

**CONDENSED CONSOLIDATED INCOME STATEMENT  
FOR THIRD QUARTER ENDED 31 DECEMBER 2010**

(The figures have not been audited)

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER	PRECEDING YEAR CORRESPONDING QUARTER	CURRENT YEAR TO DATE	PRECEDING YEAR CORRESPONDING PERIOD
	31/12/10 RM'000	31/12/09 RM'000	31/12/10 RM'000	31/12/09 RM'000
Revenue	6,766	24,913	19,067	83,124
Operating expenses	(5,526)	(21,776)	(19,682)	(71,038)
Other operating income	45	277	3,022	4,630
Profit from operations	<u>1,285</u>	<u>3,414</u>	<u>2,407</u>	<u>16,716</u>
Finance costs	(293)	(559)	(931)	(1,656)
Profit before taxation	<u>992</u>	<u>2,855</u>	<u>1,476</u>	<u>15,060</u>
Taxation	138	(1,307)	(774)	(4,705)
Profit after tax for the period	<u><u>1,130</u></u>	<u><u>1,548</u></u>	<u><u>702</u></u>	<u><u>10,355</u></u>
Attributable to:-				
Equity holders of the Parent	1,130	1,550	705	10,361
Non controlling interest	-	(2)	(3)	(6)
	<u><u>1,130</u></u>	<u><u>1,548</u></u>	<u><u>702</u></u>	<u><u>10,355</u></u>
EPS				
- Basic (sen)	0.12	0.16	0.07	1.06
- Diluted (sen)	0.12 @	0.16 @	0.07 @	1.06 @

Note : @ The assumed exercise of ESOS at average market price is treated as an issue of ordinary shares for no consideration. The dilutive effect of the assumed exercise of ESOS for current year quarter, preceding year corresponding quarter, current year to-date and preceding year corresponding period are not considered because the options are 'out-of-money'.

(The Condensed Consolidated Income Statement should be read in conjunction with the audited financial statements for the year ended 31 March 2010 and the notes to the Interim Financial Report).

**ASIAN PAC HOLDINGS BERHAD** (129-T)

(INCORPORATED IN MALAYSIA)

**CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME  
FOR THIRD QUARTER ENDED 31 DECEMBER 2010**

(The figures have not been audited)

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER	PRECEDING YEAR CORRESPONDING QUARTER	CURRENT YEAR TO DATE	PRECEDING YEAR CORRESPONDING PERIOD
	31/12/10 RM'000	31/12/09 RM'000	31/12/10 RM'000	31/12/09 RM'000
Profit after tax for the period	1,130	1,548	702	10,355
Other comprehensive (expense)/income for the period, net of tax	(791)	-	1,882	-
Total comprehensive Income for the period, net of tax	<u>339</u>	<u>1,548</u>	<u>2,584</u>	<u>10,355</u>
Total comprehensive income attributable to :				
Equity holders of the Parent	339	1,550	2,587	10,361
Non controlling interest	0	(2)	(3)	(6)
	<u>339</u>	<u>1,548</u>	<u>2,584</u>	<u>10,355</u>

(The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the audited financial statements for the year ended 31 March 2010 and the notes to the Interim Financial Report).

**CONDENSED CONSOLIDATED BALANCE SHEET  
AS AT 31 DECEMBER 2010**

(The figures have not been audited)

