



HEKTAR REAL ESTATE INVESTMENT TRUST



FINANCIAL YEAR 2009

FINANCIAL RESULTS PRESENTATION

2 FEBRUARY 2010

HEKTAR ASSET MANAGEMENT SDN BHD

The material that follows is a presentation of general background information about the activities of the Hektar Group (including Hektar REIT and any other affiliates) as at the date of this Presentation.

The information contained herein is given in summary form solely to provide an understanding of the business of the Hektar Group and does not purport to be complete. You should conduct your own investigation and analysis of the Hektar Group and other data contained in this Presentation. It is not intended to be relied upon as advice for investment or invitation to invest in the Hektar Group or an evaluation of the Hektar Group. No representation, warranty, express or implied, is made and no reliance should be placed on the accuracy, fairness or completeness of the information contained herein. This presentation may contain forward-looking statements that involves risks and uncertainties. Actual future results may vary materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. You are cautioned not to place undue reliance on these forward-looking statements, which are based on Hektar Group's current view of future events.

Whilst we have used our best endeavour and exercised reasonable diligence in collating information from public domain, we have not independently verified the accuracy of such information.

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The past performance of Hektar REIT is not necessarily indicative of the future performance of Hektar REIT.

About Hektar

Hektar Real Estate Investment Trust (Hektar REIT) is Malaysia's first retail-focused REIT. Hektar REIT's principal objective is to provide its Unitholders with a defensible income distribution and to enhance the long-term value of the fund. Hektar REIT invests in income-producing real estate primarily used for retail purposes.

Hektar REIT's portfolio mainly consists of quality shopping centres situated in Subang Jaya, Bandar Melaka and Muar with a combined value of RM720 million as of 31 December 2009. Hektar REIT was listed on the Main Board of Bursa Malaysia Securities Berhad on 4 December 2006 and has outperformed its forecast in its first two years of listing.

The REIT's cornerstone investor is Frasers Centrepoint Trust, part of the Fraser & Neave Group, headquartered in Singapore. Hektar REIT is managed by Hektar Asset Management Sdn. Bhd., a part of the Hektar Group.

The Hektar Group was formed with a vision to develop world-class shopping centres for Malaysian consumers, based on international best practices.

For more information, please refer to the back page of this Presentation for Contact Information.

Financial Year 2009 (FY09)

1 January 2009 – 31 December 2009

Twelve (12) months

Commentary

- FY09 Dividend Per Unit: 10.30 sen
- Income Stability & Growth Trend Since IPO
- Mahkota Parade refurbishment limited financial impact on FY09

Operational & Financial Performance (Full Year)

- | | |
|--|------------------|
| ▪ Portfolio Occupancy: | ~ 95.8% |
| ▪ Rent Reversions: | - 5% |
| ▪ Net Income per Unit (Realised) | 11.48 sen |
| vs. previous comparable period ¹ : | + 1.4% |
| vs. Prospectus Forecast ² : | + 23.8% |
| ▪ 4Q09 Net Income per Unit (Realised): | 2.87 sen |
| vs. previous comparable quarter ¹ : | + 7.7% |
| vs. Prospectus Forecast ² : | + 17.1% |

¹ FY 08 Net Income per unit: 11.32 sen, 4Q08 Net Income per unit: 2.66 sen

² As per Hektar REIT Initial Public Offering Prospectus dated 15 November 2006

Dividend Distribution

Quarterly

Dividend Per Unit

(DPU), Final: **3.10 sen**

FY09 DPU: **10.30 sen**

DPU Yield³: **9.2%**

³ Based on DPU of 10.30 sen and closing price of RM1.12 on 31 December 2009.



Hektar REIT Core Earnings Positive

	FY09 12 months	FY08 12 months	FY07 13 months	
Net Income - Realised (RM '000)	36,736	36,238	36,682	
Fair Value Gain on Investment Properties	401	24,115	43,842	Hektar REIT Portfolio Valuation Stable for 2009
Net Income Before Tax	37,136	60,353	80,524	
Net Income Per Unit (sen)	11.61	18.86	25.16	
Net Income Per Unit - Realised (sen)	11.48	11.32	11.46	
Annualised Net Income Per Unit - Realised (sen)	11.48	11.32	10.58	Core Earnings Continues to Grow
Earnings Growth (Realised)	+ 1.4%	+ 7.0%		
DPU Payout Ratio	90%	90%	93%	
Dividend Per Unit (DPU) (sen)	10.30	10.20	10.71	
Annualised DPU (sen)	10.30	10.20	9.89	Track Record of Dividend Growth
DPU Growth (Annualised)	+ 1.0%	+ 3.2%		

Notes: Fair Value Gain is a non-cash item not related to core earnings (i.e. realised net income).
Core Earnings refer to realised net income of REIT

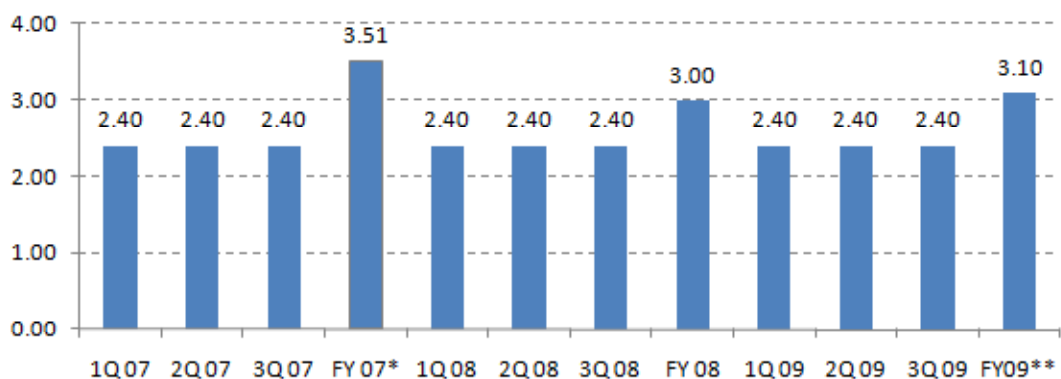
Hektar REIT Annual DPU Growth Positive Since IPO

