

# MULTI-USAGE HOLDINGS BERHAD

(Company No. 228933-D)

## CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the financial year ended 30 September 2021

(The figures have not been audited)

	<u>INDIVIDUAL QUARTER</u>		<u>CUMULATIVE QUARTER</u>	
	<u>30/09/2021</u>	<u>30/09/2020</u>	<u>30/09/2021</u>	<u>30/09/2020</u>
	<u>RM'000</u>	<u>RM'000</u>	<u>RM'000</u>	<u>RM'000</u>
<b>Revenue</b>	<b>3,239</b>	<b>2,792</b>	<b>3,239</b>	<b>2,791</b>
Cost of sales	(1,279)	(1,540)	(1,279)	(1,540)
Gross profit	<b>1,960</b>	<b>1,252</b>	<b>1,960</b>	<b>1,252</b>
Other income including investment income	63	46	63	46
Administrative and distribution expenses	(1,218)	(801)	(1,218)	(801)
<b>Profit from operations</b>	<b>805</b>	<b>497</b>	<b>805</b>	<b>497</b>
Finance cost	(1)	(1)	(1)	(1)
<b>Profit before tax</b>	<b>804</b>	<b>496</b>	<b>804</b>	<b>496</b>
Tax (expense)/income	(234)	46	(234)	46
<b>Profit for the financial period</b>	<b>570</b>	<b>542</b>	<b>570</b>	<b>542</b>
<b>Profit for the financial period/ Total Profit attributable to:</b>				
Owners of the Company	570	542	570	542
Non-controlling interests	-	-	-	-
	<b>570</b>	<b>542</b>	<b>570</b>	<b>542</b>
<b>Earnings per ordinary share attributable to owners of the Company:</b>				
Basic (Sen)	<b>1.01</b>	<b>0.96</b>	<b>1.01</b>	<b>0.96</b>

The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the year ended 30 June 2021 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 30/09/2021 RM'000	As at 30/06/2021 RM'000
<b>ASSETS</b>		
<b>Non-current assets</b>		
Property, plant & equipment	213	225
Right-of-use asset	283	329
Other investment	2	2
Goodwill	7,400	7,400
Inventories	8,993	8,986
Deferred tax assets	1,103	1,163
	17,994	18,105
<b>Current assets</b>		
Inventories	35,123	36,293
Trade and other receivables	1,735	1,271
Tax recoverable	6	2
Deposits, bank & cash balances	13,889	11,377
	50,753	48,943
Non-current assets classified as held for sale	6,599	6,599
<b>Total assets</b>	75,346	73,647
<b>EQUITY AND LIABILITIES</b>		
<b>Equity attributable to owners of the Company</b>		
Share capital	73,420	73,420
Accumulated losses	(3,858)	(4,428)
	69,562	68,992
Non-controlling interests	67	67
<b>Total equity</b>	69,629	69,059
<b>Non-current liability</b>		
Hire-purchase payable	117	129
<b>Current liabilities</b>		
Contract liabilities	2,092	606
Hire-purchase payable	50	50
Lease liability	-	9
Trade and other payables	2,999	3,221
Tax payable	459	573
	5,600	4,459
<b>Total liabilities</b>	5,717	4,588
<b>Total equity and liabilities</b>	75,346	73,647
<b>Net assets per share (RM)</b>	1.23	1.22

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Financial Statements for the year ended 30 June 2021 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 September 2021

(The figures have not been audited)

	<----Attributable to the equity holders of the Company---->				
	<u>Non-distributable</u>	<u>Distributable</u>			
	Share	Accumulated	Total	Non- Controlling	Total
	Capital	Losses		Interests	Equity
	RM'000	RM'000	RM'000	RM'000	RM'000
As at 1 July 2021	73,420	(4,428)	68,992	67	69,059
Profit for the financial period, representing total other comprehensive income for the financial period	-	570	570	-	570
As at 30 September 2021	73,420	(3,858)	69,562	67	69,629
As at 1 July 2020	73,420	(9,887)	63,533	70	63,603
Profit for the financial period, representing total other comprehensive income for the financial period	-	542	542	-	542
As at 30 September 2020	73,420	(9,345)	64,075	70	64,145

The Condensed Consolidated Statements of Changes in Equity should be read in conjunction with the Audited Financial Statements for the year ended 30 June 2021 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 September 2021

