

MULTI-USAGE HOLDINGS BERHAD

(Company No. 228933-D)

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME For the Second Quarter Ended 30 June 2012 (UNAUDITED)

	Note	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
		Unaudited Current Year Quarter 30/6/2012 RM'000	Preceding Year Corresponding Quarter 30/6/2011 RM'000 Restated	Unaudited Current Year To Date 30/6/2012 RM'000	Preceding Year Corresponding Period 30/6/2011 RM'000 Restated
Revenue		6,251	3,868	13,837	6,521
Cost of sales		(4,605)	(2,790)	(10,317)	(4,670)
Gross profit		1,646	1,078	3,520	1,851
Investment revenue		24	13	39	25
Other gains and losses		2	817	3	2,619
Administrative expenses		(1,134)	(545)	(1,937)	(1,078)
Distribution expenses		(42)	(6)	(87)	(16)
Profit from operations		497	1,357	1,537	3,401
Provision for Corporate Guarantee		(174)	(158)	(345)	(313)
Finance cost		(253)	(332)	(473)	(1,300)
Profit before tax		70	867	719	1,788
Income tax expenses	B5	(141)	(230)	(372)	(229)
(Loss) / Profit for the period		(71)	637	347	1,559
Other comprehensive income for the period		-	-	-	-
Total comprehensive income for the period		(71)	637	347	1,559
Total comprehensive income attributable to:					
Owners of the Parent		(70)	638	348	1,560
Non-Controlling interests		(1)	(1)	(1)	(1)
		(71)	637	347	1,559
Earnings per ordinary share attributable to owners of the Parent (sen) :	B10				
Basic		(0.13)	1.21	0.66	2.96

The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2011 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 30/6/2012	Audited As at As at 31/12/2011
ASSETS	Note	RM ' 000	RM ' 000
Non-Current Assets			
Property, Plant & Equipment		5,029	5,026
Quoted Investment		1	1
Goodwill on Consolidation		7,400	7,400
Property Development Costs		17,792	17,791
		<u>30,222</u>	<u>30,218</u>
Current Assets			
Inventories		5,438	6,405
Property Development Costs		21,920	22,729
Trade and Other Receivables		3,160	3,044
Refundable deposits		572	572
Current Tax Assets		-	30
Short term deposits with licensed banks		219	216
Housing Development Accounts		2,475	1,097
Cash & Bank Balances		517	49
		<u>34,301</u>	<u>34,142</u>
TOTAL ASSETS		<u>64,523</u>	<u>64,360</u>
EQUITY AND LIABILITIES			
Equity attributable to equity holders of the parent			
Share Capital		52,728	52,728
Reserves		18,739	18,739
Accumulated losses		(31,733)	(32,082)
		<u>39,734</u>	<u>39,386</u>
Non-controlling interest		89	90
Total equity		<u>39,823</u>	<u>39,476</u>
Non-current liabilities			
Loan Creditor		-	2,905
Deferred Tax Liabilities		8	8
		<u>8</u>	<u>2,913</u>
Current Liabilities			
Trade and Other Payables		5,952	7,140
Loan Creditor		6,692	3,520
Provision for Corporate Guarantee		7,380	7,036
Bank Overdrafts	B7	4,463	4,259
Tax Liabilities		205	15
		<u>24,692</u>	<u>21,970</u>
Total liabilities		<u>24,700</u>	<u>24,884</u>
TOTAL EQUITY AND LIABILITIES		<u>64,523</u>	<u>64,360</u>
Net Assets		39,734	39,386
Net Assets per share (RM)		0.75	0.75

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2011 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 Second Quarter Ended 30 June 2012 (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
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	-	-	-	923	0	923
As at 30 June 2011	52,728	17,043	1,156	(33,523)	92	37,496

	<-----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
As at 1 January 2012						
-As previously Stated	52,728.00	17,043	1,696	(32,082)	90	39,476
Total Comprehensive Income For The Period	-	-	-	349	(1)	347
As at 30 June 2012	52,728	17,043	1,696	(31,733)	89	39,823

The Condensed Consolidated Statements of Changes in Equity should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2011 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 Second Quarter Ended 30 June 2012 (UNAUDITED)

