MALAYSIA PACIFIC CORPORATION BERHAD

(12200 - M)

(Incorporated in Malaysia)

UNAUDITED INTERIM FINANCIAL REPORT FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2013

MALAYSIA PACIFIC CORPORATION BERHAD (12200-M) UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2013

	INDIVIDUAL PERIOD 3 months ended		CUMULATIVE PERIOD 6 months ended	
	31/12/2013 RM'000	31/12/2012 RM'000	31/12/2013 RM'000	31/12/2012 RM'000
Revenue	3,356	3,226	6,294	6,334
Cost of sales	(1,548)	(1,358)	(3,075)	(2,805)
Gross profit	1,808	1,868	3,219	3,529
Other income	1	63	16	128
Distribution costs	-	-	-	-
Administrative expenses	(2,274)	(2,552)	(4,376)	(5,363)
Loss from operations	(465)	(621)	(1,141)	(1,706)
Finance costs	(4,586)	(3,090)	(9,105)	(7,234)
Loss before tax	(5,051)	(3,711)	(10,246)	(8,940)
Taxation	(34)	(59)	(84)	(118)
Loss for the period	(5,085)	(3,770)	(10,330)	(9,058)
Other comprehensive (loss)/income, net of tax Foreign currency transaction differences for foreign operations	-	-	(51)	86
Total comprehensive loss	(5,085)	(3,770)	(10,381)	(8,972)
Loss attributable to: Owners of the parent Non-controlling interest	(5,085)	(3,770)	(10,330)	(9,058)
•	(3,083)	(3,770)	(10,550)	(9,038)
Total comprehensive loss attributable to: Owners of the parent Non-controlling interest	(5,085)	(3,770)	(10,381)	(8,972)
Loss per share attributable to owners of the parent: a) Basic (sen) b) Diluted (sen)	(1.77) N/A	(1.31) N/A	(3.59) N/A	(3.15) N/A

The condensed consolidated statements of comprehensive income should be read in conjunction with the audited financial statements for the financial year ended 30 June 2013 and the accompanying explanatory notes attached to the interim financial statements.

MALAYSIA PACIFIC CORPORATION BERHAD (12200 - M) UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION AS AT 31 DECEMBER 2013

	As at 31/12/2013 RM'000	As at 30/06/2013 RM'000
Non-current assets		
Property, plant and equipment	2,091	2,492
Investment property	320,000	320,000
Land held for property development	203,210	203,210
Total non-current assets	525,301	525,702
Current assets		
Property development cost	38,195	38,195
Trade and other receivables	1,610	1,020
Current tax assets	39	39
Cash and cash equivalents	742	388
Total current assets	40,586	39,642
Total assets	565,887	565,344
Equity and liabilities		
Share capital	287,660	287,660
Reserves	(16,918)	(6,537)
Total equity	270,742	281,123
Liabilities		
Non-current liabilities		
Bank borrowings	805	944
Deferred tax liabilities	19,618	19,618
	20,423	20,562
Current liabilities		
Trade and other payables	185,423	175,475
Provision for liquidated and ascertained damages	257	257
Bank borrowings	88,455	87,354
Current tax liabilities	587	573
	274,722	263,659
Total liabilities	295,145	284,221
Total equity and liabilities	565,887	565,344
Net assets per share (RM)	0.94	0.98

The condensed consolidated statements of financial position should be read in conjunction with the audited financial statements for the financial year ended 30 June 2013 and the accompanying explanatory notes attached to the interim financial statements.

