

MALAYSIA PACIFIC CORPORATION BERHAD
CONDENSED CONSOLIDATED INCOME STATEMENTS
FOR THE QUARTER ENDED 31 MARCH 2009

	FY 2009 (unaudited)		FY 2008 (audited)	
	Current Quarter Ended 31/03/2009 RM'000	9 months cumulative 31/03/2009 RM'000	Current Quarter Ended 31/03/2008 RM'000	9 months cumulative 31/03/2008 RM'000
Revenue	2,699	8,038	2,953	10,072
Operating Expenses	(2,849)	(10,727)	(3,746)	(10,160)
Other Operating Income	412	66,348	41	58,123
Profit/(Loss) from Operations	262	63,659	(752)	58,035
Finance Costs	(2,141)	(8,980)	(3,772)	(11,374)
(Loss)/Profit Before Tax	(1,879)	54,679	(4,524)	46,661
Taxation	23	23	1,569	1,569
(Loss)/Profit for the Period	(1,856)	54,702	(2,955)	48,230
Attributable to:				
Equity Holders of the Parent	(1,843)	54,741	(2,955)	48,230
Minority Interest	(13)	(39)	-	-
	(1,856)	54,702	(2,955)	48,230
(Loss)/Earnings per share attributable to equity holders of the parent:				
a) Basic (sen)	(1.07)	31.72	(1.71)	27.94
b) Diluted (sen)	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 2008.

MALAYSIA PACIFIC CORPORATION BERHAD
CONDENSED CONSOLIDATED BALANCE SHEETS
AS AT 31 MARCH 2009

	As At 31-03-2009 Unaudited RM'000	As At 30/06/2008 Audited RM'000
Property, Plant & Equipment	4,622	4,417
Land Held for Property Development	77,776	139,320
Investment Property	240,183	240,123
Current Assets		
Development Properties and Expenditure	120,470	56,247
Trade Receivables	1,264	1,650
Other Receivables	445	811
Tax Recoverable	771	420
Fixed Deposit with Licensed Bank	243	243
Cash & Bank Balances	120	335
	<u>123,313</u>	<u>59,706</u>
Current Liabilities		
Trade Payables	4,254	5,358
Other Payables	28,781	24,971
Hire Purchase Creditors	178	174
Bank Borrowings	93,303	177,830
Provision for Taxation	1,871	1,868
	<u>128,387</u>	<u>210,201</u>
Net Current Liabilities	(5,074)	(150,495)
	<u>317,507</u>	<u>233,365</u>
Financed by :		
Share Capital	172,597	172,597
Forex Exchange Reserve	30	-
Accumulated Profits	95,047	40,306
	<u>267,674</u>	<u>212,903</u>
Minority interest	29,464	-
Total Equity	297,138	212,903
Long Term Liabilities		
Hire Purchase Creditors	630	723
Deferred Taxation	19,739	19,739
	<u>317,507</u>	<u>233,365</u>
Net Assets per Share (RM)	1.55	1.23

The Condensed Consolidated Balance Sheets should be read in conjunction with the Annual Financial Report for the year ended 30 June 2008.

MALAYSIA PACIFIC CORPORATION BERHAD
CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY
FOR THE QUARTER ENDED 31 MARCH 2009

← Attributable to Equity Holders of the Parent →

	Share Capital RM'000	Translation Reserve RM'000	Accumulated Profit RM'000	Total RM'000	Minority interest RM'000	Total Equity RM'000
9 months ended 31 March 2009						
(Unaudited)						
At 1 July 2008	172,597	-	40,306	212,903	-	212,903
Foreign currency translation, representing net income recognised directly in equity		30	-	30	-	30
Net profit for the period	-	-	54,741	54,741	(39)	54,702
Partial disposal of shares in subsidiary	-	-	-	-	29,503	29,503
At 31 March 2009	172,597	30	95,047	267,674	29,464	297,138

9 months ended 31 March 2008

At 1 July 2007	172,597	-	(16,481)	156,116	-	156,116
Net profit for the period	-	-	48,230	48,230	-	48,230
At 31 March 2008	172,597	-	31,749	204,346	-	204,346

The Condensed Consolidated Statements of Changes in Equity should be read in conjunction with the Annual Financial Report for the year ended 30 June 2008.

