

MALAYSIA PACIFIC CORPORATION BERHAD
CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
FOR THE QUARTER ENDED 30 JUNE 2012

	FY 2012 (unaudited)		FY 2011 (audited)	
	Current Quarter Ended 30/06/2012 RM'000	12 months cumulative 30/06/2012 RM'000	Comparative Quarter Ended 30/06/2011 RM'000	12 months cumulative 30/06/2011 RM'000
Revenue	3,598	14,832	7,699	16,151
Cost of sales	(2,126)	(8,371)	(4,843)	(9,273)
Gross profit	1,472	6,461	2,856	6,878
Other income	180	271	28	350
Distribution costs	(18)	(69)	(43)	(323)
Administrative expenses	(3,814)	(10,991)	(5,033)	(17,378)
Loss from operations	(2,180)	(4,328)	(2,192)	(10,473)
Finance costs	(3,331)	(10,396)	(2,086)	(8,656)
Loss before tax	(5,511)	(14,724)	(4,278)	(19,129)
Taxation	(372)	149	262	(1,109)
Loss for the period	(5,883)	(14,575)	(4,016)	(20,238)
Other comprehensive income, net of tax Foreign currency transaction differences for foreign operations	-	-	-	-
Total comprehensive loss for the period	(5,883)	(14,575)	(4,016)	(20,238)
Attributable to:				
Equity holders of the parent	(5,883)	(13,450)	(3,982)	(19,023)
Minority interest	-	(1,125)	(34)	(1,215)
	(5,883)	(14,575)	(4,016)	(20,238)
Total comprehensive loss attributable to:				
Equity holders of the parent	(5,883)	(13,450)	(3,982)	(19,023)
Minority interest	-	(1,125)	(34)	(1,215)
	(5,883)	(14,575)	(4,016)	(20,238)
Loss per share attributable to equity holders of the parent:				
a) Basic (sen)	(2.05)	(4.68)	(1.38)	(6.61)
b) Diluted (sen)	N/A	N/A	N/A	N/A

The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the financial year ended 30 June 2011.

MALAYSIA PACIFIC CORPORATION BERHAD
CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 30 JUNE 2012

	As At 30/06/2012 Unaudited RM'000	As At 30/06/2011 Audited RM'000
Non-Current Assets		
Property, plant & equipment	3,508	4,170
Land held for property development	79,711	78,529
Investment property	300,000	300,000
Total Non-Current Assets	<u>383,219</u>	<u>382,699</u>
Current Assets		
Development properties and expenditure	121,238	122,676
Trade and other receivables	1,638	2,477
Current tax assets	1,070	287
Cash and cash equivalents	2,002	988
Total Current Assets	<u>125,948</u>	<u>126,428</u>
Total Assets	<u>509,167</u>	<u>509,127</u>
Equity and Liabilities		
Share capital	287,660	287,660
Reserves	(41,207)	56,799
	<u>246,453</u>	<u>344,459</u>
Minority interest	-	26,406
Total Equity	<u>246,453</u>	<u>370,865</u>
Liabilities		
Borrowings	1,097	1,166
Deferred tax liabilities	19,618	19,618
Total Non-Current Liabilities	<u>20,715</u>	<u>20,784</u>
Current Liabilities		
Trade and other payables	157,901	35,109
Provision	257	257
Borrowings	83,835	80,741
Provision for taxation	6	1,371
Total Liabilities	<u>241,999</u>	<u>117,478</u>
Total Equity and Liabilities	<u>509,167</u>	<u>509,127</u>
Net assets per share (RM)	0.86	1.20

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Financial Statements for the financial year ended 30 June 2011.

MALAYSIA PACIFIC CORPORATION BERHAD
CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE QUARTER ENDED 30 JUNE 2012

←-----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
12 months ended 30 Jun 2012							
(unaudited)							
At 1 July 2011	287,660	10,011	90	46,698	344,459	26,406	370,865
Foreign currency translation, representing net income recognised directly in equity	-	-	1,043	-	1,043	-	1,043
Minority interest share of losses in prior years	-	-	-	498	498	(498)	-
Acquisition of MI during the financial year	-	-	-	(86,097)	(86,097)	(24,783)	(110,880)
Net loss for the period	-	-	-	(13,450)	(13,450)	(1,125)	(14,575)
At 30 Jun 2012	287,660	10,011	1,133	(52,351)	246,453	-	246,453
12 months ended 30 Jun 2011							
(audited)							
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	-	-	(2)	-	(2)	-	(2)
Net loss for the period	-	-	-	(19,022)	(19,022)	(1,215)	(20,237)
At 30 Jun 2011	287,660	10,011	90	46,698	344,459	26,406	370,865

The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Audited Financial Statements for the financial year ended 30 June 2011.