MALAYSIA PACIFIC CORPORATION BERHAD (12200-M) UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2013

Attributable to owners of the parent

	Share capital RM'000	Warrants reserve RM'000	Foreign exchange reserve RM'000	Accumulated losses RM'000	Total RM'000	Non- controlling interest RM'000	Total equity RM'000
As at 1 July 2013	287,660	10,011	154	(16,702)	281,123	-	281,123
Foreign currency translation, representing net loss recognised directly in equity	-	-	(51)	- (10.220)	(51)	-	(51)
Net loss for the period Total comprehensive loss for the period	-	<u> </u>	(51)	(10,330) (10,330)	(10,330) (10,381)	-	(10,330)
As at 31 December 2013	287,660	10,011	103	(27,032)	270,742	-	270,742
As at 1 July 2012	287,660	10,011	132	(53,312)	244,491	-	244,491
Foreign currency translation, representing net income recognised directly in equity	-	-	86		86	-	86
Net loss for the period	-	-	-	(9,058)	(9,058)	-	(9,058)
Total comprehensive loss for the period	-	-	86	(9,058)	(8,972)	-	(8,972)
As at 31 December 2012	287,660	10,011	218	(62,370)	235,519	-	235,519

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 2013 and the accompanying explanatory notes attached to the interim financial statements.

MALAYSIA PACIFIC CORPORATION BERHAD (12200-M) UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2013

	6 months ended 31/12/2013 RM'000	6 months ended 31/12/2012 RM'000
Cash flows from operating activities		
Loss before tax	(10,246)	(8,940)
Adjustments for:		
Depreciation of property, plant and equipment	458	494
Interest expenses	9,105	7,234
Interest Income	(6)	(16)
Gain on disposal of property, plant and equipment	(8)	(31)
Net unrealised foreign exchange differences	-	(1)
Operating loss before working capital changes	(697)	(1,260)
Trade and other receivables	(590)	(295)
Trade and other payables	(1,894)	285
Cash used in operations	(3,181)	(1,270)
Interest expenses paid	(1,526)	(750)
Interest income received	6	16
Tax paid	(84)	(23)
Net cash used in operating activities	(4,785)	(2,027)
Cash flows from investing activities		
Advances from related parties	4,226	_
Development expenditure incurred in property development costs	-,	(396)
Proceeds from disposal of property, plant and equipment	8	56
Purchase of property, plant and equipment	(57)	_
Net cash generated from/(used in) investing activities	4,177	(340)
Cash flows from financing activity		
Repayment of bank borrrowings	(159)	(195)
Net cash used in financing activity	(159)	(195)
Net cash used in financing activity	(139)	(193)
Net decrease in cash and cash equivalents	(767)	(2,562)
Cash and cash equivalents at beginning of financial period	(61,011)	(55,781)
Cash and cash equivalents at end of the financial period	(61,778)	(58,343)
Cash and cash equivalents at the end of the financial period comprise the follow	ving:	
	As at	As at
	31/12/2013	31/12/2012
	RM'000	RM'000
Cash and bank balances	742	985
Bank overdrafts	(62,520)	(59,328)
	(61,778)	(58,343)

The condensed consolidated statements of cash flows should be read in conjunction with the Audited Financial Statements for the financial year ended 30 June 2013 and the accompanying explanatory notes attached to the interim financial

NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2013

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 main market Listing Requirements of Bursa Malaysia Securities Berhad.

The significant accounting policies adopted in the interim financial statements are consistent with those of the audited financial statements for the financial year ended 30 June 2013 except for adoption of the following accounting standards, amendments and interpretations issued by the MASB that are effective for the Group's financial statements commencing 1 July 2013:-

FRSs/Interpretations

FRS 10	Consolidated Financial Statements
FRS 11	Joint Arrangements
FRS 12	Disclosure of Interests in Other Entities
FRS 13	Fair Value Measurement
FRS 119	Employee Benefits (revised)
FRS 127	Separate Financial Statements
FRS 128	Investments in Associates and Joint Ventures
Amendments to FRS 1	Government Loans
Amendments to FRS 7	Disclosures – Offsetting Financial Assets and Financial Liabilities
Improvements to FRSs (2012)	
Amendments to FRS	Consolidated Financial Statements, Joint Arrangements
10, FRS 11 and FRS	and Disclosure of Interests in Other Entities:
12	Transition Guidance
IC Interpretation 20	Stripping Costs in the Production Phase of a Surface Mine

The application of the above accounting standards, amendments and interpretations did not result in any significant changes in the accounting policies and presentation of the financial results of the Group.

