

# MULTI-USAGE HOLDINGS BERHAD

(Company No. 228933-D)

## CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the financial year ended 30 June 2018

(The figures have not been audited)

	Current Year Quarter 30/6/2018 RM'000	Preceding Year Corresponding Quarter 30/6/2017 RM'000	Current Year To Date 30/6/2018 RM'000	Preceding Year Corresponding Period 30/6/2017 RM'000
Revenue	2,861	7,088	7,505	17,370
Cost of sales	(1,990)	(5,808)	(3,669)	(12,685)
<b>Gross profit</b>	<b>871</b>	<b>1,280</b>	<b>3,836</b>	<b>4,685</b>
Other income including investment income	43	256	264	822
Administrative expenses	(2,844)	(1,514)	(8,890)	(6,911)
Other operating expenses	(285)	(224)	(1,387)	(2,399)
<b>Loss from operations</b>	<b>(2,215)</b>	<b>(202)</b>	<b>(6,177)</b>	<b>(3,803)</b>
Finance costs	-	(1)	(2)	(5)
<b>Loss before tax</b>	<b>(2,215)</b>	<b>(203)</b>	<b>(6,179)</b>	<b>(3,808)</b>
Tax credit/(expense) <span style="float: right;">B5</span>	99	(156)	181	13
<b>Loss for the financial year</b>	<b>(2,116)</b>	<b>(359)</b>	<b>(5,998)</b>	<b>(3,795)</b>
<b>Other comprehensive income for the year</b>				
Gain on revaluation of properties	-	-	-	1,853
<b>Total comprehensive loss for the financial year</b>	<b>(2,116)</b>	<b>(359)</b>	<b>(5,998)</b>	<b>(1,942)</b>
<b>Loss attributable to:</b>				
Owners of the Company	(2,117)	(358)	(5,997)	(3,791)
Non-controlling interests	1	(1)	(1)	(4)
	<b>(2,116)</b>	<b>(359)</b>	<b>(5,998)</b>	<b>(3,795)</b>
<b>Total comprehensive loss attributable to:</b>				
Owners of the Company	(2,117)	(358)	(5,997)	(1,936)
Non-controlling interests	1	(1)	(1)	(4)
	<b>(2,116)</b>	<b>(359)</b>	<b>(5,998)</b>	<b>(1,942)</b>
<b>Loss per ordinary share attributable to owners of the Company (sen) :</b>				
Basic <span style="float: right;">B10</span>	(3.75)	(0.63)	(10.63)	(6.72)

The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the year ended 30 June 2017 and the accompanying explanatory notes attached to the interim financial statements.

**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**

(The figures have not been audited)

	<b>30/6/2018</b>	<b>30/6/2017</b>
	<b>RM ' 000</b>	<b>RM ' 000</b>
<b>ASSETS</b>		
<b>Non-current assets</b>		
Property, plant & equipment	7,296	7,469
Other investment	3	3
Goodwill	7,400	7,400
Land held for property development	7,987	9,337
Deferred tax assets	2,023	1,805
<b>Total non-current assets</b>	<u>24,709</u>	<u>26,014</u>
<b>Current assets</b>		
Inventories	30,186	7,062
Property development costs	5,845	28,744
Trade and other receivables	3,403	5,662
Other assets	281	1,360
Tax assets	752	1,050
Short term deposits with licensed banks	4,620	6,042
Cash & bank balances	1,185	1,161
<b>Total Current assets</b>	<u>46,272</u>	<u>51,081</u>
Non-current assets classified as held for sale	4	244
<b>TOTAL ASSETS</b>	<u>70,985</u>	<u>77,339</u>
<b>EQUITY AND LIABILITIES</b>		
<b>Equity attributable to owners of the Company</b>		
Share capital	73,420	73,420
Revaluation reserves	3,549	3,549
Accumulated losses	(9,996)	(3,999)
	<u>66,973</u>	<u>72,970</u>
<b>Non-controlling interest</b>	<u>72</u>	<u>73</u>
<b>TOTAL EQUITY</b>	<u>67,045</u>	<u>73,043</u>
<b>Non-current liability</b>		
Deferred tax liability	98	98
<b>Total non-current liability</b>	<u>98</u>	<u>98</u>
<b>Current liabilities</b>		
Trade and other payables	3,812	4,183
Hire purchase payables	-	12
Tax liabilities	30	3
<b>Total current liabilities</b>	<u>3,842</u>	<u>4,198</u>
<b>TOTAL LIABILITIES</b>	<u>3,940</u>	<u>4,296</u>
<b>TOTAL EQUITY AND LIABILITIES</b>	<u>70,985</u>	<u>77,339</u>
<b>Net assets</b>	66,973	72,970
<b>Net assets per share (RM)</b>	1.19	1.29

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Financial Statements for the year ended 30 June 2017 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 financial year ended 30 June 2018

(The figures have not been audited)

	<-----Attributable to the equity holders of the Company----->						
	<-----Non-distributable----->						
	Share Capital RM'000	Share Premium RM'000	Revaluation Reserve RM'000	Accumulated Losses RM'000	Total RM'000	Non- Controlling Interest RM'000	Total Equity RM'000
As at 1 July 2017	73,420	-	3,549	(3,999)	72,970	73	73,043
<b>Total comprehensive loss for financial year</b>							
Loss for the financial year	-	-	-	(5,997)	(5,997)	(1)	(5,998)
Total comprehensive loss	-	-	-	(5,997)	(5,997)	(1)	(5,998)
As at 30 June 2018	73,420	-	3,549	(9,996)	66,973	72	67,045
As at 1 July 2016	56,419	17,001	1,696	(208)	74,908	77	74,985
<b>Total comprehensive loss for financial year</b>							
Loss for the financial year	-	-	-	(3,791)	(3,791)	(4)	(3,795)
Other comprehensive income	-	-	1,853	-	1,853	-	1,853
Total comprehensive income/(loss)	-	-	1,853	(3,791)	(1,938)	(4)	(1,942)
Transfer from share premium in accordance with Section 618(2) of the Companies Act 2016	17,001	(17,001)	-	-	-		-
As at 30 June 2017	73,420	-	3,549	(3,999)	72,970	73	73,043

The Condensed Consolidated Statements of Changes in Equity should be read in conjunction with the Audited Financial Statements for the year ended 30 June 2017 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 financial year ended 30 June 2018

(The figures have not been audited)

	<b>Current Year To Date 30/6/2018 RM'000</b>	<b>Preceding Year To Date 30/6/2017 RM'000</b>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Loss before tax	(6,179)	(3,808)
Adjustments for :		
Interest expense	2	5
Depreciation of property, plant and equipment	275	342
Provision for liquidated ascertained damages	837	693
Inventories written down	1,187	-
Property, plant and equipment written off	-	4
Bad debts written off	-	3
Impairment loss on trade receivables	2	8
Net loss/(gain) arising on retention sum carried at fair value	113	(141)
(Reversal of)/Provision for foreseeable loss (Net)	(224)	1,095
Gain on disposal of plant and equipment	(64)	(2)
Reversal of impairment loss on other investment	-	(2)
Interest income	(294)	(540)
Operating loss before working capital changes	(4,345)	(2,343)
Movements in working capital:		
Increase in inventories	(24,311)	(660)
Decrease in property development costs	24,474	1,478
Decrease/(Increase) in trade and other receivables	2,337	(2,642)
Decrease/(Increase) in other assets	1,075	(1,062)
Decrease in trade and other payables	(1,288)	(3,002)
Cash used in operations	(2,058)	(8,231)
Tax refunded	341	925
Interest received	34	26
Income tax paid	(190)	(1,812)
Net cash used in operating activities	(1,873)	(9,092)
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Proceeds from disposal of plant and equipment	304	10
Interest received	274	610
Purchase of property, plant and equipment	(102)	(236)
Net cash generated from investing activities	476	384
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>		
Repayment to directors	-	20
Repayment to hire purchase payable	(12)	(28)
Interest paid	(2)	(5)
Withdrawal of short term deposits	2,503	3,329
Net cash generated from financing activities	2,489	3,316
<b>Net increase/(decrease) in cash and cash equivalents</b>	<b>1,092</b>	<b>(5,392)</b>
<b>Cash and cash equivalents at the beginning of the year</b>	<b>4,438</b>	<b>9,830</b>
<b>Cash and cash equivalents at the end of the year</b>	<b>5,530</b>	<b>4,438</b>
<b>CASH &amp; CASH EQUIVALENTS</b>		
Short term deposits with licensed banks	4,620	6,042
Cash and bank balances	1,185	1,161
	5,805	7,203
Less: Fixed deposit pledged to licensed bank	(275)	(262)
Fixed deposit with maturity more than 3 months	-	(2,503)
	5,530	4,438

The Condensed Consolidated Cash Flow Statement should be read in conjunction with the Audited Financial Statements for the year ended 30 June 2017 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 financial year ended 30 June 2018

### PART A - DISCLOSURE NOTES PURSUANT TO FINANCIAL REPORTING STANDARDS

#### 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 Main Market 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 30 June 2017. These explanatory notes attached to the 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 30 June 2017.

#### A2. Changes in Accounting Policies

The significant accounting policies adopted are consistent with those adopted for the audited financial statements for the year ended 30 June 2017, except for the adoption of the relevant new FRSs, amendments to FRSs and IC interpretations were issued by the Malaysian Accounting Standards Board ("MASB") that are applicable to the Group for the current financial year beginning 1 July 2017.

The adoption of the above new FRSs, amendments to FRSs and IC Interpretations does not have any 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").

According to an announcement made by the MASB on 8 September 2015, all Transitioning Entities shall adopt the MFS financial statements for annual periods beginning on or after 1 January 2018.

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 30 June 2019. 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 period ended 30 June 2017 was qualified and the details of the qualification are as described belows:-

##### Qualified Opinion

In our opinion, except for the effects of the matters described in the Basis for Qualified Opinion paragraph, the financial statements give a true and fair view of the financial position of the Group and of the Company as at 30 June 2017 and of their financial performance and cash flows for the financial year then ended in accordance with the Financial Reporting Standards and the requirements of the Companies Act 2016 in Malaysia.

## **Basis of Qualified Opinion**

1. As disclosed in Note 37(a), on 17 November 2015, the Company appointed a professional service firm to carry out a special audit on specific transactions and/or payments made by the Group and the Company. The special audit was conducted in response to complaints filed against certain directors of the Company on (i) Allegation of benefit to director(s) from debt restructuring exercises; (ii) Payments made by a subsidiary to a company related to a director; (iii) Benefitting from position as director during acquisition of properties from the Group; (iv) Submitting unauthorised requests to banks; and (v) Payments made to a person and companies connected to a director.

The Special Audit Report was issued on 25 February 2016 and the Special Auditor provided its observations relating to those allegations. As reported by the Special Auditor, it does not have sufficient information to ascertain whether any of the Company's directors and/or any persons connected with the directors have any interest in the profit gained by the SPV in connection with the debt restructuring exercises. It has also reported that, however, RM4,909,018 of the total settlement sum of RM9,817,291 paid by Special Purpose Vehicle ("SPV") to the lenders were paid on behalf by a company in which certain directors of the Company are also directors. The special auditor noted that a director of the Company appeared to have signed on the SPV's general cash vouchers and letter containing SPV's cheque information issued to a financial institution; and the SPV helped a director of the Company to settle his personal guarantee with a financial institution as disclosed in Note 36.

On 25 October 2016, the Auditors' Report on the Financial Statements for the financial period ended 30 June 2016 was issued. The said report contains a qualified opinion by the Company's external auditors, Messrs. Deloitte as detailed in Note 36.

As disclosed in Note 37(b), during the current financial year ended 30 June 2017, the Company has appointed a legal advisor to carry out internal investigation on few matters highlighted in the special audit and the external auditor in the qualified opinion for the financial period ended 30 June 2016. On 30 August 2017, the Company announced the solicitor was unable to conclude the internal investigation on the suspended director as the suspended director refused to cooperate and attend any interview with the solicitor.

