

**CONDENSED CONSOLIDATED INCOME STATEMENT
FOR SECOND QUARTER ENDED 30 SEPTEMBER 2010**

(The figures have not been audited)

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER	PRECEDING YEAR CORRESPONDING QUARTER	CURRENT YEAR TO DATE	PRECEDING YEAR CORRESPONDING PERIOD
	30/09/10 RM'000	30/09/09 RM'000	30/09/10 RM'000	30/09/09 RM'000
Revenue	5,055	19,933	12,301	58,211
Operating expenses	(5,968)	(17,392)	(14,156)	(49,262)
Other operating income	2,745	1,231	2,977	4,353
Profit from operations	<u>1,832</u>	<u>3,772</u>	<u>1,122</u>	<u>13,302</u>
Finance costs	(293)	(562)	(638)	(1,097)
Profit before taxation	<u>1,539</u>	<u>3,210</u>	<u>484</u>	<u>12,205</u>
Taxation	(448)	(1,059)	(912)	(3,398)
Profit/(Loss) after tax for the period	<u><u>1,091</u></u>	<u><u>2,151</u></u>	<u><u>(428)</u></u>	<u><u>8,807</u></u>
Attributable to:-				
Equity holders of the Parent	1,092	2,153	(425)	8,811
Non controlling interest	(1)	(2)	(3)	(4)
	<u><u>1,091</u></u>	<u><u>2,151</u></u>	<u><u>(428)</u></u>	<u><u>8,807</u></u>
EPS				
- Basic (sen)	0.11	0.22	(0.04)	0.90
- Diluted (sen)	0.11 @	0.22 @	(0.04) @	0.90 @

Note : @ The assumed exercise of ESOS at average market price is treated as an issue of ordinary shares for no consideration. The dilutive effect of the assumed exercise of ESOS for current year quarter, preceding year corresponding quarter, current year to-date and preceding year corresponding period are not considered because the options are 'out-of-money'.

(The Condensed Consolidated Income Statement should be read in conjunction with the audited financial statements for the year ended 31 March 2010 and the notes to the Interim Financial Report).

**CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
 FOR SECOND QUARTER ENDED 30 SEPTEMBER 2010**

(The figures have not been audited)

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER	PRECEDING YEAR CORRESPONDING QUARTER	CURRENT YEAR TO DATE	PRECEDING YEAR CORRESPONDING PERIOD
	30/09/10 RM'000	30/09/09 RM'000	30/09/10 RM'000	30/09/09 RM'000
Profit/(Loss) after tax for the period	1,091	2,151	(428)	8,807
Other comprehensive income for the period, net of tax	1,518	-	2,673	-
Total comprehensive Income for the period, net of tax	<u>2,609</u>	<u>2,151</u>	<u>2,245</u>	<u>8,807</u>
Total comprehensive income attributable to :				
Equity holders of the Parent	2,610	2,153	2,248	8,811
Non controlling interest	(1)	(2)	(3)	(4)
	<u>2,609</u>	<u>2,151</u>	<u>2,245</u>	<u>8,807</u>

(The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the audited financial statements for the year ended 31 March 2010 and the notes to the Interim Financial Report).

**CONDENSED CONSOLIDATED BALANCE SHEET
AS AT 30 SEPTEMBER 2010**

(The figures have not been audited)

	AS AT END OF CURRENT QUARTER 30/09/10 RM'000	AS AT PRECEDING FINANCIAL YEAR END 31/03/10 (Restated) RM'000
ASSETS		
Non Current Assets		
Property, plant and equipment	138,820	132,839
Land held for property development	54,000	54,000
Investment properties	63,122	63,361
Intangible assets	23,942	23,942
Other investments	12,409	11,416
	<u>292,293</u>	<u>285,558</u>
Current Assets		
Property development costs	194,053	189,425
Inventories of completed properties	9,635	11,368
Trade & other receivables, deposits and prepayments	14,407	10,946
Short term deposits	26,230	37,237
Cash and bank balances	5,130	4,118
	<u>249,455</u>	<u>253,094</u>
TOTAL ASSETS	<u><u>541,748</u></u>	<u><u>538,651</u></u>
EQUITY AND LIABILITIES		
Equity attributable to equity holders of the parent		
Share capital	195,063	195,063
Reserves	6,007	3,334
Retained profits	97,044	97,469
Total shareholders' equity	<u>298,114</u>	<u>295,866</u>
Non-Controlling Interest	<u>-</u>	<u>158</u>
Total Equity	<u>298,114</u>	<u>296,024</u>
Non Current Liabilities		
Long term loan	72,608	-
Other deferred liabilities	100,498	100,453
	<u>173,106</u>	<u>100,453</u>
Current Liabilities		
Trade & other payables	39,515	50,496
Tax payable	123	1,788
Short term borrowing	30,890	89,890
	<u>70,528</u>	<u>142,174</u>
Total liabilities	<u>243,634</u>	<u>242,627</u>
TOTAL EQUITY AND LIABILITIES	<u><u>541,748</u></u>	<u><u>538,651</u></u>
Net assets per share (RM)	0.31	0.29