Current Dividend Distribution Details

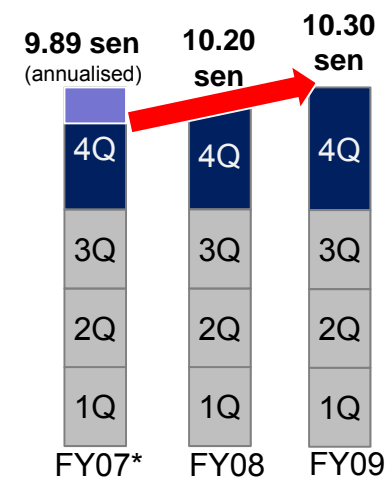
Final Dividend 2009

- Distribution Period: **1 October – 31 December 2009**
- Quarterly DPU: **3.10 sen**
- Notice of Entitlement: **2 February 2010**
- Ex-Dividend Date: **12 February 2010**
- Book Closure Date: **18 February 2010**
- Distribution Payment Date: **5 March 2010**

Dividend Distribution Track Record



Annual DPU Track Record

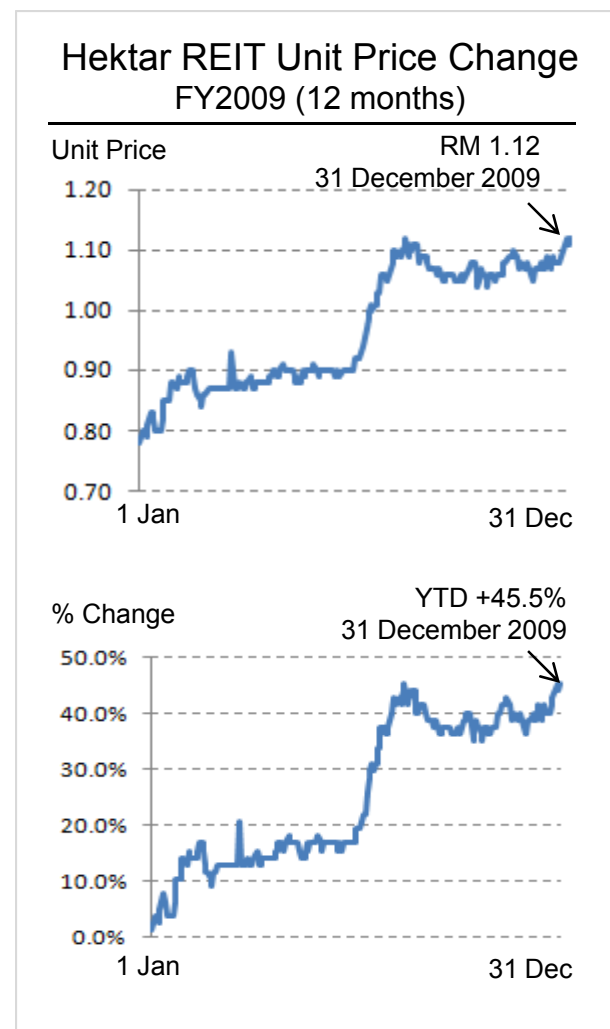
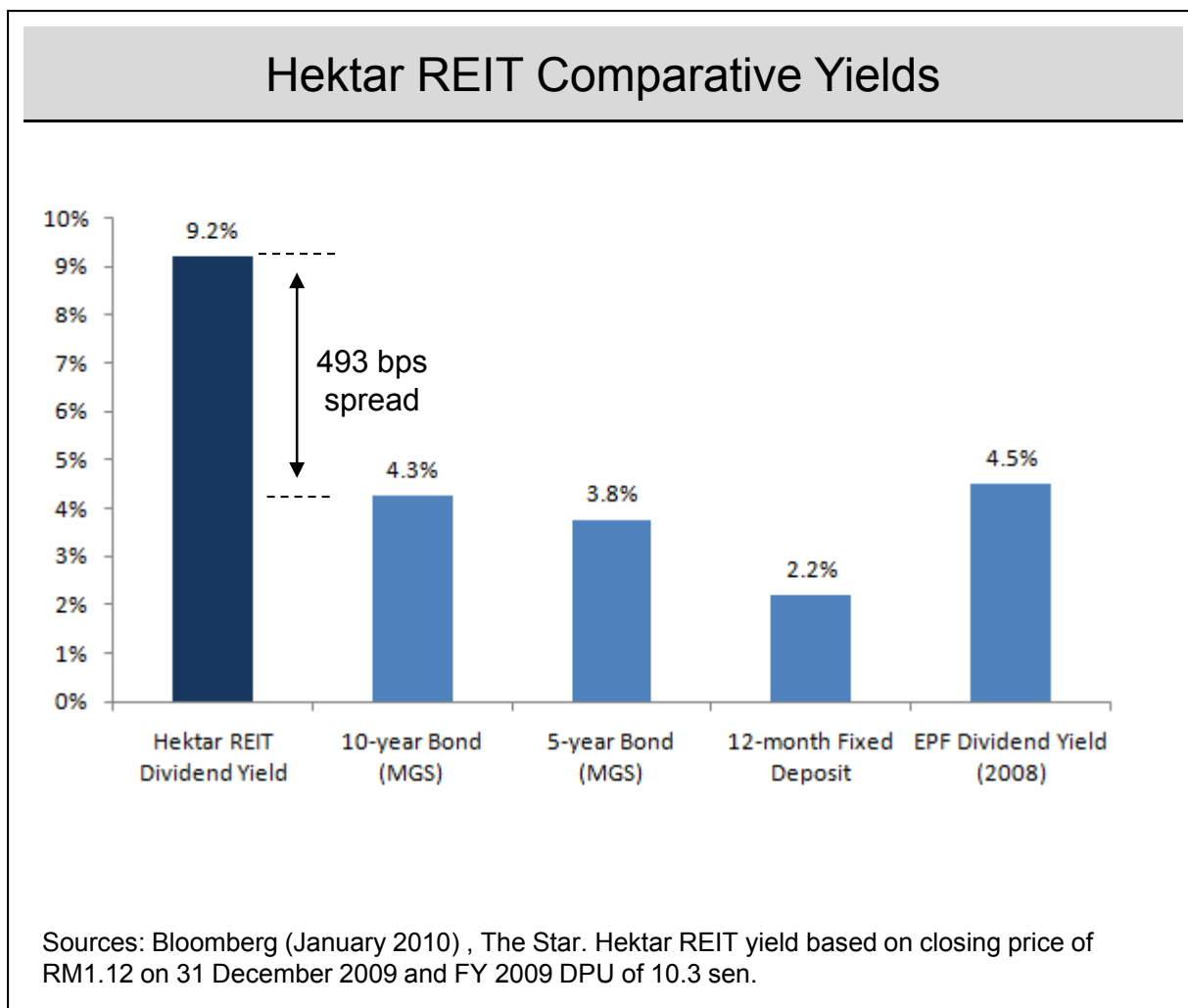