(The figures have not been audited)

	<b>Current Year To Date 30/09/2021 RM'000</b>	<b>Preceding Year To Date 30/09/2020 RM'000</b>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Profit before tax	804	496
Adjustments for :		
Depreciation of property, plant and equipment	16	27
Depreciation of right-of-use asset	46	27
Interest expense	1	1
Interest income	(54)	(2)
Operating profit before working capital changes	812	549
Changes in working capital:		
- Inventories	401	619
- Inventories - property development costs	762	(115)
- Receivables	(385)	(221)
- Payables	(296)	(823)
- Contract liabilities	1,487	(47)
Cash generated from/(used in) operations	2,782	(38)
Interest paid	(1)	(1)
Tax paid	(320)	(9)
Tax refunded	29	14
Net cash generated from/(used in) operating activities	2,490	(34)
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Interest received	49	1
Purchase of property, plant and equipment	(5)	-
(Placement)/Withdrawal of short term deposits	(1,250)	146
Net cash (used in)/generated from investing activities	(1,206)	147
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>		
Net (repayment to)/ advances from directors	-	(16)
Repayment of hire purchase	(13)	-
Repayment of lease liability	(9)	(27)
Net cash used in financing activities	(22)	(43)
<b>Net increase in cash and cash equivalents</b>	<b>1,262</b>	<b>70</b>
<b>Cash and cash equivalents at the beginning of the financial period</b>	<b>11,377</b>	<b>783</b>
<b>Cash and cash equivalents at the end of the financial period</b>	<b>12,639</b>	<b>853</b>
<b><u>CASH &amp; CASH EQUIVALENTS</u></b>		
Deposits with licensed banks	11,678	-
Bank and cash balances	2,211	853
	13,889	853
Less: Deposit with maturity more than 3 months	(1,250)	-
	12,639	853

The Condensed Consolidated Cash Flow Statement should be read in conjunction with the Audited Financial Statements for the year ended 30 June 2021 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 period ended 30 September 2021

### 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 2021. 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 2021.

#### 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 2021, 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 2021.

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.

#### 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 2021 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 2021, 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 34.

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.

**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 Federal Court Civil Appeal No. 08(f)-407-12/2020 (P)**

#### A4. Seasonal or Cyclical Factors

The business operations of the Group during the financial period 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 during the financial period under review.

## A6. Changes in Accounting Estimates

There were no significant change in estimates that have had material effect in the financial period ended 30 September 2021.

## A7. Debt and Equity Securities

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

## A8. Dividends Paid

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

## A9. Segmental Reporting

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

3 months ended 30.09.2021	Property Development RM'000	Contracting RM'000	Manufacturing RM'000	Trading RM'000	Others RM'000	Elimination RM'000	Consolidated RM'000
<b>Revenue</b>							
External revenue	3,183	0	47	9	-	-	3,239
Inter-segment revenue	72	26	-	2	-	(100)	-
Total revenue	3,255	26	47	11	-	(100)	3,239
<b>Results</b>							
Segment profit/(loss)	883	(61)	(73)	(13)	(60)	138	814
Depreciation of property, plant and equipment							(16)
Depreciation of right-of-use assets							(46)
Interest income							54
Finance costs							(1)
Profit before tax							804
Taxation							(234)
Profit for the financial period							570

3 months ended 30.09.2020	Property Development RM'000	Contracting RM'000	Manufacturing RM'000	Trading RM'000	Others RM'000	Elimination RM'000	Consolidated RM'000
<b>Revenue</b>							
External revenue	2,457	18	71	246	-	-	2,792
Inter-segment revenue	67	482	-	33	7	(589)	-
Total revenue	2,524	500	71	679	7	(589)	2,792
<b>Results</b>							
Segment profit/(loss)	764	27	(109)	(15)	(59)	(59)	549
Depreciation of property, plant and equipment							(27)
Depreciation of right-of-use assets							(27)
Interest income							2
Finance costs							(1)
Profit before tax							496
Taxation							46
Profit for the financial period							542

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

There were no material events subsequent to the end of financial period 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 period under review.

## **A12. Contingent Liabilities**

Khor Ah Hooi, Khor Chun Mooi and Khor Ke Xin ("Plaintiffs") brought the claim of RM145,000 together with interests calculating from November 2014 for the scheduled payments received by TF Land Sdn Bhd ("TFL"), a wholly-owned subsidiary, from the Plaintiff's financier from the housing loan.

