

MULTI-USAGE HOLDINGS BERHAD

(Company No. 228933-D)

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the financial year ended 30 Jun 2020

(The figures have not been audited)

	<u>INDIVIDUAL QUARTER</u>		<u>CUMULATIVE QUARTER</u>	
	Current Year Quarter 30/6/2020 RM'000	Preceding Year Corresponding Quarter 30/6/2019 RM'000	Current Year To Date 30/6/2020 RM'000	Preceding Year Corresponding Period 30/6/2019 RM'000
Revenue	418	3,262	4,123	12,043
Cost of sales	(494)	(1,990)	(3,090)	(8,046)
Gross profit	(76)	1,272	1,033	3,997
Other income including investment income	139	968	585	1,209
Administrative and distribution expenses	(820)	(918)	(4,559)	(5,205)
Other expenses	(157)	(14)	(157)	(18)
(Loss)/Profit from operations	(914)	1,308	(3,098)	(17)
Finance cost	(2)	-	(8)	-
(Loss)/Profit before tax	(916)	1,308	(3,106)	(17)
Tax income/(expense)	(9)	(193)	76	(508)
(Loss)/Profit for the financial year	(925)	1,115	(3,030)	(525)
(Loss)/Profit for the financial year / Total comprehensive (loss)/income attributable to:				
Owners of the Company	(924)	1,116	(3,029)	(524)
Non-controlling interests	(1)	(1)	(1)	(1)
	(925)	1,115	(3,030)	(525)
(Loss)/Earnings per ordinary share attributable to owners of the Company:				
Basic (Sen)	(1.64)	1.98	(5.37)	(0.93)

The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the year ended 30 June 2019 and the accompanying explanatory notes attached to the interim financial statements.

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

(The figures have not been audited)

	As at 30/6/2020 RM'000 Unaudited	As at 30/6/2019 RM'000 Audited
ASSETS		
Non-current assets		
Property, plant & equipment	6,874	7,066
Right-of-use asset	115	-
Other investment	2	2
Goodwill	7,400	7,400
Inventories - Land held for property development	9,185	7,544
Deferred tax assets	1,657	1,557
	<u>25,233</u>	<u>23,569</u>
Current assets		
Inventories	32,752	33,560
Inventories - Property development costs	7,366	3,069
Trade and other receivables	1,426	2,396
Contract assets	-	1,013
Current tax assets	46	52
Short term deposits with licensed banks	146	4,827
Cash & bank balances	783	695
	<u>42,519</u>	<u>45,612</u>
TOTAL ASSETS	<u>67,752</u>	<u>69,181</u>
EQUITY AND LIABILITIES		
Equity attributable to owners of the Company		
Share capital	73,420	73,420
Accumulated losses	(9,909)	(6,880)
	<u>63,511</u>	<u>66,540</u>
Non-controlling interests	70	71
TOTAL EQUITY	<u>63,581</u>	<u>66,611</u>
Non-current liability		
Lease liability	9	-
Total non-current liability	<u>9</u>	<u>-</u>
Current liabilities		
Trade and other payables	3,578	2,560
Lease liability	109	-
Contract liabilities	471	-
Current tax liabilities	4	10
	<u>4,162</u>	<u>2,570</u>
TOTAL LIABILITIES	<u>4,171</u>	<u>2,570</u>
TOTAL EQUITY AND LIABILITIES	<u>67,752</u>	<u>69,181</u>
Net assets per share (RM)	1.13	1.18

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Financial Statements for the year ended 30 June 2019 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 Jun 2020

(The figures have not been audited)

<----Attributable to the equity holders of the Company---->

<-----Non-distributable----->

	Share Capital RM'000	Revaluation Reserve RM'000	Accumulated Losses RM'000	Total RM'000	Non- Controlling Interests RM'000	Total Equity RM'000
As at 1 July 2019	73,420	-	(6,880)	66,540	71	66,611
Total comprehensive loss for financial year						
Total comprehensive loss for the financial year	-	-	(3,029)	(3,029)	(1)	(3,030)
As at 30 Jun 2020	73,420	-	(9,909)	63,511	70	63,581
As at 1 July 2018	73,420	3,549	(10,002)	66,967	72	67,039
Effects of adoption of the MFRS Framework		(3,549)	3,646	97	-	97
As at 1 July 2018 (restated)	73,420	-	(6,356)	67,064	72	67,136
Total comprehensive loss for the financial year	-	-	(524)	(524)	(1)	(525)
As at 30 Jun 2019	73,420	-	(6,880)	66,540	71	66,611

The Condensed Consolidated Statements of Changes in Equity should be read in conjunction with the Audited Financial Statements for the year ended 30 June 2019 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 Jun 2020

(The figures have not been audited)