MALAYSIA PACIFIC CORPORATION BERHAD
CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE QUARTER ENDED 30 JUNE 2012

	12 months ended 30/06/2012 Unaudited RM'000	12 months ended 30/06/2011 Audited RM'000
Cash Flows From Operating Activities		
Net loss before taxation	(14,724)	(19,129)
Adjustments for non-cash flow :		
Depreciation of property, plant and equipment	1,102	1,065
Property, plant & equipment written off	-	5
Impairment loss on receivables	1,570	1,864
Deposits forfeited	(6)	(47)
Finance costs	10,395	8,656
Finance income	(79)	(69)
Gain on disposal of property, plant and equipment	-	(151)
Net unrealised foreign exchange differences	(2)	-
Operating loss before changes in working capital	(1,744)	(7,806)
Change in property development costs	1,430	1,177
Change in trade and other receivables	(727)	(2,504)
Changes in trade and other payables	118,466	2,895
Cash generated from / (used in) operations	117,425	(6,238)
Interest paid	(8,331)	(6,121)
Interest received	79	67
Net tax (paid) /refund	(628)	257
Net cash flows used in operating activities	108,545	(12,035)
Cash Flows From Investing Activities		
Development expenditure incurred in land held for property development	(1,182)	(584)
Acquisition of equity shares	(110,880)	-
Proceeds from disposal of property, plant and equipment	-	251
Advances from related parties	5,531	1,936
Purchase of property, plant & equipments	(439)	(173)
Net cash flows used in investing activities	(106,970)	1,430
Cash Flows From Financing Activities		
Repayment of borrowings	(204)	(617)
Repayment to related parties	(3,509)	-
Net cash flows used in financing activities	(3,713)	(617)
Net change in cash and cash equivalents	(2,138)	(11,222)
Cash and cash equivalents at beginning of financial year	(53,647)	(42,425)
Cash and cash equivalents at end of financial period	(55,785)	(53,647)
Cash and cash equivalents at the end of the financial period comprise the following:		
	As at 30/06/2012 RM'000	As at 30/06/2011 RM'000
Fixed deposit with a licensed bank	-	255
Cash and bank balances	2,000	733
Bank overdrafts	(57,785)	(54,635)
	<u>(55,785)</u>	<u>(53,647)</u>

The Condensed Consolidated Cash Flow Statement should be read in conjunction with the Audited Financial Statements for the financial year ended 30 June 2011.

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

	INDIVIDUAL PERIOD		CUMULATIVE PERIOD	
	CURRENT YEAR QUARTER FY2012 30/06/2012 RM'000	PRECEDING YEAR CORR. QTR FY2011 30/06/2011 RM'000	CURRENT YEAR TO DATE FY2012 30/06/2012 RM'000	PRECEDING YEAR CORRESPONDING FY2011 30/06/2011 RM'000
1 Revenue	3,598	7,699	14,832	16,151
2 Loss before tax	(5,511)	(4,278)	(14,724)	(19,129)
3 Loss for the period	(5,883)	(4,016)	(14,575)	(20,238)
4 Loss attributable to ordinary equity holders	(5,883)	(3,982)	(13,450)	(19,023)
5 Basic loss per share (sen)	(2.05)	(1.38)	(4.68)	(6.61)
6 Dividend per share (sen)	N/A	N/A	N/A	N/A
			AS AT END OF CURRENT QUARTER	AS AT END OF PRECEDING FINANCIAL YEAR END
7 Net assets per share attributable to ordinary equity holders of the parent (RM)	0.86	1.20	0.86	1.20