MALAYSIA PACIFIC CORPORATION BERHAD
CONDENSED CONSOLIDATED CASH FLOW STATEMENTS
FOR THE QUARTER ENDED 31 MARCH 2009

The figures have not being audited

	9 months ended 31/03/2009 RM'000	9 months ended 31/03/2008 RM'000
Operating Activities		
Net Profit Before Taxation	54,679	46,661
Adjustments for non-cash flow :		
Non-cash items	754	683
Non-operating items	(56,504)	(46,522)
Operating (loss)/profit before changes in working capital	<u>(1,071)</u>	<u>822</u>
(Increase)/Decrease in working capital :		
Net change in property development costs	(2,680)	(1,845)
Net change in current assets	626	3,652
Net change in current liabilities	3,679	4,241
Interest Paid	(8,979)	(11,374)
Interest Received	29	30
Net Tax (paid)/refund	(325)	(316)
Net cash flows used in operating activities	<u>(8,721)</u>	<u>(4,790)</u>
Investing Activities		
Proceeds from disposal of plant and equipments	15	-
Proceeds from partial disposal of shares in subsidiary	95,040	-
Purchase of property, plant & equipments	(960)	(1,081)
Net cash flows from/(used in) investing activities	<u>94,095</u>	<u>(1,081)</u>
Financing Activities		
Increase/(Repayment) of bank borrowings	(81,979)	2,798
Proceeds/(Repayment) to hire purchase creditors	(90)	(34)
Net cash flows (used in)/from financing activities	<u>(82,069)</u>	<u>2,764</u>
Net Change in Cash & Cash Equivalents	3,305	(3,107)
Cash & Cash Equivalents at beginning of period	<u>(70,542)</u>	<u>(68,270)</u>
Cash & Cash Equivalents at end of period	<u>(67,237)</u>	<u>(71,377)</u>

The Condensed Consolidated Cash Flow Statements should be read in conjunction with the Annual Financial Report the year ended 30 June 2008

MALAYSIA PACIFIC CORPORATION BERHAD
PART A2 : SUMMARY OF KEY FINANCIAL INFORMATION

	INDIVIDUAL PERIOD		CUMULATIVE PERIOD	
	CURRENT YEAR QUARTER FY2009 31/03/2009 RM'000	PRECEDING YEAR CORR. QTR FY2008 31-03-08 RM'000	CURRENT YEAR TO DATE FY2009 31-03-09 RM'000	PRECEDING YEAR CORRESPONDING FY2008 31-03-08 RM'000
1 Revenue	2,699	2,953	8,038	10,072
2 Profit/(Loss) before tax	(1,879)	(4,524)	54,679	46,661
3 Profit/(Loss) after tax	(1,856)	(2,955)	54,702	48,230
4 Net profit/(loss) for the period	(1,856)	(2,955)	54,702	48,230
5 Basic earnings/(loss) per share (sen)	(1.07)	(1.71)	31.72	27.94
6 Dividend per share (sen)	N/A	N/A	N/A	N/A
			AS AT END OF CURRENT QUARTER	AS AT PRECEDING FINANCIAL YEAR END
7 Net assets per share (RM)	1.55	1.23	1.55	1.23

PART A3 : ADDITIONAL INFORMATION

	INDIVIDUAL PERIOD		CUMULATIVE PERIOD	
	CURRENT YEAR QUARTER FY2009 31/03/2009 RM'000	PRECEDING YEAR CORR. QTR FY2008 31-03-08 RM'000	CURRENT YEAR TO DATE FY2009 31-03-09 RM'000	PRECEDING YEAR CORRESPONDING FY2008 31-03-08 RM'000
1 Profit/(Loss) from operations	262	(752)	63,659	58,035
2 Gross interest income	(4)	-	65	30
3 Gross interest expense	2,141	3,772	8,980	11,374

MALAYSIA PACIFIC CORPORATION BERHAD (12200-M)

NOTES TO THE QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2009

SECTION A – FRS 134 PARAGRAPH 16

1. ACCOUNTING POLICIES

The interim financial report are unaudited and have been prepared in accordance with Financial Reporting Standards (“FRS”) 134, Interim Financial Reporting and Paragraph 9.22 of the Listing Requirement of Bursa Malaysia Securities Berhad and should be read in conjunction with the audited financial statements of the Group for the financial year ended 30 June 2008.