	Current Year To Date 30/6/2012 RM'000	Preceding Year Corresponding Period 30/6/2011 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before tax	719	1,789
Adjustments for :		
Interest expenses recognised in profit or loss	203	163
Net loss arising on loan creditor carried at amortised cost	266	1,133
Depreciation of property, plant and equipment	101	105
Property, plant and equipment written off	5	-
(Gain) /Loss on disposal of property, plant and equipment	-	(34)
Provision for corporate guarantee	345	313
Interest income recognised in profit or loss	(20)	(3)
Discount received from loan creditor for early settlement	-	(2,577)
Operating profit before working capital changes	1,620	889
Movements in working capital:		
Decrease in inventories	967	1,703
Decrease/ (Increase) in property development costs	807	(805)
(Increase)/Decrease in trade and other receivables	(365)	530
Decrease in other assets	16	6
(Decrease)/ Increase in trade and other payables	(868)	33
Cash generated from operations	2,178	2,356
Tax paid	(153)	(403)
Net cash generated from operating activities	2,026	1,953
CASH FLOWS FROM INVESTING ACTIVITIES		
Proceeds from disposal of property, plant and equipment	-	115
Interest received	20	-
Purchase of property, plant and equipment	(109)	(62)
Net cash (used in)/ generated from investing activities	(89)	53
CASH FLOWS FROM FINANCING ACTIVITIES		
Repayment to loan creditor	-	(2,095)
(Decrease) / Increase in amount owing to directors	(87)	23
Short-term deposits held as security value	(3)	-
Net cash used in financing activities	(90)	(2,072)
NET INCREASE/ (DECREASE) IN CASH AND CASH EQUIVALENTS	1,846	(66)
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	1,146	342
CASH AND CASH EQUIVALENTS AT END OF PERIOD	2,992	276

CASH & CASH EQUIVALENTS

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

Short term deposits with licensed banks	219	216
Housing Development Accounts	2,475	237
Cash and bank balances	517	39
	3,211	492
Less: Fixed deposit pledged to licensed bank	(219)	(216)
	2,992	276

The Condensed Consolidated Cash Flow Statement should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2011 and the accompanying explanatory notes attached to the interim financial statements.

MULTI-USAGE HOLDINGS BERHAD

Company No:228933-D

Notes to the Unaudited Quarterly Report For the Second Quarter Ended 30 June 2012

A1. Basis of Preparation

The unaudited 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 2011. 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 2011.

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 2011, 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 2011

IC Interpretation 19 :	Extinguish Financial Liabilities with Equity Instruments
Amendments to	
IC Interpretation 14 :	Prepayments of a Minimum Funding Requirement

Effective for annual periods beginning on or after 1 January 2012

FRS 124 :	Related Party Disclosures (revised)
Amendments to FRS 1 :	First-time Adoption of Financial Reporting Standards – Severe Hyperinflation and Removal of Fixed Dates for First-time Adopters
Amendments to FRS 7 :	Financial Instruments: Disclosures – Transfers of Financial Assets
Amendments to FRS 112 :	Income Taxes – Deferred Tax: Recovery of Underlying Assets

The initial applications of the aforesaid applicable standards, amendments or interpretations does not have any significant financial impact to the interim financial statements of the Group.

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

		<u>Effective date</u>
Amendments to FRS 101	Presentation of Items of Other Comprehensive Income	1 July 2012
FRS 10	Consolidated Financial Statements	1 Jan 2013
FRS11	Joint Arrangements	1 Jan 2013
FRS12	Disclosure of Interest in Other Entities	1 Jan 2013
FRS 13	Fair Value Measurement	1 Jan 2013
FRS 119	Employee Benefits (2011)	1 Jan 2013
FRS 127	Separate Financial Statements (2011)	1 Jan 2013
Amendments to FRS 7	Financial Instruments: Disclosures – Offsetting	1 Jan 2013
	Financial Assets and Financial Liabilities	1 Jan 2013
Amendments to FRS 7	Financial Instruments: Disclosures – Mandatory	1 Jan 2013
	Date of FRS 9 and Transition Disclosures	1 Jan 2013

Malaysian Financial Reporting Standards (“MFRS Framework”)

On 19 November 2011, the MASB issued a new MASB approved accounting framework, the Malaysian Financial Reporting Standards (“MFRS Framework”).

