Notes to the Unaudited Quarterly Report
For the Fourth Quarter Ended 31 December 2013

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 interim financial statements should be read in conjunction with the audited financial statements of the Group for the financial year ended 31 December 2012. 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 2012.

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 2012, except for the adoption of the following new Financial Reporting Standards (FRSs), amendments and interpretations were issued by the Malaysian Accounting Standards Board ("MASB") that are applicable for the current financial year:

FRS 10	Consolidated Financial Statements
FRS11	Joint Arrangements
FRS 13	Fair Value Measurement
FRS 119	Employee Benefits (2011)
FRS 127	Separate Financial Statements (2011)
Amendments to FRS 7	Financial Instruments: Disclosures – Offsetting Financial Assets and Financial Liabilities
Amendments to FRS 7	Financial Instruments: Disclosures – Mandatory Date of FRS 9 and Transition Disclosures
Amendments to FRS 10	Consolidated Financial Statement - Transitional Guidance
Amendments to FRS 11	Joint Arrangements - Transitional Guidance
Amendments to FRS 12	Disclosure of Interests in Other Entities - Transitional Guidance
Amendments to FRS 101	Presentation of Financial Statements - Presentation of items of Other Comprehensive Income
Amendments to FRS 134	Interim Financial Reporting (Improvements to FRSs (2012)

The adoption of the above revised FRSs, amendments and IC Interpretations are expected to have no significant impact on the financial statements of the Group

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").

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. MASB further announcedon7 August 2013 to extend the transitional period for another year,

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 year ending 31 December 2015. 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 2012 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:

Without qualifying our opinion, we draw attention to Note 2 to the financial statements. As of December 31, 2012, the Company's current liabilities exceeded current assets by RM22,620,447. This factor raises substantial doubt as to whether the Company will be able to continue as a going concern. However, the financial statements have been prepared on a going concern basis which assumes that the Group and the Company will continue to be in operational existence for the foreseeable future having adequate funds to meet their obligations as they fall due. The validity of this assumption is largely dependent upon the continued support from the shareholders, bankers and creditors of the Group and the Company, the successful implementation of all the debts settlement plans as mentioned in Notes 26 and 29 to the financial statements and the ability of the Group and of the Company to generate profits and positive cash flows to sustain their operations. Should these assumptions be negated, the basis of preparation of the financial statements on the going concern basis may no longer be appropriate.

A4.Seasonal or Cyclical Factors

The business operations of the Group were no materially affected by any seasonal or cyclical factors.

A5.Unusual items

There were no unusual items affecting the interim financial statements for the current quarter and financial year ended 31 December 2013.

A6.Changes in Accounting Estimates

There were no changes in estimates that have had material effect in the current quarter and financial year ended 31 December 2013.

A7.Debt and Equity Securities

There were no issuances, cancellation, repurchases, resale and repayment of debt and equity securities for the current quarter and financial year ended 31 December 2013.

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 - 31.12.13	**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	25,097	-	4,960	2,185	-		32,242
Inter-segment revenue	1,066	19,577	2,059	1,214	272	(24,188)	-
Total revenue	26,163	19,577	7,019	3,399	272	(24,188)	32,242
Results							
Segment Profit / (Loss)	2,625	1,458	(169)	191	(81)	(2,616)	1,407
Investment Revenue							33
Other gains and Losses							4
Provision for corporate guarantee							-
Finance costs							(311)
Profit before tax							1,133
Income tax Expense							(512)
Profit for year							621

The Group - 31.12.12	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	18,603	10	5,757	3,882	-	-	28,252
Inter-segment revenue		11,411	2,664	281	405	(14,761)	-
Total revenue	18,603	11,421	8,421	4,163	405	(14,761)	28,252
Results							
Segment Profit / (Loss)	2,724	1,437	(104)	407	(80)	-	4,384
Investment Revenue							94
Other gains and Losses							(22)
Provision for corporate guarantee							(706)
Finance costs							(756)
Profit before tax							2,994
Income tax Expense							(948)
Profit for year							2,046

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 2012.

A11. Material Subsequent Events

There were no material events subsequent to the end of the period reported that have not been reflected in the interim financial statements.

