

**MALAYSIA PACIFIC CORPORATION BERHAD**  
**CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME**  
**FOR THE QUARTER ENDED 30 SEPTEMBER 2010**

	FY 2011 ( unaudited )		FY 2010 ( unaudited )	
	Current Quarter Ended 30/09/2010 RM'000	3 months cumulative 30/09/2010 RM'000	Comparative Quarter Ended 30/09/2009 RM'000	3 months cumulative 30/09/2009 RM'000
Revenue	3,725	3,725	3,023	3,023
Cost of sales	(1,522)	(1,522)	(1,442)	(1,442)
Gross Profit	<u>2,203</u>	<u>2,203</u>	<u>1,581</u>	<u>1,581</u>
Other Income	236	236	24	24
Distribution costs	(98)	(98)	(72)	(72)
Administrative expenses	(5,154)	(5,154)	(1,526)	(1,526)
Other Expenses	-	-	-	-
(Loss)/Profit from Operations	<u>(2,813)</u>	<u>(2,813)</u>	<u>7</u>	<u>7</u>
Finance Costs	<u>(2,029)</u>	<u>(2,029)</u>	<u>(2,656)</u>	<u>(2,656)</u>
Loss Before Tax	(4,842)	(4,842)	(2,649)	(2,649)
Taxation	<u>-</u>	<u>-</u>	<u>(121)</u>	<u>(121)</u>
Loss for the Period	(4,842)	(4,842)	(2,770)	(2,770)
Other Comprehensive Income, net of tax Foreign currency transaction differences for foreign operations	-	-	-	-
Total Comprehensive Loss for the period	<u>(4,842)</u>	<u>(4,842)</u>	<u>(2,770)</u>	<u>(2,770)</u>
Attributable to:				
Equity Holders of the Parent	(4,475)	(4,475)	(2,637)	(2,637)
Minority Interest	(367)	(367)	(133)	(133)
	<u>(4,842)</u>	<u>(4,842)</u>	<u>(2,770)</u>	<u>(2,770)</u>
Total Comprehensive Loss attributable to:				
Equity Holders of the Parent	(4,475)	(4,475)	(2,637)	(2,637)
Minority Interest	(367)	(367)	(133)	(133)
	<u>(4,842)</u>	<u>(4,842)</u>	<u>(2,770)</u>	<u>(2,770)</u>
Loss per share attributable to equity holders of the parent:				
a) Basic (sen)	<u>(2.32)</u>	<u>(2.32)</u>	<u>(1.53)</u>	<u>(1.53)</u>
b) Diluted (sen)	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>

The Condensed Consolidated Income Statements should be read in conjunction with the Audited Financial Statements for the financial year ended 30 June 2010.

**MALAYSIA PACIFIC CORPORATION BERHAD**  
**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITIONS**  
**AS AT 30 SEPTEMBER 2010**

	As At 30/09/2010 Unaudited RM'000	As At 30/06/2010 Audited RM'000
<b>Non-Current Assets</b>		
Property, Plant & Equipment	4,131	4,225
Land Held for Property Development	78,274	77,945
Investment Property	300,000	300,000
<b>Total Non-Current Assets</b>	<u>382,405</u>	<u>382,170</u>
<b>Current Assets</b>		
Development Properties and Expenditure	123,914	123,853
Trade and Other Receivables	3,758	1,837
Current Tax Assets	364	544
Cash and Cash Equivalents	5,726	9,538
<b>Total Current Assets</b>	<u>133,762</u>	<u>135,772</u>
<b>Total Assets</b>	<u>516,167</u>	<u>517,942</u>
<b>Equity and Liabilities</b>		
Share Capital	287,660	287,660
Reserves	71,349	75,823
	<u>359,009</u>	<u>363,483</u>
Minority interest	27,254	27,621
<b>Total Equity</b>	<u>386,263</u>	<u>391,104</u>
<b>Liabilities</b>		
Borrowings	807	892
Deferred Tax Liabilities	19,880	19,880
<b>Total Non-Current Liabilities</b>	<u>20,687</u>	<u>20,772</u>
<b>Current Liabilities</b>		
Trade and Other Payables	31,018	27,877
Provision	257	257
Borrowings	77,942	77,932
<b>Total Liabilities</b>	<u>109,217</u>	<u>106,066</u>
<b>Total Equity and Liabilities</b>	<u>516,167</u>	<u>517,942</u>
Net Assets per Share (RM)	1.25	1.26

The Condensed Consolidated Balance Sheets should be read in conjunction with the Audited Financial Statements for the financial year ended 30 June 2010.