The MFRS framework is to be applied by all entities Other Than Private Entities for annual period beginning on or after 1 January 2012, with the exception of entities that are within the scope of MFRS 141 Agriculture (MFRS 141) and IC Interpretation 15 Agreements for Construction of Real Estate (IC 15), including its parent, significant investor and venturer (herein called “Transitional Entities”).

Transitional Entities will be allowed to defer adoption of the new MFRS Framework for an additional one year. Consequently, adoption of the MFRS Framework by Transitional Entities will be mandatory for annual periods on or after 1 January 2013.

On 4 July 2012, MASB has decided to allow the Transitioning Entities to defer the adoption of the MFRS Framework for another year. MFRS Framework will therefore be mandated for all companies for annual period beginning on or after 1 January 2014.

The Group falls within the scope definition of Transitioning Entities and have opted to defer adoption of the new MFRS Framework. Accordingly, the Group will be required to prepare financial statements using the MFRS Framework in its first MFRS financial statements for the quarter ending 31 March 2014. In presenting its first MFRS financial statements, the Group will be required to restate the comparative financial statements to amounts reflecting the application of MFRS Framework. The majority of the adjustments required on transition will be made, retrospectively, against opening retained profits.

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 2011 was not subject to any qualification. However, the Auditors' Report has included the following comments:

Emphasis of Matter

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

- a. As mention in Notes 2 and 27 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 Company's current liabilities exceeded current assets by RM18,611,950.

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, 2011, 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

There were no significant seasonal or cyclical factors that materially affected the business of the Group for the current year to date.

A5. Unusual items

There were no unusual items affecting the interim financial statements for the current year to date.

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 - 30.6.12	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	8,673	-	2,930	2,234	-	-	13,837
Inter-segment revenue	104	4,588	1,428	114	-	(6,234)	-
Total revenue	8,777	4,588	4,358	2,348	-	(6,234)	13,837
Results							
Profit/(Loss) from Operation	960	584	(149)	210	(109)	-	1,496
Investment Revenue							39
Other gains and Losses							2
Provision for corporate guarantee							(345)
Finance costs							(473)
Profit before tax							719
Income tax Expense							(372)
Profit for period							347

The Group - 30.6.11	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	3,634	-	2,439	448	-	-	6,521
Inter-segment revenue	-	385	268	277	-	(930)	-
Total revenue	3,634	385	2,707	725	-	(930)	6,521
Results							
Profit/(Loss) from Operation	923	(43)	(81)	46	(82)	-	763
Investment Revenue							25
Other gains and Losses							2,615
Provision for corporate guarantee							(313)
Finance costs							(1,300)
Profit before tax							1,789
Income tax Expense							(230)
Profit for period							1,559

A10. Valuation of Property, Plant and Equipment

The values of property, plant and equipment have been brought forward without amendments from the previous financial statements for the year ended 31 December 2011.

A11. Material Subsequent Events

Save and except for announcements made by the Company on 9 July 2012 and 7 August 2012 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 for the current quarter ended 30 June 2012.

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 June 2012 was RM266,411

A14. Contingent Liabilities

	As at 30/6/2012 RM'000	As at 31/12/2011 RM'000
Financial guarantees granted for subsidiaries' credit facilities	5,500	5,500

There were no material changes in contingent liabilities since the last audited financial statement date.

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 RM6.250 million for the current quarter under review, representing an increase of RM2.383 million or 62% compared to RM3.867 million generated in the same quarter last year.

On a cumulative six months ended 30 June 2012 basis, the Group recorded revenue of RM13.837 million, representing an increase of RM7.317 million or 112% compared to corresponding period ended 30 June 2011 of RM6.520 million

The improvement in current quarter and year to date revenue is mainly contributed by better performance from Property and Trading segments. The strong increase in revenue of property segment is due to better sales of DSTH Phase 3E1 (32Units) and progress billing for Phase 3F - Semi Detached Double Storey House. 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 decreased by RM0.797 million or 92% to RM0.070 million as compared to profit before tax of RM0.867 million in the same quarter last year. The reduced profitability was mainly due to lower margin and higher operation cost of manufacturing segment and huge discount received from loan creditor on early settlement amounting to RM0.813m recorded in corresponding quarter of preceding year.