	Current Year To Date 30/6/2020 RM'000	Preceding Year To Date 30/6/2019 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Loss before tax	(3,106)	(17)
Adjustments for :		
Bad debt written off	-	14
Depreciation of property, plant and equipment	187	265
Depreciation of right-of-use asset	107	-
Interest on lease liability	8	-
Inventories written down	119	-
Net loss / (gain) arising on retention sum carried at fair value	35	(65)
Provision for liquidated ascertained damages	-	510
Property, plant and equipment written off	2	4
Gain on disposal of plant and equipment	(171)	-
Interest income	(141)	(311)
Reversal of inventories written down	(200)	(761)
Reversal of provision for foreseeable loss	(79)	(686)
Waiver of debts	-	(55)
Waiver of rental	(4)	-
Operating loss before working capital changes	(3,243)	(1,102)
Changes in working capital:		
- Inventories	889	(2,613)
- Inventories - property development costs	(4,581)	3,905
- Contract assets	1,484	415
- Receivables	971	(129)
- Payables	984	(1,669)
- Contract liabilities	-	-
Cash used in operations	(3,496)	(1,193)
Interest received	18	138
Lease interest paid	(8)	-
Tax paid	(55)	(100)
Tax refunded	30	743
Net cash used in operating activities	(3,511)	(412)
CASH FLOWS FROM INVESTING ACTIVITIES		
Proceeds from disposal of plant and equipment	217	-
Interest received	122	176
Addition to inventory - land held for property development	(1,276)	-
Purchase of property, plant and equipment	(44)	(48)
Pledged deposits	85	(94)
Withdrawal of short term deposits	-	137
Net cash (used in)/generated from investing activities	(896)	171
CASH FLOWS FROM FINANCING ACTIVITIES		
Repayment of lease liability	(100)	-
Net cash used in financing activities	(100)	-
Net decrease in cash and cash equivalents	(4,507)	(241)
Cash and cash equivalents at the beginning of the year	5,290	5,531
Cash and cash equivalents at the end of the year	783	5,290
<u>CASH & CASH EQUIVALENTS</u>		
Short term deposits with licensed banks	146	4,827
Cash and bank balances	783	695
	929	5,522
Less: Fixed deposit pledged to licensed bank	(146)	(232)
	783	5,290

The Condensed Consolidated Cash Flow Statement should be read in conjunction with the Audited Financial Statements for the year ended 30 June 2019 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 Jun 2020

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 Malaysian Financial Reporting Standards ("MFRS") 134: Interim Financial Reporting and paragraph 9.22 of the Main Market Listing Requirements ("MMLR") 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 2019. 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 2019.

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 2019, except for the adoption of the relevant new MFRSs, amendments to MFRSs 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 2019.

The adoption of the above new MFRSs, amendments to MFRSs and IC Interpretations does not have any significant impact on the financial statements of the Group except for the adoption of MFRS 16 as disclosed below:

MFRS 16 introduces a single, on-balance sheet lease accounting model for lessees. A lessee recognises a right-of-use asset representing its right to use the underlying asset and a lease liability representing its obligations to make lease payments. There are recognition exemptions for short-term leases and leases of low-value items. Lessor accounting remains similar to the current standard which continues to be classified as finance or operating lease.

The Group recognised right-of-use assets and lease liabilities for those leases previously classified as operating leases, except for short-term leases and leases of low-value items. The right-of-use assets were recognised based on the amount equal to the lease liabilities. Lease liabilities were recognised based on the present value of the remaining lease payments, discounted using the estimated incremental borrowing rate.

And as permitted by the transitional provision of MFRS 16, the Group has applied modified retrospective approach on the initial application of the standard and comparatives are not restated.

The impact arising from initial application of MFRS 16 on 1 July 2019 are as follows:

	Audited 30 Jun 2019	Effects of adoption MFRS 16	Restated
Group	RM'000	RM'000	RM'000
1-Jul-2019			
ASSETS			
Right-of-use assets	-	222	222
LIABILITIES			
Non-current liability			
Lease liability	-	104	104
Current liabilities			
Lease liability	-	118	118

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

The auditors' report on the annual financial statements of the Group for the financial year ended 30 June 2019 was qualified and the details of the qualification are as described belows:-

Qualified Opinion

In our opinion, except for the effects of the matter described in the Basis for Qualified Opinion section of our report, the accompanying financial statements give a true and fair view of the financial position of the Group and of the Company as at 30 June 2019, and of their financial performance and their cash flows for the financial year then ended in accordance with Malaysian Financial Reporting Standards, International Financial Reporting Standards and the requirements of the Companies Act, 2016 in Malaysia.

Basis of Qualified Opinion

On 24 October 2017, the Auditors' Report on the Financial Statements of the Group and of the Company for the financial period ended 30 June 2017 was issued. The said report contains a qualified opinion by the Company's external auditors, Messrs. Baker Tilly Monteiro Heng as detailed in Note 33.

We are unable to obtain sufficient appropriate audit evidence to determine the nature and extent of relationship that may exist between the Company and its Relevant Subsidiary Companies and the Special Purpose Vehicle ("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 the completeness of the comparative disclosures relating to the related party transactions between the Group and the SPV.