* FY 07 represented a 13 month period from December 2006 to 31 December 2007 ** Declared



Hektar REIT DPU Dividend Yield at annualised 9.2%

- Traded at a 493 bps spread over MGS 10-year



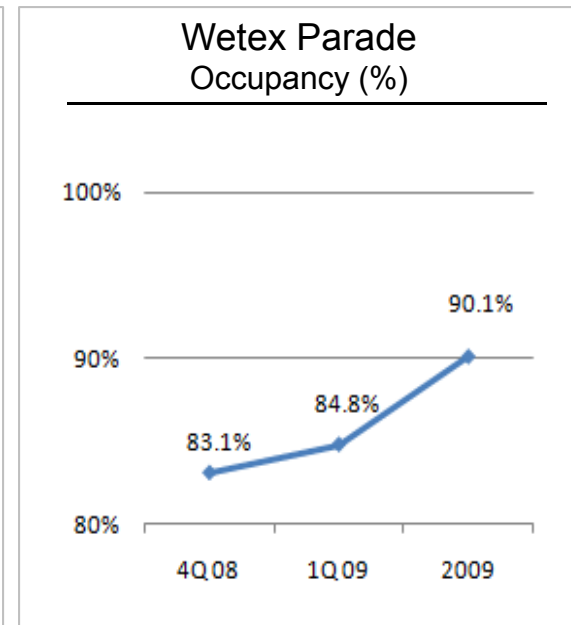
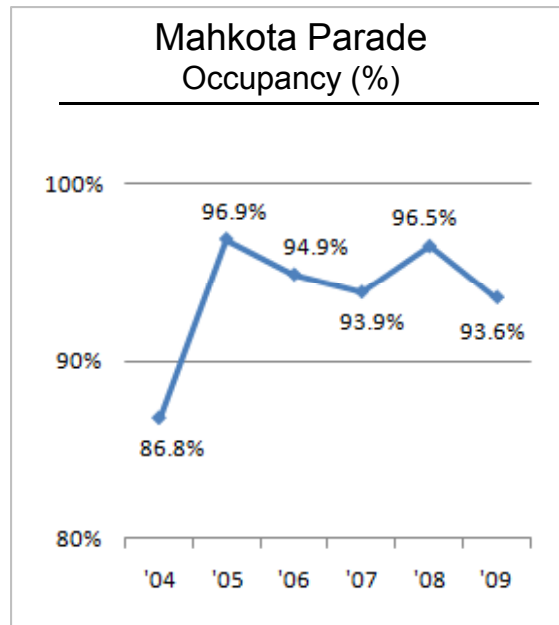
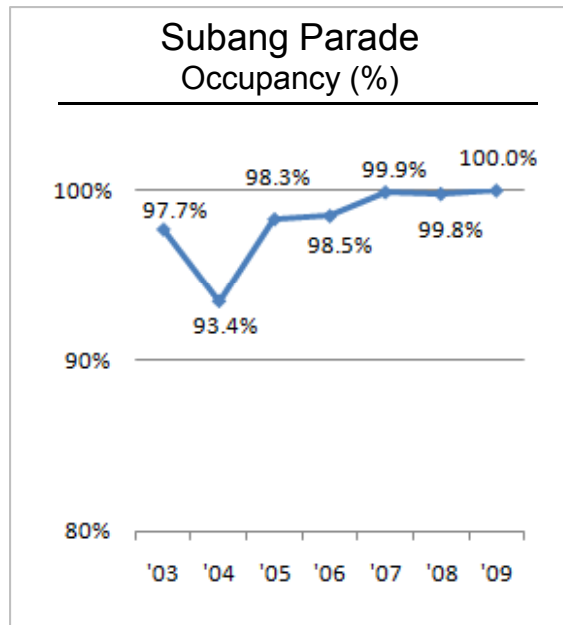
Portfolio Performance

- Overall Occupancy at ~95.8% ▶
- Diversified Portfolio Tenancy Mix ▶
- Visitor Traffic to Portfolio Hits 21.3 million ▶
- Top Ten Tenants Contribute 27.2% of Monthly Rental Income ▶
- Rental Reversions down 5% for FY2009 ▶
- Tenancy Expiry Profile by Property ▶
- 28% of Portfolio Tenancy Rental Income Expires in 2010 ▶
- Tenancy Provisions ▶

Overall Portfolio Occupancy at ~95.8%

Hektar REIT Portfolio Occupancy							
Property	As at 31 December 2003	As at 31 December 2004	As at 31 December 2005	As at 30 September 2006	As at 31 December 2007	As at 31 December 2008	As at 31 December 2009
Subang Parade	97.7%	93.4%	98.3%	98.5%	99.9%	99.8%	100.0%
Mahkota Parade		86.8%	96.9%	94.9%	93.9%	96.5%	93.6%
Wetex Parade						83.1%	90.1%
Overall*	97.7%	91.3%	97.6%	96.7%	96.9%	95.8%	95.8%

*Approximate average, weighted by Net Lettable Area.