These explanatory notes attached to the interim financial statements provide an explanation of events and transactions that are significant to an understanding of a change in a financial position and performance of the Group since the financial year ended 30 June 2008.

2. CHANGES IN ACCOUNTING POLICIES

The accounting policies and methods of computation adopted by the Group in this interim financial report are consistent with those adopted in the annual financial statements for the year ended 30 June 2008.

3. QUALIFICATION OF PRECEDING ANNUAL FINANCIAL STATEMENTS

The auditors’ report on the financial statements for the financial year ended 30 June 2008 was not subject to any qualification.

4. SEASONALITY OR CYCLICALITY OF OPERATIONS

There were no significant seasonal and cyclical factors that affect the business of the Group in the current quarter under review.

5. UNUSUAL ITEMS DUE TO THEIR NATURE, SIZE OR INCIDENCE

There were no unusual items affecting assets, liabilities, equity, net income or cash flow in the current quarter under review.

6. MATERIAL CHANGES IN ESTIMATES

There were no changes in estimates of amount reported in prior financial year that have a material effect in the current quarter under review.

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7. DEBTS AND EQUITY SECURITIES

There were no issuance, cancellation, repurchase, resale and repayment of debts and equity securities in the current quarter under review.

8. DIVIDENDS PAID

No interim dividend has been recommended for the financial period under review.

9. SEGMENTAL REPORTING

The segmental analysis for the Group for the quarter ended 31 March 2009 as follows:-

a) 9 months ended 31 March 2009

Description	Property Development & Construction (RM'000)	Investment Properties (RM'000)	Elimination (RM'000)	Consolidation (RM'000)
Revenue				
External Sales	-	8,038		8,038
Inter-segment Sales	-	5,604	(5,604)	-
Sub-total	-	13,642	(5,604)	8,038
Results				
Segment Results	(1,450)	65,109		63,659
Finance costs	(2,705)	(6,275)		(8,980)
Profit Before Taxation				54,679
Taxation				23
Profit After Taxation				54,702

MALAYSIA PACIFIC CORPORATION BERHAD (12200-M)**9. SEGMENTAL REPORTING (cont'd)**

b) 9 months ended 31 March 2008

Description	Property Development & Construction (RM'000)	Investment Properties (RM'000)	Elimination (RM'000)	Consolidation (RM'000)
Revenue				
External Sales	2,492	7,580		10,072
Inter-segment Sales	1,907	2,333	(4,240)	-
Sub-total	4,399	9,913	(4,240)	10,072
Results				
Segment Results	(278)	58,313		58,035
Finance costs	(5,898)	(5,476)		(11,374)
Profit Before Taxation				46,661
Taxation				1,569
Profit After Taxation				48,230

10. VALUATION OF PROPERTY, PLANT AND EQUIPMENT

There were no amendments to the valuation of property, plant and equipment from the previous financial statements for the financial year ended 30 June 2008 to the current quarter under review.

11. SUBSEQUENT MATERIAL EVENTS

There have not arisen any material events between 31 March 2009 and the date of this announcement that has not been reflected in the financial statements for the current quarter ended 31 March 2009.

12. CHANGES IN THE COMPOSITION OF THE GROUP

There were no changes in the composition of the Group for the current quarter under review.

13. CHANGES IN CONTINGENT LIABILITIES/ASSETS

There were no changes in contingent liabilities or contingent assets as at the date of this report except for the material litigation as explained in Section B, Note 12.

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SECTION B –LISTING REQUIREMENTS

1. PERFORMANCE REVIEW

In the current quarter under review, the Group recorded a slight increase in revenue of RM3.11 million as compared to RM2.99 million of the previous corresponding quarter. Loss before tax has reduced to RM1.88 million as compared to the previous corresponding quarter ended 31 March 2008 of RM4.52 million mainly due to reduction in finance costs.