We conducted our audit in accordance with approved standards on auditing in Malaysia and International Standards on Auditing. Our responsibilities under those standards are further described in the *Auditors' Responsibilities for the Audit of the Financial Statements* section of our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Further to the Company's announcement dated 17 October 2019, the Company's External Auditors, Messrs. UHY had expressed the above qualified opinion in the Company's Audited Financial Statements for the financial year ended 30 June 2019, the Board is unable to take any further steps to address the key audit matters that relates to the qualified opinion, pending appeal in the Court of Appeal Civil Appeal No. P-02(NCVC)(W)-2286-11/2018.

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. However, the result of Q4 2020 was affected by unprecedented challenging operating environment due to Covid-19 pandemic.

A5. Unusual items

There were no unusual items affecting assets, liabilities, equity, net income or cash flows during the financial year under review.

A6. Changes in Accounting Estimates

There were no significant change in estimates that have had material effect in the financial year ended 30 Jun 2020.

A7. Debt and Equity Securities

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

A8. Dividends Paid

There was no dividend paid during the financial year under review.

A9. Segmental Reporting

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

12 months ended 30.06.2020	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	3,003	1	535	584	-	-	4,123
Inter-segment revenue	27	4,953	-	61	599	(5,640)	-
Total revenue	3,030	4,954	535	645	599	(5,640)	4,123
Results							
Segment (loss)/profit	(1,965)	83	(560)	(124)	131	(902)	(3,337)
Depreciation							(187)
Loss on fair value adjustment on retention sum							(35)
Interest income							128
Other gains and loss							54
Net reversal of provision for foreseeable losses							79
Reversal of inventories written down							200
Finance costs							(8)
Loss before tax							(3,106)
Taxation							76
Loss for the year							(3,030)

12 months ended 30.06.2019	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	9,784	-	636	1,623	-	-	12,043
Inter-segment revenue	230	5,134	-	1	4,501	(9,866)	-
Total revenue	10,014	5,134	636	1,624	4,501	(9,866)	12,043
Results							
Segment profit/(loss)	851	(557)	(599)	(105)	3,810	(4,502)	(1,102)
Depreciation							(265)
Interest income							311
Gain/(Loss) on fair value adjustment on retention sum							65
Other gains and loss							37
Reversal of inventories written down							761
Net reversal of provision for foreseeable losses							686
Provision for liquidated ascertained damages							(510)
Loss before tax							(17)
Taxation							(508)
Loss for the year							(525)

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

There were no material events subsequent to the end of financial year under review up to the date of this announcement that have not been disclosed in this quarterly financial statements.

A11. Changes in the Composition of the Group

There were no changes in the composition of the group during the financial year under review.

A12. Contingent Liabilities

On 18 March 2016, a wholly-owned subsidiary, TF Land Sdn. Bhd. ("TFLSB") received a letter from Mahkamah Perusahaan Malaysia notifying TFLSB that the hearing pertaining to the dispute between former director of TFLSB in relation to the termination of him as executive director of TFLSB. The details of the case are disclosed in Note B8(I).

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 stated in the previous audited financial statements have been brought forward without amendments.

A14. Related Party Transaction

Related party transaction during the financial year is as follows:

Sale of motor vehicle to a director of subsidiary companies	RM77,000
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**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 Jun 2020, the Group recorded a revenue of RM0.418 million and loss before tax of RM0.916 million compared with revenue of RM3.262 million and profit before tax of RM1.308 million in the corresponding quarter in the previous financial year, representing a decrease of RM2.844 million in revenue and increase in loss before tax of RM2.224 million. The decrease in revenue and profitability was mainly due to lower revenue recorded from all segments as a result of closure of business operations since the implementation of Movement Control Order (MCO) and subsequent Conditional Movement Control Order (CMCO) by the government.

SEGMENT	REVENUE			PROFIT/(LOSS) BEFORE TAX		
	Q4-30/06/2020	Q4-30/06/2019	Changes	Q4-30/06/2020	Q4-30/06/2019	Changes
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Property	364	2,973	(2,609)	(557)	1,458	(2,015)
Contracting	-	-	-	55	198	(143)
Manufacturing	27	204	(177)	(286)	(202)	(84)
Trading	27	85	(58)	(27)	(35)	8
Others	-	-	-	(101)	(111)	10
Total	418	3,262	(2,844)	(916)	1,308	(2,224)

a) Property development

In the current quarter, the property development segment revenue was RM0.364 million compared to RM2.973 million in preceding year corresponding quarter. The segment recorded loss before tax of RM0.557 million compared to the profit before tax of RM1.458 million in preceding year corresponding quarter. The decreased in revenue and profitability of RM2.609 million and RM2.015 million respectively for the current quarter was mainly due to lower progressive recognition from on-going projects and adjustment for development cost arising from the finalisation of account for on-going projects.