A2. QUALIFICATION OF PRECEDING ANNUAL FINANCIAL STATEMENTS

The auditors' report on the financial statements for the financial year ended 30 June 2013 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.

A4. UNUSUAL ITEMS DUE TO THEIR NATURE, SIZE OR INCIDENCE

There were no unusual items affecting assets, liabilities, equity, net income or cash flow during the financial period.

A5. MATERIAL CHANGES IN ESTIMATES

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

A6. DEBTS AND EQUITY SECURITIES

There were no issuance, cancellation, repurchase, resale and repayment of debts and equity securities during the financial period under review.

A7. DIVIDENDS PAID

There was no dividend paid during the financial period under review.

A8. SEGMENTAL REPORTING

The segmental analysis for the Group for the financial period ended 31 December 2013 as follows:-

a) 6 months ended 31 December 2013

	Property	Investment	Elimination	Consolidation
	development and	properties		
Description	construction (RM'000)	(RM'000)	(RM'000)	(RM'000)
Revenue				
External sales	-	6,294	-	6,294
Inter-segment				
sales	-	4,896	(4,896)	-
Sub-total		11,190	(4,896)	6,294
Results				
Segment results	(1,466)	2,697	(2,372)	(1,141)
Finance costs	(5,616)	(5,861)	2,372	(9,105)
Loss before taxation	(7,082)	(3,164)	-	(10,246)
Taxation				(84)
Loss after taxation				(10,330)

b) 6 months ended 31 December 2012

	Property development and	Investment properties	Elimination	Consolidation
Description	construction (RM'000)	(RM'000)	(RM'000)	(RM'000)
Revenue External sales Inter-segment	-	6,334	-	6,334
sales	-	4,853	(4,853)	-
Sub-total	-	11,187	(4,853)	6,334
Results				
Segment results Finance costs	(1,815) (3,935)	4,033 (7,223)	(3,924) 3,924	(1,706) (7,234)
Loss before taxation	(5,750)	(3,190)	-	(8,940)
Taxation				(118)
Loss after taxation				(9,058)

A9. VALUATION OF PROPERTY, PLANT AND EQUIPMENT

There were no amendments to the valuation of property, plant and equipment brought forward.

A10. SUBSEQUENT MATERIAL EVENTS

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

A11. CHANGES IN THE COMPOSITION OF THE GROUP

There were no changes in the composition of the Group for the financial period under review.

A12. CHANGES IN CONTINGENT LIABILITIES/ASSETS

There were no changes in contingent liabilities or contingent assets for the financial period under review.

A13. LOSS BEFORE TAX

Loss before tax is arrived at after charging/ (crediting):	Individual Period 3 months ended 31.12.2013 RM'000	Cumulative Period 6 months ended 31.12.2013 RM'000
Other income Depreciation of property, plant and equipment Interest expenses	(1) 210 4,586	(16) 458 9,105
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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 quarter. The main source of revenue for the current quarter was still dependent on the rental income of Group's investment property, Wisma MPL, Kuala Lumpur.

The Group's turnover for the second quarter was RM3.36 million which was higher as compared to the preceding corresponding financial period ended 30 September 2012 of RM3.23 million due to increased occupancy rate for the period. However, the loss before taxation for the second quarter had increased to RM5.05 million as compared to the corresponding quarter ended 31 December 2012 of RM3.71 million due to higher finance costs accrued.

The net asset value per share ("NAV") of the Group has increased to RM0.94 as at 31 December 2013 as compared with RM0.82 in the corresponding quarter as at 31 December 2012. The increase of NAV for the current quarter was largely due to the revaluation of Group's investment property, Wisma MPL from RM300 million in previous year to RM320 million, and the reversal of the impairment losses on the Group's land held for property development and property development costs for Iskandar Malaysia Johor project of RM40.9 million.