TFL had applied to strike out the 1st Plaintiff's claim in the Sessions' Court, the Plaintiffs' appeal in the High Court vide PA-12ANCVC-65-12/2019 was unsuccessful and is currently pending the Plaintiffs' further appeal in the Court of Appeal Civil Appeal No. P04(IM)(NCVC)-463/12/2020.

The Plaintiffs have subsequently applied to enter judgement pursuant to O.27, r.3 of the Rules of Court 2012 against TFL, mainly based on the audit confirmations previously sent to Khor Chun Mooi. The 2nd and 3rd Plaintiffs' application was allowed and is currently pending appeal in the Penang High Court vide Civil Appeal No. PA-12NCVC-55-12/2020. Under the mutual agreement for stay of execution TFL agreed to make payment of RM194,911.32 into the Court pending disposition of the appeal before the High Court.

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**

There was no other related party transaction for the current financial period under review.

**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 September 2021, the Group recorded a revenue of RM3.239 million and profit before tax of RM0.804 million as compared to revenue of RM2.792 million and profit before tax of RM0.496 million in the corresponding quarter in the previous financial year.

SEGMENT	REVENUE			PROFIT/(LOSS) BEFORE TAX		
	Q1-30/09/2021	Q1-30/09/2020	Changes	Q1-30/09/2021	Q1-30/09/2020	Changes
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Property	3,183	2,457	726	1,026	694	332
Contracting	-	18	(18)	(76)	(5)	(71)
Manufacturing	47	71	(24)	(81)	(131)	50
Trading	9	246	(237)	(13)	(14)	1
Others	-	-	-	(52)	(48)	(4)
Total	3,239	2,792	447	804	496	308

**a) Property development**

In the current quarter, the property development segment revenue was RM3.183 million compared to RM2.457 million in preceding year corresponding quarter, representing an increase of RM0.726 million, mainly due to the increases in recognition of percentage of completion from on-going projects. This has resulted in profit before tax of RM1.026 million compared to profit before tax of RM0.694 million in the preceding year corresponding financial period.

**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**

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

**d) Trading**

Revenue decreased by RM0.237 million and loss before tax decreased by RM0.001 million compared to 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.

**B2. Comparison with Immediate Preceding Quarter**

The Group recorded a revenue of RM3.239 million in the current quarter compared to RM8.130 million recorded in the immediate preceding quarter, representing an decrease of RM4.891 million mainly due to lower contribution from the on-going projects and sales of completed units.

Revenue	Current Quarter 30/09/2021 RM'000	Preceding Quarter 30/06/2021 RM'000	Changes RM'000
Property Development	3,183	8,100	(4,917)
Contracting	-	-	-
Manufacturing	47	25	22
Trading	9	5	4
Total	3,239	8,130	(4,891)



The Group recorded profit before tax of RM0.804 million in the current quarter compared to profit before tax of RM3.799 million in the immediate preceding quarter mainly due to lower revenue for the current quarter.

<b>Profit/(Loss) Before Tax</b>	<b>30/09/2021</b> <b>RM'000</b>	<b>30/06/2021</b> <b>RM'000</b>	<b>Changes</b> <b>RM'000</b>
Property Dev	1,026	3,012	(1,986)
Contract	(76)	1,093	(1,169)
Manufacturing	(81)	(190)	109
Trading	(13)	(33)	20
Others	(52)	(83)	31
<b>Total</b>	<b>804</b>	<b>3,799</b>	<b>(2,995)</b>

### 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 on a continuous look out for land acquisition and joint venture opportunities to add to its existing land bank and continues to seek for new business opportunities that will contribute positively to the Group.

With more than 90% of the adult population having been fully vaccinated, the interstate travel ban was lifted recently in early October 2021 and economic activity is gradually increasing to return to normalcy. The Government has undertaken several measures such as the reintroduction of the Home Ownership Campaign, low-interest rate, exemption of stamp duty and the Real Property Gains Tax for residential properties to boost the property sector demands. 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 will continue to focus on monetising its inventories and timely completion of its development projects.

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

Not applicable as no profit forecast was announced.