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the financial statements for the year ended 31 March 2010 and the Notes to the Interim Financial Report)

**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR SECOND QUARTER ENDED 30 SEPTEMBER 2010**

	Attributable to Equity Holders of the Parent					Non Controlling Interest RM'000	Total Equity RM'000
	Share Capital RM'000	Non-distributable Share Premium RM'000	Other Reserves RM'000	Distributable Retained Profits RM'000	Total RM'000		
At 1 April 2010	195,063	2,206	1,128	97,452	295,849	158	296,007
Effects of adopting FRS 117	-	-	-	9	9	-	9
Effects of adopting FRS 139	-	-	-	8	8	-	8
Restated	195,063	2,206	1,128	97,469	295,866	158	296,024
Total comprehensive expense for the period	-	-	2,673	(425)	2,248	(158)	2,090
At 30 September 2010	195,063	2,206	3,801	97,044	298,114	-	298,114
At 1 April 2009	195,063	2,206	1,128	77,155	275,552	154	275,706
Total comprehensive income for the period	-	-	-	8,811	8,811	(4)	8,807
At 30 September 2009	195,063	2,206	1,128	85,966	284,363	150	284,513

(The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the financial statements for the year ended 31 March 2010 and the Notes to the Interim Financial Report)

**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW
FOR SECOND QUARTER ENDED 30 SEPTEMBER 2010**

(The figures have not been audited)

	30/09/2010	30/09/2009
	RM'000	RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before taxation	483	12,205
Adjustment for non-cash items :		
Non-cash items	(404)	(1,637)
Non-operating Items	87	361
Operating profit before working capital changes	<u>166</u>	<u>10,929</u>
Changes in Working Capital :		
Net change in current assets	(4,740)	18,755
Net change in current liabilities	(10,978)	(11,761)
Cash (used in)/generated from operations	<u>(15,552)</u>	<u>17,923</u>
Interest and Dividend received	72	10
Taxation paid	(3,322)	(2,889)
Net cash (used in)/generated from operations	<u>(18,802)</u>	<u>15,044</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest and Dividend received	476	718
Proceeds from disposal of Investments	2,159	179
Purchase property, plant & equipment (net of disposal)	(6,613)	(1,426)
Acquisition of minority interest	(5)	-
Net cash used in investing activities	<u>(3,983)</u>	<u>(529)</u>
CASH FLOWS FROM FINANCING ACTIVITIES		
Repayment hire purchase financing (net)	(178)	(254)
Drawdown of Short & Long Term Loan	77,608	-
Repayment of Short & Long Term Loan	(64,000)	-
Interest/Coupon paid	(639)	(1,097)
Net cash generated from/(used in) financing activities	<u>12,791</u>	<u>(1,351)</u>
NET CHANGES IN CASH & CASH EQUIVALENTS	(9,994)	13,164
CASH & CASH EQUIVALENTS AT THE BEGINNING OF THE YEAR	41,354	42,522
CASH & CASH EQUIVALENTS AT THE END OF THE PERIOD	<u><u>31,360</u></u>	<u><u>55,686</u></u>

(The Condensed Consolidated Statement of Cashflow should be read in conjunction with the financial statements for the year ended 31 March 2009 and Notes to the Interim Financial Report)

A1 Basis of Preparation (cont'd)