The matter stated above were unresolved since the preceding financial period and formed the basis of qualified opinion on the financial statements of the Group and the Company for the preceding financial period ended 30 June 2016.

We are unable to obtain sufficient appropriate audit evidence to determine the nature and extent of relationship that may exist between the Company and the SPV by virtue of the said transactions and the debt restructuring exercises. Consequently, we were unable to determine whether the Company had control over the SPV; and whether the transactions between the Group and SPV are related party transactions.

2. As disclosed in Note 33, during the preceding few years and the current financial year, the Company and certain subsidiaries have been involved in litigations as defendants as well as plaintiffs as further disclosed in Note 35.

As the outcome of these litigations are not presently known, the financial impact cannot be estimated or ascertained with reasonable certainty. Therefore, the Group is unable to quantify the financial impact or expected losses, if any. Should the outcome of the litigation be unfavourable to the Group, the Group is required to make the necessary provision.

We are unable to determine the effect on financial statements, if any, had the outcome of the litigations be determined.

### **A4. Seasonal or Cyclical Factors**

The business operations of the Group during the financial year under review were not materially affected by any seasonal or cyclical factors.

### **A5. Unusual items**

There were no unusual items affecting assets, liabilities, equity, net income or cash flows for the financial year ended 30 June 2018.

### **A6. Changes in Accounting Estimates**

There were no significant change in estimates that have had material effect in the financial year ended 30 June 2018.

## A7. Debt and Equity Securities

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

## A8. Dividends Paid

There was no dividend paid during the current financial year ended 30 June 2018.

## A9. Segmental Reporting

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

12 months ended 30.06.2018	Property Development RM'000	Contracting RM'000	Manufacturing RM'000	Trading RM'000	Others RM'000	Elimination RM'000	Consolidated RM'000
Revenue							
External revenue	6,670	4	560	272	-	-	7,505
Inter-segment revenue	103	1,988	96	324	23	(2,534)	-
Total revenue	6,773	1,992	656	596	23	(2,534)	7,505
Results							
Segment (loss) / profit	(3,711)	15	(640)	(139)	(2,448)	290	(6,633)
Investment revenue							284
Other gains and loss							(52)
Reversal of provision for foreseeable losses (Net)							224
Finance costs							(2)
Loss before tax							(6,179)
Taxation							181
Loss for the year							(5,998)

12 months ended 30.06.2017	Property Development RM'000	Contracting RM'000	Manufacturing RM'000	Trading RM'000	Others RM'000	Elimination RM'000	Consolidated RM'000
Revenue							
External revenue	15,095	176	1,472	627	-	-	17,370
Inter-segment revenue	168	6,633	287	389	47	(7,524)	-
Total revenue	15,263	6,809	1,759	1,016	47	(7,524)	17,370
Results							
Segment (loss) / profit	(643)	(579)	(900)	(140)	(2,249)	63	(4,448)
Investment revenue							514
Other gains and loss							131
Finance costs							(5)
Loss before tax							(3,808)
Taxation							13
Loss for the year							(3,795)

**A10. Material Events Subsequent to the end of the Reporting Period**

There were no material events subsequent to the end of financial year except for announcement made by the Company on events disclosed in Note B8.

**A11. Changes in the Composition of the Group**

There were no changes in the composition of the group for the current financial year ended 30 June 2018.

**A12. Contingent Liabilities**

- (i) On 4 July 2016, Multi-Usage Property Sdn. Bhd. ("MUP") received a sealed copy of the Writ and Statement of Claim dated 13 June 2016 from Team Four Sdn. Bhd. ("the Plaintiff"). MUP is required within 14 days from the date of receipt of the Writ and Statement of Claim to enter appearance, failing which, the Plaintiff will proceed to obtain judgement against MUP without further notice. The details of the case are disclosed in Note B8(IV).

As the outcome of the above legal suits are not presently known, the financial impact can not be estimated or ascertained with reasonable certainty. Therefore, the Group is unable to quantify the financial impact or expected losses, should there be any.

**A13. Property, plant and equipment**

The valuations property, plant and equipment have been brought forward without amendments from the previous audited financial statements.

**A14. Capital Commitments**

There were no outstanding capital commitments for the Group as at 30 June 2018.



**PART B - DISCLOSURE NOTES PURSUANT TO APPENDIX 9B OF MAIN MARKET LISTING REQUIREMENT OF  
BURSA MALAYSIA SECURITIES BERHAD**

**B1. Review of Performance**

**Current Quarter vs. Corresponding Quarter of Previous Year**

For the current quarter ended 30 June 2018, the Group recorded revenue of RM2.861 million, representing a decrease by RM4.226 million compared to RM7.088 million recorded in the corresponding quarter in the previous financial year, mainly due to lower revenue from property development. As a result, the Group recorded loss before tax of RM2.215 million compared to loss before tax of RM0.203 million in the corresponding quarter in the previous financial year.

<b>SEGMENT</b>	<b>REVENUE</b>			<b>Segment (loss)/profit</b>		
	<b>Q4-30/06/2018</b>	<b>Q4-30/06/2017</b>	<b>Variance</b>	<b>Q4-30/06/2018</b>	<b>Q4-30/06/2017</b>	<b>Variance</b>
Property	2,448,836	6,843,662	(4,394,826)	(1,796,240)	426,055	(2,222,295)
Contracting	-	117,028	(117,028)	224,255	66,351	157,904
Manufacturing	299,117	96,252	202,865	945	(251,009)	251,954
Trading	113,449	30,793	82,656	(11,968)	(39,200)	27,232
Others	-	-	-	(631,674)	(405,381)	(226,293)
<b>Total</b>	<b>2,861,402</b>	<b>7,087,735</b>	<b>(4,226,333)</b>	<b>(2,214,681)</b>	<b>(203,184)</b>	<b>(2,011,497)</b>

**a) Property development**

In the current quarter, the property development segment revenue was RM2.449 million compared to RM6.844 million in preceding year financial quarter. The segment recorded loss before tax of RM1.796 million compared to the profit of RM0.426 million in preceding year correspond quarter. The decreased in revenue and profitability for the current quarter was mainly due to lower sales of completed units and inventories written down.

**b) Contracting**

The Group's Contracting segment is emphasizing on internal/in-house projects to ensure higher profit margin and better control on quality of developed properties. There was no significant change in revenue compared to the corresponding quarter in the previous financial year.

**c) Manufacturing**

In the current quarter, the manufacturing segment recorded revenue RM0.299 million compared to revenue of RM0.096 million in previous financial year. The segment recorded profit before tax of RM0.001 million compared to loss before tax of RM0.251 million in previous financial year, mainly due to higher sales for Allan block and reversal of impairment loss on trade debtor.

**d) Trading**

In the current quarter, the trading segment posted revenue of RM0.113 million compared to revenue of RM0.031 million in the corresponding quarter in the previous financial year. The segment recorded loss before tax of RM0.012 million compared to loss before tax of RM0.039 million in previous financial year, mainly due to more trading goods supply to the sub-contractors for in-house project.

**e) Others**

Others segment, consist of Investment holding and inactive companies, recorded segment loss of RM0.632 million compared to segment loss of RM0.405 million in the corresponding quarter in the previous financial year, mainly due to higher administrative expenses.

### Current Year to Date vs. Corresponding Year to date of Previous Year

For the 12 months financial year ended 30 June 2018, the Group's revenue and loss before tax were RM7.505 million and RM6.179 million respectively, representing a decrease of RM9.865 million in revenue and increase of RM2.374 million in loss before tax compared with the previous financial year.

SEGMENT	REVENUE			Segment (loss)/profit		
	12 months ended			12 months ended		
	30/6/2018	30/6/2017	Variance	30/6/2018	30/6/2017	Variance
Property	6,669,661	15,094,718	(8,425,057)	(3,044,334)	(425,317)	(2,619,016)
Contracting	4,275	175,841	(171,566)	(70,746)	(309,935)	239,189
Manufacturing	559,313	1,472,700	(913,387)	(509,782)	(733,123)	223,341
Trading	271,750	626,694	(354,944)	(126,504)	(137,464)	10,960
Others	-	-	-	(2,427,510)	(2,199,889)	(227,621)
Total	7,504,999	17,369,953	(9,864,954)	(6,178,876)	(3,805,728)	(2,373,147)

**a) Property development**

The decline in revenue and increase in loss before tax is mainly due to rescission of sale and purchase agreements for 5 units of Three Storey Shop Office, adjustment for development cost arising from the finalisation of account for nearly completed projects and inventory written down.

**b) Contracting**

There was no significant change in revenue compared to the corresponding period in the previous financial year.

**c) Manufacturing**

The decline in revenue and loss before tax is mainly due to less manufactured goods and building materials supply to the sub-contractors for in-house project and cessation of ready mixed concrete business, a loss making operation, in Jan 2017.

**d) Trading**

The decline in revenue was mainly due to less building materials and trading goods supply to the sub-contractors for in-house project. The decline in loss before tax was mainly due to lower administrative expenses.

**e) Others**

The increase in loss before tax for the Others segments was mainly due to higher administrative expenses.

### **B2. Comparison with Immediate Preceding Quarter**

The Group revenue increase by RM0.361 million to RM2.861 million compared to a revenue of RM2.501 million achieved in the immediate preceding quarter mainly due to higher sales for Allan block.

	Current Quarter	Preceding Quarter	Changes
Revenue	30/6/2018	31/3/2018	RM
Property Development	2,448,836	2,368,600	80,236
Contracting	-	-	-
Manufacturing	299,117	46,042	253,075
Trading	113,449	86,714	26,735
Others	-	-	-
Total	2,861,402	2,501,356	360,046

The Group recorded loss before tax of RM2.215 million in the current quarter compared to RM0.802 million in the immediate preceding quarter mainly due to additional provision for foreseeable loss of low cost flat, adjustment of development cost arising from the finalisation of account for completed project and inventory written down.

PBT	3m 30/6/18	3m 31/3/18	Inc / (Dec)
Property Dev	(1,796,240)	(300,817)	(1,495,423)
Contract	224,255	346,640	(122,385)
Manufacturing	945	(197,589)	198,534
Trading	(11,968)	(34,136)	22,169
Others	(631,674)	(615,803)	(15,871)
Total	(2,214,681)	(801,706)	(1,412,976)

### B3. Prospects

Going forward, the Group will continue to focus on and develop its major business segment which is property development segment in Machang Bubok, Bukit Mertajam. The Group is still actively pursuing to increase its land bank through acquisitions and/or joint ventures and continues to seek for new business opportunities that will contribute positively to the Group.

The Group will continue to sell the remaining completed properties of shop offices, semi-detached houses and bungalow as well as those that will be completed soon. Despite the challenging property market outlook in the country, the property development segment is expected to see positive performance from its newly launch projects of TF 60.

On the Manufacturing end, the Group will continue to improve on its quality and efficiency. The move towards utilising of IBS system will augur well with the group's activities and the Group will focus on marketing of its Retaining Wall Systems (Allan Block) and hollow blocks units.

### B4. Variance of Actual Profit from Forecast Profit

Not applicable as no profit forecast was announced.

### B5. Taxation

	Current Quarter		Cumulative Quarter	
	3 months ended		12 months ended	
	30/6/2018	30/6/2017	30/6/2018	30/6/2017
	RM'000	RM'000	RM'000	RM'000
Current year	(37)	169	(37)	(5)
- Under/(Over) provision in prior year	-	5	-	(203)
Deferred tax	136	(330)	218	221
Total	99	(156)	181	13

The effective tax rates of the Group is higher than the Malaysian statutory tax rate of 24% mainly due to recognised deferred tax assets arising from unrealised profit and certain expenses which were disallowed as deductions for tax purposes.

### B6. Status of Corporate Proposal

The following are the corporate proposals that have been announced by the company which were not completed as at 29 August 2018.