### B5. Taxation

	<b>Current Quarter</b> <b>3 months ended</b>	
	<b>30/09/2021</b> <b>RM'000</b>	<b>30/9/2020</b> <b>RM'000</b>
Income Tax		
- Current	(174)	-
- prior year	-	(2)
Deferred tax	(60)	48
<b>Total</b>	<b>(234)</b>	<b>46</b>

The effective tax rates of the Group is slightly higher than the statutory tax rate of 24% mainly due to losses of certain subsidiaries which cannot be set off against taxable profits of other subsidiaries and certain expenses which are not deductible for tax purposes.

### B6. Status of Corporate Proposal

As at 30 September 2021, there were no outstanding corporate proposals.

### B7. Group's Borrowings and Debt Securities

	<b>As at</b>	<b>As at</b>
	<b>30/9/2021</b> <b>RM'000</b>	<b>30/6/2021</b> <b>RM'000</b>
The outstanding borrowings are as follows: -		
<u>Long term borrowing:-</u>		
Hire purchase - secured	117	129
<u>Short term borrowing:-</u>		
Hire purchase - secured	50	50
	<b>167</b>	<b>179</b>

## B8. Material Litigation

Save for the following, the Group was not engaged in any other material litigations as at 22 November 2021, a date not earlier than 7 days from the issuance of this interim financial report.

(l) **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, Messrs 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). Further to the decision of the Applicant’s Judicial Review on 9 June 2021, the Applicant’s appeal is allowed with the following Orders: -

- (a) Compensation in lieu amounting to RM374,000.00;
- (b) Backwages amounting to RM408,000.00;
- (c) Salary for the months of February and March amounting to RM34,000.00; and
- (d) Costs of RM10,000.00 subject to the payment of allocator.

On 9 August 2021, the Board of Directors of the Company announced that the appeal has been registered as No. P-01(A)-379-07/2021 in the **Court of Appeal**. The Court has directed TF Land Sdn Bhd to file the "Rekod Rayuan Tambahan (RRT)" containing Amended Memorandum of Appeal and Grounds of Judgment from the High Court on or before 15 October 2021. On 15 October 2021, the Court has instructed TF Land Sdn Bhd to file the application to adduce new evidence on or before 29 October 2021.

On 12 November 2021, the Court has given the following instructions to adduce fresh evidence via Enclosure 10: -

- (a) Tan Chew Hua ("the 1st Respondent") to file "Afidavit Jawapan" on or before 13 December 2021;
- (b) The Appellant to file "Afidavit Jawapan" on or before 3 January 2022; and
- (c) The parties to file their respective Written Submission & Authorities on or before 1 March 2022 and serve a copy to the Court at least 14 days before the hearing of Enclosure 10;

The next case management via e-review is fixed on 8 March 2022 and the hearing of enclosure 10 is fixed on 21 March 2022.

(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 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 of 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. The Court has vacated the trial dates fixed on 16-18 November 2020, due to the Conditional Movement Control Order that has been extended to 6 March 2021. The new trial dates are 25 February 2021, 8 March 2021 and 9 March 2021. The Court has adjourned the clarification after full trial to 12 October 2021 due to the closure of court.

On 13 October 2021, the Court has postponed the oral clarification to 11 January 2022 due to the Covid-19 pandemic.

## **B9. Dividends**

No interim or final dividend has been declared for the financial period ended 30 September 2021.

## **B10. Earnings Per Share**

### (i) Basic earnings per share

The calculation of basic earnings per share for the financial period is based on the profit for the period attributable to equity holders of the parent company and divided by the weighted average number of ordinary shares in issue during the financial period.

	<b>Current Quarter 3 months ended</b>	
	<b>30/09/2021</b>	<b>30/09/2020</b>
Profit for the financial period attributable to equity holders of the Company (RM'000)	570	542
Weighted average number of ordinary shares ('000)	56,419	56,419
Basic earnings per share (sen)	1.01	0.96

### (ii) Diluted earnings per share

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

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

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

	Current Quarter	
	3 months ended	
	30/9/2021	30/9/2020
	RM '000	RM '000
Depreciation of property, plant and equipment	16	27
Depreciation of right-of-use asset	46	27
Interest expenses	1	1
Interest income	(54)	(2)

**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 29 November 2021.

**BY ORDER OF THE BOARD**

**ANG KIM CHENG @ ANG TENG KOK**

**Executive Chairman**