B2. COMPARISON WITH IMMEDIATE PRECEDING QUARTER'S RESULTS

In the current financial quarter under review, the Group recognised higher revenue of RM3.36 million as compared with the immediate preceding financial quarter ended 30 September 2013 of RM2.94 million due to higher occupancy recorded for the Wisma MPL.

The loss before taxation in the reported financial quarter of RM5.05 million was lower than the loss before tax of RM5.20 million as compared to the immediate preceding quarter ended 30 September 2013 due to higher revenue recorded for the quarter.

B3. PROSPECTS FOR THE FINANCIAL YEAR

For the financial year, the Group plan to unlock the asset values of the investment property, Wisma MPL and generate substantial cash flows to reduce the Group's gearing through joint-venture. The Group joint-venture negotiation with strategic investors to redevelop the investment property of Wisma MPL is on-going.

The Company and Black Sea Horizon Investment Holdings Limited ("Black Sea") have mutually agreed to extend the Memorandum of Understanding ("MOU") period by another 2 months which shall expire on 3 March 2014. Black Sea had made a few site visits and sent their Merger and Acquisition team to undertake the evaluation of the proposed joint-ventures on Asia Pacific Trade & Expo City ("APTEC") and Lakehill Resort development with the Company. In respect of the residential development, the Group plans to kick start the Lakehill Resort City project through joint-venture with strategic partners. The property development segment is anticipated to contribute greatly to the Group's result for the financial year.

Barring unforeseen circumstances, the Group's prospect for the financial year is optimistic.

B4. VARIANCES ON ACTUAL PROFIT FROM FORECAST PROFIT

This is not applicable to the Group.

B5. TAXATION

	Current	Current
	Quarter	Year-To-Date
	RM'000	RM'000
Taxation based on results for the financial period:		
Current financial period	(34)	(84)
	(34)	(84)

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

There were no sales of unquoted investments for the current quarter ended 31 December 2013.

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 corporate proposals announced and pending completion at the date of this report.

B9. OTHER PAYABLES

Included in other payables are:

- i) An amount of RM123.4 million which represents the judgement sum and accrual of interest at the rate of 7.2% due to AmanahRaya Development Sdn Bhd ("ARDSB") which arose from an exercise of "Put Option" which the Company agreed to acquire ARDSB's 22% equity interest in Lakehill Resort Development Sdn. Bhd.. The final figure will be subjected to final calculation and negotiation at the date of settlement.
- ii) An amount of RM25.2 million is due to major shareholders of the Company on a periodic emergency financial assistance requested by the Company. The amount owing is unsecured and with no fixed terms of repayment and at an approved interest rate of 13% to 15% per annum by the Board of Directors.
- iii) Interest accrued on revolving credit of RM15.2million.

B10. GROUP BORROWINGS

Total Group's borrowings as at 31 December 2013 are as follow: -

	Short Term	Long Term	
	Secured	Secured	Total
	RM'000	RM'000	RM'000
Hire purchase creditors	231	805	1,036
Revolving credit	25,704	-	25,704
Bank overdraft	62,520	-	62,520
Total	88,455	805	89,260

B11. MATERIAL LITIGATION UPDATES

(a) Kuala Lumpur High Court Civil Suit No. S-22-347-2010

Wong Seng Huat & Safe Deposit Box Sdn Bhd ("Plaintiff") vs Malaysia Pacific Corporation Berhad & MPC Properties Sdn Bhd ("Defendants")

On 4 December 2013, the Defendants had succeeded in its additional counterclaim against the Plaintiffs and set out the award by the Court to the Defendants as follows:

i)	The outstanding sum of rental and services charge	RM73,024.83
	for the premises by the Plaintiffs between 7 May	
	2009 to 11 December 2009	
ii)	The cost of restoration and reinstatement of the	RM103,222
	premises rented by the Plaintiffs to the Defendants	
iii)	The legal cost by the Plaintiffs to the Defendants	RM40,000

The Board of Directors of MPCORP wishes to announce that the High Court had on 16 January 2014 awarded the double rental for the period from 12 December 2009 to 4 September 2012 of RM630,806.40 to the Defendants.