PART A3 : ADDITIONAL INFORMATION

	INDIVIDUAL PERIOD		CUMULATIVE PERIOD	
	CURRENT YEAR QUARTER FY2012 30/06/2012 RM'000	PRECEDING YEAR CORR. QTR FY2011 30/06/2011 RM'000	CURRENT YEAR TO DATE FY2012 30/06/2012 RM'000	PRECEDING YEAR CORRESPONDING FY2011 30/06/2011 RM'000
1 Loss from operations	(2,180)	(2,192)	(4,328)	(10,473)
2 Gross interest income	42	2	79	69
3 Gross interest expense	3,331	2,086	10,395	8,656

MALAYSIA PACIFIC CORPORATION BERHAD (12200-M)

NOTES TO THE UNAUDITED QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL QUARTER ENDED 30 JUNE 2012

SECTION A – EXPLANATORY NOTES PURSUANT TO FRS 134

A1. ACCOUNTING POLICIES

The quarterly consolidated financial statements are unaudited and have been prepared in accordance with the reporting requirements of Financial Reporting Standards (“FRS”) 134: “Interim Financial Reporting” issued by the Malaysian Accounting Standards Board (“MASB”) and Paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad.

The significant accounting policies adopted in the unaudited quarterly consolidated financial statements are consistent with those of the audited financial statements for the financial year ended 30 June 2011 except for adoption of the following Issue Committee (“IC”) Interpretations and Amendments to FRSs issued by the MASB that are effective for the Group’s financial statements commencing 1 July 2011:-

FRSs/Interpretations

Amendment to FRS 1	Limited Exemption from Comparative FRS 7 Disclosures for First-time Adopters
Amendments to FRS 1	Additional Exemptions for First-time Adopters
Amendments to FRS 2	Group Cash-settled Share-based Payment Transactions
Amendments to FRS 7	Improving Disclosures about Financial Instruments
IC Interpretation 4	Determining whether an Arrangement contains a Lease
IC Interpretation 18	Transfer of Assets from Customers
Amendment to IC Interpretation 13	Customer Loyalty Programmes
Improvements to FRSs (2010)	Amendments to FRS 1, 3, 7, 101, 121, 128, 131, 132, 134, 139 & Interpretation 13
Amendments to IC Interpretation 14	FRS 119 – The Limit of Defined Benefit Asset, Minimum Funding Requirements and their Interaction
IC Interpretation 19	Extinguishing Financial Liabilities with Equity Instruments

The application of the above Amendments to FRSs and IC Interpretations did not result in any significant changes in the accounting policies and presentation of the financial results of the Group.

MALAYSIA PACIFIC CORPORATION BERHAD (12200-M)

A2. QUALIFICATION OF PRECEDING ANNUAL FINANCIAL STATEMENTS

The auditors' report on the financial statements for the financial year ended 30 June 2011 was not subject to any qualification.

A3. 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.

A4. 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.

A5. 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.

A6. DEBTS AND EQUITY SECURITIES

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

A7. DIVIDENDS PAID

No interim dividend has been recommended for the current quarter under review.

MALAYSIA PACIFIC CORPORATION BERHAD (12200-M)

A8. SEGMENTAL REPORTING

The segmental analysis for the Group for the quarter ended 30 June 2012 is as follows:-

a) 12 months ended 30 June 2012

Description	Property Development & Construction (RM'000)	Investment Properties (RM'000)	Elimination (RM'000)	Consolidation (RM'000)
Revenue				
External sales	2,038	12,793	-	14,831
Inter-segment Sales	-	10,703	(10,703)	-
Sub-total	2,038	23,496	(10,703)	14,831
Results				
Segmental results	(3,398)	6,130	(7,060)	(4,328)
Finance costs	(3,346)	(12,999)	5,949	(10,396)
Loss before taxation	(6,744)	(6,869)	(1,111)	(14,724)
Taxation	(226)	375	-	149
Loss after taxation	(6,970)	(6,494)	(1,111)	(14,575)

b) 12 months ended 30 June 2011

Description	Property Development & Construction (RM'000)	Investment Properties (RM'000)	Elimination (RM'000)	Consolidation (RM'000)
Revenue				
External sales	5,067	11,084	-	16,151
Inter-segment Sales	-	10,143	(10,143)	-
Sub-total	5,067	21,227	(10,143)	16,151
Results				
Segmental results	(2,665)	(1,476)	(6,331)	(10,472)
Finance costs	(2,534)	(12,082)	5,960	(8,656)
Loss before taxation	(5,199)	(13,558)	(371)	(19,128)
Taxation	(1,109)	-	-	(1,109)
Loss after taxation	(6,308)	(13,558)	(371)	(20,237)

MALAYSIA PACIFIC CORPORATION BERHAD (12200-M)

A9. VALUATION OF PROPERTY, PLANT AND EQUIPMENT

There were no amendments to the valuation of property, plant and equipment from the previous audited financial statements for the financial year ended 30 June 2011 to the current quarter under review.