The adoption of new and revised FRS, amendment to FRS and IC Interpretations have no significant impact to the financial statements of the Group other than those described below:

a) FRS 8 - Operating Segments

FRS 8 replaces FRS 114²⁰⁰⁴ : Segment Reporting. It required a 'management approach', under which segment information is presented on a similar basis to that used for internal reporting purposes. As a result, the Group's external segmental reporting will be based on internal reporting to the "chief operating decision maker", who makes decisions on the allocation of resources and assesses the performance of the reportable segments. As this is a disclosure standard, there will be no impact on the financial position or results of the Group.

b) FRS 101 (Revised) - Presentation of Financial Statements

The revised FRS 101 separates owner and non-owner changes in equity. Therefore, the statement of changes in equity will now include only details of transactions with owners. All non-owner changes in equity are presented as a single line labelled as total comprehensive income. Entities can choose whether to present one performance statement (i.e. statement of comprehensive income) or two statements (i.e. income statement and statement of comprehensive income). The Group has adopted to present the two separate statements format. The adoption of the revised FRS 101 does not have any impact on the financial position and results of the Group as the changes introduced are presentational in nature.

c) Amendments to FRS 117 - Leases

Prior to the adoption of the Amendment to FRS 117, leasehold land were treated as operating leases and were classified and presented as prepaid land lease payments in the Balance Sheet. With the adoption of the Amendments to FRS 117, the classification of leasehold land as finance lease or an operating is based on the extent to which risks and rewards incidental to ownership lie. The Group has reassessed and determined that its leasehold land are finance lease and has reclassified the leasehold to property, plant and equipment and investment property. The effect of the change is adjusted retrospectively and the details are as follows:

31-Mar-10	As previously reported RM'000	Effect of adopting amendment to FRS 117 RM'000	Restated RM'000
Prepaid lease payments	46,040	(46,040)	-
Property, plant & equipment	127,421	40,631	168,052
Investment property	22,730	5,418	28,148
Retained earnings	(97,452)	(9)	(97,461)

d) FRS 139 : Financial Instruments : Recognition and Measurement
Amendment to FRS 139 : Financial Instruments : Recognition and Measurement

FRS 139 sets out the principles for recognition and measurement of financial instruments. The financial instruments are initially recorded at fair value. The transaction costs that are directly attributable to the acquisition of a financial instrument are added to or deducted from the fair value of the financial instrument on initial recognition (other than financial instrument at fair value through profit and loss). Subsequent measurement of the financial instrument depends on the classification of the financial instrument. The changes to the accounting policies resulting from the adoption of this standard are:

Financial Assets

a) Loan and receivables

Prior to the adoption of FRS 139, loans and receivables were stated at cost less allowance for doubtful debts. Following the adoption of FRS 139, financial assets categorised as loans and receivables are subsequently measured at amortised cost using the effective interest rate method. Gains and losses are recognised in the consolidated income statement when the loans and receivables are derecognised, impaired or through the amortisation process. The adoption of FRS 139 does not have significant impact on the income statement of the Group.

b) Available-for-sale

Available-for-sale category comprises investment in equity and debt securities instruments that are not held for trading.

Under the FRS 139, available-for-sale financial asset is a) initially measured at fair value and subsequently with the unrealised gains or losses recognised directly in equity until the investment is derecognised or impaired or b) at cost if the unquoted equity instrument is not carried at fair value because its fair value cannot be reliably measured. The effect of the change in accounting policies have been accounted prospectively in line with the additional provision under FRS 139, resulting in an adjustment to the Group's opening retained earnings as follows:

	At 1 April 2010 RM'000	Effect of adopting amendment to FRS 139 RM'000	At 1 April 2010 RM'000
Effects on retained earnings	(97,452)	(8)	(97,460)

All financial assets, except for those measured at fair value through profit or loss, are subject to review for impairment.

Financial liabilities

a) Borrowings

Prior to the adoption of FRS 139, borrowings were stated at the proceeds received less directly attributable transactions costs. Under FRS 139, borrowings are initially measured at fair value and subsequently at amortised cost using the effective interest rate method. Gains and losses are recognised in the consolidated income statement when the liabilities are derecognised or through the amortisation process. The adoption of FRS 139 does not have significant impact on the income statement of the Group.

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A2 Audit Qualification

The audit report of the preceding annual financial statements was not qualified.

A3 Seasonal or Cyclical Factors

The Group's activities are not affected by any seasonal or cyclical factors.

A4 Nature and Amount of Unusual Items

There were no items of an exceptional or unusual nature that have affected the assets, liabilities, equity, net income or cashflows of the Group during the current financial period.