A12. Changes in the Composition of the Group

There were no changes in the composition of the group for the current quarter and financial year ended 31 December 2013.

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 2013 was RM300,243

A14. Contingent Liabilities

	As at 31/12/2013 RM'000	As at 31/12/2012 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.

A16. Related Party Transaction

Related party transaction with directors and/or major shareholders (and/or persons connected to them) of the Company and of the Subsidiary companies during the current year to date are as follows:-

1.	Sales of development property to Mr. Tan Chew Ching, a person connected to the director of the Company by TF Land Sdn. Bhd, a whole owned subsidiary of MUHB	RM550,000
2.	Sales of development property to Mr. Ang Hwei Keong, a person connected to the director of the Company by TF Land Sdn. Bhd, a whole owned subsidiary of MUHB	RM580,000

The directors are of the opinion that the above transactions are fair, reasonable and on normal commercial terms and in the best interest of MUHB Group.

ADDITIONAL INFORMATION REQUIRED BY THE BURSA MALAYSIA'S LISTING REQUIREMENTS

B1. Review of Performance

The group revenue for the current quarter at RM 7.920 million was RM 1.421 million or 15.21% lower than the preceding year corresponding quarter of RM 9.341million.

For the year ended 31 December 2013, the Group recorded revenue of RM 32.242 million, representing an increase of RM 3.989 million or 14.12% compared to previous financial year of RM 28.252 million mainly contributed by better performance from property development segments.

The increase in revenue from property development segments were contributed by the construction progress of on-going projects namely Alyssa and the newly launched projects namely TF21 and TF65

The Group's contracting segment is emphasizing on internal projects to ensure higher profit margin and better control on quality of developed properties.

Revenue of manufacturing segment lower then preceding financial year mainly due to decrease of demand of Allan Block and ready mixed concrete from contractor for internal property development projects.

Trading segment's revenue was lower than preceding year corresponding financial period to date due to the decrease in the quantity of orders for bricks, blocks and a decrease in order for other building materials from our internal property development projects.

For the current quarter under review, the Group recorded loss before tax of RM 3.425 million, representing a decrease of RM 5.192 million or 293.82% as compared to profit before tax of RM 1.767 million in the preceding year's corresponding quarter.

For the year ended 31 December 2013, the Group recorded profit before tax of RM 1.133 million, representing a decrease by RM 1.861 million or 62.16% as compared to profit before tax of RM 2.994 million in previous financial year.

The lower profit before tax was mainly due to lower contribution from Property and manufacturing segments. Lower profit before tax for property segment mainly because of provision for liquidated ascertained damages, provision for forseeable loss (low cost flat) and contribution to authority for release of bumiputra quota. Loss before tax recorded from manufacturing segment was mainly due to lower sales margin for the local cement related product sector.

B2. Comparison with Immediate Preceding Quarter

For the current quarter under review, the Group registered revenue of RM7.920 million, representing a decrease of RM 2.210 million or 21.81% compared to the immediate preceding quarter of RM 10.130 million.

The decrease was mainly due to the revenue from property segment was RM 1.866 million lower compared to the immediate preceding quarter

There was a slightly decrease in Manufacturing and Trading segment's revenues for current quarter as compared to the immediate preceding quarter

With the lower revenue recorded and provision for liquidated ascertained damages, provision for forseeable loss (low cost flat) and Contribution to authority for release of bumiputra quota recognised in the current quarter for property development segment the Group's recorded loss before tax of RM 3.425 million in current quarter, representing a decrease of RM5.539 million or 261.92%, compared with profit before tax of RM 2.115 million recorded in the immediate preceding quarter.

B3. Current Year Prospects

The Group is expected to see positive performance from its on-going project namely, Garden Residency, Alyssa, TF21 and TF65.. The Property segment is also expects to continue leading in the Group's financial results for the next coming financial year .

Barring any unforeseen circumstances, we are committed to improve our performance in year 2014.

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	
	31/12/2013	31/12/2012	31/12/2013	31/12/2012
	RM'000	RM'000	RM'000	RM'000
Malaysian taxation				
- Current year	372	162	1,491	534
- (Over)/Under Provision in prior year	-	-	-	-
Deferred tax	(1024)	-	(979)	-
Total	(652)	162	512	534

The effective tax rates of the Group differ from the statutory tax rate mainly certain expenses which are not allowable and utilisation of unabsorbed capital allowances and unabsorbed losses by certain subsidiaries.