**MALAYSIA PACIFIC CORPORATION BERHAD**  
**CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY**  
**FOR THE QUARTER ENDED 30 SEPTEMBER 2010**

← Attributable to Equity Holders of the Parent →

	Share Capital RM'000	Warrants Reserve RM'000	Foreign Exchange Reserve RM'000	Accumulated Profit RM'000	Total RM'000	Minority interest RM'000	Total Equity RM'000
<u>3 months ended 30 September 2010</u> (unaudited)							
At 1 July 2010	287,660	10,011	92	65,720	363,483	27,621	391,104
Foreign currency translation, representing net income recognised directly in equity	-	-	1	-	1	-	1
Net loss for the period	-	-	-	(4,475)	(4,475)	(367)	(4,842)
At 30 September 2010	287,660	10,011	93	61,245	359,009	27,254	386,263
<u>3 months ended 30 September 2009</u>							
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	-	-	9	-	9	-	9
Net loss for the period	-	-	-	(2,638)	(2,638)	(133)	(2,771)
At 30 September 2009	172,597	-	33	91,204	263,834	29,054	292,888

The Condensed Consolidated Statements of Changes in Equity should be read in conjunction with the Audited Financial Statements for the financial year ended 30 June 2010.

**MALAYSIA PACIFIC CORPORATION BERHAD**  
**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS**  
**FOR THE QUARTER ENDED 30 SEPTEMBER 2010**

the figures have not being audited

	<b>3 months ended 30/09/2010 RM'000</b>	<b>3 months ended 30/09/2009 RM'000</b>
<b>Cash Flows From Operating Activities</b>		
Net Loss Before Taxation	(4,842)	(2,649)
Adjustments for non-cash flow :		
Depreciation of property, plant and equipment	251	269
Finance Costs	2,029	2,656
Finance Income	(41)	(7)
Gain on disposal of property, plant and equipment	(151)	(1)
Net unrealised foreign exchange differences	(2)	(7)
Operating (loss)/profit before changes in working capital	<u>(2,756)</u>	<u>261</u>
Change in property development costs	(61)	(753)
Change in trade and other receivables	(1,920)	263
Changes in trade and other payables	<u>2,913</u>	<u>2,141</u>
Cash (used in)/generated from operations	(1,824)	1,912
Interest Paid	(1,799)	(1,531)
Interest Received	41	7
Net Tax refund	<u>180</u>	<u>142</u>
<b>Net cash flows (used in)/from operating activities</b>	<u><u>(3,402)</u></u>	<u><u>530</u></u>
<b>Cash Flows From Investing Activities</b>		
Development expenditure incurred in land held for property development	(329)	(283)
Proceeds from disposal of property, plant and equipment	251	1
Purchase of property, plant & equipments	<u>(142)</u>	<u>(139)</u>
<b>Net cash flows used in investing activities</b>	<u><u>(220)</u></u>	<u><u>(421)</u></u>
<b>Cash Flows From Financing Activities</b>		
Repayment of borrowings	<u>(221)</u>	<u>(45)</u>
<b>Net cash flows used in financing activities</b>	<u><u>(221)</u></u>	<u><u>(45)</u></u>
Net Change in Cash and cash equivalents	(3,843)	64
Cash and cash equivalents at beginning of financial year	<u>(42,425)</u>	<u>(52,400)</u>
Cash and cash equivalents at end of financial period	<u><u>(46,268)</u></u>	<u><u>(52,336)</u></u>

Cash and cash equivalents at the end of the financial period comprise the following:

	As at 30/09/2010 RM'000	As at 30/09/2009 RM'000
Fixed deposit with a licensed bank	255	250
Cash and bank balances	5,471	146
Bank overdrafts	<u>(51,994)</u>	<u>(52,732)</u>
	<u><u>(46,268)</u></u>	<u><u>(52,336)</u></u>

The Condensed Consolidated Cash Flow Statements should be read in conjunction with the Audited Financial Statements for the financial year ended 30 June 2010.

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

	INDIVIDUAL PERIOD		CUMULATIVE PERIOD	
	CURRENT YEAR QUARTER FY2011 30/09/2010 RM'000	PRECEDING YEAR CORR. QTR FY2010 30/09/2009 RM'000	CURRENT YEAR TO DATE FY2011 30/09/2010 RM'000	PRECEDING YEAR CORRESPONDING FY2010 30/09/2009 RM'000
1 Revenue	3,725	3,023	3,725	3,023
2 Loss before tax	(4,842)	(2,649)	(4,842)	(2,649)
3 Loss for the period	(4,842)	(2,770)	(4,842)	(2,770)
4 Loss attributable to ordinary equity	(4,475)	(2,637)	(4,475)	(2,637)
5 Basic loss per share (sen)	(2.32)	(1.53)	(2.32)	(1.53)
6 Dividend per share (sen)	N/A	N/A	N/A	N/A
			<b>AS AT END OF CURRENT QUARTER</b>	<b>AS AT PRECEDING FINANCIAL YEAR END</b>
7 Net assets per share attributable to ordinary equity holders of the parent (RM)	1.25	1.26	1.25	1.26

**PART A3 : ADDITIONAL INFORMATION**

	INDIVIDUAL PERIOD		CUMULATIVE PERIOD	
	CURRENT YEAR QUARTER FY2011 30/09/2010 RM'000	PRECEDING YEAR CORR. QTR FY2010 30/09/2009 RM'000	CURRENT YEAR TO DATE FY2011 30/09/2010 RM'000	PRECEDING YEAR CORRESPONDING FY2010 30/09/2009 RM'000
1 (Loss)/Profit from operations	(2,813)	7	(2,813)	7
2 Gross interest income	41	7	41	7
3 Gross interest expense	2,029	2,656	2,029	2,656