A5 Changes in estimates

There are no significant changes in estimates in the current financial period.

A6 Debt and Equity Securities

There were no other issuances, cancellations, repurchases, resale and repayment of debt and equity securities for the second quarter ended 30 September 2010.

A7 Dividend

There is no dividend paid for second quarter ended 30 September 2010.

A8 Segmental information

Segmental information is presented in respect of the Group's business segments. Segment revenue and results include items directly attributable to a segment as well as those that can be allocated on a reasonable basis. The Group's reportable segment comprises the following:

- (i) Investment holdings & others
- (ii) Property development
- (iii) Property investment
- (iv) Mall operations
- (v) Car park operations

The 6 months ended 30 September 2010

	Investment holding RM'000	Property development RM'000	Property investment RM'000	Mall operations RM'000	Carpark operations RM'000	Eliminations RM'000	Total RM'000
Revenue							
External Sales	280	10,822	533	-	666	-	12,301
Intersegment Sales	338	-	-	-	-	(338)	-
Total Sales	618	10,822	533	-	666	(338)	12,301
Results							
Segment Results	128	144	547	-	303	-	1,122
Unallocated Corporate Income							-
Operating Profit							1,122
Finance Cost							(638)
Income Tax							(912)
Loss after tax							(428)

A8 Segmental information (cont'd)

The 6 months ended 30 September 2009

	Investment holding RM'000	Property development RM'000	Property investment RM'000	Mall operations RM'000	Car park operations RM'000	Eliminations RM'000	Total RM'000
Revenue							
External Sales	522	57,401	530	-	-	-	58,454
Intersegment Sales	(242)	-	-	-	-	-	(242)
Total Sales	<u>280</u>	<u>57,401</u>	<u>530</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>58,211</u>
Results							
Segment Results	921	12,309	72	-	-	-	13,302
Unallocated Corporate Income							-
Operating Profit							<u>13,302</u>
Finance Cost							(1,097)
Income Tax							<u>(3,398)</u>
Profit after tax							<u>8,807</u>

A9 Valuation of Property, Plant and Equipment

There is no revaluation of property, plant and equipments brought forward from the previous audited financial statements as the Group does not adopt a revaluation policy on its property, plant and equipments.

A10 Subsequent Events

There were no material events subsequent to the second quarter ended 30 September 2010 up to the date of this report, which is likely to substantially affect the results of the operations of the Group.

A11 Effects of Changes in the Composition of the Group

There were no changes in the composition of the Group for the second quarter ended 30 September 2010.

A12 Contingent Liabilities

Contingent liabilities of the Group as at the date of this report, are in respect of guarantees given to government bodies and service providers amounting to RM7,062,000.

A13 Capital Commitment

The capital commitment as at the date of this announcement is as follows:

	<u>RM'000</u>
Approved and contracted for:	
Acquisition of freehold land	<u>15,761</u>

A14 Related Party Transactions

There were no significant related party transactions as at the date of this announcement.

ADDITIONAL DISCLOSURE AS PER LISTING REQUIREMENTS, PARA 9.22

B1 Review of Performance of the Company and its Principal Subsidiaries

The Group recorded a turnover and pre-tax profit of RM12.3 million and RM484K respectively for the period ended 30 September 2010. This represents a decrease of 79% and 96% in turnover and pre-tax profit respectively as compared to the preceding year corresponding period.

The decrease in turnover and pre-tax profit were mainly due to lower revenue recognised for development activities and the effect of adopting FRS 139 whereby the write back of quoted investments was adjusted in the statement of comprehensive income (the write back of quoted investments for preceding year corresponding period was adjusted in income statement).

B2 Comment on Financial Results (Current quarter compared with the preceding quarter)

	Current Quarter 30/09/2010 RM'000	Preceding Quarter 30/06/2010 RM'000	Variance RM'000
Profit/(Loss) before tax	1,539	(1,055)	2,595

The Group recorded a pre-tax profit of RM1.539 million in the current quarter as compared to the pre-tax loss of RM1.055 million in the preceding quarter. The improved in performance was mainly due to write back of allowance for doubtful debts and profit from sale of quoted investments.

B3 Prospects

Some of the Group's development activities are still pending authorities approval. As such, we expect the Group's results for the remaining financial period to be moderate.

B4 Profit Forecast / Guarantee

There were no profit forecast or profit guarantee issued by the Group.