#### (A) Related Party Transaction

On 19 February 2016, the company announced the proposed acquisition of a freehold land held under title No. GM 288, Lot 822, Mukim 16, Daerah Seberang Perai Tengah, Pulau Pinang ("the Property") for a cash consideration of Ringgit Malaysia Eight Million Four Hundred Eighty Three Thousand Seven Hundred Forty Four and Sen Seventy Two (RM8,483,744.72) or based on Ringgit Malaysia Forty (RM40) per square foot ("Purchase Price") by Multi-Usage Property Sdn Bhd ("MUP"), a wholly-owned subsidiary of MUH from Team Four Sdn. Bhd. ("Team Four").

Both Ang Hwei Chyn and Ang Ai Way, two directors of MUH are shareholders of Team Four and collectively have direct and indirect shareholdings of 20.28% in Team Four. Tan Chew Hua, a director of MUH, has a total indirect equity interest of 22.85% in Team Four. As certain directors and major shareholder of MUH are directors and major shareholders of Team Four, the Proposed acquisition is deemed a Related Party Transaction.

The transaction is subject to shareholders approval and the Company had on 18 April 2016 applied to Bursa Malaysia for an extension of time of three months from 20 April 2016 until 19 July 2016 for MUH to submit the draft Circular to Bursa Malaysia. Bursa Malaysia had on 9 May 2016 approved for extension of time until 19 July 2016 to comply with Para 9.33 (1)(a) of the Main Market Listing Requirements.

Subsequently, the Company had on July 18, 2016 applied to Bursa Securities for a further extension of twelve months from July 19, 2016 to July 19, 2017 for the submission of the draft circular. Bursa Securities vide its letter dated July 29, 2016 had resolved to grant a further extension of time up to January 19, 2017 for the submission of the draft circular to Bursa Securities.

On 4 July 2016, MUP has been served with a Writ of Summons from Team Four Sdn. Bhd. The details of the case are disclosed in Note B8(IV).

On 21 February 2017, the Company announced that the Property has been auctioned off by OSK Capital Sdn Bhd ("OSK"), the proposed acquisition is no longer valid and therefore, the related party transaction is ceased.

On 20 June 2017, an originating Summons No.: PA-24NCVC-499-06/2017 together with an Affidavit in Support affirmed by Goh Choon Aik both dated 15 June 2017 from Messrs BP Ang & Tan, the solicitors of GTM Property Management Sdn. Bhd. were served to MUP. The details of the case are disclosed in Note B8(XII).

On 8 August 2017, the Company announced that on 3 August 2017, Multi-Usage Property Sdn Bhd ("MUP" or "the Plaintiff"), a wholly-owned subsidiary of the Company has filed a sealed copy of an Originating Summons No.: PA-22NCvC-157-08/2017 together with an Affidavit In Support affirmed by a Director of MUH with the Penang High Court. The details of the case are disclosed in Note B8(XIII).

(B) Status of utilisation of proceeds raised from Private Placement

A total of 3,691,000 Placement Shares were placed out at RM1.01 per Placement Share and were listed on 11 June 2015. The gross proceeds raised from the proposed Private Placement was RM3,727,910 while the placement of the remaining of up to 1,581,800 Placement Shares will not be implemented following the resolution in relation to the authority to issue shares pursuant to Section 132D of the Companies Act, 1965 was not approved by the shareholders at the Company's twenty-third (23rd) Annual General Meeting held on 29 June 2015.

The status of utilisation of the proceeds from the private placement as at 29 August 2018 is as follows:-

Purpose	Gross Proceeds RM'000	Amount	Amount	Time frame for utilisation
		Utilised RM'000	Unutilised RM'000	
To finance acquisition of land	3,648	-	3,648	Within 24 months
Corporate proposal expenses	79	(79)	-	Within 2 weeks
	<u>3,728</u>	<u>(79)</u>	<u>3,648</u>	

On 9 June 2017, MUH announced that the Board of Directors has agreed to utilise the unutilised proceeds amounting to RM3,648,443 as working capital for development expenditure.

## B7. Group's Borrowings and Debt Securities

Total Group's borrowings are as follows:

	As at 30/6/2018 RM'000	As at 30/6/2017 RM'000
Hire Purchase Payable		
Current	-	12
	<u>-</u>	<u>12</u>

The above borrowing is denominated in Ringgit Malaysia.

## B8. Material Litigation

Save for the following, the Group was not engaged in any other material litigations as at 23 August 2018, a date not earlier than 7 days from the issuance of this interim financial report.

(I) On 18 March 2016, a wholly-owned subsidiary, TF Land Sdn. Bhd. ("TFL") received a letter from Mahkamah Perusahaan Malaysia notifying TFL that the hearing pertaining to the dispute between former director of TFL in relation to the termination of him as executive director of TFL (Industrial Court Case No.: 9/4/184/16). On 8 January 2018, the Court has further instructed the following: -

- Hearing which was scheduled on 9 January 2018 be vacated;
- both parties to file Written Submissions simultaneously on or before 19 February 2018; and
- both parties to file Submissions in Reply, if any, on or before 5 March 2018.

On 23 July 2018, the Company's lawyers, Messr Aswandi Hashim & Co., received two (2) letters dated 16 July 2018 from the Industrial Court of Malaysia (Penang branch) enclosing the interim awards pertaining to Industrial Court Case No. : 9/4-184/16.

### Award No. 1612/2018

The application by the respondent to strike out the case was dismissed without cost.

### Award No. 1617/2018

The Industrial Court considered the view that the claimant was indeed dismissed but without just cause or excuse and also finds that the claimant was indeed employed on a month to month basis. The question of reinstatement does not arise as the Claimant was not a permanent worker. The respondent was ordered to pay the claimant the sum of RM34,000 less statutory deductions, if any, within 30 days from 13th July 2018, being the date of the awards.

- (II) On 30 March 2016, the Company announced there was a civil suit filed in the Penang High Court on 23 March 2016 by certain directors of the Company against certain corporate shareholder, certain individual shareholders and the Company.

In respect of the following claims:-

A) Writ of Summons dated 23 March 2016

- (1) A declaration that the 2nd to the 7th Defendants, whether together and/or individually:-
  - Are conducting the affairs of the 1st Defendant and/or the powers of the directors are being exercised in a manner that is oppressive to and/or in disregard of the interests of the members of the 1st Defendant, including the Plaintiffs; and/ or
  - Are threatening further acts and/or resolutions proposed which unfairly discriminate against or which is and/or will be otherwise prejudicial to members of the 1st Defendant, including the Plaintiffs.
- (2) An injunction restraining the 1st to 7th Defendants or any one of them by themselves or through their servants or agents and/or anyone in any manner whatsoever from holding and proceeding with the 2016 Extraordinary General Meeting ("EGM") Notice dated 2 March 2016 including attending, voting at the 2016 EGM on 7 April 2016 or any adjournment thereof and passing any resolution pursuant to the 2016 EGM Notice which include the removal of any directors of MUH and/ or appointment of any new directors of MUH in any way whatsoever;
- (3) All cost occasioned by or incidental to this Originating Summons be borne by the 2nd to the 7th Defendants, jointly and/or severally; and
- (4) Such further and/or other relief as the Honourable Court shall deem fit and proper.

B) Notice of Application (Inter Partes)

The Notice of Application against the Defendants is in respect of the following claims:-

- (1) An Injunction Order restraining the 1st to 7th Defendants by themselves and/or through their employees, servants, officers, agents, assistants and/ or anyone in any manner whatsoever from holding and proceeding with the 2016 EGM Notice dated 2 March 2016 including attending, voting at the 2016 EGM on 7 April 2016 or any adjournment thereof and passing any resolution pursuant to the 2016 EGM Notice which include the removal of any directors of MUH and/ or appointment of any new directors of MUH in any way whatsoever until final disposal of the Originating Summons filed herein and/or until further Orders deem fit by the Honourable Court.
- (2) Costs; and
- (3) Other reliefs and/or Orders deem fit and proper by this Honourable Court.

On 11 April 2016, the Company announced an injunction order restraining the 1st to 7th Defendants by themselves and/or through their employees, servants, officers, agents, assistants and/or anyone in any manner whatsoever from holding and proceeding with the 2016 Extraordinary General Meeting ("EGM") Notice dated 2.3.2016 including attending, voting at the 2016 EGM on 7.4.2016 or any adjournment thereof and passing any resolution pursuant to the 2016 EGM Notice which include the removal of any directors of Multi-Usage Holdings Berhad ("MUH") and/or appointment of any new directors of MUH in any way whatsoever until final disposal of the Originating Summons filed herein and/or until further Orders deem fit by Honourable Court.

On 5 April 2017 the Company announced that the Court has allowed the Stay Application and the Orders granted are as per the Sealed Order.

On 26 September 2017, The Company announced that the hearing of the Plaintiffs' Application for Leave to commence committal proceeding against the 2nd to 7th Defendants (enclosure 37) and the Court has granted the following Orders:-

- (a) that the Plaintiffs are granted with leave to make application to this Honourable Court for a Committal Order against the Second to the Seventh Defendants as the company directors of the First Defendant because of the:-
  - (i) failure and/or disobedience of the Second to the Seventh Defendants to obey and/or contempt of the Injunction Order dated 11.4.2016 granted under the Originating Summons No.PA-24NCVC-280-03/2016 which then converted to this Civil Suit and the Stay of Proceedings Order dated 23.3.2017 granted under this Civil Suit to call for an Extraordinary General Meeting ("EGM") for the First Defendant's company through a Notice of EGM dated 20.7.2017 to make requisition to the Eighth Defendant's company ("MUH") to eliminate the Ang family from MUH's board of directors which has the effect to destroy the substratum and effect of the Orders;
  - (ii) conduct and/or actions of the Second to the Seventh Defendants to destroy the substratum and/or basis of the Injunction Order dated 11.4.2016 and/or the Stay of Proceedings Order dated 23.3.2017 and/or this Civil Suit and/or the Winding Up Petition No.28NCC-114-09/2014;

(iii) conduct and/or actions of the Second to the Seventh Defendants in disobeying the Stay of Proceedings Order dated 23.3.2017 and to render the said Order and/or the Court's final decision in this Civil Suit and the Winding Up Petition No.28NCC-114-09/2014 and/or the Court's process academic and useless; and

(iv) conduct and/or actions of the Second to the Seventh Defendants that prohibit, affect and weaken the administration of justice of this Court and the abuse of Court process.

(b) All costs and any other costs involved in this Application to be paid by the Second to the Seventh Defendants to the Plaintiffs.

On 15 February 2018, the Company announced that the Honorary Judge vacated the suit temporarily, pending the outcome of the global settlement. No further direction from the Court as both parties had agreed for mediation.

On 4 May 2018, the Company announced that the Plaintiffs have withdrawn the Suit with no order as to costs and without liberty to refile against the Defendants.

(III) On 16 June 2016, the Company announced that the Company and its subsidiary, TF Land Sdn Bhd ("TFL") have commenced a suit against one of the Company's director in Penang High Court Suit No. PA-22NCVC-110-06/2016.

The said suit is in relation to the Director's transaction of 5 properties in 2002 and 2007 respectively. The Plaintiffs are claiming for the following reliefs:-

- (1) a declaration of breach of fiduciary duties;
- (2) that the Director is to be removed as the Company's director immediately and be barred from being a director of the Company for 5 years from the judgment date;
- (3) reliefs under Section 100 (1) of the Securities Industry Act 1983;
- (4) special damages of RM84,380.00;
- (5) special damages of RM19,015.00;
- (6) general damages;
- (7) interest; and
- (8) cost.

Following thereto, the Defendant filed a counterclaim for, inter alia, the following reliefs:-

- (1) special damages of RM93,575.00 to be paid by Multi-Usage Holdings Berhad; and
- (2) special damages of RM44,828.40 to be paid by TFL.