(b) <u>Kuala Lumpur High Court Originating Summons No. 24 NCVC-1341-08/2013</u>

Wisma MPL JMB ("Plaintiffs") vs. Malaysia Pacific Corporation Berhad ("Defendant" or "the Company").

On 10 January 2014, the Kuala Lumpur High Court ("Court"):

- i) Allowed the Plaintiff's Originating Summons No.:24NCVC-1341-08/2013 with costs; and
- ii) Dismissed the Defendants's striking out application with costs.

The Company has filed:

- i) the appeal application to the Court of Appeal and no hearing date been fixed yet;
- ii) the stay of execution application to the Court and the hearing date is fixed on 28 March 2014.

(c) Kuala Lumpur High Court Originating Summons No. 24NCC-265-11/2013

Malaysia Pacific Corporation Berhad and Oriental Pearl City Properties Sdn Bhd ("Plaintiff") vs AmanahRaya Development Sdn Bhd ("ADSB" or "Defendant")

On 20 January 2014, the Court has adjourned the hearing of the Originating Summons No. 24NCC-265-11/2013 dated 15 November 2013 ("Originating Summons") against ADSB and fixed the next hearing date to 27 February 2014. The

B11. MATERIAL LITIGATION UPDATES (Continued)

(c) <u>Kuala Lumpur High Court Originating Summons No. 24NCC-265-11/2013</u> (Continued)

Court has essentially granted the following further injunction order until the next hearing date:

- i) ADSB is further restrained until the disposal of the Originating Summons dated 15 November 2013, from filing, presenting and/or proceeding with any statutory notice pursuant to Section 218 of the Companies Act, 1965 against the Plaintiffs; and
- ii) ADSB is further restrained until the disposal of the Originating Summons dated 15 November 2013, from filing, presenting and/or proceeding with any winding-up petition pursuant to Section 218 of the Companies Act, 1965 against the Plaintiffs.

B12. DIVIDEND

The Board does not recommend any interim dividend for the current financial period ended 31 December 2013.

B13. EARNINGS/(LOSS) PER SHARE

(a) Basic

(a) Dasic	Individual Period 3 months ended 31/12/2013	Individual Period 3 months ended 31/12/2012	Cumulative Period 6 months ended 31/12/2013	Cumulative Period 6 months ended 31/12/2012
Loss attributable to owners of the parent (RM'000)	(5,085)	(3,770)	(10,330)	(9,058)
Weighted average number of ordinary shares in issue ('000)	287,660	287,660	287,660	287,660
Loss per share (sen)	(1.77)	(1.31)	(3.59)	(3.15)

B13. EARNINGS/(LOSS) PER SHARE (Continued)

(b) Diluted

The diluted loss per ordinary share is not presented as the average market value of the ordinary shares of the company is lower than the exercise price for the outstanding warrants and thus it is anti-dilutive.

B14. REALISED AND UNREALISED PROFIT OR LOSSES

The following analysis of realised and unrealised retained profits is pursuant to Paragraphs 2.06 and 2.23 of Main Market Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Securities") and in accordance with the Guidance on Special Matter No.1 – Determination of Realised and Unrealised Profits or Losses as issued by the Malaysian Institute of Accountants. This disclosure is based on the format prescribed by Bursa Securities and is solely for complying with the disclosure requirements stipulated in the directive of Bursa Securities and should not be applied for any other purposes.

	Group 31.12.2013 RM'000	Group 30.06.2013 RM'000
Total (accumulated losses)/retained earnings of the Group:		
Realised Unrealised	(315,858) 288,826	(305,528) 288,826
Total accumulated losses	(27,032)	(16,702)

B15. This interim financial report is dated 25 February 2014.