Comparing to preceding corresponding financial period, the Company's net assets value per share ("NAV") has increased from RM1.23 previously to RM1.55 in the current quarter under review.

2. COMPARISON WITH IMMEDIATE PRECEDING QUARTER'S RESULTS

In the current quarter under review, the Group recorded a smaller loss before tax of RM1.88 million as compared to the previous loss before tax of RM3.51 million (after deducting the profit on capital gain of RM65.2 million).

3. PROSPECTS FOR THE FINANCIAL YEAR

The Company is cautiously optimistic that this second half year results would improve in the financial year ending 30 June 2009 should the sales launch of Kenanga 2 terraces houses meet expectation in June 2009 period. The global financial crisis had affected the early launching of the sales of houses owing to the necessity to review the marketing strategy, financing repackaging and reassess buyers' sentiment and affordability. The whole marketing plan was rescheduled and a lot of effort was put into improved advertising and promotional campaign to take place in May 2009.

1) Property Development Division – LakeHill Resort City and APTEC, Iskandar Malaysia

- a. The prime property development in Iskandar Malaysia is now developed by LakeHill Resort Development Sdn Bhd ("LRDSB") on 78%:22% partnership with Amanah Raya Berhad which is wholly owned by the "Minister of Finance Inc", Government of Malaysia. The partners are on the lookout for a strategic investor to take up another stake in LRDSB. The Company's plan to sell a minority strategic stake in LRDSB will later result in a very substantial capital gain and improve cash-flow of the Company.

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- b. At subsidiary level, LRDSB will target at direct sales, partnerships or joint-ventures on separate 22 approved parcels of freehold properties, comprising of APTEC, Hotels, Heritage & Culture Village, Medical Specialist Centre, University College, Retirement Condominiums, etc, to derive cash and profits to LRDSB in the medium term. Barring any unforeseen circumstances, the management is optimistic that the APTEC project together with governmental support, the LakeHill Resort City in Iskandar Malaysia will be a major contributor to the Company's future growth with enormous prospect.
- c. APTEC is the anchor and centerpiece of LakeHill Resort City. The LRDSB is scheduled to submit the official application for special tax-free incentives and special status in June 2009 to Iskandar Regional Development Authority ("IRDA"). PricewaterhouseCoopers and Dun & Bradstreet are two international consultants being engaged to provide the added professional studies and feasibility report to IRDA. Management is confident that approval will be granted based on the fact that APTEC cum LakeHill Resort City has been officially selected as one of the flagship development projects of Iskandar Malaysia by IRDA. IRDA has also given its written support in welcoming our official application and documentations which will be submitted in due course.
- d. The Bank Kerjasama Rakyat Malaysia Berhad and Bank Islam Malaysia Berhad have approved up to 100% end-financing to our eligible potential house purchasers. Other commercial banks are also in the process of approving attractive end-financing package on the project as well. LRDSB is also busy putting together construction and project financing proposals for the various project parcels to enable simultaneous development to take place as soon as possible.
- e. The estimated gross development cost ("GDC") for APTEC is RM1.6 billion and for the other supporting commercial, entertainment, hospitality, transportation hub, educational, recreational, cultural, touristic and residential projects will add an additional estimated GDC of RM2.0 billion i.e. a total GDC of RM3.6 billion. It is anticipated to achieve a total gross development value ("GDV") of RM6.0 billion which will keep the Company extremely busy for at least the next 6 – 8 years from the receipt of all relevant approvals.
- f. The planned city development is targeted on fast-track to complete between 6 – 8 years. APTEC is anticipated to take 3 years construction time to complete from the receipt of all relevant approvals.
- g. As soon as the above plans begin to take shapes, new plan is afoot to secure more land bank to add on to the branding of "APTEC" and "LakeHill" in Iskandar Malaysia, Kuala Lumpur, Penang, Klang Valley, Sabah, Sarawak or in other growing States.