A10. SUBSEQUENT MATERIAL EVENTS

There were no material events subsequent to the end of the current quarter under review that have not been reflected in the interim financial report for the current quarter.

A11. CHANGES IN THE COMPOSITION OF THE GROUP

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

A12. CHANGES IN CONTINGENT LIABILITIES/ASSETS

There were no changes in contingent liabilities or contingent assets as at the date of this report.

A13. PROFIT BEFORE TAX

	3 months ended	12 mths ended
	30.6.2012	30.6.2012
	RM'000	RM'000
Profit before tax is arrived at after charging/ (crediting):		
Other income	(180)	(271)
Depreciation of property, plant & equipment	283	1,102
Interest expenses	3,331	10,396

MALAYSIA PACIFIC CORPORATION BERHAD (12200-M)

SECTION B – EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

B1. PERFORMANCE REVIEW

There were no significant changes to the Group's principal activities for the current financial year. The main sources of income were from investment property including rental income and car park collection income.

The Group's revenue for the 4th Quarter ended 30 June 2012 as stated above was mainly derived from the investment property sector i.e. rental and car park income from Wisma MPL of RM3.6 million, compared to the preceding corresponding Quarter of RM7.7 million. The higher revenue in the preceding corresponding quarter was due to disposal of land held by a subsidiary.

Loss before taxation incurred for the reporting Quarter of RM5.5 million was higher as compared to the corresponding Quarter ended 30 June 2011 of RM4.3 million. The increase in loss before taxation was due to higher financing costs from a funder during the quarter under review.

The Group's full year revenue was RM14.8 million as compared to RM16.2 million for the last financial year. The latter was due to the disposal of land in the last financial year despite the current financial year recording higher rental and car park income.

The current full year loss before taxation of RM14.7 million which was RM4.4 million lower than last financial year was due to a reduction in administrative costs as a result of successful cost reduction measures instituted by Management.

The current financial year performance has resulted in a significant decrease in its net asset value per share ("NAV") from RM1.20 as at 30 June 2011 to RM0.86 as at 30 June 2012. This was mainly due to an amount of RM 86.1 million transferred to Retained Earnings of the Group which was arising from the exercise of the Put-Option by ADSB. However, this NAV does not take into account of the upside surplus valuation, valued in Year 2008, of LakeHill's 638 acres landbank as the said land is being currently earmarked as "development property".

B2. COMPARISON WITH IMMEDIATE PRECEDING QUARTER'S RESULTS

In the 4th Quarter under review, the Group showed a higher loss before tax of RM5.5 million as compared to the loss in the immediate preceding Quarter ended 31 March 2012 of RM3.5 million due to higher financing costs charged by a funder plus the administrative expenses, as a result, related to the provision for bad debts.

MALAYSIA PACIFIC CORPORATION BERHAD (12200-M)

Although the current quarter revenue was higher as compared to the immediate preceding quarter due to additional billings from rental and car park income, the loss from operations of RM2.2 million was also higher as compared to the immediate preceding quarter of RM1.1 million due to year end provision for bad debts and impairment loss on receivables.

B3. PROSPECTS FOR THE FINANCIAL YEAR

Management has held preliminary discussions with several interested potential strategic investors with full financial strength and required construction experience and ability to contribute to the success of LakeHill Resort City and APTEC on long-term development.

The results of these discussions were positive and Management is stepping up the joint ventures process promptly. Barring unforeseen circumstances, its prospects look promising.

The revenue is currently solely dependent on the rental and related income sources of Wisma MPL which substantial revenue growth will greatly depend on increasing its existing occupancy ratio plus revised rental rates after renovation. But this will require heavy capital expenditure on renovation. Any upgrading of the existing 35 years old building and construction of an additional tower (subject to DBKL's approval) can only take place after a new joint venture partner is secured. The Company is considering various options.

