

**MALAYSIA PACIFIC CORPORATION BERHAD**  
**CONDENSED CONSOLIDATED INCOME STATEMENTS**  
**FOR THE QUARTER ENDED 31 MARCH 2010**

	FY 2010 ( unaudited )		FY 2009	
	Current Quarter Ended 31/03/2010 RM'000	9 months cumulative 31/03/2010 RM'000	Comparative Quarter Ended 31/03/2009 RM'000	9 months cumulative 31/03/2009 RM'000
Revenue	2,609	8,568	2,699	8,038
Operating Expenses	(3,171)	(9,650)	(2,849)	(10,727)
Other Operating Income	113	179	412	66,348
(Loss)/Profit from Operations	(449)	(903)	262	63,659
Finance Costs	(2,788)	(8,177)	(2,141)	(8,980)
(Loss)/Profit Before Tax	(3,237)	(9,080)	(1,879)	54,679
Taxation	(177)	(515)	23	23
(Loss)/Profit for the Period	(3,414)	(9,595)	(1,856)	54,702
Attributable to:				
Equity Holders of the Parent	(3,255)	(9,150)	(1,843)	54,741
Minority Interest	(159)	(445)	(13)	(39)
	(3,414)	(9,595)	(1,856)	54,702
(Loss)/Earnings per share attributable to equity holders of the parent:				
a) Basic (sen)	(1.89)	(5.30)	(1.07)	31.72
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 2009.

**MALAYSIA PACIFIC CORPORATION BERHAD**  
**CONDENSED CONSOLIDATED BALANCE SHEETS**  
**AS AT 31 MARCH 2010**

	<b>As At 31/03/2010 Unaudited RM'000</b>	<b>As At 30/06/2009 Audited RM'000</b>
<b>Property, Plant &amp; Equipment</b>	3,696	4,311
<b>Land Held for Property Development</b>	77,883	77,279
<b>Investment Property</b>	240,183	240,183
<b>Current Assets</b>		
Development Properties and Expenditure	126,050	124,165
Trade Receivables	2,476	1,563
Other Receivables	1,366	2,608
Tax Recoverable	308	773
Fixed Deposit with Licensed Bank	250	250
Cash & Bank Balances	578	159
	<u>131,028</u>	<u>129,518</u>
<b>Current Liabilities</b>		
Trade Payables	3,594	4,148
Other Payables	61,546	50,447
Hire Purchase Creditors	185	184
Bank Borrowings	79,151	78,513
Provision for Taxation	1,832	1,832
	<u>146,308</u>	<u>135,124</u>
Net Current Liabilities	(15,280)	(5,606)
	<u>306,482</u>	<u>316,167</u>
<b>Financed by :</b>		
Share Capital	172,597	172,597
Forex Exchange Reserve	71	24
Accumulated Profits	84,692	93,842
	<u>257,360</u>	<u>266,463</u>
Minority interest	28,742	29,187
Total Equity	286,102	295,650
<b>Long Term Liabilities</b>		
Hire Purchase Creditors	445	582
Deferred Taxation	19,935	19,935
	<u>306,482</u>	<u>316,167</u>
Net Assets per Share (RM)	1.49	1.54

The Condensed Consolidated Balance Sheets should be read in conjunction with the Annual Financial Report for the year ended 30 June 2009.

**MALAYSIA PACIFIC CORPORATION BERHAD**  
**CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY**  
**FOR THE QUARTER ENDED 31 MARCH 2010**

← 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
<b>9 months ended 31 March 2010</b> (unaudited)						
At 1 July 2009	172,597	24	93,842	266,463	29,187	295,650
Foreign currency translation, representing net income recognised directly in equity		47	-	47	-	47
Net loss for the year	-	-	(9,150)	(9,150)	(445)	(9,595)
	-	-	-	-	-	-
At 31 March 2010	172,597	71	84,692	257,360	28,742	286,102

**9 months ended 31 March 2009**

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 year	-	-	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

The Condensed Consolidated Statements of Changes in Equity should be read in conjunction with the Annual Financial Report for the year ended 30 June 2009.

**MALAYSIA PACIFIC CORPORATION BERHAD**  
**CONDENSED CONSOLIDATED CASH FLOW STATEMENTS**  
**FOR THE QUARTER ENDED 31 MARCH 2010**

the figures have not being audited

	<b>9 months ended 31/03/2010 RM'000</b>	<b>9 months ended 31/03/2009 RM'000</b>
<b>Operating Activities</b>		
Net Loss/(Profit) Before Taxation	(9,080)	54,679
Adjustments for non-cash flow :		
Non-cash items	798	754
Non-operating items	8,222	(56,504)
Operating loss before changes in working capital	<u>(60)</u>	<u>(1,071)</u>
(Increase)/Decrease in working capital :		
Net change in property development costs	(2,489)	(2,680)
Net change in current assets	329	626
Net change in current liabilities	10,545	3,679
Interest Paid	(8,176)	(8,979)
Interest Received	-	29
Net Tax refund/(paid)	(50)	(325)
Net cash flows from/(used in) operating activities	<u>99</u>	<u>(8,721)</u>
<b>Investing Activities</b>		
Proceeds from disposal of plant and equipments	2	15
Proceeds from partial disposal of shares in subsidiary	-	95,040
Purchase of property, plant & equipments	(182)	(960)
Net cash flows (used in)/from investing activities	<u>(180)</u>	<u>94,095</u>
<b>Financing Activities</b>		
Increase/(Repayment) of bank borrowings		(81,979)
Proceeds/(Repayment) to hire purchase creditors	(138)	(90)
Net cash flows used in financing activities	<u>(138)</u>	<u>(82,069)</u>
Net Change in Cash & Cash Equivalents	(219)	3,305
Cash & Cash Equivalents at beginning of period	<u>(52,400)</u>	<u>(70,542)</u>
Cash & Cash Equivalents at end of period	<u>(52,619)</u>	<u>(67,237)</u>

The Condensed Consolidated Cash Flow Statements should be read in conjunction with the Annual Financial Report the year ended 30 June 2009

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

	INDIVIDUAL PERIOD		CUMULATIVE PERIOD	
	CURRENT YEAR	PRECEDING YEAR	CURRENT YEAR	PRECEDING YEAR
	QUARTER	CORR. QTR	TO DATE	CORRESPONDING
	FY2010	FY2009	FY2010	FY2009
	31/03/2010	3/31/2009	3/31/2010	3/31/2009
	RM'000	RM'000	RM'000	RM'000
1 Revenue	2,609	2,699	8,568	8,038
2 Profit/(Loss) before tax	(3,237)	(1,879)	(9,080)	54,679
3 Profit/(Loss) for the period	(3,414)	(1,856)	(9,595)	54,702
4 Profit/(Loss) attributable to ordinary equity	(3,255)	(1,843)	(9,150)	54,741
5 Basic earnings/(loss) per share (sen)	(1.89)	(1.07)	(5.30)	31.72
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)	1.49	1.54	1.49	1.54

**PART A3 : ADDITIONAL INFORMATION**

	INDIVIDUAL PERIOD		CUMULATIVE PERIOD	
	CURRENT YEAR	PRECEDING YEAR	CURRENT YEAR	PRECEDING YEAR
	QUARTER	CORR. QTR	TO DATE	CORRESPONDING
	FY2010	FY2009	FY2010	FY2009
	31/03/2010	3/31/2009	3/31/2010	3/31/2009
	RM'000	RM'000	RM'000	RM'000
1 Profit/(Loss) from operations	(449)	262	(903)	63,659
2 Gross interest income	2	4	11	65
3 Gross interest expense	2,788	2,141	8,177	8,980