On 15 November 2016, the Court has given directions for parties to file their written submissions (in respect of the striking out and amendment applications) by 20 December 2016. On 24 January 2017, the Penang High Court has dismissed defendant's application to strike out the claim and allowed plaintiffs' application to amend the statement of claim to include damages of RM3.0 million. The Learned High Court Judge had on 8 August 2017 heard the applications filed by the Defendant for discovery and further particulars. On 22 August 2017, the Company has filed a notice of application for amongst others, an interim relief to remove Tan Chew Hua as a director of the company until the disposal of Penang High Court Suit No. PA-22NCVC-110-06/2016.

On 5 September 2017, the Defendant's application for discovery and further and better particulars have been dismissed by the Court with costs of RM3,000 for each application. On 19 September 2017, the Defendant has filed an application to cross examine the Chief Executive Officer of the Company who is also a Director of TFL.

On 6 November 2017, the Company announced that Learned High Court Judge ("LHCJ") has decided on the following:-

- (a) Allowed Enclosure 62, which is the Company's application filed by Messrs Lim. Chong. Phang & Amy pursuant to Section 100 of the Securities Industry Act 1983. The LHCJ had ordered that Tan Chew Hua ("TCH") is barred from being a Director of the company with immediate effect until the disposal of the main suit. The LHCJ had also ordered that TCH is hereby restrained from participating in any management of the company.
- (b) Dismissed TCH's application of Enclosure 77 to cross examine the Company's Chief Executive Office, Mr Kong Kai Yuen.

For avoidance of doubt, TCH is no longer a Director of the Company with immediate effect.

On 15 January 2018, the Company announced that the Company had applied for leave to initiate contempt proceedings against Tan Chew Hua ("TCH"), Chua Yong Chiang, Lim Chai Loy, Ong Ban Huat, Ong Kean Peng, Chan Jee Peng, Chan Huan Ping and Khoo Ken Seong ("Application").

The Application stems from the following facts as disclosed in the Application (inter alia):

- 1 On 6 November 2017, the Company had obtained an Order to bar TCH from being a director of the Company, and be restrained from participating in the management of the Company with immediate effect pursuant to Sect 100 of the Securities Industry Act 1983 ("Order");
- 2 On 12 December 2017, the Company received notices of intention from Chua Yong Chiang, Lim Chai Loy and Ong Ban Huat to propose directors to be elected during the Company's 25th AGM pursuant to paragraph 7.28 of the Main Market Listing Requirements;
- 3 Chua Yong Chiang, Lim Chai Loy, Ong Ban Huat, Ong Kean Peng, Chan Jee Peng, Chan Huan Ping and Khoo Ken Seong had initiated Suit 577 and filed an ex parte application to compel the company to accede to the Notices of Intention. As a result, an Ad Interim Order was granted by the KL High Court;
- 4 Chua Yong Chiang, Lim Chai Loy, Ong Ban Huat, Ong Kean Peng, Chan Jee Peng, Chan Huan Ping and Khoo Ken Seong are proxies/agents to TCH and/or acted under the instruction of TCH;

The Application was heard and had allowed by the Learned High Court Judge ("LHCJ") on 15 January 2018.

The Company, had on 26 January 2018, served with a Notice of Application by the Defendant to set aside the Leave for Contempt ("Defendants' Application"). On 15 May 2018, the LHCJ had set aside the Leave to initiate Contempt proceedings against the Defendant with cost of RM10,000.

On 25 May 2018, the Company announced that the Company had withdrawn the contempt proceedings without costs and no liberty to file afresh. The matter is fixed for trial on 19, 21, 22 and 23 November 2018.

On 6 August 2018, the Company announced that the application to disqualify Mr. Louis Edward Van Buerle from acting as the Defendant's co-counsel was allowed with costs of RM3,000.00. The Defendant has filed an appeal against the decision of the High Court Judge on 6 August 2018 to the Court of Appeal.

- (IV) On 4 July 2016, MUP ("the Defendant") received a sealed copy of the Writ (PA-22NCVC-114-06/2016) and Statement of Claim dated 13 June 2016 from Team Four Sdn. Bhd. ("the Plaintiff"). The Defendant is required within 14 days from the date of receipt of the Writ and Statement of Claim to enter appearance, failing which, the Plaintiff will proceed to obtain judgement against the Defendant without further notice.

Pursuant to the Writ and Statement of Claim, the Plaintiff claims the following from the Defendant:

- 1 Specific performance in order to compel the Defendant to fulfil all their obligations relating to Sale and Purchase Agreement dated 21 January 2016 on the land known as Lot No. 822, Mukim 16, Daerah Seberang Perai Tengah, Pulau Pinang ("Lot 822") with a purchase consideration of RM8,483,744 ("Purchase Consideration") to be paid by the Defendant to the Plaintiff's Solicitors within 14 days from the date of the Judgement to allow redemption of Lot 822 from OSK Capital Sdn. Bhd. ("OSK") and settle the balance of the Purchase Consideration to the Plaintiff within 7 days from the date of the registration of the transfer to the Defendant at the Land office.
- 2 General damages, cost and other incidental costs as well as the special damages claim and aggravated damages which will be agreed by the Court.
- 3 In the event Lot 822 is sold to OSK, the Defendant to pay the Plaintiff on any loss and damages incurred by the Plaintiff and damages as assessed by the Court.
- 4 Aggravated damages.
- 5 Plaintiff to be given the freedom to apply.
- 6 Legal cost to be borne by the Company and be set-off against the balance of the Purchase Consideration.
- 7 Any other relief that the Honourable Court deem fit and proper.

On 13 December 2016, the Penang High Court has allowed the Plaintiff's application for summary judgment with cost of RM3,000.00 to be paid to the Plaintiff.

On 19 December 2016, the following actions were taken by MUP: -

- 1 Notice of Appeal was file by MUP to appeal against the Penang High Court's decision.
- 2 Application for a stay of proceeding application was file at the Penang High Court to stay the Court Order dated 13 December 2016.

On 20 December 2016, the Penang High Court has allowed the stay application with cost of RM1,000.00 to be paid to the Plaintiff for the preparation work that the Plaintiff has done for the auction.

On 21 February 2017, the Company announced that the Property has been auctioned off by OSK Capital Sdn Bhd ("OSK"), the proposed acquisition is no longer valid and therefore, the related party transaction is ceased.

On 22 May 2017, the Court of Appeal has set aside the Order of the High Court dated 13 December 2016 for among others, specific performance and damages against MUP. The Court of Appeal further set aside the cost of RM3,000 granted by the High Court and ordered cost of RM10,000 to be given to MUP.

On 22 August 2017, the Court has instructed the Defendant to file and serve the amended Defence by 4 September 2017 provided the Plaintiff has no objection to the proposed amendment. If the Plaintiff objects to the amendment, the Defendant will have to file an application for amendment.

The Defendant has filed an application to amend the Defence and Counter Claim on 4 September 2017 while the Plaintiff has filed an application to amend its Reply and Defence to Counter Claim. On 7 September 2017, the Defendant had filed a Notice of Application that this action is to be consolidated/managed with Civil Suit No.PA-22NCVC-157-08/2017 and the cost of this application is to be borne by the Plaintiff.

On 8 November 2017, the Company announced that the Hearing which was adjourned to dispose of Enclosure 42 (Application to Intervene into this Action) that was filed by GTM Property Management Sdn Bhd ("GTM").

On 2 February 2018, the Company announced that the Court has allowed the Defendant's application to consolidate this Suit with Suit No. PA-22NCVC-157-08/2017 and struck out the Proposed Intervener's application to intervene.

On 5 July 2018, the Company announced that the Suit No. PA-22NCVC-114-06/2016 is withdrawn with costs in the cause.

- (V) On 6 September 2016, the Company announced that MUH had on 5 September 2016 been served with a Penang High Court Originating Summons No. PA-24NCVC-792-08/2016 dated 23 August 2016 filed by Louis Edward Van Buerle against a Director of the Company & 7 Ors seeking inter alia for declaration that the appointment of the 2nd and 3rd Defendants as directors of the Company on 29 June 2015 is invalid, null and void and other consequential relief.

On 23 January 2017, the 1st, 2nd, 3rd, 6th, 7th and 8th Defendant's Application for Cross-Examination has been dismissed by the Penang High Court with costs of RM2,000.00 to be paid to the Plaintiff.

On 14 March 2017, the Company announced that the Plaintiff withdraws their Application for an Interim Injunction with cost of RM5,000 to be paid to the 1st, 2nd, 3rd, 6th, 7th and 8th Defendant and a separate costs of RM5,000 to be paid to the 4th and 5th Defendant. The 4th and 5th Defendant's application to Strike Out the Originating Summons is dismissed with costs of RM4,000 to be paid to the Plaintiff and the Plaintiff's application to Amend the Originating Summons is allowed with costs of RM1,500 to the 1st, 2nd, 3rd, 6th, 7th and 8th Defendant and costs of RM500 to the 4th and 5th Defendant.

On August 2017, the application to cross examine Louis Edward Van Buerle, the Plaintiff in this Originating Summons was allowed by the Court with cost and the above cross examination will be conducted on 27 October 2017. On 27 October 2017, the Company announced that the Cross Examination of the Plaintiff was adjourned as the parties are in the midst of reaching settlement for this matter. The case was called up for case management on 12 March 2018 where the Plaintiff had withdrawn the Originating Summons with no liberty to file afresh and with on order as to costs. Further, all previous orders made with regards to costs between the parties are also waived.

- (VI) On 2 December 2016, the Company announced that MUH ("the Plaintiff") had filed the Originating Summons No: 24NCVC-1091-11/2016 in the Penang High Court on 23 November 2016 against Khor Chun Mooi ("the Defendant"). The cause papers which were extracted by the Penang High Court on 25th November 2016 are namely:-

- 1 Originating Summons dated 23 November 2016;
- 2 Affidavits in support of Originating Summons affirmed by a director of the Company dated 22 November 2016.

A. Originating Summons dated 23 November 2016

- a) The defendant is required to provide a show cause of the identity of the Plaintiff's Confidential Documents provider including the full name and identification card number within 14 days from the date of the Order;
- b) The Defendant is required to return the original Confidential Documents including all the documents related to the Plaintiff which are under the possession of the Defendant without the knowledge of the Plaintiff, within 14 days from the date of the Order;
- c) That a mandatory injunction to prohibit the Defendant from disclosing and/ or providing the Confidential Documents of the Plaintiff including any other documents which were obtained by the Defendant without Plaintiff's permission and knowledge;
- d) that general damages to be assessed by the Honourable Court ;
- e) costs of his application; and
- f) Such further and/or other relief as the Honourable Court shall deem fit and proper.



On 28 April 2017, the Company announced that the Defendant's Stay Application is dismissed with cost of RM3,000.

On 26 May 2017, the Company announced that the Plaintiff's following applications have been granted by the court with no order as to costs from the Defendant:-

- a) The defendant is required to provide a show cause of the identity of the Plaintiff's Confidential Documents provider including the full name and identification card number within 14 days from the date of the Order;
- b) The Defendant is required to return the original Confidential Documents including all the documents related to the Plaintiff which are under the possession of the Defendant without the knowledge of the Plaintiff, within 14 days from the date of the Order; and
- c) That a mandatory injunction to prohibit the Defendant from disclosing and/ or providing the Confidential Documents of the Plaintiff including any other documents which were obtained by the Defendant without Plaintiff's permission and knowledge.

An Appeal: P-02 (NCVC) (A) - 1137-06/2017 filed by the Defendant come up for hearing on 7 November 2017 before the Court of Appeal consisting Y.A Datuk David Wong Dak Wah, Y.A Dato' Abang Iskandar bin Abang Hashim and Y.A Datuk Hasnah binti Dato' Mohammed Hashim, whereby the Court of Appeal has maintained the Order dated 25th May 2017 and partially allowed the Appellant's appeal i.e:-

- 1 The defendant is required to provide a show cause of the identity of the Plaintiff's Confidential Documents provider including the full name and identification card number within fourteen (14) days from the date of the Order;
- 2 The Defendant is required to return the original Confidential Documents including all the documents related to the Plaintiff which are under the possession of the Defendant without the knowledge of the Plaintiff, within 14 days from the date of the Order; and
- 3 No order as to costs.