B5 Taxation

Taxation comprises:-

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER	PRECEDING YEAR QUARTER	CURRENT YEAR TODATE	PRECEDING YEAR RESPONDING PERIOD
	30/09/2010	30/09/2009	30/09/10	30/09/09
	RM'000	RM'000	RM'000	RM'000
Company Level				
- current taxation	-	-	-	-
Subsidiary Companies				
- current taxation	539	(1,059)	1,005	(3,398)
- prior year	(92)	-	(93)	-
	<u>448</u>	<u>(1,059)</u>	<u>912</u>	<u>(3,398)</u>

The tax charge in the current quarter and current year todate arises from the investment and operating income of subsidiary companies.

The difference between the income tax expense at the statutory income tax rate and the income tax expense at the effective income tax rate of the Group is due to certain income not subject to tax, certain expenses not deductible for tax purposes, utilisation of previously unrecognised tax losses and deferred tax assets not recognised during the current quarter and current year todate.

B6 Profit/(Loss) on Sale of Unquoted Investments and/or Properties

Not applicable.

B7 Quoted Securities

The particulars of quoted investments for the second quarter ended 30 September 2010 are as follows:.

	2nd quarter ended 30/09/2010
	RM'000
<u>Available-for sale financial assets</u>	
Quoted investments at fair value at 1 July 2010 (Restated)	11,438
Addition	-
Disposal	(547)
Fair value adjustments through equity	<u>1,518</u>
Quoted securities at fair value at 30 September 2010	<u>12,409</u>

B8 Status of Corporate Proposals

The Company had announced on 19 May 2004, the Proposed Acquisition of 91.367 acres of freehold land held under H.S. (D) 28646, PT 4021, Mukim of Semenyih, District of Hulu Langat, State of Selangor by BH Builders Sdn. Bhd. ("BH Builders"), a wholly-owned subsidiary of the Company, from Vee Seng Development Sdn. Bhd. for a total cash consideration of RM17,511,765. The completion of the Proposed Acquisition is subject to the conditions precedent, which stated that amongst others, the withdrawal or removal of the Private Caveats from the said land within eighteen (18) months from the date of the Sale and Purchase Agreement or such time as may be extended by BH Builders at its absolute discretion. Extension were made on 18 November 2005, 1 November 2006, 8 October 2007, 10 October 2008 and 2 October 2009.

On 12 October 2010, the Company made further announcement that the Company had exercised its discretion to extend the time frame for the Private Caveat to be withdrawn.

B9 Group Borrowings as at 30 September 2010 are as follows:

	As at 30/9/2010 RM'000
a) Current	
Secured:-	
Less than 12 months	<u>30,890</u>
b) Non-current	
Secured:-	
2 years term loan	43,000
3 years private debt securities	29,608
	<u>72,608</u>
Total Borrowings	<u>103,498</u>

Note : Included in the short term borrowings is a RM15.0 million 7 years Murabahah Tawarruq Facility which is renewal every three to six months.

B10 Off Balance Sheet Financial Instruments

The Group does not have any financial instruments with off balance sheet risk as at the date of this announcement.

B11 Material Litigation

The Directors are not aware of any material litigation that would adversely affect the operations and financial affairs of the Group as at the date of this announcement.

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 (INCORPORATED IN MALAYSIA)

B12 Proposed Dividend

The Directors do not recommend any dividend for second quarter ended 30 September 2010.

B13 Earning/(Loss) Per Share

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER	PRECEDING YEAR QUARTER	CURRENT YEAR TODATE	PRECEDING YEAR CORRESPONDING PERIOD
	30/09/2010 RM'000	30/09/2009 RM'000	30/09/10 RM'000	30/09/09 RM'000
a) Basic earnings/(loss) per share				
Net profit/(loss) attributable to ordinary equity holders of the parent	1,092	2,153	(425)	8,811
Weighted average no. of ordinary share in issue	975,315	975,315	975,315	975,315
Basic earnings/(loss) per share (sen)	0.11	0.22	(0.04)	0.90

b) Diluted earning per share

There is no dilutive event as at 30 September 2009/2010. Therefore, the diluted EPS is the same as basic EPS.

Dated : 23 November 2010
 Kuala Lumpur, Malaysia

By order of the Board
 Chan Yoon Mun
 Secretary