Hektar REIT Properties Recorded 21.3 million Visits in 2009

- Tracked by Footfall, camera-based system installed in each centre
- Subang Parade traffic up 1.8% over previous year
- Mahkota Parade traffic down 5.3% over previous year, impacted by refurbishment exercise (commenced July 2009)
- Wetex Parade traffic recorded over 5.6 million visits

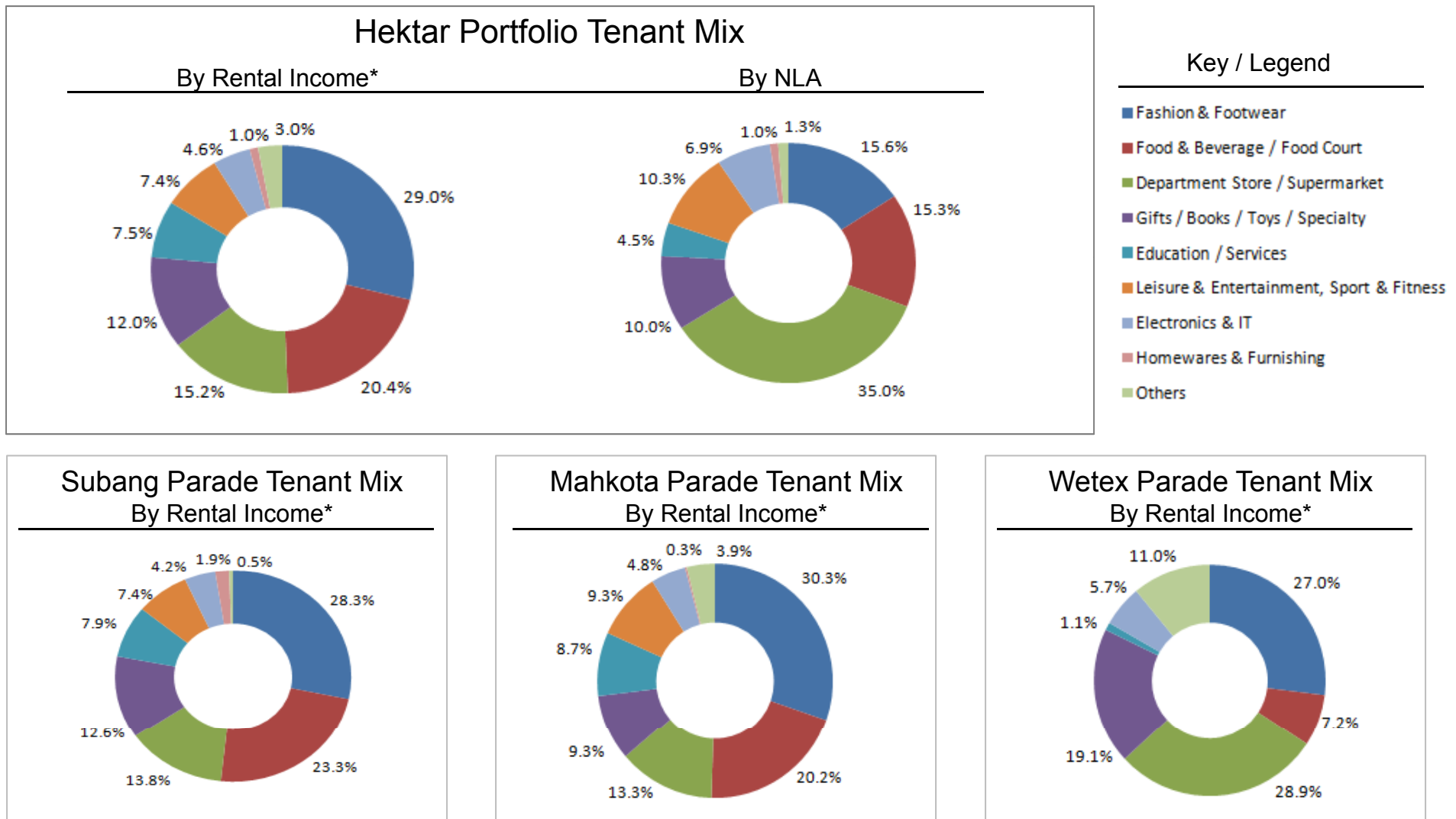
Hektar REIT Visitor Traffic					
Property	No. of Visits (2009)	No. of Visits (2008)	No. of Visits (2007)	No. of Visits (2006)	2005
Subang Parade	7.76 million	7.62 million	7.84 million	5.92 million	5.69 million
<i>% Change in Traffic</i>	<i>1.8%</i>	<i>-2.8%</i>	<i>32.6%</i>	<i>4.0%</i>	
Mahkota Parade	7.88 million	8.32 million	8.82 million	8.64 million	8.01 million
<i>% Change in Traffic</i>	<i>-5.3%</i>	<i>-5.7%</i>	<i>2.1%</i>	<i>7.8%</i>	
Wetex Parade	5.63 million	1.96 million	-	-	-
<i>Acquired in May 2008</i>					
Total	21.3 million	17.9 million	16.6 million	14.5 million	13.7 million

Note: Wetex Parade 2008 traffic figures from September – December, following Footfall installation.

Hektar REIT Portfolio – Tenant Mix

Diversified Tenant Mix Portfolio

- Fashion, Footwear, F&B are largest sectors within overall portfolio



* Based on monthly rental income for December 2009. NLA = Net Lettable Area

Top Ten Tenants Contribute 27.2% of Monthly Rental Income

- Default Risk: Parkson contributes ~11.1% of total monthly rental income to Hektar REIT and no other tenant contributes more than ~3.0%

Hektar REIT Top Ten Tenants by Monthly Rental Income

As at 31 December 2009

Tenant	Trade Sector	NLA (sq ft)	% of Total NLA	% of Monthly Rental Income*
1 Parkson	Department Store	254,009	23.0%	11.1%
2 The Store	Department Store	91,357	8.3%	3.0%
3 Bata	Fashion & Footwear	8,409	0.8%	2.1%
4 McDonald's	Food & Beverage	12,946	1.2%	1.9%
5 The Reject Shop	Fashion & Footwear	17,695	1.6%	1.8%
6 World Of Sports	Fashion & Footwear	10,796	1.0%	1.5%
7 Ampang Superbowl	Leisure & Entertainment	36,717	3.3%	1.5%
8 Kenny Rogers Roasters	Food & Beverage	7,096	0.6%	1.5%
9 K.F.C.	Food & Beverage	10,282	0.9%	1.4%
10 Celebrity Fitness	Sport & Fitness	34,317	3.1%	1.4%
Top 10 Tenants (By Monthly Rental Income)		483,624	43.8%	27.2%
Other Tenants		619,417	56.2%	72.8%
Total		1,103,041	100.0%	100.0%

