical progress achieved for newly launched and on-going projects which is to be completed within 2 years will contribute significantly to future profits.

The prospect for manufacturing and trading segment is also expected to be better, the group will continue look for ways to pursue enhancement in productivity, improvement in efficiencies.

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	
	31/12/2011 RM'000	31/12/2010 RM'000	31/12/2011 RM'000	31/12/2010 RM'000
Malaysian taxation - Current year	(161)	(83)	136	46
- Prior year	(1)	(7)	5	(7)
Deferred tax	-	(3)	-	(3)
Total	(162)	(93)	141	36

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 quoted Investments

- a. There were no purchases and disposals of quoted securities for the current quarter; and
- b. Total investments in quoted securities as at 31 December 2011 are as follows:

	At Cost	At Book Value	At Market Value
	RM'000	RM'000	RM'000
Total quoted investment	20	1	1

B8. Status of Corporate Proposal

As mention in the audited financial statement for the year ended 31 December 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 31 December 2011 are as follows:

Short Term	RM'000
Unsecured Bank Overdrafts	4,259

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.

On February 24, 2012, consent judgement was entered by agreement of the parties that sum of RM1,850,000 to be paid by TF Land to DSR by 4 instalments.

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 31/12/2011	PRECEDING YEAR QUARTER ENDED 31/12/2010	CURRENT YEAR TO DATE ENDED 31/12/2011	PRECEDING YEAR TO DATE ENDED 31/12/2010
Profit attributable to equity holders of the parent company (RM'000)	513	(3,100)	2,346	6,642
Weighted average number of ordinary shares ('000)	52,728	52,728	52,728	52,728
Basic earnings per share (sen)	0.97	(5.88)	4.45	12.60

(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

Total accumulated losses of the Company and its subsidiaries:	AS AT 31/12/2011	AS AT 31/12/2010
Subsidiaries.	(Unaudited) RM '000	(Audited) RM '000
Realised	(8,703)	(12,770)
Unrealised	(6,413)	(4,709)
	(15,116)	(17,479)
Add: Consolidation adjustments	(16,983)	(16,967)
Total accumulated losses of the Group as per condensed statement of financial position	(32,100)	(34,446)

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

B15. Notes to the Condensed Consolidated Statement of Comprehensive Income

Profit for the period is arrived at after charging / (Crediting):

	Current Quarter Ended 31/12/2011 RM '000	Current Period Ended 31/12/2011 RM '000
Interest income	(13)	(20)
Rental income	(44)	(57)
Reversal of impairment loss on trade receivables	-	(54)
Discount received from loan creditor for early settlement	(1,212)	(4,109)
(Gain)/ Loss on disposal of property, plant and equipment	-	(34)
Depreciation of property, plant and equipment	51	208
Interest expense	101	363
Net loss arising on loan creditor carried at amortised cost (Included in finance cost)	(120)	1,061
Impairment loss on trade receivables	24	24

B16. 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 28 February 2012

BY ORDER OF THE BOARD

LAU YOKE LENG (MAICSA 7034778) ONG TZE-EN (MAICSA 7026537) JOINT COMPANY SECRETARIES

29 February 2012