B6. Status of Corporate Proposal

As mention in the audited financial statement for the year ended 31 December 2012, the proposed debts settlement plan were finalised with seven out of the eight lenders. During the current financial quarter, the Company and its subsidiary company, Multi-Usage Cement Products Sdn. Bhd. had entered into the debt settlement arrangement with the remaining lender for the settlement of the total outstanding amount due to the lender of RM12,689,300 as of February 28, 2013. Under the said settlement agreement, the claim sum of RM12,689,300 is to be settled in the following manner:

a) An upfront payment of RM2,500,000 to be paid to the lender latest by March 31, 2013; and
b) The remaining balance of RM1,500,000 to be payable by 13 monthly instalments of RM50,000 each and the payment of the last settlement of the balance RM850,000 is subject to further negotiation after the 13th monthly instalment.

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 31 December 2013 are as follows:

	Current RM'000	Non current RM'000	**Total RM'000**
Unsecured Bank Overdrafts	1,682	-	1,682
Hire Purchase Payable	28	82	110
Total	**1,710**	**82**	**1,792**

The above borrowing is denominated in Ringgit Malaysia.

The Company and its subsidiary company had entered into the debt settlement arrangement with the lender for the settlement of total outstanding amount, including of unsecured bank overdrafts, due to the lender as mentioned in Note B6.

B8. Material Litigation

On March 4, 2013, the Company had been served with a writ of summons and statement of claim by Covenant Equity Consulting Sdn. Bhd. ("CEC"), claiming for an amount of RM2,986,045 together with interest at the rate of 8% per annum from the date of summon until the date of full settlement.

The Company is denying the claim and seeking legal advice as to the appropriate course of action in respect of the above. 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.

The Company have successfully obtained the Order from the Kuala Lumpur High Court to transfer the matter to Penang High Court on May 9, 2013. The Penang High Court has fixed the matter for trial on 26th and 27th May 2014.

B9. Dividends

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

B10. Earnings Per Share

(i) <u>Basic earnings per share</u>

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 31/12/2013	**PRECEDING YEAR QUARTER ENDED 31/12/2012**	**CURRENT YEAR TO DATE ENDED 31/12/2013**	**PRECEDING YEAR TO DATE ENDED 31/12/2012**
Profit attributable to equity holders of the company (RM'000)	(2,772)	1,353	623	2,050
Weighted average number of ordinary shares ('000)	52,728	52,728	52,728	52,728
Basic earnings per share (sen)	(5.26)	2.57	1.18	3.89

(ii) <u>Diluted earnings per share</u>

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:

Total accumulated losses of the Company and its	AS AT 31/12/2013 (Unaudited) RM '000	AS AT 31/12/2012 (Audited) RM '000
Realised	(3,167)	(5,724)
Unrealised	(7,320)	(7,346)
	(10,487)	(13,070)
Add: Consolidation adjustments	(18,921)	(16,961)
Total accumulated losses of the Group as per condensed statement of financial position	**(29,408)**	**(30,031)**

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**	
	31/12/2013	**31/12/2012**	**31/12/2013**	**31/12/2012**
	RM '000	**RM '000**	**RM '000**	**RM '000**
Depreciation of property, plant and equipment	**33**	54	**146**	209
Interest expense	**4**	112	**6**	424
Interest on loan creditor carried at amortised cost *(Included in finance cost)*	**-**	(45)	**300**	331
Provision for liquidated ascertained damages	**649**	-	**649**	-
Bad debts written off	**-**	14	**-**	14
Provision for foreseeable loss	**1,059**	-	**1,059**	-
Property, Plant and Equipment written off	**-**	-	**-**	5
Interest income	**(15)**	(24)	**(33)**	(55)
Rental income	**-**	(6)		(37)
Gain on disposal of property, plant and equipment	**(2)**	**-**	**(19)**	**-**

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.

BY ORDER OF THE BOARD

ANG KIM CHENG @ ANG TENG KOK
Group Managing Director

28 February 2014