

**MALAYSIA PACIFIC CORPORATION BERHAD**  
**CONDENSED CONSOLIDATED INCOME STATEMENTS**  
**FOR THE QUARTER ENDED 30 SEPTEMBER 2005**

The Unaudited Condensed Consolidated Income Statements presented below have been reviewed and approved by the Board of Directors.

	FY 2006		FY 2005	
	Current Quarter Ended 30 Sep RM'000	3 months cumulative to date RM'000	Comparative Quarter Ended 30 Sep RM'000	3 months cumulative to date RM'000
Revenue	5,620	5,620	4,753	4,753
Operating Expenses	(5,582)	(5,582)	(4,829)	(4,829)
Other Operating Income	130	130	152	152
Profit from Operations	168	168	76	76
Finance costs	(2,570)	(2,570)	(1,912)	(1,912)
Losses before tax	(2,402)	(2,402)	(1,836)	(1,836)
Taxation	254	254	(305)	(305)
Losses after tax	(2,148)	(2,148)	(2,141)	(2,141)
Minority Interest	-	-	-	-
Net loss for the period	(2,148)	(2,148)	(2,141)	(2,141)
Earnings/(Loss) per Share (sen)				
a) Basic	(1.24)	(1.24)	(1.29)	(1.29)
b) Diluted	N/A	N/A	N/A	N/A

*Note : The calculation of the diluted earnings/(loss) per share is not applicable due to anti-diluted effects of warrants.*

The Condensed Consolidated Income Statements should be read in conjunction with the Annual Financial Report for the year ended 30 June 2005.

**MALAYSIA PACIFIC CORPORATION BERHAD**  
**CONDENSED CONSOLIDATED BALANCE SHEETS**  
**AS AT 30 SEPTEMBER 2005**

The Unaudited Condensed Consolidated Balance Sheets presented below have been reviewed and approved by the Board of Directors.

	As At 30/09/2005 Unaudited RM'000	As At 30/06/2005 Audited RM'000
<b>Property, Plant &amp; Equipment</b>	4,710	4,626
<b>Land Held for Property Development</b>	130,467	130,353
<b>Investment Property</b>	132,544	132,544
<b>Current Assets</b>		
Development Properties and Expenditure	93,390	93,091
Inventories	1,314	1,314
Trade Receivables	5,065	6,035
Other Receivables	1,105	637
Accrued Billings	4,751	3,172
Tax Recoverable	3,024	6,101
Deposit with Financial Institution	2,900	-
Cash & Bank Balances	4,308	9,996
	<u>115,856</u>	<u>120,346</u>
<b>Current Liabilities</b>		
Trade Payables	6,366	6,087
Rental & Utilities Deposits	2,703	2,500
Other Payables	16,536	18,322
Bank Borrowings	107,570	106,825
Provision for taxation	4,309	5,008
	<u>137,484</u>	<u>138,742</u>
Net Current Assets	(21,628)	(18,396)
	<u>246,093</u>	<u>249,127</u>
<b>Financed by :</b>		
Share capital	172,597	172,597
<b>Reserves</b>		
Capital Reserve	17,950	17,950
Retained Profit/(Loss)	(13,824)	(11,676)
	<u>176,723</u>	<u>178,871</u>
Shareholders' fund	176,723	178,871
Minority Interest	-	-
<b>Long Term Liabilities</b>		
Borrowings	56,510	57,456
Deferred taxation	12,860	12,800
	<u>246,093</u>	<u>249,127</u>
Net tangible assets per share (RM)	1.02	1.04

The Condensed Consolidated Balance Sheets should be read in conjunction with the Annual Financial Report for the year ended 30 June 2005.

**MALAYSIA PACIFIC CORPORATION BERHAD**  
**CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY**  
**FOR THE QUARTER ENDED 30 SEPTEMBER 2005**

The Unaudited Condensed Consolidated Statement of Changes In Equity presented below have been reviewed and approved by the Board of Directors.

<b>Share capital RM'000</b>	<b>Assets Revaluation Reserve RM'000</b>	<b>(Accumulated Losses)/ Retained Profits RM'000</b>	<b>Total RM'000</b>
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3 months ended 30 September 2005

At 1 July 2005	172,597	17,950	(11,676)	178,871
Net loss for the year	-	-	(2,148)	(2,148)
At 30 September 2005	172,597	17,950	(13,824)	176,723

3 months ended 30 September 2004

At 1 July 2004	154,000	17,950	4,647	176,597
Issue Upon Exercised of Warrants	18,590	-	-	18,590
Net loss for the year	-	-	(2,141)	(2,141)
At 30 September 2004	172,590	17,950	2,506	193,046

The Condensed Consolidated Statements of Changes in Equity should be read in conjunction with the Annual Financial Report for the year ended 30 June 2005.

**MALAYSIA PACIFIC CORPORATION BERHAD**  
**CONDENSED CONSOLIDATED CASH FLOW STATEMENTS**  
**FOR THE QUARTER ENDED 30 SEPTEMBER 2005**

The Unaudited Condensed Consolidated Cash Flow Statement presented below have been reviewed and approved by the Board of Directors.

	<b>3 months ended 30/09/2005 RM'000</b>	<b>3 months ended 30/09/2004 RM'000</b>
<b>Operating Activities</b>		
Net Loss Before Taxation	(2,402)	(1,836)
Adjustments for non-cash flow :		
Non-cash items	208	204
Non-operating items	2,854	1,657
Operating profit before changes in working capital	<u>660</u>	<u>25</u>
(Increase)/Decrease in working Capital :		
Net change in current assets	(1,552)	2,119
Net change in current liabilities	(999)	(1,729)
Interest Paid	(2,851)	(1,119)
Interest Received	47	74
Payment for Liquidated Ascertained Damages	(501)	-
Net Tax (paid)/refund	2,973	(149)
Net cash flows from operating activities	<u>(2,223)</u>	<u>(779)</u>
<b>Investing Activities</b>		
Other Investment		(1,242)
Purchase of property, plant & equipments	(292)	(522)
Net cash flows from investing activities	<u>(292)</u>	<u>(1,764)</u>
<b>Financing Activities</b>		
(Repayment)/Proceeds from Bank Borrowings	(754)	(860)
Proceeds from issue of shares		18,590
Net cash flows from financing activities	<u>(754)</u>	<u>17,730</u>
Net Change in Cash & Cash Equivalents	(3,269)	15,187
Cash & Cash Equivalents at beginning of year	<u>(54,942)</u>	<u>(58,247)</u>
Cash & Cash Equivalents at end of year	<u>(58,211)</u>	<u>(43,060)</u>

The Condensed Consolidated Cash Flow Statements should be read in conjunction with the Annual Financial Report the year ended 30 June 2005.