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.

c) Manufacturing

In the current quarter, the manufacturing segment posted revenue of RM0.027 million, representing a decrease of RM0.177 million compared to revenue of RM0.204 million in the corresponding quarter in the previous financial year mainly due to lower sales as a result of closure of business operations since the implementation of Movement Control Order (MCO) by the government and lower sales of paving bricks.

d) Trading

In the current quarter, the trading segment posted a revenue of RM0.027 million, representing a decrease of RM0.058 million compared to a revenue of RM0.085 million in the corresponding quarter in the previous financial year mainly due to lower sales of building materials to the sub-contractors for in-house projects.

e) Others

Others segment, consist of Investment holding and inactive companies. There was no significant change in loss before tax compared to the corresponding quarter in the previous financial year.

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

For the 12 months financial year ended 30 Jun 2020, the Group's revenue of RM4.123 million and loss before tax of RM3.106 million compared with revenue of RM12.043 million and loss before tax of RM0.017 million, representing a decrease of RM7.920 million in revenue and increase in loss before tax of RM3.089 million.

SEGMENT	REVENUE 12 months ended			PROFIT/(LOSS) BEFORE TAX 12 months ended		
	30/6/2020	30/6/2019	Variance	30/6/2020	30/6/2019	Variance
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Property	3,003	9,784	(6,781)	(1,987)	1,884	(3,871)
Contracting	1	-	1	87	(598)	685
Manufacturing	535	636	(101)	(763)	(623)	(140)
Trading	584	1,623	(1,039)	(118)	(104)	(14)
Others	-	-	-	(325)	(576)	251
Total	4,123	12,043	(7,920)	(3,106)	(17)	(3,089)

a) Property development

The decrease in revenue and profit/(loss) before tax is mainly due to lower contribution from the on-going projects and lower sales of completed units.

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 period in the previous financial year.

c) Manufacturing

The manufacturing segment posted revenue of RM0.535 million, representing an decrease of RM0.101 million compared to revenue of RM0.636 million in the corresponding period in the previous financial year mainly due to lower sales of Allan Block stones. Loss before tax was slightly increased by RM0.140 million to RM0.763 million mainly due to inventories written down.

d) Trading

The decrease in revenue was mainly due to less building materials and trading goods supply to the sub-contractors for in-house project.

e) Others

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

B2. Comparison with Immediate Preceding Quarter

The Group recorded a revenue of RM0.418 million in the current quarter compared to RM0.536 million recorded in the immediate preceding quarter, representing a decrease of RM0.118 million mainly due to less building materials and trading goods supply to the sub-contractors for in-house project.

Revenue	Current Quarter 30/6/2020 RM'000	Preceding Quarter 31/3/2020 RM'000	Changes RM'000
Property Development	364	185	180
Contracting	-	-	-
Manufacturing	27	91	(64)
Trading	27	260	(233)
Others	-	-	-
Total	418	536	(118)

The Group recorded loss before tax of RM0.916 million in the current quarter compared to loss before tax of RM0.802 million in the immediate preceding quarter mainly due to adjustment for development cost arising from the finalisation of account for nearly completed projects and inventories written down for manufacturing segment.

Profit/(Loss) Before Tax	3m 30/06/20	3m 31/03/20	Changes
	RM'000	RM'000	RM'000
Property Dev	(557)	(477)	(80)
Contract	55	(42)	97
Manufacturing	(287)	(176)	(111)
Trading	(27)	(31)	4
Others	(101)	(76)	(25)
Total	(916)	(802)	(114)

B3. Prospects

The existing land bank in Machang Bubok will be exhausted within the next few years. The company is therefore seeking to acquire additional land and/or enter into joint ventures for future development. These acquisitions may involve funds raising of equity and/or bank borrowings in the future. Property development will continue to drive growth within the Group. The Group will continue to sell the remaining completed properties of shop offices, semi-detached houses and bungalow as well as the on-going project for 2 and 3 storeys shop offices.

Construction works for 44 units of 2 storey shop offices has been commenced in August 2018 and another 15 units of 3 storey shop offices has commenced in early November 2018. The construction sites had been closed in compliance with the Movement Control Order (MCO) that was effective from 18 March 2020 and resumed progressively after complying with the relevant standard operating procedures and guidelines. It has resulted in disruptions in construction work progress of the Group's development projects. However, steps have been put in place to catch up on delays and minimise the overall disruption to the project's construction schedule. The Group will also continue to focus on timely completion of its on-going development projects.

The development of 2 blocks of apartment with commercial lots at the lower levels has obtained planning approval in 2018. Management is fine tuning the details of the project and initially planned to launch it in 2019. However, the launching will continue to be delayed due to the COVID-19 pandemic.

On the Manufacturing end, despite manufacturing segment resumed its production in May 2020, the revenue generating capacity will be dependent on the overall activity in the property and construction market. The Group has implemented several cost savings and rationalisation activities including temporary freezing staff recruitment and minimising non-essential expenses. The Group will continue to monitor and implement further appropriate measures if required.