Owing to the discussion with potential strategic partner on LakeHill development, the Group did not start development of 163 units of approved terrace houses on the old parcel of remaining land in Taman Nusa Damai, adjacent to LakeHill Resort as this would become part and parcel of the JV consideration. This has materially impact the cash flow and revenue.

LakeHill Resort Development and APTEC are in serious discussion with new strategic partners and this is expected to take more time.

The exercise of Put-Option by Amanah Raya Development Sdn Bhd (ADSB) which expired on 27 January 2012 was requested by ADSB and mutually agreed and extended to 26 March 2012.

On 26 March 2012, ADSB exercised the Put-Option whereby the payment of RM110,880,000 (Option Price) and was due on 25 May 2012. Subsequently the payment due date was extended to 24 Jul 2012 which management has written to have the payment date extended which is receiving consideration.

The ADSB settlement details will be announced as soon as written agreement is reached. The Group has total outstanding debts of RM194 million (to the bank and provision for ADSB Put Option), which has to be resolved as soon as possible. Management is doing all it can to overcome the debts, including possible capital restructuring exercise or other means to the advised by the Financial Advisor.

MALAYSIA PACIFIC CORPORATION BERHAD (12200-M)

B4. VARIANCES ON ACTUAL PROFIT FROM FORECAST PROFIT

This is not applicable to the Group.

B5. TAXATION

	Current Quarter (RM'000)	Current To-Date (RM'000)
Taxation based on results for the financial period:		
Over provision on previous year taxation	372	(149)
	<u>372</u>	<u>(149)</u>

B6. PROFITS / (LOSSES) ON SALE OF UNQUOTED INVESTMENTS AND/OR PROPERTIES

There were no sales of unquoted investments and / or properties for the current quarter ended 30 Jun 2012.

B7. PURCHASE OR DISPOSAL OF QUOTED SECURITIES

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

B8. STATUS OF CORPORATE PROPOSAL BUT NOT COMPLETED

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

B9. OTHER PAYABLES

Included in other payables an amount of RM110,880,000 due to Amanahraya Development Sdn Bhd for the acquisition of 22% equity shares in Lakehill Resort Development Sdn Bhd which carries an interest rate of 7.2% per annum. The settlement details are still under negotiation.

Also, an amount of RM16,279,496 is due to a major shareholder of the Company. The amount owing is unsecured, no fixed terms of repayment and at an interest rate of 13% to 15% per annum approved by the Board of Directors.

MALAYSIA PACIFIC CORPORATION BERHAD (12200-M)

B10. GROUP BORROWINGS

Total Group's borrowings as at 30 June 2012 are as follow: -

	Short Term Secured (RM'000)	Long Term Secured (RM'000)	Total (RM'000)
Hire Purchase Creditors	346	1,098	1,444
Revolving Credit	25,704	-	25,704
Bank Overdraft	57,784	-	57,784
Total	83,834	1,098	84,932

B11. 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.

B12. MATERIAL LITIGATION UPDATES

Material litigation updates as at 27th August 2012.

- a. **Court of Appeal Civil Appeal No. W-02-2414-09/2011 (originally known as Johor Bahru High Court Suit No. 22-702-2005 (consolidated with Kuala Lumpur High Court Suit No.S3-22-1176-2006)**

Malaysia Pacific Corporation Berhad & Taman Bandar Baru Masai Sdn Bhd (Plaintiff/TBBM) vs. Inta Development Sdn Bhd & 6 Ors (Defendants)

The Plaintiff/TBBM first commenced a civil action on 14th October 2005 vide Johor Bahru High Court Suit No. 22-702-2005 against the former Group General Manager of the Plaintiff/TBBM, En. Zulhaimi bin Nordin as well as the former Group Managing Director and Group Chief Executive Officer of the Plaintiff/Company, Encik Chut Nyak Isham Bin Nyak Ariff, including Inta Development Sdn Bhd ("Inta") and Inta Directors and others (Defendants) for alleged non-disclosed connected parties transaction in respect of the sale of land owned by TBBM held under PTD 149705 H.S (D) 310451, Mukim Plentong, Daerah Johor Bahru.

The Defendants applied to strike out the Plaintiff's/TBBM's action but the application was dismissed by the Registrar on 15th November 2007. The Defendants' appealed against the dismissal to the Judge in Chambers. The Judge upheld the Registrars decision on 8th July 2009 with cost in favour of the Plaintiff/TBBM.