* Based on monthly rental income for December 2009. NLA = Net Lettable Area

Rental Reversions down 5% for the year

- 4Q 09: 30 new tenancies / renewals at an average 8% lower rental rate
- Mahkota Parade rental reversions impacted by refurbishment exercise
- Year-To-Date rental reversions at -5%

Hektar REIT Rental Reversions					
Fourth Quarter (3 months) (Ended 31 December)	No. of New Tenancies / Renewals	NLA (sq ft)	% of Total NLA	% Increase / (Decrease) Over Previous Rent Rates	
Subang Parade	14	18,861	4%	3%	
Mahkota Parade	11	25,763	6%	-23%	
Wetex Parade	5	3,686	2%	20%	
Total / Average*	30	48,310	4%	-8%	
Full Year 2009 (12 months) (Ended 31 Dec)	No. of New Tenancies / Renewals	NLA (sq ft)	% of Total NLA	% Increase / (Decrease) Over Previous Rent Rates	
Subang Parade	34	47,100	10%	0%	
Mahkota Parade	41	80,158	17%	-13%	
Wetex Parade	24	18,525	11%	8%	
Total / Average*	99	145,783	13%	-5%	

*Average Weighted by NLA. NLA = Net Lettable Area

Impacted by
Refurbishment
(July 2009 –
present)

Hektar REIT Tenancy Expiry Profile by Property

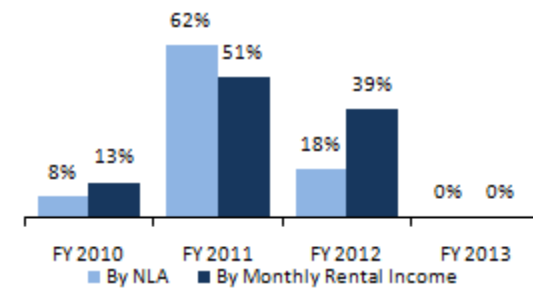
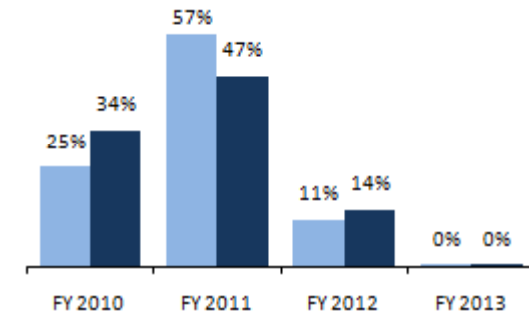
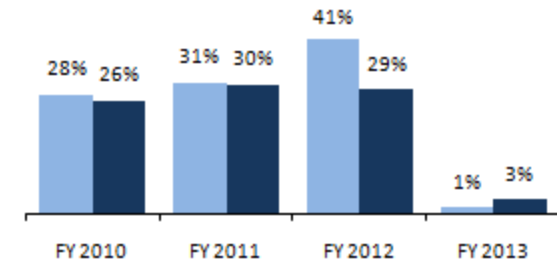
Hektar REIT Tenancy Expiry Profile by Property

As At 31 December 2009

Subang Parade For Year Ending 31 December	No. of Tenancies Expiring	NLA of Tenancies Expiring (sq ft)	NLA of Tenancies Expiring as % of Total NLA	% of Total Monthly Rental Income*
FY 2010	37	131,817	28%	26%
FY 2011	48	144,949	31%	30%
FY 2012	29	193,927	41%	29%
FY 2013	6	6,935	1%	3%

Mahkota Parade For Year Ending 31 December	No. of Tenancies Expiring	NLA of Tenancies Expiring (sq ft)	NLA of Tenancies Expiring as % of Total NLA	% of Total Monthly Rental Income*
FY 2010	39	113,328	25%	34%
FY 2011	38	261,677	57%	47%
FY 2012	29	53,015	11%	14%
FY 2013	1	1,040	0%	0%

Wetex Parade For Year Ending 31 December	No. of Tenancies Expiring	NLA of Tenancies Expiring (sq ft)	NLA of Tenancies Expiring as % of Total NLA	% of Total Monthly Rental Income*
FY 2010	17	12,728	8%	13%
FY 2011	18	103,858	62%	51%
FY 2012	42	29,637	18%	39%
FY 2013	0	-	0%	0%



* Based on monthly rental income for December 2009. Note: figures do not round to 100% due to misc items

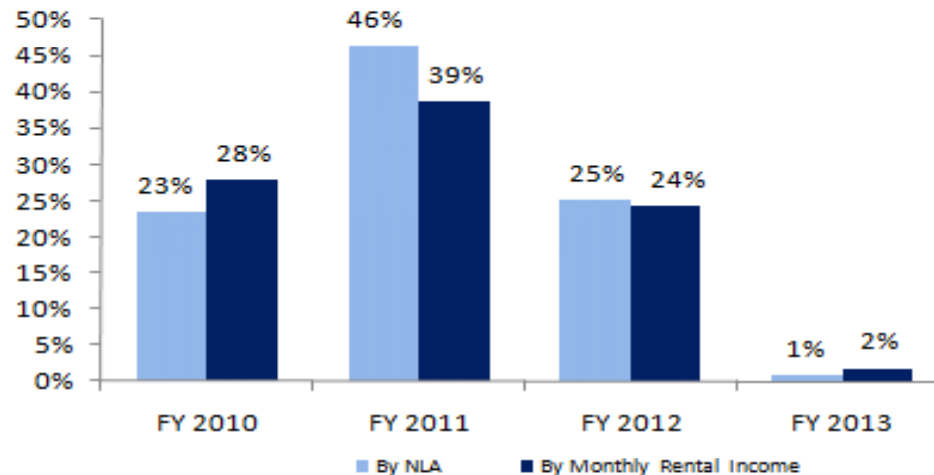
Tenancy Portfolio Expiry Profile 2010 – 2013

- FY2010 tenancy expiries account for approximately 28% of monthly rental income*