The overall property market is expected to remain challenging and uncertain as the eventual impact of the Covid-19 pandemic has not been ascertained, it will continue to exert pressure on the Groups operating performance and the group are anticipating a very challenging business environment moving forward.

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	
	30/6/2020	30/6/2019	30/6/2020	30/6/2019
	RM'000	RM'000	RM'000	RM'000
Income Tax				
- Current year	(5)	(19)	(16)	(42)
- prior year	-	-	(8)	32
Deferred tax	(4)	(174)	100	(498)
Total	(9)	(193)	76	(508)

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

As at 30 Jun 2020, there were no outstanding corporate proposals.

B7. Group's Borrowings and Debt Securities

As at 30 Jun 2020, there were no outstanding borrowing.

B8. Material Litigation

Save for the following, the Group was not engaged in any other material litigations as at 20 August 2020, a date not earlier than 7 days from the issuance of this interim financial report.

(I) **Tan Chew Hua (“Claimant”) and TF Land Sdn. Bhd. (“Respondent”) – Industrial Court Case No: 9/4-184/16**

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: -

- a) Hearing which was scheduled on 9 January 2018 be vacated;
- b) both parties to file Written Submissions simultaneously on or before 19 February 2018; and
- c) 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.

On 1 November 2018, the Company announced that the Company, had on 1 November 2018, received a letter dated 30 October 2018 from the Claimant’s solicitors stating that the Claimant has applied for Judicial Review at the Penang High Court to quash the Award No. 1617/18. The Respondent’s cheque amounting to RM24,455.50 had been returned by the Claimant’s solicitors. The applicant had passed away and ,according to Applicant’ solicitors, the Applicant’s estate had filed an application to appoint Land Administrator at Penang High Court.

On 26 November 2019, The Company announced that the existing Judge for the matter had been transferred.

Further to case management held on 23 January 2020 before Registrar, the Board of Directors of MUH wishes to announce the following:-

- (a) The Judge had granted order in terms of the hearing of the Applicant’s estate application to substitute the name of deceased Tan Chew Hua with Tan Syn Wei as the personal representative of deceased Tan Chew Hua.
- (b) The Judge has given the following instructions pertaining the substantial application (Enclosure 6) for both parties to comply:
 - (i) The Respondent are to file Affidavit In Reply on or before 2 March 2020;
 - (ii) The Applicant is to file an Affidavit In Reply on or before 19 March 2020;
 - (iii) Both parties are to file and serve on each other their representative Written Submission on or before 16 April 2020; and
 - (iv) Both parties are to file and serve on each other their representative Written Submission in Reply (if any) on or before 30 April 2020.

The Court has fixed a clarification on 21 July 2020 to allow both parties to get further instructions from the Court pertaining to the issue of discrepancy in the intitulement of the Order in the Applicant’s estate application to substitute the name of the deceased Tan Chew Hua with Tan Syn Wei as personal representative of deceased Tan Chew Hua (Enclosure 13) and the substantial application (Enclosure 6) before Judge Y.A. Tuan George Varughese.

Further to the clarification held on 21 July 2020, the Board of Directors of MUH wishes to announce that the Judge has allowed the oral application of the Applicant’s solicitor to amend the intitulement in their application to substitute the name of the deceased Tan Chew Hua with Tan Syn Wei as personal representative of deceased Tan Chew Hua (Enclosure 13) to follow the intitulement in the substantial application (Enclosure 6). The Court has fixed the hearing of Enclosure 6 on 8 October 2020.

(II) **Multi-Usage Property Sdn. Bhd. (the “Plaintiff”) against Team Four Sdn. Bhd, GTM Property Management Sdn. Bhd. & OSK Capital Sdn. Bhd. (the “Defendants”) – Case No: PA-22NCvC-157-08/2017**

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 of 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 Bhd); and

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.

On 9 October 2018, the Court has dismissed the recusal applications (enclosure 58 and 60) filed by both parties with costs of RM2,000.00 and The plaintiff has filed the pre-trial documents and bundles of documents as directed by the Court. The Defendants has filed an appeal (P-02(IM)(NCVC)-2100-10/2018) to the Court of Appeal against the High Court in respect of Enclosure 58 and the Plaintiff filed an appeal (P-02(IM)(NCVC)-2111-10/2018) against the decision of the High Court in respect of Enclosure 60.

On 4 January 2019, the Company announced the Court of Appeal's decision is as follows:

- 1 The Court of Appeal dismissed the Appeal No. P-02(IM)(NCVC)-2100-10/2018 with costs of RM7,000.00 and affirmed the decision of the High Court; and
- 2 The Court of Appeal allowed the Appeal No. P-02(IM)(NCVC)-2111-10/2018 with costs of RM7,000.00 and set aside the decision of the High Court.