MALAYSIA PACIFIC CORPORATION BERHAD (12200-M)

After a full trial of the suit, the Court delivered its decision on 25th August 2011 in favour of the Defendants. The Plaintiff/TBBM has filed an appeal against the decision based on legal advice.

The appeal is fixed for case management in the Court of Appeal on 25th September 2012.

b. Court of Appeal Civil Appeal No. J-02-107-11 (originally known as Johor Bahru High Court Suit No. 22 - 174 – 2007)

Taman Bandar Baru Masai Sdn Bhd (Plaintiff/Company) vs. Scientex Quatari Sdn Bhd (Defendant)

The Plaintiff/Company commenced civil action on 10th April 2007 against Scientex Quatari Sdn Bhd (Defendant) in relation to illegal encroachment, trespassing and erosion damages on the Plaintiff's land held under PTD 149729 HS(D) 310467, Mukim Plentong, Daerah Johor Bahru ("the said Land") and sought relief for compensation and damages.

On 19th November, 2010 the Court allowed the Plaintiff/Company a token damage award which the Plaintiff/Company deemed unreasonable and filed an appeal to the Court of Appeal on 29th November 2010.

The appeal is fixed for Hearing in the Court of Appeal on 28th November 2012.

c. Kuala Lumpur High Court Suit No. S3-22-1236-2007

Taman Bandar Baru Masai Sdn Bhd (Plaintiff/Company) vs. Chut Nyak Isham Bin Nyak Ariff & 2 Others (Defendants)

Upon solicitors' advice, the Plaintiff/Company has withdrawn the said action, on the 3rd of August 2012 as the Company's Solicitor has secured confirmation from solicitors representing the three (3) Defendants that the action be discontinued with no order as to costs.

d. Rayuan Sivl No.: W-02(NCVC)-279-01/2012 (Originally known as Kuala Lumpur High Court (Civil) No: S22-NCVC-69-2010 & Kuala Lumpur High Court (Civil) No: 22 NCVC-230-2011)

Hong Leong Bank Berhad and Hong Leong Assurance Berhad – (Plaintiffs) vs. MPC Properties Sdn Bhd – (Defendant/Company)

On 21st March 2011, the Plaintiffs filed a suit against the Defendant/Company claiming for the refund of rental deposits. The Defendant filed its Defence and Counterclaim for unpaid rental plus double rent for late delivery of vacant possession

MALAYSIA PACIFIC CORPORATION BERHAD (12200-M)

plus reinstatement cost incurred on the vacated premises and to set-off the rental deposits.

The Court allowed the Plaintiffs' claim in respect of the refund of the rental deposits, but the judgement was stayed by the Learned Judge, pending disposal of the Defendant's/Company's Counterclaim and set-off against the unpaid rents, double rent and costs of reinstatement of vacated premises.

The full hearing of the suit was completed on 11st November 2011. On 27th December 2011, the Court dismissed the Defendant's/Company's Counterclaim with costs.

Upon solicitors' advice, the Defendant/Company filed an appeal to the Court of Appeal against the High Court decision on 18th January 2012.

The appeal is fixed for Hearing in the Court of Appeal on 30th August 2012.

e. **Kuala Lumpur High Court (Civil) No. D22NCC-1500-2010**

Messrs Kamil Hashim Pury & Lim (Plaintiff) vs. Lakehill Resort Development Sdn Bhd (Defendant/Company)

On 3rd August 2010, the Plaintiff filed a Writ against the Defendant/Company claiming RM 443,637.50 being the alleged professional fees/charges for services allegedly rendered to the Defendant/Company. The Defendant/Company refuted the Plaintiff's claim that the Plaintiff was appointed to act as solicitor by the Defendant/Company. It is the Defendant's/Company's contention that it was never a party to a Sale and Purchase Agreement purportedly drafted by the Plaintiff.

An attempt by the Plaintiff to file an application and enter Summary Judgment against the Company was struck out by the Learned Judge. The Defendant's/Company's solicitors are of the opinion that it has a good defense to the Plaintiff's claim.