- (VII) On 13 December 2016, the Company announced that MUH had on 7 December 2016 been served with a Kuala Lumpur High Court Originating Summons No. WA-24NCC-510-12/2016 dated 5 December 2016 filed by A director of the Company ("the Plaintiff") against MUH and certain directors of the Company ("the Defendants") seeking inter alia for declaration that the decision by the Board of Directors on 28 November 2016 in suspending the Plaintiff as a Non-Independent and Non-Executive director is ultra vires, against the law, invalid and void and other consequential relief.

On 19 December 2016, the Kuala Lumpur High Court has allowed the Defendants' application to Transfer this action from Kuala Lumpur High Court to Penang High Court (Now Known as PA-24NCC-1168-12/2016) without any order for injunction.

The Plaintiff's application for an Ad-Interim Injunction to uplift his suspension pending disposal of this action is refused by the Court on 21 December 2016.

On 2 August 2017, the Court has ordered the Originating Summons to be converted into a Writ Action. On 22 August 2017, Writ of Summons together with a Statement of Claim dated 17 August 2017 filed by a Director pursuant to the Order made by the Penang High Court on 2 August 2017 to convert the Originating Summons No.: PA-24NCC-1168-12/2016 into a Writ Action (Now known as PA-22NCVC-170-08/2017). The Board is of the opinion that the claim has no merits and it has good grounds to resist the claim. The Company has since appointed solicitors to defend against such claim. On 18 May 2018, the Company announced that Parties reach a settlement and case is discontinued before the Court.

An Appeal: On 18 September 2017, the Company received a letter dated 12 September 2017 from Messrs SC Tan, stating that the Plaintiff had filed an Appeal Notice (appeal against the Penang High Court's decision on 2 August 2017, in converting the Originating Summons NO.: PA-24NCC-1168-12/2015 into a Writ Action) into the Penang High Court Originating Summons No. PA-24NCVC-1168-12/2016 on 15 August 2017. On 8 May 2018, the Company announced that the matter has been resolved with the Appellants discontinuing the Appeal with no order as to costs and with no liberty to file afresh. A Notice of Discontinuance of the Appeal was lodged by the Appellants on 7 May 2018. The hearing of the Appeal which was originally fixed on 16 May 2018 is now vacated.

- (VIII) On 19 December 2016, the Company announced that MUH received the Originating Summons No: WA-24NCC-2-12/2016 which was filed in the Kuala Lumpur High Court on 16 December 2016 by Najmi Dawami bin Abdul Hamid @ Mohd Akib (Plaintiff) against MUH ("the Defendant"):-

- 1 Originating Summons dated 16 December 2016;
- 2 Unsealed Notice of Application (Application for Interim Injunction) dated 19 December 2016; and
- 3 Notice of Intention to Refer to Affidavit dated 19 December 2016.

A. Originating Summons dated 16 December 2016

- 1 A declaration that the Defendant's conduct and/or action in delaying and/or refusal to circulate the Notice of Candidature of the Plaintiff as a Director of the Defendant dated 15 December 2016 ("Notice of Candidature") is contrary to Paragraph 7.28 of Chapter 7 of Bursa Malaysia Securities Berhad's Main Market Listing Requirements read together with the Articles of Association of the Defendant;
- 2 A mandatory injunction to direct the Defendant and/ or its Directors, officers, servants, employees, agents, representatives and/ or the Company Secretary to circulate the resolution to elect the Plaintiff as a Director of the Defendant as per the Notice of Candidature for consideration by members of the Defendant at the forthcoming 24th Annual General Meeting of the Defendant and to give effect on the same;
- 3 That the costs of this Originating Summons be paid to the Plaintiff by the Defendant; and

On 20 December 2016, the Company announced that MUH received the sealed Notice of Application (Application for Interim Injunction) dated 19 December 2016.

Notice of Application

- a) An interim injunction to refrain the forthcoming 24th Annual General Meeting scheduled to be held on 21 December 2016 until the full disposal of the Originating Summons;
- b) An interim injunction restraining the Defendant, and/ or their Directors, officer, servants, employees, agents, representatives and/ or the Company Secretary from proposing and/ or to vote for any agendas and/ or to carry out or give effect to any resolution at the forthcoming 24th Annual General Meeting of the Defendant until the full disposal of this action;
- c) That the costs of this application be paid to the Plaintiff by the Defendant;
- d) The parties be given liberty to apply to the Court for consequential orders; and
- e) Any further or other relief which this Honourable Court may deem fit and fair in the circumstances of this case.

The Court allowed Prayer 1 of the Plaintiff's Originating Summons with costs of RM4,000 on 13 July 2017.

An Appeal: P-02(NCC)(A)-1572-08/2017 filed by the Company was called up for Hearing on 24 May 2018 and the Company announced that the matter has been resolved and settled without any financial implication to the Company.

(IX) On 21 December 2016, the Company announced that MUH has on 21 December 2016, received a Notice of Application dated 13 December 2016 which was filed in Penang High Court on 13 December 2016 by certain directors of the Company & others ("the Plaintiff") against certain individual shareholders, certain corporate shareholder and the Company, claiming for the followings:-

- 1 That the Defendants No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 14 ("the Defendants"), within 14 days after the Court Order which will be made by here, are to make a mandatory/ general offer and to take other actions as set out in the Consent Judgement dated 19 November 2015;
- 2 That the Defendants are to settle the cost of application and other cost that may be incurred by Plaintiff No. 2; and
- 3 Any further or other relief which this Honourable Court may deem fit and fair in the circumstances of this case.

On 4 April 2017, The Company announced that the court has made the direction that all directions given for specific performance are vacated.

On 15 December 2017, the Company announced that the solicitors have obtained Order in Terms to discharge as the solicitors for the 4th Plaintiff.

On 15 February 2018, the Company announced that the global settlement refers to the settlement of some court cases that are currently ongoing between some of the directors and some shareholders, some of which does not involve MUH. The Company is a nominal defendant and not a party to the global settlement. The settlement is still pending for outcome. Upon settlement and with consent of the parties at the Penang High Court, the suits will be withdrawn.

On 4 May 2018, the Company announced that the Plaintiffs have withdrawn Enclosure 64 and Enclosure 103 against:-

- 1 the 6th, 11th, 12th, 13th and 14th Defendants with no order as to costs; and
- 2 the 1st to 5th and 7th to 10th Defendants with the total costs of RM5,600.00 in which RM2,800 each for Enclosure 64 and Enclosure 103. The total costs of RM5,600.00 is to be paid within 2 weeks from today.

- (X) On 16 January 2017, the Company announced that MUH has been served with a Writ of Summons No. 24NCVC-38-01/2017 which was filed in the Penang High Court on 11 January 2017 by A director of the Company and Khoo Yik Chou (“Plaintiffs”) against two directors of the Company and MUH (“Defendants”). The details are as follows:-

Application for reliefs

- 1 A declaration that Ang Kim Cheng @ Ang Teng Kok (“Defendant No. 1”) and Ang Hwei Chyn (“Defendant No. 2”) are no longer Directors of the Company since the conclusion of the Company’s Annual General Meeting held on 21 December 2016;
- 2 An order forbidding the Defendant No. 1 and Defendant No. 2 from appointing new Directors for MUH;
- 3 An order forbidding any persons appointed as Directors of MUH by the Defendant No. 1 and Defendant No. 2 and any persons appointed as Directors of MUH by the Directors appointed by Defendant No. 1 and Defendant No. 2;
- 4 A declaration that any persons appointed as the Directors of MUH by the Defendant No. 1 and Defendant No. 2 and any persons appointed as Directors of MUH by the Directors appointed by the Defendant No. 1 and Defendant No. 2, are null and void;
- 5 A declaration that Tan Chew Hua (“Plaintiff No. 1”) has the power to appoint Khoo Yik Chou (“Plaintiff No. 2”) or any eligible persons as Directors of MUH in accordance with Article 104 of the Articles of Association of the Company;
- 6 An declaration that the Plaintiffs are the valid Directors of MUH and an order that directs the Company Secretaries of MUH to take and perform all valid actions as required by the Plaintiffs in relation to the company secretarial matters;
- 7 An order that forbids Defendant No. 1 and Defendant No. 2 from utilising any of Defendant No. 3’s funds or any of its subsidiaries to finance any legal costs arising from this Originating Summons or any legal actions relating to Defendant No. 1 and Defendant No. 2;
- 8 All cost occasioned by or incidental to this Originating Summons be borne by Defendant No. 1 and Defendant No. 2 personally and the Plaintiffs be indemnified in full;
- 9 That no order in relation to the cost against Multi-Usage Holdings Berhad (“Defendant No. 3”); and
- 10 Such further and/or other relief as the Honourable Court shall deem fit and proper.

On 2 August 2017, the Court has ordered the Originating Summons to be converted into a Writ Action. On 22 August 2017, Writ of Summons together with a Statement of Claim dated 17 August 2017 filed by a Director & Khoo Yik Chou pursuant to the Order made by the Penang High Court on 2 August 2017 to convert the Originating Summons No.: PA-24NCC-38-01/2017 into a Writ Action (Now known as PA-22NCVC-169-08/2017). The Board is of the opinion that the claim has no merits and it has good grounds to resist the claim. The Company has since appointed solicitors to defend against such claim. On 18 May 2018, the Company announced that Parties reach a settlement and case is discontinued before the Court.

An Appeal: On 18 September 2017, the Company received a letter dated 12 September 2017 from Messrs SC Tan, stating that the Plaintiff had filed an Appeal Notice (appeal against the Penang High Court’s decision on 2 August 2017, in converting the Originating Summons NO.: PA-24NCC-38-01/2017 into a Writ Action) into the Penang High Court Originating Summons No. PA-24NCVC-38-01/2017 on 15 August 2017. On 8 May 2018, the Company announced that the matter has been resolved with the Appellants discontinuing the Appeal with no order as to costs and with no liberty to file afresh. A Notice of Discontinuance of the Appeal was lodged by the Appellants on 7 May 2018. The hearing of the Appeal which was originally fixed on 16 May 2018 is now vacated.

- (XI) On 16 February 2017, the Company announced that MUH (“the Plaintiff”) had on 10 February 2017, filed an Originating Summons No.: 24NCVC-129-02/2017 in the Penang High Court against a Director of the Company, Khoo Yik Chou and Companies Commission of Malaysia (“the Defendants”). The details are as follows:-

- 1 A declaration that the Form 49 dated 21 December 2016 (“Form 49”) of the Plaintiff and the letter to MUH’s company secretary dated 22 December 2016 purportedly signed by the 1st Defendant are illegal, null and void and of no effect;
- 2 A declaration that any appointment of directors as reflected in the Form 49 is unlawful and is null and void;
- 3 An injunction restraining the first Defendant from holding himself and/ or acting as director of MUH until the suspension by MUH since 28 November 2016 is withdrawn or set aside;
- 4 A mandatory injunction to compel the 3rd Defendant and/ or their officers and/or their servants and/ or their employees and/ their agents to reject the Form 49;
- 5 An injunction to restrain the 3rd Defendant and/ or their officers and/ or their servants and/ or their employees and/ or their agents from giving effect to the Form 49;
- 6 An injunction restraining the 2nd Defendant from holding himself and/ or acting as a director of MUH;

- 7 Damages to be assessed;
- 8 Costs of this action be borne by the 1st and 2nd Defendant; and
- 9 Further order and/ or other relief which this Honourable Court may deem fit and fair in the circumstances of this case.

On 2 August 2017, the Court has ordered the Originating Summons to be converted into a Writ Action (Now known as PA-22NCVC-209-10/2017). On 18 May 2018, the Company announced that Parties reach a settlement and case is discontinued before the Court.