The Court has fixed the trial date on 26 September 2019 and the other trial dates fixed on 7, 8, 19 and 20 August 2019 are maintained. The Witness Statement has to be filed and served by 31 July 2019. There is no further case management date fixed by the Court. Subsequent to the trial proceeding on 20 August 2019, the Court has vacated the next trial date from 26 September 2019 to 17 October 2019, 22 October 2019, 19 November 2019 and 26 November 2019.

Subsequent to the trial proceeding on 20 November 2019, the proceeding will continue on 10 February 2020, 17 February 2020, 18 February 2020 and 4 March 2020.

On 13 May 2020, the Company announced that due to the Conditional Movement Order that has been extended to 6 June 2020, the Court has vacated the trial dates fixed on 13 May 2020 and 4 June 2020. The new trial dates are 26 – 28 October 2020 and 16-18 November 2020.

(III) **TF Land Sdn. Bhd. (the "Plaintiff") against Shengbao Enterprise Sdn. Bhd. and OSK Capital Sdn. Bhd. (the "Defendants") – Case No: PA-38-341-08/2017**

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 22 January 2018, the Plaintiff, 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 Suratan 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
- 5 Such further and/or other relief as the Honourable Court shall deem fit and proper.

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.

On 26 October 2018, the Company announced the following:

- 1 Enclosure 8 filed by the Plaintiff under Order 14A is allowed with costs of RM3,000.00; and
- 2 Enclosure 16 filed by OSK Capital is dismissed with costs of RM3,000.00.

OSK Capital Sdn Bhd has filed an appeal against the decision of the High Court Judge on 26 October 2018 to the Court of Appeal. On 1 August 2019, the Company announced that the decision of the Court of Appeal as follows:

- 1 Civil Appeal No. P-02(IM)(NCVC)-2384-11/2018 is dismissed by the Court with no order as to costs; and
- 2 As for Civil Appeal No. P-02(IM)(NCVC)-2375-11/2018, the High Court decision dated 26 October 2018 was affirmed by the Court of Appeal with a variation on the computation date of interest stated in the High Court Order dated 26 October 2018.

TF Land Sdn Bhd had filed a leave motion to the Federal Court on 30 August 2019. the hearing date for the Leave Motion is fixed on 16 January 2020 and the Notice of Appeal which was filed at the Federal Court on 20 January 2020, has been received by the Federal Court on 20 January 2020. **The Federal Court has fixed the hearing date for the appeal on 6 January 2021 and the case management is fixed on 9 December 2020 for parties to file the written submission.**

The Penang High Court has granted a Stay Order until the disposal of the Leave Motion pending at the Federal Court. The next case management is fixed on 10 April 2020 for the parties to update the High Court on the status of the appeal proper at the Federal Court. **The High Court has fixed the case management on 24 September 2020 to update the status of the appeal at the Federal Court.**

(IV) **TF Land Sdn. Bhd. (the “Plaintiff”) against Shengbao Enterprise Sdn. Bhd. and OSK Capital Sdn. Bhd. (the “Defendants”) – Case No: PA-38-343-08/2017**

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 22 January 2018, the Plaintiff, 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 Suratan 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
- 5 Such further and/or other relief as the Honourable Court shall deem fit and proper.

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.

On 26 October 2018, the Company announced the following:

- 1 Enclosure 8 filed by the Plaintiff under Order 14A is allowed with costs of RM3,000.00; and
- 2 Enclosure 16 filed by OSK Capital is dismissed with costs of RM3,000.00.

OSK Capital Sdn Bhd has filed an appeal against the decision of the High Court Judge on 26 October 2018 to the Court of Appeal. On 1 August 2019, the Company announced that the decision of the Court of Appeal as follows:

- 1 Civil Appeal No. P-02(IM)(NCVC)-2384-11/2018 is dismissed by the Court with no order as to costs; and
- 2 As for Civil Appeal No. P-02(IM)(NCVC)-2375-11/2018, the High Court decision dated 26 October 2018 was affirmed by the Court of Appeal with a variation on the computation date of interest stated in the High Court Order dated 26 October 2018.

TF Land Sdn Bhd had filed a leave motion to the Federal Court on 30 August 2019. the hearing date for the Leave Motion is fixed on 16 January 2020 and the Notice of Appeal which was filed at the Federal Court on 20 January 2020, has been received by the Federal Court on 20 January 2020. **The Federal Court has fixed the hearing date for the appeal on 6 January 2021 and the case management is fixed on 9 December 2020 for parties to file the written submission.**

The Penang High Court has granted a Stay Order until the disposal of the Leave Motion pending at the Federal Court. The next case management is fixed on 10 April 2020 for the parties to update the High Court on the status of the appeal proper at the Federal Court. **The High Court has fixed the case management on 24 September 2020 to update the status of the appeal at the Federal Court.**

(V) **TF Land Sdn. Bhd. (the “Plaintiff”) against Shengbao Enterprise Sdn. Bhd. and OSK Capital Sdn. Bhd. (the “Defendants”) – Case No: PA-38-344-08/2017**

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 22 January 2018, the Plaintiff, 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 Suratan 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
- 5 Such further and/or other relief as the Honourable Court shall deem fit and proper.

