

MALAYSIA PACIFIC CORPORATION BERHAD**QUARTERLY REPORT**

Quarterly report on consolidated results for the 4th quarter ended 30 June 2009
The figure have not been audited.

**CONDENSED CONSOLIDATED INCOME STATEMENTS
FOR THE FINANCIAL YEAR ENDED 30 JUNE 2009**

	FY 2009 (Unaudited)		FY 2008 (Audited)	
	Current Quarter Ended 30/06/2009 RM'000	12 months cumulative 30/06/2009 RM'000	Comparative Quarter Ended 30/06/2008 RM'000	12 months cumulative 30/06/2008 RM'000
Revenue	2,733	10,771	2,358	12,430
Operating Expenses	(3,935)	(14,661)	(3,933)	(14,093)
Other Operating Income	2,352	68,698	15,234	73,357
Profit/(Loss) from Operations	1,150	64,808	13,659	71,694
Finance Costs	(2,374)	(11,354)	(3,948)	(15,322)
(Loss)/Profit Before Tax	(1,224)	53,454	9,711	56,372
Taxation	94	117	(1,154)	415
(Loss)/Profit for the Period	(1,130)	53,571	8,557	56,787
Attributable to:				
Equity Holders of the Parent	(915)	53,825	8,557	56,787
Minority Interest	(215)	(254)	-	-
	(1,130)	53,571	8,557	56,787
(Loss)/Earnings per share attributable to equity holders of the parent:				
a) Basic (sen)	(0.53)	31.19	4.96	32.90
b) Diluted (sen)	N/A	N/A	N/A	N/A

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**QUARTERLY REPORT**

Quarterly report on consolidated results for the 4th quarter ended 30 June 2009

The figures have not been audited.

CONDENSED CONSOLIDATED BALANCE SHEETS AS AT 30 JUNE 2009

	As At 30-06-2009 Unaudited RM'000	As At 30/06/2008 Audited RM'000
Property, Plant & Equipment	4,401	4,417
Land Held for Property Development	82,045	139,320
Investment Property	240,183	240,123
Current Assets		
Development Properties and Expenditure	120,470	56,247
Trade Receivables	1,563	1,650
Other Receivables	2,604	811
Tax Recoverable	773	420
Fixed Deposit with Licensed Bank	250	243
Cash & Bank Balances	157	335
	<u>125,817</u>	<u>59,706</u>
Current Liabilities		
Trade Payables	4,134	5,358
Other Payables	51,517	24,971
Hire Purchase Creditors	185	174
Bank Borrowings	78,513	177,830
Provision for Taxation	1,832	1,868
	<u>136,181</u>	<u>210,201</u>
Net Current Liabilities	(10,364)	(150,495)
	<u>316,265</u>	<u>233,365</u>
Financed by :		
Share Capital	172,597	172,597
Forex Exchange Reserve	22	-
Accumulated Profits	94,131	40,306
	<u>266,750</u>	<u>212,903</u>
Minority interest	29,249	-
Total Equity	295,999	212,903
Long Term Liabilities		
Hire Purchase Creditors	582	723
Deferred Taxation	19,684	19,739
	<u>316,265</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

QUARTERLY REPORT

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**CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY
FOR THE YEAR ENDED 30 JUNE 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
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Year ended 30 JUNE 2009

(unaudited)

At 1 July 2008	172,597	-	40,306	212,903	-	212,903
Foreign currency translation, representing net income recognised directly in equity		22	-	22	-	22
Net profit for the year	-	-	53,825	53,825	(254)	53,571
Partial disposal of shares in subsidiary	-	-	-	-	29,503	29,503
At 30 JUNE 2009	172,597	22	94,131	266,750	29,249	295,999

Year ended 30 JUNE 2008

(audited)

At 1 July 2007	172,597	-	(16,481)	156,116	-	156,116
Net profit for the year	-	-	56,787	56,787	-	56,787
At 30 JUNE 2008	172,597	-	40,306	212,903	-	212,903

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

QUARTERLY REPORT

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The figures have not been audited.

**CONDENSED CONSOLIDATED CASH FLOW STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2009**

	(Unaudited)	(Audited)
	12 months ended 30/06/2009 RM'000	12 months ended 30/06/2008 RM'000
Operating Activities		
Net Profit Before Taxation	53,454	56,372
Adjustments for non-cash flow :		
Non-cash items	1,009	922
Non-operating items	(56,076)	(57,772)
Operating loss before changes in working capital	<u>(1,613)</u>	<u>(478)</u>
(Increase)/Decrease in working capital :		
Net change in property development costs	(6,948)	-
Net change in current assets	(1,814)	3,575
Net change in current liabilities	23,361	5,102
Interest Paid	(6,453)	(4,447)
Interest Received	29	159
Liquidated and ascertained damages paid	(21)	(10)
Net Tax (paid)/refund	(327)	(677)
Net cash flows used in operating activities	<u>6,214</u>	<u>3,224</u>
Investing Activities		
Proceeds from disposal of plant and equipments	32	-
Proceeds from partial disposal of shares in subsidiary	95,040	-
Development expenditure incurred in land held for property development	-	(1,865)
Purchase of property, plant & equipments	(1,011)	(840)
Net cash flows from/(used in) investing activities	<u>94,061</u>	<u>(2,705)</u>
Financing Activities		
Interest paid	(24)	(38)
(Repayment)/Advances of bank loans	(81,979)	(2,580)
Repayment of hire purchase creditors	(131)	(174)
Net cash flows used in financing activities	<u>(82,134)</u>	<u>(2,792)</u>
Net Change in Cash & Cash Equivalents	18,141	(2,273)
Cash & Cash Equivalents at beginning of year	<u>(70,542)</u>	<u>(68,269)</u>
Cash & Cash Equivalents at end of year	<u>(52,401)</u>	<u>(70,542)</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 30/06/2009 RM'000	PRECEDING YEAR CORR. QTR FY2008 30-06-08 RM'000	CURRENT YEAR TO DATE FY2009 30-06-09 RM'000	PRECEDING YEAR CORRESPONDING FY2008 30-06-08 RM'000
1 Revenue	2,733	2,358	10,771	12,430
2 Profit/(Loss) before tax	(1,224)	9,711	53,454	56,372
3 Profit/(Loss) for the period	(1,130)	8,557	53,571	56,787
4 Profit/(Loss) attributable to ordinary equity	(915)	8,557	53,825	56,787
5 Basic earnings/(loss) per share (sen)	(0.53)	4.96	31.19	32.90
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 attributable to ordinary equity holders of the parent (RM)	1.55	1.23	1.55	1.23

PART A3 : ADDITIONAL INFORMATION

	INDIVIDUAL PERIOD		CUMULATIVE PERIOD	
	CURRENT YEAR QUARTER FY2009 30/06/2009 RM'000	PRECEDING YEAR CORR. QTR FY2008 30-06-08 RM'000	CURRENT YEAR TO DATE FY2009 30-06-09 RM'000	PRECEDING YEAR CORRESPONDING FY2008 30-06-08 RM'000
1 Profit/(Loss) from operations	1,150	13,659	64,808	71,694
2 Gross interest income	7	159	72	159
3 Gross interest expense	2,374	3,948	11,354	15,322