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2) Property Investment Division – Wisma MPL, Kuala Lumpur

The Company has submitted to Dewan Bandaraya Kuala Lumpur (“DBKL”) for a new 50-storey tower commercial block rising above the existing podium adjacent to Wisma MPL’s existing office tower that will ultimately establish a new “financial landmark” within the Central Commercial District of the “Golden Triangle” Kuala Lumpur.

The Company is currently pursuing with serious investor(s) in re-developing the said property. Barring any unforeseen circumstances, a separate announcement would be made as soon as an agreement is reached.

As at 31 March 2009, the major debt remaining outstanding in the Group is amounting to approximately RM80.0 million which is secured against Wisma MPL. The book valuation of Wisma MPL is RM240.0 million.

The LakeHill Resort City in Iskandar Malaysia and APTEC will spearhead the Company’s growth. The Company’s long-term sustainable income and business potential looks very promising indeed.

Barring any unforeseen circumstances, “APTEC” will be the “catalyst” generator to spur your Company into a major turnaround success story.

4. VARIANCES ON ACTUAL PROFIT FROM FORECAST PROFIT

This is not applicable to the Group.

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5. TAXATION

	Current Quarter 31-03-2009 RM'000	Current Year To-Date 31-03-2009 RM'000
Taxation based on results for the period:		
Current	42	42
Overprovision in prior years	(65)	(65)
	(23)	(23)

The group's effective tax rate for the current quarter is lower than the statutory tax rate as the gain arising from the partial disposal of shares in subsidiary of RM65.2 million is not taxable.

6. PROFITS/(LOSSES) ON SALE OF UNQUOTED INVESTMENTS AND/OR PROPERTIES

There were no sales of unquoted investments or properties for the current quarter ended 31 March 2009.

7. PURCHASE OR DISPOSAL OF QUOTED SECURITIES

There were no purchases or disposal of quoted securities by the Group in the current quarter under review.

8. STATUS OF CORPORATE PROPOSAL BUT NOT COMPLETED

There were no outstanding corporate proposals announced for the current quarter under review.

9. OTHER PAYABLES

Included in other payables are amounts of RM 6,224,694 and RM1,011,082 due to a Company in which certain directors and the Chief Executive Officer (CEO) have an interest. The amounts owing are unsecured and with no fixed terms of repayment and at an agreed interest rate of 15% and 13.0% per annum respectively as approved by the Board of Directors.

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10. GROUP BORROWINGS

Total Group's borrowings as at 31 March 2009 are as follow: -

	Short Term	Long Term	
	Secured	Secured	Total
	(RM'000)	(RM'000)	(RM'000)
HP Creditors	178	630	808
Revolving Credit	25,704	-	25,704
Bank Overdraft	67,599	-	67,599
Total	93,481	630	94,111

11. OFF BALANCE SHEET FINANCIAL INSTRUMENTS

There were no off balance sheet financial instruments entered by the Group as at the date of this quarterly report.

12. MATERIAL LITIGATION UPDATES

There were no changes in material litigation, including the status of pending material litigations in respect of the Company and its subsidiaries since the last annual balance sheet date of 30 June 2008 except for the following: -

a. Arbitration Proceedings

Dindings Construction Sdn Bhd ("DCSB") as the Claimant had on 13 November 2007 commenced an arbitration proceedings against TBBM as the Respondent. The claim is for the balance sum of RM394,850.52 which the Claimant alleged was still owed on account of alleged additional variation orders pursuant to a construction and completion of phase 4M1 & 4M2-58 units of double storey terrace houses and phase 4M3-56 units of single storey terrace houses at Taman Nusa Damai.

The Arbitrator as on 14 April 2009 awarded the sum of RM394,850.52 to the Claimant. However, TBBM as the Respondent had made an application to the Kuala Lumpur High Court vide civil suit no. D10-24-141-2009 for an ex-parte injunction for stay proceeding. The ex-parte injunction was granted by the court on 21 May 2009. The injunction is now fixed for inter-partes hearing on 10 June 2009. TBBM had also filed an application to set aside or vary the arbitration award dated 14 April 2009 in court on 26 May 2009.