The matter is fixed for Full Trial in the High Court on 26th September 2012.

f. **Rayuan Sivil No.W-02(NCVC)(W)-1660-07-2012 (Originally known as Kuala Lumpur High Court Civil Suit No. 22 NCVC-975-10/2011)**

Wisma MPL JMB (Plaintiff) vs. Malaysia Pacific Corporation Berhad (Defendant/Company)

The Plaintiff's claim against the Defendant/Company is for the sum of RM 3,083,639.32 being the outstanding maintenance and service charges allegedly owed by the Defendant/Company as at 30th April 2011. The Defendant/Company denies owing the Plaintiff the sum claimed due to the fact that the sum claimed by the Plaintiff was erroneous. The Plaintiff's claim had failed to deduct and account for monies that were paid and advanced by the Defendant/Company throughout the

MALAYSIA PACIFIC CORPORATION BERHAD (12200-M)

relevant period, namely towards all utilities charges, building improvement works, non-payment of rental charges towards the usage of the Defendant's/Company's premises for the Plaintiff's benefit and also for lack of maintenance and services in addressing complaints by the Defendant's/Company's tenants.

The Defendant/Company also contends that the maintenance and service charges were disproportionate, excessive and unreasonable and filed a Counterclaim against the Plaintiff claiming the sum of RM 2,105,041.20 being damages suffered by the Defendant/Company by reason of the poor maintenance and management services provided by the Plaintiff. The Defendant/Company has also disputed the validity, formation and constitution of the Plaintiff contending that it contravened the Building and Common Property (Maintenance and Management) Act 2007.

The Plaintiff had filed an application seeking to enter summary judgment against the Defendant/Company for the sum claimed, but the application was refused by the Learned Judge.

The decision of the High Court was given on 28th June 2012 wherein the Plaintiff's claim against the Company was allowed and the Company's Counterclaim against the release of the written decision of the Learned Judge.

Upon solicitor's advice, the Defendant/Company filed an application for stay on 23rd July 2012.

The matter is fixed for the Hearing (stay application) at High Court on 6th September 2012 and for the Case Management at the Court of Appeal on 12th September 2012.

g. Kuala Lumpur High Court Civil Suit No. S-22-347-2010

Wong Seng Huat & Safe Deposit Box Sdn Bhd (Plaintiffs) vs. Malaysia Pacific Corporation Berhad & MPC Properties Sdn Bhd (Defendants/Companies).

The Plaintiffs commenced an action against the Defendants/Companies on 20th April 2010 under misrepresentation or/collateral contracts/ fraud and alleged that the Defendants/Companies made guarantees that all lifts situated at the area for tower lift will be reprogrammed to stop automatically at the second floor of Wisma MPC. The Plaintiffs pray for specific performance to compel the Defendants/Companies to reprogram the lift or rescission of the Tenancy Agreement entered into on 22nd January 2009 ("the Tenancy Agreement") and damages.

The Defendants/Companies filed their defence denying misrepresentation or/collateral contracts/ fraud. The Defendants/Companies also filed a counterclaim against the plaintiff for outstanding rental due and owing under the Tenancy Agreement.

The matter is fixed for Case Management before the Deputy Registrar of the High Court on 30th August 2012.

MALAYSIA PACIFIC CORPORATION BERHAD (12200-M)**B13. DIVIDEND**

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

B14. (LOSS)/EARNINGS PER SHARE**Basic (loss)/earnings per share**

	Current Quarter Ended 30/06/2012	12 months Cumulative 30/06/2012	Comparative Quarter Ended 30/06/2011	12 months Cumulative 30/06/2011
Net loss attributable to equity holders of the Company (RM'000)	(5,883)	(13,450)	(3,982)	(19,023)
Number of ordinary shares in issue/ Weighted average number of ordinary shares in issue ('000)	287,660	287,660	287,660	287,660
Basic loss per share (sen)	(2.05)	(4.68)	(1.38)	(6.61)

B15. REALISED AND UNREALISED PROFIT OR LOSSES

	31.03.2012 RM'000	30.06.2012 RM'000
Total retained profits of the Group and its subsidiaries:		
Realised loss	(20,188)	(112,168)
Unrealised profit	59,817	59,817
Total group retained profits as per consolidation accounts	39,629	(52,351)

B16. AUTHORISED FOR ISSUE

The interim financial report was authorised for issue by the Board of Directors in accordance with a resolution of the Directors on 29 Aug 2012.