	<b>AS AT END OF CURRENT QUARTER 31/12/10  RM'000</b>	<b>AS AT PRECEDING FINANCIAL YEAR END 31/03/10 (Restated) RM'000</b>
<b>ASSETS</b>		
<b>Non Current Assets</b>		
Property, plant and equipment	140,655	132,839
Land held for property development	54,000	54,000
Investment properties	63,002	63,361
Intangible assets	23,942	23,942
Other investments	11,419	11,416
	<u>293,018</u>	<u>285,558</u>
<b>Current Assets</b>		
Property development costs	195,604	189,425
Inventories of completed properties	9,628	11,368
Trade & other receivables, deposits and prepayments	15,514	10,946
Short term deposits	24,173	37,237
Cash and bank balances	5,089	4,118
	<u>250,008</u>	<u>253,094</u>
<b>TOTAL ASSETS</b>	<u><u>543,026</u></u>	<u><u>538,651</u></u>
<b>EQUITY AND LIABILITIES</b>		
<b>Equity attributable to equity holders of the parent</b>		
Share capital	195,063	195,063
Reserves	5,216	3,334
Retained profits	98,174	97,469
Total shareholders' equity	<u>298,453</u>	<u>295,866</u>
<b>Non-Controlling Interest</b>	<u>-</u>	<u>158</u>
<b>Total Equity</b>	<u>298,453</u>	<u>296,024</u>
<b>Non Current Liabilities</b>		
Long term loan	71,641	-
Other deferred liabilities	100,453	100,453
	<u>172,094</u>	<u>100,453</u>
<b>Current Liabilities</b>		
Trade & other payables	41,589	50,496
Tax payable	-	1,788
Short term borrowing	30,890	89,890
	<u>72,479</u>	<u>142,174</u>
<b>Total liabilities</b>	<u>244,573</u>	<u>242,627</u>
<b>TOTAL EQUITY AND LIABILITIES</b>	<u><u>543,026</u></u>	<u><u>538,651</u></u>
Net assets per share (RM)	0.31	0.29

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the financial statements for the year ended 31 March 2010 and the Notes to the Interim Financial Report)

**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY  
FOR THIRD QUARTER ENDED 31 DECEMBER 2010**

	Attributable to Equity Holders of the Parent					Non Controlling Interest RM'000	Total Equity RM'000
	Share Capital RM'000	Non-distributable		Distributable			
		Share Premium RM'000	Other Reserves RM'000	Retained Profits RM'000	Total RM'000		
<b>At 1 April 2010</b>	195,063	2,206	1,128	97,452	295,849	158	296,007
Effects of adopting FRS 117	-	-	-	9	9	-	9
Effects of adopting FRS 139	-	-	-	8	8	-	8
Restated	195,063	2,206	1,128	97,469	295,866	158	296,024
Total comprehensive income for the period	-	-	1,882	705	2,587	(158)	2,429
<b>At 31 December 2010</b>	<u>195,063</u>	<u>2,206</u>	<u>3,010</u>	<u>98,174</u>	<u>298,453</u>	<u>-</u>	<u>298,453</u>
<b>At 1 April 2009</b>	195,063	2,206	1,128	77,155	275,552	154	275,706
Total comprehensive income for the period	-	-	-	10,361	10,361	(6)	10,355
<b>At 31 December 2009</b>	<u>195,063</u>	<u>2,206</u>	<u>1,128</u>	<u>87,516</u>	<u>285,913</u>	<u>148</u>	<u>286,061</u>

(The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the financial statements for the year ended 31 March 2010 and the Notes to the Interim Financial Report)

**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW  
FOR THIRD QUARTER ENDED 31 DECEMBER 2010**

(The figures have not been audited)