Hektar REIT Tenancy Expiry Profile – Overall Portfolio

As At 31 December 2009

Portfolio For Year Ending 31 December	No. of Tenancies Expiring	NLA of Tenancies Expiring (sq ft)	NLA of Tenancies Expiring as % of Total NLA	% of Total Monthly Rental Income*
FY 2010	93	257,873	23%	28%
FY 2011	104	510,484	46%	39%
FY 2012	100	276,579	25%	24%
FY 2013	7	7,975	1%	2%

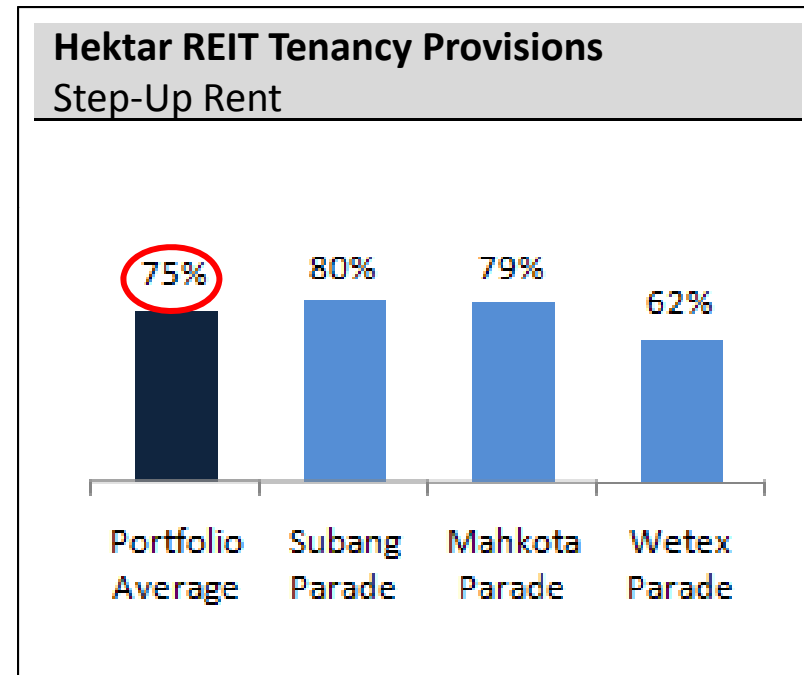
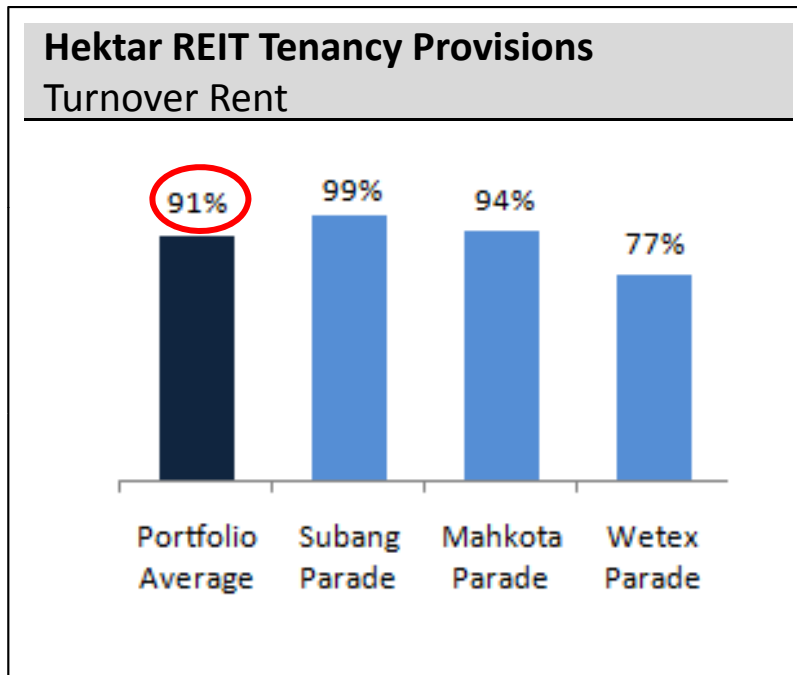


* Based on monthly rental income for December 2009. NLA = Net Lettable Area

Hektar REIT Portfolio – Tenancy Provisions

Hektar REIT Portfolio Tenancy Provisions in 2009

- Turnover Rent provisions present in 91% of all tenancies
- Step-Up Rent provisions present in 75% of all tenancies



Notes: Data as at 31 December 2009. Wetex Parade acquired in May 2008. Turnover Rent Provision: rent calculated as a proportion of annual turnover of the tenant's business. Turnover Rent is paid to the REIT if it exceeds the base rent specified in the tenancy agreement on an annual basis. Step-Up Rent Provision: Specified in tenancy agreement as a pre-determined increase in rent at defined intervals during a tenancy agreement, typically each year. Forms the base rent of any tenancy agreement.

Financial Results

- Gross Revenue up 16.4 over Budget ►
- Fourth Quarter 2009 Net Income exceeds Budget by 17.1% ►
- Fourth Quarter 2009 Net Income up 7.7% from previous quarter ►
- FY2009 Net Income up from previous period by 1.4% ►
- Hektar REIT trading at a 13% discount to NAV as at end FY09 ►

Gross Revenue up 16.4% over Budget

For Period 1 October – 31 December 2009

Revenue & Expense Fourth Quarter 2009 (Unaudited)	Actual (RM '000)	Budget (RM '000)	Variance (%)
Rental Income			
Revenue from Tenancy	19,670	16,908	+ 16.3%
Car Park	1,860	1,587	+ 17.2%
Revenue	21,530	18,496	+ 16.4%
Direct Cost & Property Expenses			
Property Management Fees	(431)	(380)	+ 13.5%
Assessment, Quit Rent & Insurance	(828)	(774)	+ 6.9%
Other Operating Expenses	(7,289)	(5,969)	+ 22.1%
Total Property Expenses	(8,548)	(7,123)	+ 20.0%
Trust Fees & Expenses			
Manager's Fee			
Base Fee	(485)	(348)	+ 39.5%
Performance Fee	(469)	(416)	+ 12.8%
Trustee's Fee	(36)	(31)	+ 18.6%
Valuation Fee	(72)	(13)	+ 480.0%
Administration expenses	(32)	(100)	- 67.9%
Total Trust Fees & Expenses	(1,095)	(907)	+ 20.8%

Note: Budget based on FY2009 figures from Hektar REIT's Initial Public Offering Prospectus dated 15 November 2006.