- (XII) On 20 June 2017, the Company announced that on 15 June 2017, a sealed copy of an Originating Summons No.: PA-24NCvC-499-06/2017 together with an Affidavit In Support affirmed by Goh Choon Aik both dated 15 June 2017 from Messrs BP Ang & Tan, the solicitors of the Plaintiff, were served to Multi-Usage Property Sdn Bhd, a wholly-owned subsidiary of the Company.

The Plaintiff's claims are as follows:-

- 1 An Order to remove the Private Caveat vide Presentation No.0701B2016000953 that was lodged on a piece of land known as No. Lot 822, Mukim 16, Daerah Seberang Perai Tengah, Pulau Pinang held under GM 288 ("the said Property") by the Defendant;
- 2 The Registrar of Titles shall take the necessary action to remove the Private Caveat lodged on the said Property by the Defendant vide Presentation No.0701B2016000953 ;
- 3 The Defendant is restrained whether through themselves and/or representative and/or the Defendant's agent from lodging any caveat on the said Property without the written consent from the Plaintiff;
- 4 That the Defendant and/or representative and/or the Defendant's agent is restrained from encroaching the said Property;
- 5 Cost of this application and this action including the legal cost shall be assessed and borne by the Defendant; and
- 6 Such further and/or other relief deemed fit and appropriate by this Honourable Court.

On 22 August 2017, the Court has agreed that MUP has caveat able interest on Lot 822 and the status quo ought to be maintained pending the disposal of the two civil suits No.PA-22NCVC-114-06/2016 and No.PA-22NCVC-157-08/2017. The Court dismissed the Enclosure 1 with cost of RM3,000.00 to be paid by GTM to MUP.

- (XIII) On 8 August 2017, the Company announced that on 3 August 2017, Multi-Usage Property Sdn Bhd ("MUP" or "the Plaintiff"), a wholly-owned subsidiary of the Company has filed a sealed copy of an Originating Summons No.: PA-22NCvC-157-08/2017 together with an Affidavit In Support affirmed by a Director of MUH with the Penang High Court.

The Plaintiff claims against the Defendants for the following reliefs:-

- 1 A declaration that the Plaintiff is a valid purchaser for Lot No.822, Mukim 16, Daerah Seberang Perai Tengah, Pulau Pinang held under Grant GM 288 ("the said property") pursuant to the Sale and Purchase Agreement dated 21.1.2016;
- 2 A declaration that the Plaintiff has priority in terms of right and interest on the said property over the Second Defendant;
- 3 A declaration that the Second Defendant is not a bona fide purchaser without notice in relation to the said property;
- 4 A declaration that the Second Defendant and the Third Defendant had acted in procuring and/or causing the First Defendant to breach the Sale and Purchase Agreement dated 21.1.2016;
- 5 A declaration that the Defendants had acted together via collusion/conspiracy and caused the Plaintiff to suffer loss and damages on the said property;
- 6 An Order that the purchase of the said property by the Second Defendant via public auction dated 21.12.2016 is void and invalid;
- 7 An Order that the Private Caveat with the registration number 0701B2016000953 registered on 31.5.2016 by the Plaintiff on the said property is maintained until the final disposal of this Suit and the Suit No.PA-22NCVC-114-06/2016;
- 8 An Order of damages and damages to be assessed and paid by the First Defendant to the Plaintiff for breach of the said Sale and Purchase Agreement;
- 9 In addition, an Order of damages and damages to be assessed and paid by the Second Defendant and Third Defendant to the Plaintiff premised upon their action/conduct in causing the First Defendant to breach the said Sale and Purchase Agreement;
- 10 In addition, an Order of damages and damages to be assessed and paid by the Defendants to the Plaintiff premised upon their action/conduct/collusion/conspiracy;

- 11 An Order of specific performance against the First Defendant in relation to the sale and purchase of the said property pursuant to the terms of the Sale and Purchase Agreement dated 21.1.2016 in particular, clause 15 concerning the subdivision of the said property to 83 lots including taking all the actions but not limited to redeem the said property and to extract the 83 titles of the lots which had been subdivided and to transfer to the Plaintiff, failing which, the Registrar of the High Court of Penang shall be empowered to sign the transfer forms for the said 83 lots;
- 12 An Order that the Third Defendant and the First Defendant to return the monies received by them from the Second Defendant to the Second Defendant in respect of the purchase of said property via public auction;
- 13 An Injunction Order preventing and/or restraining the First Defendant by themselves and/or through their agents and/or their assistants from disposing the balance sum received from the sale of the said property from the Second Defendant in any manner whatsoever;
- 14 Cost; and
- 15 Other reliefs and/or Orders deem fit and proper by this Honourable Court.

On 11 September 2017, the Company announced that solicitors of Team Four Sdn Bhd ("1st Defendant") and GTM Property Sdn Bhd ("2nd Defendant") have informed the Court that they will file an application to strike out the action and the Company also informed the Court that an application was filed to consolidate the Suit No. PA-22NCVC-114-06/2016 with this action.

On 9 October 2017, the Third Defendant has also filed a striking-out application (Enclosure 15) on Friday, 6 October 2017 and will be filing the Affidavit in Support by 10 October 2017.

On 8 November 2017, the Company announced that the Second Defendant and Third Defendant have informed the Court that they will file an application to seek leave from the Court to file a Rejoinder.

On 24 January 2018, the Company announced that the Court has given leave to the Plaintiff to file the Additional Affidavit and the First Defendant and Third Defendants are directed to file reply two (2) weeks from 24 January 2018.

On 5 July 2018, the Company announced that the Court has given the following Orders:

- 1 The Plaintiff to withdraw the Suit against the 2nd Defendant (GTM Property Management Sdn Bhd) with no order as to costs and without liberty to refile. The 2nd Defendant does not seek damages against the Plaintiff in consequential of the caveat lodged by the Plaintiff on Lot 822.
- 2 The Plaintiff to pay RM5,000 costs to the 3rd Defendant (OSK Capital Sdn Bhd) for withdrawing the suit against the 3rd Defendant without liberty to refile and the 3rd Defendant also withdrew its counter claim against the Plaintiff without liberty to refile. The striking out application was struck out with RM3,000 costs to be paid to the 3rd Defendant.
- 3 The striking out application was struck out with RM2,000 costs to be paid to the 1st Defendant (Team Four Sdn
- 4 Suit No. PA-22NCVC-114-06/2016 is withdrawn with costs in the cause.

On 2 August 2018, the Company announced that the Plaintiff has obtained leave from the Court to file Reply to the rejoinder filed by the first Defendant. The next case management is fixed on 4 September 2018.

(XIV) On 20 October 2017, the Company announced that the Company had on 16 October 2017 received an application from the 2nd Defendant, OSK Capital Sdn Bhd (Now known as PA-38-341-08/2017), seeking order for sale to sell the five (5) properties registered in the name of TF Land Sdn Bhd to recover the balance judgement sum due from the Plaintiff pursuant to a Court Order dated 9 October 2014. Despite the fact that the properties were already been disposed off in 2008, the 2nd Defendant prays, amongst others, the followings:-

- 1 That a property known as Lot 3513, GM 2421, (previously known as HSM 1129), Mukim 16, Daerah Seberang Perai Tengah, Negeri Pulau Pinang (hereinafter referred to as "the said Property") and is bound by a lienholder's caveat dated 20.3.1998 and entered on 28.3.1998 under No.11/98, Volume No.2, Folio No.36 for the 2nd Defendant to be sold through public auction in order to pay the debts of RM5,566,424.25 (excluding the cost) which is owing and ought to be paid as at 9.10.2014 by the 1st Defendant to the 2nd Defendant in accordance with the Order dated 19.5.2006 at the Penang High Court via Civil Suit No. 22-412-2005 (MT3) together with interest at the rate of 12% per annum on RM2,305,484.19 (RM757.97 per day) thereon from the date of the Order until full and final settlement;
- 2 That the public action shall be handled under the instruction of the Deputy Registrar or Senior Assistant Registrar of this Honourable Court on a date set by this Honourable Court;

- 3 That the amount due and ought to be paid as at the date of the said Order (9.10.2014) by the 1st Defendant shall pay the 2nd Defendant in accordance with the Order dated 19.5.2006 at the Penang High Court via Civil Suit No. 22-412-2005 (MT3) together with interest at the rate of 12% per annum on RM2,305,484.19 (RM757.97 per day) thereon from the date of the Order until full and final settlement;
- 4 That the balance of the total due and ought to be paid under the said Order by the 1st Defendant to the 2nd Defendant pursuant to this Order on the date of this Application is in the sum of RM1,646,392.75 (excluding the cost); and
- 5 That the Deputy Registrar or Senior Assistant Registrar of this Honourable Court shall set a reserved price for the said Property for the purpose of public auction, which the price is the same with the estimated market value of the said Property.

On 25 October 2017, the Court has consolidated all the following five (5) applications into a single application:-

- (a) Penang High Court Civil Suit No: PA-38-341-08/2017
- (b) Penang High Court Civil Suit No: PA-38-343-08/2017
- (c) Penang High Court Civil Suit No: PA-38-344-08/2017
- (d) Penang High Court Civil Suit No: PA-38-393-09/2017
- (e) Penang High Court Civil Suit No: PA-38-394-09/2017

On 8 June 2018, the Company announced that the Court has allowed the Stay Application filed by TF Land with costs in the cause. The next case management is fixed on 12 September 2018 for parties to update the status of the Civil Suit No.PA-22NCVC-13-01/2018.

- (XV) On 20 October 2017, the Company announced that the Company had on 16 October 2017 received an application from the 2nd Defendant, OSK Capital Sdn Bhd (Now known as PA-38-343-08/2017), seeking order for sale to sell the five (5) properties registered in the name of TF Land Sdn Bhd to recover the balance judgement sum due from the Plaintiff pursuant to a Court Order dated 9 October 2014. Despite the fact that the properties were already been disposed off in 2008, the 2nd Defendant prays, amongst others, the followings:-

- 1 That a property known as Lot 3512, GM 2420, (previously known as HSM 1128), Mukim 16, Daerah Seberang Perai Tengah, Negeri Pulau Pinang (hereinafter referred to as "the said Property") and is bound by a lienholder's caveat dated 20.3.1998 and entered on 28.3.1998 under No.11/98, Volume No.2, Folio No.36 for the 2nd Defendant to be sold through public auction in order to pay the debts of RM5,566,424.25 (excluding the cost) which is owing and ought to be paid as at 9.10.2014 by the 1st Defendant to the 2nd Defendant in accordance with the Order dated 19.5.2006 at the Penang High Court via Civil Suit No. 22-412-2005 (MT3) together with interest at the rate of 12% per annum on RM2,305,484.19 (RM757.97 per day) thereon from the date of the Order until full and final settlement;
- 2 That the public action shall be handled under the instruction of the Deputy Registrar or Senior Assistant Registrar of this Honourable Court on a date set by this Honourable Court;
- 3 That the amount due and ought to be paid as at the date of the said Order (9.10.2014) by the 1st Defendant shall pay the 2nd Defendant in accordance with the Order dated 19.5.2006 at the Penang High Court via Civil Suit No. 22-412-2005 (MT3) together with interest at the rate of 12% per annum on RM2,305,484.19 (RM757.97 per day) thereon from the date of the Order until full and final settlement;
- 4 That the balance of the total due and ought to be paid under the said Order by the 1st Defendant to the 2nd Defendant pursuant to this Order on the date of this Application is in the sum of RM1,646,392.75 (excluding the cost); and
- 5 That the Deputy Registrar or Senior Assistant Registrar of this Honourable Court shall set a reserved price for the said Property for the purpose of public auction, which the price is the same with the estimated market value of the said Property.

On 25 October 2017, the Court has consolidated all the following five (5) applications into a single application:-

- (a) Penang High Court Civil Suit No: PA-38-334-08/2017
- (b) Penang High Court Civil Suit No: PA-38-343-08/2017
- (c) Penang High Court Civil Suit No: PA-38-344-08/2017
- (d) Penang High Court Civil Suit No: PA-38-393-09/2017
- (e) Penang High Court Civil Suit No: PA-38-394-09/2017

On 8 June 2018, the Company announced that the Court has allowed the Stay Application filed by TF Land with costs in the cause. The next case management is fixed on 12 September 2018 for parties to update the status of the Civil Suit No.PA-22NCVC-13-01/2018.