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b. Kuala Lumpur Civil High Court No. S2-23-29-06

The four (4) former directors of the Company, En. Chut Nyak Isham bin Nyak Ariff, Dato' Yusof bin Jusoh, Tengku Sharif Syed Amir Abidin Jamalullail and Dato' Thomas Teng Poh Foh (collectively known as the "Plaintiffs") had claimed against the Company for alleged defamation in respect of the Company's reported statement of the legal issues raised under paragraph (d) below in the Company's Annual Report for the financial year ended 30 June 2005 that was picked up and reported by the Star Newspaper on 15 November 2005.

However, the Court had, vide its decision on 8 February 2007, struck out the Plaintiff's claim of slander brought forth against the Company. The Court ordered the Plaintiffs to amend their statements of claim by deleting all suggestions of alleged slanders by the Company. The Plaintiffs since then had filed their amended statement of claim and the Company has filed its statement of defence on July 2008. The matter has been fixed for case management on 21 July 2009.

c. Kuala Lumpur High Court No.S3-22-1176-2006

The Company and TBBM (collectively known as "the Plaintiffs") commenced a civil action on 14 October 2005 vide Johor Bahru High Court Suit No. 22-702-2005 against the former Group General Manager of the Company and TBBM, En. Zulhaimi bin Nordin, the former Group Managing Director and Chief Executive Officer of the Company and TBBM, En. Chut Nyak Isham Bin Nyak Ariff, as well as Inta Development Sdn Bhd ("Inta") and its directors, and others (collectively known as "the Defendants") in relation to alleged non-disclosure of connected parties transaction in the sale of land owned by TBBM held under PTD 149705 H.S (D) 310451, Mukim Plentong, Daerah Johor Bahru by En. Zulhaimi Bin Nordin and En. Chut Nyak Isham Bin Nyak Ariff to party or parties connected. Thus, breaching Section 132(E) of the Act and others.

The case was transferred to the Kuala Lumpur High Court for the purpose of merging this case to the case referred in paragraph (d) below owing to related subject matters involving the same related parties. The Defendants applied to strike out the Plaintiff's claim but was dismissed by the Registrar on 15 November 2007. An appeal was filed by the Defendants. Hearing of the appeal was fixed for 8 July 2009, while 15 June 2009 was fixed for case management.

d. Kuala Lumpur High Court, Suit No. S4-22-82-2006

The Company and Taman Bandar Baru Masai Sdn. Bhd. ("TBBM") (collective known as "the Plaintiffs") commenced a civil action on 14 November 2005 against the former directors of the Company namely, En. Chut Nyak Isham bin Nyak Ariff, Dato' Yusof bin Jusoh, YAM Tengku Syarif Syed Amir Abidin Putra Jamalullail, Dato' Thomas Teng Poh Foh and Pn. Asnah bt. Mohd Salleh as well as other connected parties, namely, Warisan Alam Enterprise Sdn Bhd, Bumialpha Sdn Bhd, Dion Sharil Bin Chut Nyak Isham, Intan Safina Binti Yusof and Aishah Binti Mohd Jelani (collectively known as "the Defendants"), for inter-alia breach of Section 132(E) of the Companies Act 1965 as well as the refund of all interest and costs paid to them or profited by them in relation to money paid to themselves plus damages to be assessed. Defendants had filed their defence and counter claim. The Court has fixed for case management to be heard on 23 October 2009 for parties to file the agreed bundle of documents, witness statements and opening submissions.

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13. DIVIDEND

There were no dividends declared by the Group in the current quarter under review.

14. EARNINGS PER SHARE

a. Basic earnings per share

	Current Quarter Ended 31 March 2009	Current Year To Date 31 March 2009
Net (loss)/profit attributable to ordinary shareholders (RM'000)	(1,842)	54,741
Weighted average number of ordinary shares in issue (RM'000)	172,597	172,597
Basic (loss)/earnings per share (sen)	(1.07)	31.72

b. Diluted earnings per share

There were no dilutions of shares in the current quarter under review.

15. AUTHORISED FOR ISSUE

The interim financial report was authorized for issue by the Board of Directors in accordance with a resolution of the Directors on 29 May 2009.

By order of the Board

Dated: 29 May 2009