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.

On 26 October 2018, the Company announced the following:

- 1 Enclosure 8 filed by the Plaintiff under Order 14A is allowed with costs of RM3,000.00; and
- 2 Enclosure 16 filed by OSK Capital is dismissed with costs of RM3,000.00.

OSK Capital Sdn Bhd has filed an appeal against the decision of the High Court Judge on 26 October 2018 to the Court of Appeal. On 1 August 2019, the Company announced that the decision of the Court of Appeal as follows:

- 1 Civil Appeal No. P-02(IM)(NCVC)-2384-11/2018 is dismissed by the Court with no order as to costs; and
- 2 As for Civil Appeal No. P-02(IM)(NCVC)-2375-11/2018, the High Court decision dated 26 October 2018 was affirmed by the Court of Appeal with a variation on the computation date of interest stated in the High Court Order dated 26 October 2018.

TF Land Sdn Bhd had filed a leave motion to the Federal Court on 30 August 2019. the hearing date for the Leave Motion is fixed on 16 January 2020 and the Notice of Appeal which was filed at the Federal Court on 20 January 2020, has been received by the Federal Court on 20 January 2020. **The Federal Court has fixed the hearing date for the appeal on 6 January 2021 and the case management is fixed on 9 December 2020 for parties to file the written submission.**

The Penang High Court has granted a Stay Order until the disposal of the Leave Motion pending at the Federal Court. The next case management is fixed on 10 April 2020 for the parties to update the High Court on the status of the appeal proper at the Federal Court. **The High Court has fixed the case management on 24 September 2020 to update the status of the appeal at the Federal Court.**

(VI) **TF Land Sdn. Bhd. (the "Plaintiff") against Shengbao Enterprise Sdn. Bhd. and OSK Capital Sdn. Bhd. (the "Defendants") – Case No: PA-38-393-09/2017**

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-38-393-09/2017), 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 22 January 2018, the Plaintiff, 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 Suratan 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
- 5 Such further and/or other relief as the Honourable Court shall deem fit and proper.

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.

On 26 October 2018, the Company announced the following:

- 1 Enclosure 8 filed by the Plaintiff under Order 14A is allowed with costs of RM3,000.00; and
- 2 Enclosure 16 filed by OSK Capital is dismissed with costs of RM3,000.00.

OSK Capital Sdn Bhd has filed an appeal against the decision of the High Court Judge on 26 October 2018 to the Court of Appeal. On 1 August 2019, the Company announced that the decision of the Court of Appeal as follows:

- 1 Civil Appeal No. P-02(IM)(NCVC)-2384-11/2018 is dismissed by the Court with no order as to costs; and
- 2 As for Civil Appeal No. P-02(IM)(NCVC)-2375-11/2018, the High Court decision dated 26 October 2018 was affirmed by the Court of Appeal with a variation on the computation date of interest stated in the High Court Order dated 26 October 2018.

TF Land Sdn Bhd had filed a leave motion to the Federal Court on 30 August 2019. the hearing date for the Leave Motion is fixed on 16 January 2020 and the Notice of Appeal which was filed at the Federal Court on 20 January 2020, has been received by the Federal Court on 20 January 2020. **The Federal Court has fixed the hearing date for the appeal on 6 January 2021 and the case management is fixed on 9 December 2020 for parties to file the written submission.**

The Penang High Court has granted a Stay Order until the disposal of the Leave Motion pending at the Federal Court. The next case management is fixed on 10 April 2020 for the parties to update the High Court on the status of the appeal proper at the Federal Court. **The High Court has fixed the case management on 24 September 2020 to update the status of the appeal at the Federal Court.**

(VII) **TF Land Sdn. Bhd. (the “Plaintiff”) against Shengbao Enterprise Sdn. Bhd. and OSK Capital Sdn. Bhd. (the “Defendants”) – Case No: PA-38-394-09/2017**

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 22 January 2018, the Plaintiff, 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 Suratan 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
- 5 Such further and/or other relief as the Honourable Court shall deem fit and proper.

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.

On 26 October 2018, the Company announced the following:

- 1 Enclosure 8 filed by the Plaintiff under Order 14A is allowed with costs of RM3,000.00; and
- 2 Enclosure 16 filed by OSK Capital is dismissed with costs of RM3,000.00.

OSK Capital Sdn Bhd has filed an appeal against the decision of the High Court Judge on 26 October 2018 to the Court of Appeal. On 1 August 2019, the Company announced that the decision of the Court of Appeal as follows:

- 1 Civil Appeal No. P-02(IM)(NCVC)-2384-11/2018 is dismissed by the Court with no order as to costs; and
- 2 As for Civil Appeal No. P-02(IM)(NCVC)-2375-11/2018, the High Court decision dated 26 October 2018 was affirmed by the Court of Appeal with a variation on the computation date of interest stated in the High Court Order dated 26 October 2018.