(XVI) On 20 October 2017, the Company announced that the Company had on 16 October 2017 received an application from the 2nd Defendant, OSK Capital Sdn Bhd (Now known as PA-38-344-08/2017), seeking order for sale to sell the five (5) properties registered in the name of TF Land Sdn Bhd to recover the balance judgement sum due from the Plaintiff pursuant to a Court Order dated 9 October 2014. Despite the fact that the properties were already been disposed off in 2008, the 2nd Defendant prays, amongst others, the followings:-

- 1 That a property known as Lot 3516, GM 2424, (previously known as HSM 1132), Mukim 16, Daerah Seberang Perai Tengah, Negeri Pulau Pinang (hereinafter referred to as "the said Property") and is bound by a lienholder's caveat dated 20.3.1998 and entered on 28.3.1998 under No.11/98, Volume No.2, Folio No.36 for the 2nd Defendant to be sold through public auction in order to pay the debts of RM5,566,424.25 (excluding the cost) which is owing and ought to be paid as at 9.10.2014 by the 1st Defendant to the 2nd Defendant in accordance with the Order dated 19.5.2006 at the Penang High Court via Civil Suit No. 22-412-2005 (MT3) together with interest at the rate of 12% per annum on RM2,305,484.19 (RM757.97 per day) thereon from the date of the Order until full and final settlement;
- 2 That the public action shall be handled under the instruction of the Deputy Registrar or Senior Assistant Registrar of this Honourable Court on a date set by this Honourable Court;
- 3 That the amount due and ought to be paid as at the date of the said Order (9.10.2014) by the 1st Defendant shall pay the 2nd Defendant in accordance with the Order dated 19.5.2006 at the Penang High Court via Civil Suit No. 22-412-2005 (MT3) together with interest at the rate of 12% per annum on RM2,305,484.19 (RM757.97 per day) thereon from the date of the Order until full and final settlement;
- 4 That the balance of the total due and ought to be paid under the said Order by the 1st Defendant to the 2nd Defendant pursuant to this Order on the date of this Application is in the sum of RM1,646,392.75 (excluding the cost); and
- 5 That the Deputy Registrar or Senior Assistant Registrar of this Honourable Court shall set a reserved price for the said Property for the purpose of public auction, which the price is the same with the estimated market value of the said Property.

On 25 October 2017, the Court has consolidated all the following five (5) applications into a single application:-

- (a) Penang High Court Civil Suit No: PA-38-334-08/2017
- (b) Penang High Court Civil Suit No: PA-38-343-08/2017
- (c) Penang High Court Civil Suit No: PA-38-344-08/2017
- (d) Penang High Court Civil Suit No: PA-38-393-09/2017
- (e) Penang High Court Civil Suit No: PA-38-394-09/2017

On 8 June 2018, the Company announced that the Court has allowed the Stay Application filed by TF Land with costs in the cause. The next case management is fixed on 12 September 2018 for parties to update the status of the Civil Suit No.PA-22NCVC-13-01/2018.

(XVII) On 20 October 2017, the Company announced that the Company had on 16 October 2017 received an application from the 2nd Defendant, OSK Capital Sdn Bhd (Now known as PA-38-393-08/2017), seeking order for sale to sell the five (5) properties registered in the name of TF Land Sdn Bhd to recover the balance judgement sum due from the Plaintiff pursuant to a Court Order dated 9 October 2014. Despite the fact that the properties were already been disposed off in 2008, the 2nd Defendant prays, amongst others, the followings:-

- 1 That a property known as Lot 3515, GM 2423, (previously known as HSM 1131), Mukim 16, Daerah Seberang Perai Tengah, Negeri Pulau Pinang (hereinafter referred to as "the said Property") and is bound by a lienholder's caveat dated 20.3.1998 and entered on 28.3.1998 under No.11/98, Volume No.2, Folio No.36 for the 2nd Defendant to be sold through public auction in order to pay the debts of RM5,566,424.25 (excluding the cost) which is owing and ought to be paid as at 9.10.2014 by the 1st Defendant to the 2nd Defendant in accordance with the Order dated 19.5.2006 at the Penang High Court via Civil Suit No. 22-412-2005 (MT3) together with interest at the rate of 12% per annum on RM2,305,484.19 (RM757.97 per day) thereon from the date of the Order until full and final settlement;
- 2 That the public action shall be handled under the instruction of the Deputy Registrar or Senior Assistant Registrar of this Honourable Court on a date set by this Honourable Court;

- 3 That the amount due and ought to be paid as at the date of the said Order (9.10.2014) by the 1st Defendant shall pay the 2nd Defendant in accordance with the Order dated 19.5.2006 at the Penang High Court via Civil Suit No. 22-412-2005 (MT3) together with interest at the rate of 12% per annum on RM2,305,484.19 (RM757.97 per day) thereon from the date of the Order until full and final settlement;
- 4 That the balance of the total due and ought to be paid under the said Order by the 1st Defendant to the 2nd Defendant pursuant to this Order on the date of this Application is in the sum of RM1,646,392.75 (excluding the cost); and
- 5 That the Deputy Registrar or Senior Assistant Registrar of this Honourable Court shall set a reserved price for the said Property for the purpose of public auction, which the price is the same with the estimated market value of the said Property.

On 25 October 2017, the Court has consolidated all the following five (5) applications into a single application:-

- (a) Penang High Court Civil Suit No: PA-38-334-08/2017
- (b) Penang High Court Civil Suit No: PA-38-343-08/2017
- (c) Penang High Court Civil Suit No: PA-38-344-08/2017
- (d) Penang High Court Civil Suit No: PA-38-393-09/2017
- (e) Penang High Court Civil Suit No: PA-38-394-09/2017

On 8 June 2018, the Company announced that the Court has allowed the Stay Application filed by TF Land with costs in the cause. The next case management is fixed on 12 September 2018 for parties to update the status of the Civil Suit No.PA-22NCVC-13-01/2018.

(XVIII) On 20 October 2017, the Company announced that the Company had on 16 October 2017 received an application from the 2nd Defendant, OSK Capital Sdn Bhd (Now known as PA-38-394-08/2017), seeking order for sale to sell the five (5) properties registered in the name of TF Land Sdn Bhd to recover the balance judgement sum due from the Plaintiff pursuant to a Court Order dated 9 October 2014. Despite the fact that the properties were already been disposed off in 2008, the 2nd Defendant prays, amongst others, the followings:-

- 1 That a property known as Lot 3514, GM 2422, (previously known as HSM 1130), Mukim 16, Daerah Seberang Perai Tengah, Negeri Pulau Pinang (hereinafter referred to as "the said Property") and is bound by a lienholder's caveat dated 20.3.1998 and entered on 28.3.1998 under No.11/98, Volume No.2, Folio No.36 for the 2nd Defendant to be sold through public auction in order to pay the debts of RM5,566,424.25 (excluding the cost) which is owing and ought to be paid as at 9.10.2014 by the 1st Defendant to the 2nd Defendant in accordance with the Order dated 19.5.2006 at the Penang High Court via Civil Suit No. 22-412-2005 (MT3) together with interest at the rate of 12% per annum on RM2,305,484.19 (RM757.97 per day) thereon from the date of the Order until full and final settlement;
- 2 That the public action shall be handled under the instruction of the Deputy Registrar or Senior Assistant Registrar of this Honourable Court on a date set by this Honourable Court;
- 3 That the amount due and ought to be paid as at the date of the said Order (9.10.2014) by the 1st Defendant shall pay the 2nd Defendant in accordance with the Order dated 19.5.2006 at the Penang High Court via Civil Suit No. 22-412-2005 (MT3) together with interest at the rate of 12% per annum on RM2,305,484.19 (RM757.97 per day) thereon from the date of the Order until full and final settlement;
- 4 That the balance of the total due and ought to be paid under the said Order by the 1st Defendant to the 2nd Defendant pursuant to this Order on the date of this Application is in the sum of RM1,646,392.75 (excluding the cost); and
- 5 That the Deputy Registrar or Senior Assistant Registrar of this Honourable Court shall set a reserved price for the said Property for the purpose of public auction, which the price is the same with the estimated market value of the said Property.

On 25 October 2017, the Court has consolidated all the following five (5) applications into a single application:-

- (a) Penang High Court Civil Suit No: PA-38-334-08/2017
- (b) Penang High Court Civil Suit No: PA-38-343-08/2017
- (c) Penang High Court Civil Suit No: PA-38-344-08/2017
- (d) Penang High Court Civil Suit No: PA-38-393-09/2017
- (e) Penang High Court Civil Suit No: PA-38-394-09/2017



On 8 June 2018, the Company announced that the Court has allowed the Stay Application filed by TF Land with costs in the cause. The next case management is fixed on 12 September 2018 for parties to update the status of the Civil Suit No.PA-22NCVC-13-01/2018.

- (XIX) On 13 December 2017, the Company announced that the Company had on 12 December 2017 received 3 separate Notices of Intention (“Notices”) from the shareholders of the Company notified their intention to nominate and appoint new Directors to the Board of Directors of MUH, subject to the shareholders’ approval at the forthcoming Annual General Meeting of MUH to be convened on Friday, 29 December 2017 at 9.00 a.m. at Grand Ballroom 3 of AVANI Sepang Goldcoast Resort, No 67 Jalan Pantai Bagan Lalang, Kg. Bagan Lalang, 43950 Sungai Pelek, Selangor Darul Ehsan.

On 18 December 2017, the Company announced that the Company had engaged Messrs Lim, Chong, Phang & Amy in respect of the Notices of Intention received by the Company on 12 December 2017. The Company had on 18 December 2017 filed Writ and Statement of Claim (BA-22NCVC-733-12/2017) against Tan Chew Hua (former Director of the Company), Chua Yong Chiang, Lim Chai Loy, Ong Ban Huat, Ong Kean Peng, Chan Jee Peng, Chan Huan Ping and Khoo Ken Seong respectively in the High Court of Malaya in Shah Alam to seek the necessary relief, including the following :-

- 1 A declaration that the Notices are null and void;
- 2 An order restraining the Defendants from exercising of any voting or other rights attached to the Company shares;
- 3 Damages to be assessed by the Court.

On 26 January 2018, the Company announced that five of Defendants had filed an application to strike out the Company’s action.

On 23 April 2018, the Company announced that the following three applications had been dismissed and costs for all application will be determined at the conclusion of trial. The matter is fixed for a further case management on 1 June 2018 and parties are directed the following:-

- 1 The 1st, 6th and 8th Defendants to file their Defence by 14 May 2018;
- 2 Plaintiff to file its Reply to Defence by 28 May 2018 and
- 3 Interlocutory applications (if any) to be filed before the case management.

On 4 June 2018, the Company announced that the solicitors for the 2nd, 3rd, 4th, 5th & 7th Defendant has filed a notice to discharge themselves and this application is fixed for hearing on 8 June 2018.

The 1st Defendant has filed an application for further and better particulars and the Plaintiff’s disqualification applications are fixed for decision on 25 September 2018. The matter is also fixed for trial on 22 - 25 January 2019.

- (XX) On 19 December 2017, the Company announced that the Company had on 18 December 2017 received a Notice of Candidature from a shareholder of the Company notifying his intention to nominate and appoint himself to the Board of Directors of MUH, of which is subject to the shareholders’ approval at the forthcoming Annual General Meeting of MUH to be convened on Friday, 29 December 2017 at 9.00 a.m. at Grand Ballroom 3 of AVANI Sepang Goldcoast Resort, No 67 Jalan Pantai Bagan Lalang, Kg. Bagan Lalang, 43950 Sungai Pelek, Selangor Darul Ehsan.