Fourth Quarter '09 Net Income exceeds Budget by 17.1%

For Period 1 October – 31 December 2009 (versus Budget)

Income Statement	Actual	Budget	Variance
Fourth Quarter 2009 (Unaudited)	(RM '000)	(RM '000)	(%)
Revenue	21,530	18,496	+ 16.4%
Direct Cost & Property Expenses	(8,548)	(7,123)	+ 20.0%
Net Property Income (NPI)	12,982	11,372	+ 14.2%
Interest & Other Income	61	57	+ 7.8%
Total Income	13,043	11,429	+ 14.1%
Trust Fees & Expenses	(1,095)	(907)	+ 20.8%
Interest Expense	(2,777)	(2,691)	+ 3.2%
Net Income Before Tax - Realised	9,170	7,831	+ 17.1%
Net Income per Unit (sen)	2.866	2.447	+ 17.1%

Note: Budget based on FY2009 figures from Hektar REIT's Initial Public Offering Prospectus dated 15 November 2006.

Income Statement – Quarter Comparative

Fourth Quarter '09 Net Income up 7.7% vs previous quarter

For Period 1 October – 31 December 2009 (versus previous comparable period)

Income Statement Fourth Quarter 2009 (Unaudited)	4Q09 (RM '000)	4Q08 (RM '000)	Variance (%)
Revenue	21,530	22,259	- 3.3%
Direct Cost & Property Expenses	(8,548)	(9,094)	- 6.0%
Net Property Income (NPI)	12,982	13,164	- 1.4%
Interest & Other Income	61	38	+ 60.2%
Total Income	13,043	13,202	- 1.2%
Trust Fees & Expenses	(1,095)	(1,412)	- 22.4%
Interest Expense	(2,777)	(3,277)	- 15.3%
Net Income Before Tax - Realised	9,170	8,513	+ 7.7%
Net Income per Unit (sen)	2.866	2.660	+ 7.7%

FY2009 Net Income up 23.8% over budget

For Period 1 January – 31 December 2009 (versus previous comparable period)

Income Statement Year-To-Date 2009 (Unaudited)	YTD Actual (RM '000)	YTD Budget (RM '000)	Variance (%)
Revenue	87,712	72,247	+ 21.4%
Direct Cost & Property Expenses	(34,688)	(28,493)	+ 21.7%
Net Property Income (NPI)	<u>53,024</u>	<u>43,754</u>	<u>+ 21.2%</u>
Interest & Other Income	143	321	- 55.6%
Total Income	<u>53,167</u>	<u>44,075</u>	<u>+ 20.6%</u>
Trust Fees & Expenses	(4,486)	(3,627)	+ 23.7%
Interest Expense	(11,945)	(10,764)	+ 11.0%
Net Income Before Tax - Realised	<u>36,736</u>	<u>29,684</u>	<u>+ 23.8%</u>
Net Income per Unit (sen)	<u>11.480</u>	<u>9.276</u>	<u>+ 23.8%</u>

Note: Budget based on FY2009 figures from Hektar REIT's Initial Public Offering Prospectus dated 15 November 2006.

Income Statement – FY2009 Comparative

FY2009 Net Income up 1.4% over previous year

For Period 1 January – 31 December 2009 (versus previous comparable period)

Income Statement Year-To-Date 2009 (Unaudited)	FY09 (RM '000)	FY08 (RM '000)	Variance (%)
Revenue	87,712	84,092	+ 4.3%
Direct Cost & Property Expenses	(34,688)	(31,377)	+ 10.6%
Net Property Income (NPI)	53,024	52,715	+ 0.6%
Interest & Other Income	143	184	- 22.6%
Total Income	53,167	52,899	+ 0.5%
Trust Fees & Expenses	(4,486)	(5,265)	- 14.8%
Interest Expense	(11,945)	(11,396)	+ 4.8%
Net Income Before Tax - Realised	36,736	36,238	+ 1.4%
Net Income per Unit (sen)	11.480	11.324	+ 1.4%

Hektar REIT trading at a 13% discount to NAV as at end FY09

Balance Sheet in RM '000	As at 31.12.2009 (Unaudited)	As at 31.12.2008 (Audited)
Non-Current Assets		
Investment Properties	720,000	713,400
Current Assets		
Trade Receivables	375	472
Other Receivables, Deposits, Prepayments	5,974	5,910
Capital Work in Progress	14,202	106
Cash and Bank Balances	36,574	18,221
TOTAL ASSETS	777,125	738,108
Liabilities		
Trade Payables	3,466	188
Other Payables and Accruals	2,776	4,463
Tenancy Deposits	20,685	20,256
Provision for Income Distribution	9,920	9,600
Borrowings	334,000	301,500
TOTAL LIABILITIES	370,847	336,007
NET ASSET VALUE	406,278	402,101
Unitholders' Capital	328,137	328,137
Retained Earnings - realised	9,785	6,008
Retained Earnings - unrealised	68,357	67,956
TOTAL UNITHOLDERS' FUND	406,278	402,101

Unit Price Statistics As at 31 December 2009
No. of Units Outstanding 320,001,000
Net Asset Value (RM) 1.27
Unit Price (RM) 1.12
Premium / (Discount) to NAV (13%)

Debt Profile for FY2010

Debt Information

As at 31 December 2009

- Total Debt: **RM334 million**
- Weighted Cost of Debt: **3.28%**
- Gearing Ratio¹: **43%**
- Interest Cover²: **4.08**
- Unencumbered Asset: **Wetex Parade**

¹ Gearing ratio calculated by total long term liabilities over Gross Asset Value (GAV).