TF Land Sdn Bhd had filed a leave motion to the Federal Court on 30 August 2019. the hearing date for the Leave Motion is fixed on 16 January 2020 and the Notice of Appeal which was filed at the Federal Court on 20 January 2020, has been received by the Federal Court on 20 January 2020. **The Federal Court has fixed the hearing date for the appeal on 6 January 2021 and the case management is fixed on 9 December 2020 for parties to file the written submission.**

The Penang High Court has granted a Stay Order until the disposal of the Leave Motion pending at the Federal Court. The next case management is fixed on 10 April 2020 for the parties to update the High Court on the status of the appeal proper at the Federal Court. **The High Court has fixed the case management on 24 September 2020 to update the status of the appeal at the Federal Court.**

(VIII) **TF Land Sdn. Bhd. (the “Plaintiff”) against Shengbao Enterprise Sdn. Bhd. and OSK Capital Sdn. Bhd. (the “Defendants”) – Case No: 22NCVC-13-01/2018**

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
- 5 Such further and/or other relief as the Honourable Court shall deem fit and proper.

On 26 October 2018, the Company announced the following:

- 1 Enclosure 8 filed by the Plaintiff under Order 14A is allowed with costs of RM3,000.00; and
- 2 Enclosure 16 (Striking Out) filed by OSK Capital is dismissed with costs of RM3,000.00

OSK Capital Sdn Bhd has filed an appeal against the decision of the High Court Judge on 26 October 2018 to the Court of Appeal.

The Court of Appeal has fixed the case management on 2 April 2019 pending the extraction of the High Court's sealed Order by the Appellant (OSK Capital Sdn Bhd).

On 1 August 2019, the Company announced that the decision of the Court of Appeals, on 31 July 2019, as follows:

- 1 Civil Appeal No. P-02(IM)(NCVC)-2384-11/2018 is dismissed by the Court with no order as to costs; and
- 2 As for Civil Appeal No. P-02(IM)(NCVC)-2375-11/2018, the High Court decision dated 26 October 2018 was affirmed by the Court of Appeal with a variation on the computation date of interest stated in the High Court Order dated 26 October 2018.

TF Land Sdn Bhd had filed a leave motion to the Federal Court on 30 August 2019. the hearing date for the Leave Motion is fixed on 16 January 2020 and the Notice of Appeal which was filed at the Federal Court on 20 January 2020, has been received by the Federal Court on 20 January 2020. **The Federal Court has fixed the hearing date for the appeal on 6 January 2021 and the case management is fixed on 9 December 2020 for parties to file the written submission.**

The Penang High Court has granted a Stay Order until the disposal of the Leave Motion pending at the Federal Court. The next case management is fixed on 10 April 2020 for the parties to update the High Court on the status of the appeal proper at the Federal Court. **The High Court has fixed the case management on 24 September 2020 to update the status of the appeal at the Federal Court.**

B9. Dividends

No interim or final dividend has been declared for the financial year ended 30 Jun 2020.

B10. (Loss)/Earnings Per Share(i) Basic (loss)/earnings per share

The calculation of basic (loss)/earnings 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	
	30/6/2020	30/6/2019	30/6/2020	30/6/2019
(Loss)/Profit for the year attributable to equity holders of the Company (RM'000)	(924)	1,116	(3,029)	(524)
Weighted average number of ordinary shares ('000)	56,419	56,419	56,419	56,419
Basic (loss)/earnings per share (sen)	(1.64)	1.98	(5.37)	(0.93)

(ii) Diluted (loss)/earnings per share

No diluted (loss)/earnings 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 year is arrived at after charging / (Crediting):

	Current Quarter 3 months ended		Cumulative Quarter 12 months ended	
	30/6/2020 RM '000	30/6/2019 RM '000	30/6/2020 RM '000	30/6/2019 RM '000
Bad debts written off	-	14	-	14
Depreciation of property, plant and equipment	32	68	187	265
Depreciation of right-of-use asset	51	-	107	-
Interest on lease liability	2	-	8	-
Inventories written down	119	-	119	-
Net loss/(gain) arising on retention sum carried at fair value	35	(65)	35	(65)
Provision for liquidated ascertained damages	-	-	-	510
Property, plant and equipment written off	2	-	2	4
Gain on disposal of property, plant and equipment	(77)	-	(171)	-
Interest income	(9)	(138)	(141)	(311)
Net Reversal of provision for foreseeable losses	(15)	(232)	(79)	(686)
Reversal of Inventories written down	-	(761)	(200)	(761)
Waiver of debts	-	-	-	(55)
Waiver of rental	(4)	-	(4)	-

B12. 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 27 August 2020.

BY ORDER OF THE BOARD

ANG KIM CHENG @ ANG TENG KOK
Executive Chairman