On 27 December 2017, The Company announced that the Company had been served with an Originating Summons (“OS”) and a Notice of Application (“Application”) in the High Court of Kuala Lumpur, OS: WA-24NCC-575-12/2017 initiated by one Tan Shun Fei for orders, inter alia, to compel the Company to table an agenda for him to be elected as director of the Company at the 25th Annual General Meeting (“AGM”).

The Application was heard on 27 December 2017 and the Learned high court judge had granted an ad interim order that:-

- 1 The 25th AGM of the company will convene as per the notice of meeting;
- 2 Except for agenda 1, 6, 7, 8, 9 and 17, all other agenda in the notice of meeting to be adjourned to an adjourned AGM on the date to be fixed by the court.

On 4 January 2018, the Learned High Court Judge (“LHCJ”) has instructed the following:-

- 1 Parties are not required to exchange affidavits until the disposal of the Application To Transfer; and
- 2 The Company is to file similar application to transfer the proceedings to Shah Alam High Court by 9 January 2018, if any.

On 21 February 2018, the Company announce that the parties had entered into a Consent Order, on basis of no admission to liability and no order as to cost, that the deferred Annual General Meeting of the Company is to be held on or before 13 March 2018 according to the Notice of Meeting dated 7 December 2017, with the nomination of Tan Shun Fei for election of director of the Company. The Consent Order had been recorded by the Learned High Court Judge.

- (XXI) On 13 December 2017, the Company announced that the Company had on 12 December 2017 received 3 separate Notices of Intention (“Notices”) from the shareholders of the Company notified their intention to nominate and appoint new Directors to the Board of Directors of MUH, subject to the shareholders’ approval at the forthcoming Annual General Meeting of MUH to be convened on Friday, 29 December 2017 at 9.00 a.m. at Grand Ballroom 3 of AVANI Sepang Goldcoast Resort, No 67 Jalan Pantai Bagan Lalang, Kg. Bagan Lalang, 43950 Sungai Pelek, Selangor Darul Ehsan.

On 27 December 2017, the Company announced that the Company had received an Originating Summons (“OS”) and an Ex Parte Notice of Application (“Application”) in the High Court of Kuala Lumpur, OS: WA-24NCC-577-12/2017 on 26.12.2017 initiated by Chua Yong Chiang, Lim Chai Loy, Ong Ban Huat, Ong Kean Peng, Chan Jee Peng, Chan Huan Ping and Khoo Ken Seong for orders, inter alia, to compel the Company to table the Notices at the Company’s 25th Annual General Meeting (“AGM”).

The Learned high court judge had granted an ad interim order that:-

- 1 The 25th AGM of the company will convene as per the notice of meeting;
- 2 Except for agenda 1, 6, 7, 8, 9 and 17, all other agenda in the notice of meeting to be adjourned to an adjourned AGM on the date to be fixed by the court.

On 4 January 2018, the Learned High Court Judge (“LHCJ”) has instructed the following:-

- 1 The Company had filed an application to transfer (“Application To Transfer”) the proceedings to Shah Alam High Court. The Application To Transferred is fixed for Hearing before the LHCJ on 9 February 2018;
- 2 The exchange of affidavits for the Originating Summons as well as the Plaintiffs’ application for injunction to be stayed pending the disposal of the Application To Transfer; and
- 3 Chan Jee Peng and Khoo Ken Seong had appointed new solicitors to represent them. In this regards, the LHCJ will case manage this case again on 8 January 2018 for the Plaintiffs to sort out the representation.

On 26 January 2018, the Company announced that :-

- 1 The Defendant had filed an application to stay the proceedings which will be case managed on 5 February 2018; and
- 2 The Defendant had moved the Court for an Unless Order, namely, "Unless the Plaintiffs agree to one (1) common representative and to effect such representation within a period of time to be directed by the Court, the action to be dismissed with cost."

On 21 February 2018, the Suit is struck out (with liberty to file afresh) with cost of RM70,000-00 (RM10,000-00 per Plaintiff) to be paid to the Company.

- (XXII) On 24 January 2018, the Company announced that, on 22 January 2018, the Plaintiff, a subsidiary of the Company has filed a sealed copy of a Writ of Civil Suit No. 22NCVC-13-01/2018 against the Defendants with the Penang High Court.

The Plaintiff prays for the following reliefs:-

- 1 A Declaration Order that the interest rate that can be sought in the Judgment of the Penang High Court dated 9.10.2014 under the Civil Suit No.22NCVC-507-07/2012 is fixed at the rate of 12% per annum on the total sum of RM2,305,484.19 for a period of six (6) years only from 4.1.2005;
- 2 An Order that the Judgment of the Penang High Court dated 9.10.2014 under the Civil Suit No.22NCVC-507-07/2012 which provides that the sum owing to the Second Defendant and the First Defendant pursuant to the Judgment of the Penang High Court dated 19.5.2006 under the Civil Suit No.22-412-2005 as at 9.10.2014 which is RM5,566,424.25 (exclusive of costs) together with the interest at the rate of 12% per annum on the total sum of RM2,305,484.19 from the date of the Judgment (9.10.2014) until the date of the full settlement is a nullity, illegal and must be set aside;
- 3 An Order that all proceedings in relation to the execution on Lot 3512, Lot 3513, Lot 3514, Lot 3515, and Lot 3516, Daerah Seberang Perai Tengah held under Surat Hakmilik Sementara HS(M) 1128, 1129, 1130, 1131 and 1132, Penang to be stayed until the full and final disposal of this Action;
- 4 Cost; and Such further and/or other relief as the Honourable Court shall deem fit and proper.

on 16 July 2018, the Company announced that the Court has adjourned the hearing to 12 September 2018 to hear together the striking out application (enclosure 16) filed by OSK Capital Sdn Bhd.

- (XXIII) On 7 March 2018, the Company announced that The Company was served with an originating summons no. PA-24NCVC-173-02/2018 by Chua Yong Chiang, Lim Chai Loy and Ong Kean Peng against the Company ("OS") on 6 March 2018. The plaintiffs in this OS had prayed for orders to compel the Company to accede to their notices of intention to nominate and appoint new Directors to the board of MUH in which was received by the Company on 12 December 2017 for the Company deferred 25th Annual General Meeting ("AGM") to be held on 12 March 2018. The OS was brought before the Learned High Court Judge ("LHCJ") on 7 March 2018. The Company's solicitors, Messrs Lim, Chong, Phang & Amy, had brought to the attention of the LHCJ that -
- 1 The OS formed part of the contemptuous conducts that were being investigated by the high court in suit 110; and
  - 2 The deferred 25th AGM is held pursuant to a court order.
- As a result, the LHCJ had agreed with the Company's solicitors to stay all proceedings of the OS pending disposal of the contempt proceedings in suit 110. On 29 August 2018, the Company announced that the suit has been withdrawn by the Plaintiff on 26 July 2018 with no order as to costs. Hence, this matter is fully disposed.
- (XXIV) 6 April 2018, the Company announced that, on 5 April 2018, MUH was served with a Penang High Court Originating Summons No. PA-24-1-03/2018 (Now known as PA -24NCVC-322-04/2018) dated 26 March 2018 together with an Affidavit in Support affirmed by Ong Kean Peng. The Plaintiff prays for the following reliefs:-
- 1 An Order that sum in excess received by Defendants 2 and their family members through Wealthy Achievers Sdn Bhd, a Special Purpose Vehicle, for the purpose of a debt restructuring of Defendant 1, be reimbursed into Defendant 1's account.
  - 2 An Order that "Cadangan Skim Perumahan di atas Lot 1123, Mukim 15, Jalan Machang Bubok, Seberang Perai Tengah oleh Tetuan Penjaya Sdn Bhd", be approved or rejected by the shareholders of Defendant 1 by way of a general meeting, annual general meeting or extraordinary general meeting of Defendant 1 in near future.
  - 3 An Order that an Extraordinary General Meeting be convened in near future specifically for the election of additional or new Directors to the current Board of Directors who could act honestly in the best interest of the Company.
  - 4 That cost be paid by the Defendant 1 and Defendants 2 to the Plaintiff; and
  - 5 Other reliefs as the Honourable Court shall deem fit and proper.
- On 16 May 2018, the Company announced that MUH had applied to strike out the originating summons. The matter is called for hearing on 13 August 2018 before the Learned High Court Judge ("LHCJ"), on the applications of the Defendant, the LHCJ had struck out the suit with costs.
- (XXV) On 9 April 2018, the Company announced that, on 6 April 2018, MUH was served with a Penang High Court Originating Summons No. PA-24NCvC-208-03/2018 dated 8 March 2018 together with an Affidavit in Support affirmed by Ong Kean Peng. The Plaintiff prays for the following reliefs:-
- 1 An Order that terms or conditions of the "Settlement" between Defendant 1 and Defendant 2 be disclosed to the shareholders of Defendant 1 by way of General Meeting/ Annual General Meeting or Extraordinary General Meeting in near future.
  - 2 An Order that that terms or conditions of the "Settlement" between Defendant 1 and Defendant 2 be agreed or disagreed by the shareholders of Defendant 1 by way of General Meeting/ Annual General Meeting or Extraordinary General Meeting of Defendant 1 in near future.
  - 3 An Order that Defendant 2 be prohibited from voting during General Meeting/ Annual General Meeting or Extraordinary General Meeting of Defendant 1 until this case is concluded.
  - 4 An Order that the Directors of Defendant 1 be prohibited from increasing their shares in Defendant 2 unless approved by the shareholders of Defendant 1 in General Meeting/ Annual General Meeting or Extraordinary General Meeting of Defendant 1.
  - 5 An Order that Defendant 2 be prohibited from disposing shares or non-cash assets until this case is concluded.
  - 6 That cost be paid by Defendant 1 and Defendant 2 to the Plaintiff; and
  - 7 Other reliefs as the Honourable Court shall deem fit and proper.
- On 16 May 2018, the Company announced that the matter was fixed for case management before the Learned High Court Judge ("LHCJ") on 15 May 2018. The Plaintiff had withdrawn the Originating Summons against the Company with no costs and no liberty to file afresh. This matter is fully disposed of.

## **B9. Dividends**

No interim or final dividend has been declared for the financial year ended 30 June 2018.

**B10. Loss Per Share**(i) Basic loss per share

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

	Current Quarter 3 months ended		Cumulative Quarter 12 months ended	
	30/6/2018	30/6/2017	30/6/2018	30/6/2017
Loss for the period attributable to equity holders of the Company (RM'000)	(2,117)	(358)	(5,997)	(3,791)
Weighted average number of ordinary shares ('000)	56,419	56,419	56,419	56,419
Basic loss per share (sen)	(3.75)	(0.63)	(10.63)	(6.72)

(ii) Diluted loss per share

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

**B11. Notes to the Condensed Consolidated Statement of Comprehensive Income**

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

	Current Quarter 3 months ended		Cumulative Quarter 12 months ended	
	30/6/2018 RM '000	30/6/2017 RM '000	30/6/2018 RM '000	30/6/2017 RM '000
Interest expense	-	1	2	5
Depreciation of property, plant and equipment	68	85	275	342
Provision for liquidated ascertained damages	319	213	837	693
Inventory written down	1,187	-	1,187	-
Late penalty interest	-	-	550	-
Bad debts written off	(34)	-	-	3
Property, plant and equipment written off	-	4	-	4
Impairment loss on trade receivables	2	8	2	8
Net loss/(gain) arising on retention sum carried at fair value	28	(141)	113	(141)
Provision/(Reversal) of provision for foreseeable losses (net)	86	1,198	(224)	1,095
Loss/(Gain) on disposal of property, plant and equipment	3	-	(64)	(2)
Reversal of impairment loss on other investment	-	(2)	-	(2)
Interest income	(66)	(100)	(294)	(540)

**B13. AUTHORISATION FOR ISSUE**

The interim financial statement was authorised for issue by the Board of Directors in accordance with a resolution of the directors on 29 August 2018.

**BY ORDER OF THE BOARD**

**ANG KIM CHENG @ ANG TENG KOK**

**Executive Chairman**