On a cumulative six months ended 30 June 2012 basis, the Group profit before tax decreased by RM1.070 million or 60% to RM0.719 million as compared to profit before tax of RM1.789 million in the previous corresponding quarter. The improved profitability in property and construction segment was set off by higher operation cost of manufacturing segment which result in lower margin for manufacturing segment and huge discount received from loan creditor on early settlement recorded in corresponding period in the preceding year (2011 Qtr2: RM2.577m).

B2. Comparison with Immediate Preceding Quarter

For the current period under review, the Group registered revenue of RM6.250 million, representing a decrease of RM1.337 million or 18% compared to the immediate preceding quarter of RM7.587 million. This was mainly due to the reduced revenue from property segment.

The Group recorded profit before tax of RM0.070 million, representing a decrease of RM0.580 million or 89%, against a profit before tax of RM0.650 million recorded in the immediate preceding quarter. This was mainly due to lower revenue and higher repair cost for defect work incurred in current quarter for property segment.

B3. Current Year Prospects

The performance of Property segment of the Group is expected to remain positive. With the recent launch of a low density upmarket double storey and three storey semi-detached houses and three storey bungalow development and also a new phase of two and a half storey terrace houses, in August 2011 and January 2012 will contribute strongly to the Group's sales for the upcoming year to augment the expected strong performance of our existing launched projects.

For the Manufacturing segment, the Group will continue to pursue enhancement in the productivity and improvement in cost efficiencies.

Barring any unforeseen circumstances, we are committed to improve our performance in year 2012.

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	
	30/6/2012	30/6/2011	30/6/2012	30/6/2011
	RM'000	RM'000	RM'000	RM'000
Malaysian taxation				
- Current year	141	230	372	230
- Prior year	-	-	-	(1)
Total	141	230	372	229

The effective tax rates of the Group for the current quarter is higher than the Malaysian statutory tax rate of 25% mainly due to losses of certain subsidiaries which cannot be set off against taxable profits of other subsidiaries and certain expenses which are not deductible for tax purposes.

B6. Status of Corporate Proposal

As mention in the audited financial statement for the year ended 31 December 2011, 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.

B7. Group's Borrowings and Debt Securities

Total Group's borrowings as at 30 June 2012 are as follows:

Short Term	RM'000
Unsecured Bank Overdrafts	<u>4,463</u>

The above borrowing is denominated in Ringgit Malaysia.

B8. Material Litigation

There was no material litigation pending as at the date of this report.

B9. Dividends

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

B10. 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 30/6/2012	PRECEDING YEAR QUARTER ENDED 30/6/2011	CURRENT YEAR TO DATE ENDED 30/6/2012	PRECEDING YEAR TO DATE ENDED 30/6/2011
Profit attributable to equity holders of the parent company (RM'000)	(70)	638	348	1,560
Weighted average number of ordinary shares ('000)	52,728	52,728	52,728	52,728
Basic earnings per share (sen)	(0.13)	1.21	0.66	2.96

(ii) Diluted earnings per share

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

B11. Realised and Unrealised Profits/Losses Disclosure

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

	AS AT 30/6/2012	AS AT 31/12/2011
	(Unaudited) RM '000	(Audited) RM '000
Total accumulated losses of the Company and its subsidiaries:		
Realised	(7,746)	(8,712)
Unrealised	(7,023)	(6,412)
	<u>(14,769)</u>	<u>(15,124)</u>
Add: Consolidation adjustments	(16,964)	(16,967)
Total accumulated losses of the Group as per condensed statement of financial position	<u>(31,733)</u>	<u>(32,081)</u>

B12. Notes to the Condensed Consolidated Statement of Comprehensive Income

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

	Individual Quarter		Year to date	
	30/6/2012	30/6/2011	30/6/2012	30/6/2011
	RM '000	RM '000	RM '000	RM '000
Depreciation of property, plant and equipment	52	53	101	105
Interest expense	105	96	203	163
Property, Plant and Equipment written off	-	-	5	-
Net loss arising on loan creditor carried at amortised cost <i>(Included in finance cost)</i>	144	233	266	1,133
Interest income	(14)	(2)	(20)	(3)
Rental income	(10)	(12)	(19)	(23)
Discount received from loan creditor for early settlement	-	(813)	-	(2,577)
Gain on disposal of property, plant and equipment	-	-	-	(34)

B13. 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 August 2012

BY ORDER OF THE BOARD

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

29 August 2012