	<b>31/12/10</b>	<b>31/12/09</b>
	<b>RM'000</b>	<b>RM'000</b>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Profit before taxation	1,476	15,060
Adjustment for non-cash items :		
Non-cash items	662	(1,131)
Non-operating Items	217	679
Operating profit before working capital changes	<u>2,355</u>	<u>14,608</u>
Changes in Working Capital :		
Net change in current assets	(7,193)	35,909
Net change in current liabilities	(8,904)	(31,300)
Cash (used in)/generated from operations	<u>(13,742)</u>	<u>19,217</u>
Interest and Dividend received	94	14
Taxation paid	(3,937)	(5,031)
<b>Net cash (used in)/generated from operations</b>	<u>(17,585)</u>	<u>14,200</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Interest and Dividend received	584	928
Proceeds from disposal of Investments	2,392	714
Purchase property, plant & equipment (net of disposal)	(8,966)	(2,076)
Acquisition of minority interest	(5)	-
<b>Net cash used in investing activities</b>	<u>(5,995)</u>	<u>(434)</u>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>		
Repayment hire purchase financing (net)	(221)	(317)
Drawdown of Short & Long Term Loan	76,641	-
Repayment of Short & Long Term Loan	(64,000)	-
Interest/Coupon paid	(932)	(1,654)
<b>Net cash generated from/(used in) financing activities</b>	<u>11,488</u>	<u>(1,971)</u>
<b>NET CHANGES IN CASH &amp; CASH EQUIVALENTS</b>	<u>(12,092)</u>	<u>11,795</u>
<b>CASH &amp; CASH EQUIVALENTS AT THE BEGINNING OF THE YEAR</b>	<u>41,354</u>	<u>42,522</u>
<b>CASH &amp; CASH EQUIVALENTS AT THE END OF THE PERIOD</b>	<u><u>29,262</u></u>	<u><u>54,317</u></u>

(The Condensed Consolidated Statement of Cashflow should be read in conjunction with the financial statements for the year ended 31 March 2010 and Notes to the Interim Financial Report)



**A1 Basis of Preparation (cont'd)**

The adoption of new and revised FRS, amendment to FRS and IC Interpretations have no significant impact to the financial statements of the Group other than those described below:

**a) FRS 8 - Operating Segments**

FRS 8 replaces FRS 114<sup>2004</sup> : Segment Reporting. It required a 'management approach', under which segment information is presented on a similar basis to that used for internal reporting purposes. As a result, the Group's external segmental reporting will be based on internal reporting to the "chief operating decision maker", who makes decisions on the allocation of resources and assesses the performance of the reportable segments. As this is a disclosure standard, there will be no impact on the financial position or results of the Group.

**b) FRS 101 (Revised) - Presentation of Financial Statements**

The revised FRS 101 separates owner and non-owner changes in equity. Therefore, the statement of changes in equity will now include only details of transactions with owners. All non-owner changes in equity are presented as a single line labelled as total comprehensive income. Entities can choose whether to present one performance statement (i.e. statement of comprehensive income) or two statements (i.e. income statement and statement of comprehensive income). The Group has adopted to present the two separate statements format. The adoption of the revised FRS 101 does not have any impact on the financial position and results of the Group as the changes introduced are presentational in nature.

**c) Amendments to FRS 117 - Leases**

Prior to the adoption of the Amendment to FRS 117, leasehold land were treated as operating leases and were classified and presented as prepaid land lease payments in the Balance Sheet. With the adoption of the Amendments to FRS 117, the classification of leasehold land as finance lease or an operating is based on the extent to which risks and rewards incidental to ownership lie. The Group has reassessed and determined that its leasehold land are finance lease and has reclassified the leasehold to property, plant and equipment and investment property. The effect of the change is adjusted retrospectively and the details are as follows:

<b>31-Mar-10</b>	<b>As previously reported RM'000</b>	<b>Effect of adopting amendment to FRS 117 RM'000</b>	<b>Restated RM'000</b>
Prepaid lease payments	46,040	(46,040)	-
Property, plant & equipment	127,421	40,631	168,052
Investment property	22,730	5,418	28,148
Retained earnings	97,452	(9)	97,443

**d) FRS 139 : Financial Instruments : Recognition and Measurement**  
**Amendment to FRS 139 : Financial Instruments : Recognition and Measurement**

FRS 139 sets out the principles for recognition and measurement of financial instruments. The financial instruments are initially recorded at fair value. The transaction costs that are directly attributable to the acquisition of a financial instrument are added to or deducted from the fair value of the financial instrument on initial recognition (other than financial instrument at fair value through profit and loss). Subsequent measurement of the financial instrument depends on the classification of the financial instrument. The changes to the accounting policies resulting from the adoption of this standard are:

**Financial Assets**

**a) Loan and receivables**

Prior to the adoption of FRS 139, loans and receivables were stated at cost less allowance for doubtful debts. Following the adoption of FRS 139, financial assets categorised as loans and receivables are subsequently measured at amortised cost using the effective interest rate method. Gains and losses are recognised in the consolidated income statement when the loans and receivables are derecognised, impaired or through the amortisation process. The adoption of FRS 139 does not have significant impact on the income statement of the Group.

**b) Available-for-sale**

Available-for-sale category comprises investment in equity and debt securities instruments that are not held for trading.

Under the FRS 139, available-for-sale financial asset is a) initially measured at fair value and subsequently with the unrealised gains or losses recognised directly in equity until the investment is derecognised or impaired or b) at cost if the unquoted equity instrument is not carried at fair value because its fair value cannot be reliably measured. The effect of the change in accounting policies have been accounted prospectively in line with the additional provision under FRS 139, resulting in an adjustment to the Group's opening retained earnings as follows:

	At 1 April 2010 RM'000	Effect of adopting amendment to FRS 139 RM'000	At 1 April 2010 RM'000
Effects on retained earnings	97,452	8	97,460

All financial assets, except for those measured at fair value through profit or loss, are subject to review for impairment.

**Financial liabilities**

**a) Borrowings**

Prior to the adoption of FRS 139, borrowings were stated at the proceeds received less directly attributable transactions costs. Under FRS 139, borrowings are initially measured at fair value and subsequently at amortised cost using the effective interest rate method. Gains and losses are recognised in the consolidated income statement when the liabilities are derecognised or through the amortisation process. The adoption of FRS 139 does not have significant impact on the income statement of the Group.

**ASIAN PAC HOLDINGS BERHAD (129-T)**  
(INCORPORATED IN MALAYSIA)

**A2 Audit Qualification**

The audit report of the preceding annual financial statements was not qualified.

**A3 Seasonal or Cyclical Factors**

The Group's activities are not affected by any seasonal or cyclical factors.

**A4 Nature and Amount of Unusual Items**

There were no items of an exceptional or unusual nature that have affected the assets, liabilities, equity, net income or cashflows of the Group during the current financial period.

**A5 Changes in estimates**

There are no significant changes in estimates in the current financial period.

**A6 Debt and Equity Securities**

There were no other issuances, cancellations, repurchases, resale and repayment of debt and equity securities for the third quarter ended 31 December 2010.

**A7 Dividend**

There is no dividend paid for third quarter ended 31 December 2010.

**A8 Segmental information**

Segmental information is presented in respect of the Group's business segments. Segment revenue and results include items directly attributable to a segment as well as those that can be allocated on a reasonable basis. The Group's reportable segment comprises the following:

- (i) Investment holdings & others
- (ii) Property development
- (iii) Property investment
- (iv) Mall operations
- (v) Car park operations

**The 9 months ended 31 December 2010**

	Investment Holding RM'000	Property Development RM'000	Property Investment RM'000	Mall Operations RM'000	Carpark Operations RM'000	Eliminations RM'000	Total RM'000
<b>Revenue</b>							
External Sales	306	16,780	797	-	1,184	-	19,067
Intersegment Sales	8,207	-	-	-	-	(8,207)	-
Total Sales	8,513	16,780	797	-	1,184	(8,207)	19,067
<b>Results</b>							
Segment Results	(221)	1,933	110	-	585	-	2,407
Unallocated Corporate Income							-
Operating Profit							2,407
Finance Cost							(931)
Income Tax							(774)
Profit after tax							702

**A8 Segmental information (cont'd)**

**The 9 months ended 31 December 2009**

	Investment Holding RM'000	Property development RM'000	Property investment RM'000	Mall operations RM'000	Car park operations RM'000	Eliminations RM'000	Total RM'000
<b>Revenue</b>							
External Sales	283	82,045	796	-	-	-	83,124
Intersegment Sales	363	-	-	-	-	(363)	0
Total Sales	<u>646</u>	<u>82,045</u>	<u>796</u>	<u>-</u>	<u>-</u>	<u>(363)</u>	<u>83,124</u>
<b>Results</b>							
Segment Results	692	15,906	118	-	-	-	16,716
Unallocated Corporate Income							-
Operating Profit							16,716
Finance Cost							(1,656)
Income Tax							(4,705)
Profit after tax							<u>10,355</u>

**A9 Valuation of Property, Plant and Equipment**

There is no revaluation of property, plant and equipments brought forward from the previous audited financial statements as the Group does not adopt a revaluation policy on its property, plant and equipments.

**A10 Subsequent Events**

Save as announced, there were no material events subsequent to the third quarter ended 31 December 2010 up to the date of this report, which is likely to substantially affect the results of the operations of the Group.

**A11 Effects of Changes in the Composition of the Group**

There were no changes in the composition of the Group for the third quarter ended 31 December 2010.

**A12 Contingent Liabilities**

Contingent liabilities of the Group as at the date of this report, are in respect of guarantees given to government bodies and service providers amounting to RM7,062,000.

**A13 Capital Commitment**

The capital commitment as at the date of this announcement is as follows:

	<u>RM'000</u>
Approved and contracted for:	
Acquisition of freehold land	<u>15,761</u>

**A14 Related Party Transactions**

There were no significant related party transactions as at the date of this announcement.

**ADDITIONAL DISCLOSURE AS PER LISTING REQUIREMENTS, PARA 9.22**

**B1 Review of Performance of the Company and its Principal Subsidiaries**

The Group recorded a turnover and pre-tax profit of RM19.067 million and RM1.5 million respectively for the period ended 31 December 2010. This represents a decrease of 77% and 90% in turnover and pre-tax profit respectively as compared to the preceding year corresponding period.

The decrease in turnover and pre-tax profit were mainly due to lower revenue recognised for development activities, the effect of adopting FRS 139 whereby the write back of quoted investments was adjusted in the statement of comprehensive income (the write back of quoted investments for preceding year corresponding period was adjusted in income statement).

**B2 Comment on Financial Results (Current quarter compared with the preceding quarter)**

	<b>Current Quarter 31/12/10 RM'000</b>	<b>Preceding Quarter 30/09/2010 RM'000</b>	<b>Variance  RM'000</b>
Profit before tax	992	1,539	(547)

The Group recorded a lower pre-tax profit of RM992K in the current quarter as compared to RM1.539 million in the preceding quarter. The lower pre-tax profit was mainly due to higher allowance for doubtful debts and lower profit from sale of quoted investment.

**B3 Prospects**

Some of the Group's development activities are still pending authorities approval. As such, we expect the Group's results for the remaining financial period to be moderate.

**B4 Profit Forecast / Guarantee**

There were no profit forecast or profit guarantee issued by the Group.

**ASIAN PAC HOLDINGS BERHAD (129-T)**  
(INCORPORATED IN MALAYSIA)

**B5 Taxation**

Taxation comprises:-

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER	PRECEDING YEAR CORRESPONDING QUARTER	CURRENT YEAR TODATE	PRECEDING YEAR CORRESPONDING PERIOD
	31/12/10 RM'000	31/12/09 RM'000	31/12/10 RM'000	31/12/09 RM'000
<b>Company Level</b>				
- current taxation	-	-	-	-
<b>Subsidiary Companies</b>				
- current taxation	(938)	(1,317)	(1,942)	(4,715)
- prior year	1,076	10	1,168	10
	<u>138</u>	<u>(1,307)</u>	<u>(774)</u>	<u>(4,705)</u>

The tax charge in the current quarter and current year to date arises from the investment and operating income of subsidiary companies.

The difference between the income tax expense at the statutory income tax rate and the income tax expense at the effective income tax rate of the Group is due to certain income not subject to tax, certain expenses not deductible for tax purposes, utilisation of previously unrecognised tax losses and deferred tax assets not recognised during the current quarter and current year to date.

**B6 Profit/(Loss) on Sale of Unquoted Investments and/or Properties**

Not applicable.

**B7 Quoted Securities**

The particulars of quoted investments for the third quarter ended 31 December 2010 are as follows:

	3rd quarter ended 31/12/2010
<u>Available-for sale financial assets</u>	RM'000
Quoted investments at fair value at 1 October 2010	12,409
Addition	-
Disposal	(199)
Fair value adjustment through equity	<u>(791)</u>
Quoted securities at fair value at 31 December 2010	<u>11,419</u>

**B8 Status of Corporate Proposals**

The Company had announced on 19 May 2004, the Proposed Acquisition of 91.367 acres of freehold land held under H.S. (D) 28646, PT 4021, Mukim of Semenyih, District of Hulu Langat, State of Selangor by BH Builders Sdn. Bhd. ("BH Builders"), a wholly-owned subsidiary of the Company, from Vee Seng Development Sdn. Bhd. for a total cash consideration of RM17,511,765. The completion of the Proposed Acquisition is subject to the conditions precedent, which stated that amongst others, the withdrawal or removal of the Private Caveats from the said land within eighteen (18) months from the date of the Sale and Purchase Agreement or such time as may be extended by BH Builders at its absolute discretion. Extension were made on 18 November 2005, 1 November 2006, 8 October 2007, 10 October 2008 and 2 October 2009.

On 12 October 2010, the Company made further announcement that the Company had exercised its discretion to extend the time period for the withdrawal or removal of the Private Caveats to 18 November 2011.

**B9 Group Borrowings as at 31 December 2010 are as follows:**

	<b>As at 31/12/2010 RM'000</b>
<b>a) Current</b>	
<b>Secured:-</b>	
Less than 12 months	<u>30,890</u>
<b>b) Non-current</b>	
<b>Secured:-</b>	
2 years term loan	42,000
3 years private debt securities	29,641
	<u>71,641</u>
<b>Total Borrowings</b>	<u>102,531</u>

Note : Included in the short term borrowings is a RM15.0 million 7 years Murabahah Tawarruq Facility which is renewal every three to six months.

**B10 Off Balance Sheet Financial Instruments**

The Group does not have any financial instruments with off balance sheet risk as at the date of this announcement.

**B11 Material Litigation**

The Directors are not aware of any material litigation that would adversely affect the operations and financial affairs of the Group as at the date of this announcement.

**ASIAN PAC HOLDINGS BERHAD (129-T)**  
(INCORPORATED IN MALAYSIA)

**B12 Proposed Dividend**

The Directors do not recommend any dividend for third quarter ended 31 December 2010.

**B13 Earnings Per Share**

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR	PRECEDING YEAR	CURRENT YEAR	PRECEDING YEAR
	QUARTER	CORRESPONDING QUARTER	TODATE	CORRESPONDING PERIOD
	31/12/10	31/12/09	31/12/10	31/12/09
	RM'000	RM'000	RM'000	RM'000
<b>a) Basic earnings per share</b>				
Net profit attributable to ordinary equity holders of the parent	1,130	1,550	705	10,361
Weighted average no. of ordinary share in issue	975,315	975,315	975,315	975,315
<b>Basic earnings per share (sen)</b>	<b>0.12</b>	<b>0.16</b>	<b>0.07</b>	<b>1.06</b>

**b) Diluted earning per share**

There is no dilutive event as at 31 December 2009/2010. Therefore, the diluted EPS is the same as basic EPS.

**B14 Realised and Unrealised Retained Profit/(Loss) Disclosure**

	As at 31/12/2010 RM'000	As at 30/09/2010 RM'000
Total retained profits / (accumulated losses)		
- Unrealised accumulated losses	(27,543)	(27,543)
- Realised retained profits	33,494	30,439
	5,951	2,896
Add : Consolidation adjustments	92,223	94,148
Total group retained profits	98,174	97,044

Dated : 24 February 2011  
Kuala Lumpur, Malaysia

By order of the Board  
Chan Yoon Mun  
Secretary