² Based on quarter ended 31 December 2009

Financing Details

Al-Murabahah / OD
 Fixed Term Loan, Annual Floating Rate
 Structure: Cost of Funds + 0.75%

Tranche 1

- Term: 5 Years, Expiring **2011**
- Pledged: Subang Parade
- Facility Size: RM184 million
- Drawdown: Fully Drawn
- Cost: 3.26%
- Rate Reset: December 2010

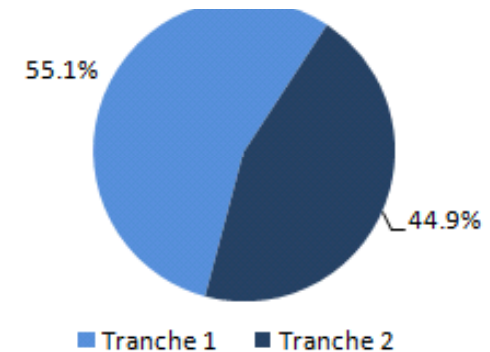
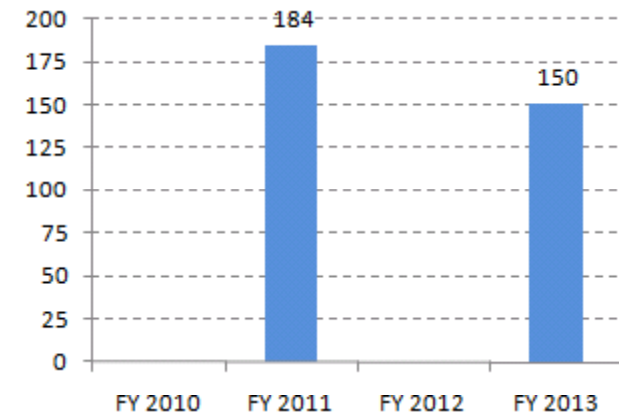
Tranche 2

- Term: 5 Years, Expiring **2013**
- Pledged: Mahkota Parade
- Facility Size: RM150 million
- Drawdown: Fully Drawn
- Cost: 3.30%
- Rate Reset: April 2010

Debt Expiry Profile

As at 31 December 2009

(RM mn)

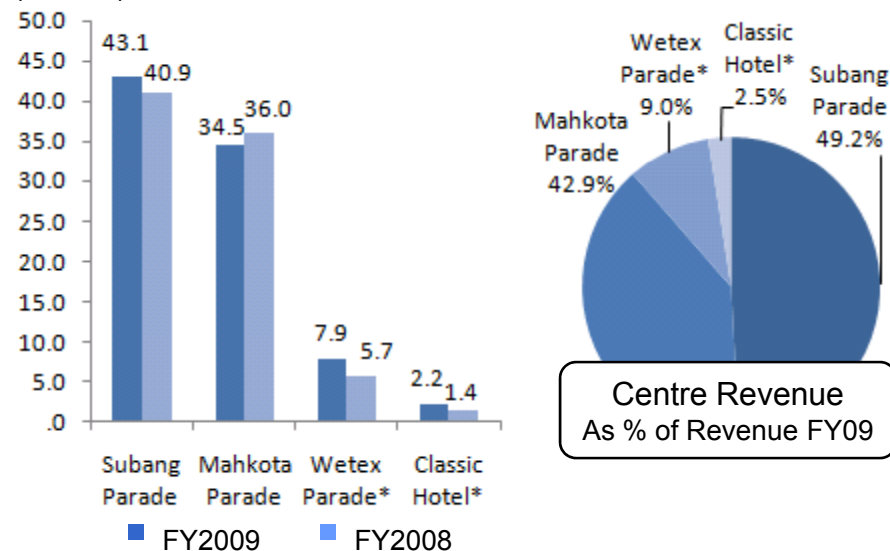


Subang Parade remains Hektar REIT's flagship shopping centre

Revenue By Property

By Property	FY 2009 RM Mn	FY 2008 RM Mn	Change FY09 v FY08	FY 2009 Share
Subang Parade	43.1	40.9	5.3%	49.2%
Mahkota Parade	34.5	36.0	-4.1%	39.4%
Wetex Parade*	7.9	5.7	39.1%	9.0%
Classic Hotel*	2.2	1.4	50.0%	2.5%
Total	87.7	84.1	4.3%	100.0%

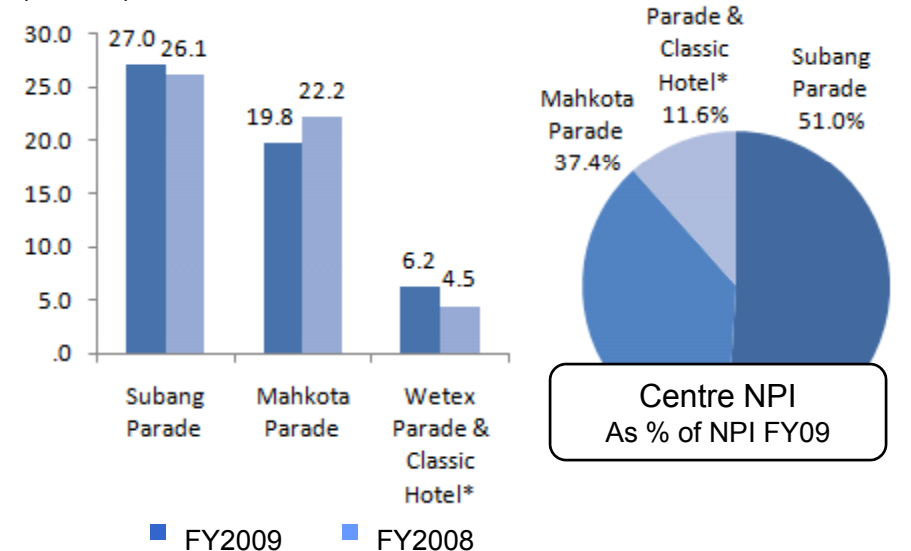
(RM mn)



Net Property Income (NPI) By Property

By Property	FY 2009 RM Mn	FY 2008 RM Mn	Change FY09 v FY08	FY 2009 Share
Subang Parade	27.0	26.1	3.6%	51.0%
Mahkota Parade	19.8	22.2	-10.6%	37.4%
Wetex Parade & Classic Hotel*	6.2	4.5	38.3%	11.6%
Total	53.0	52.7	0.6%	100.0%

(RM mn)



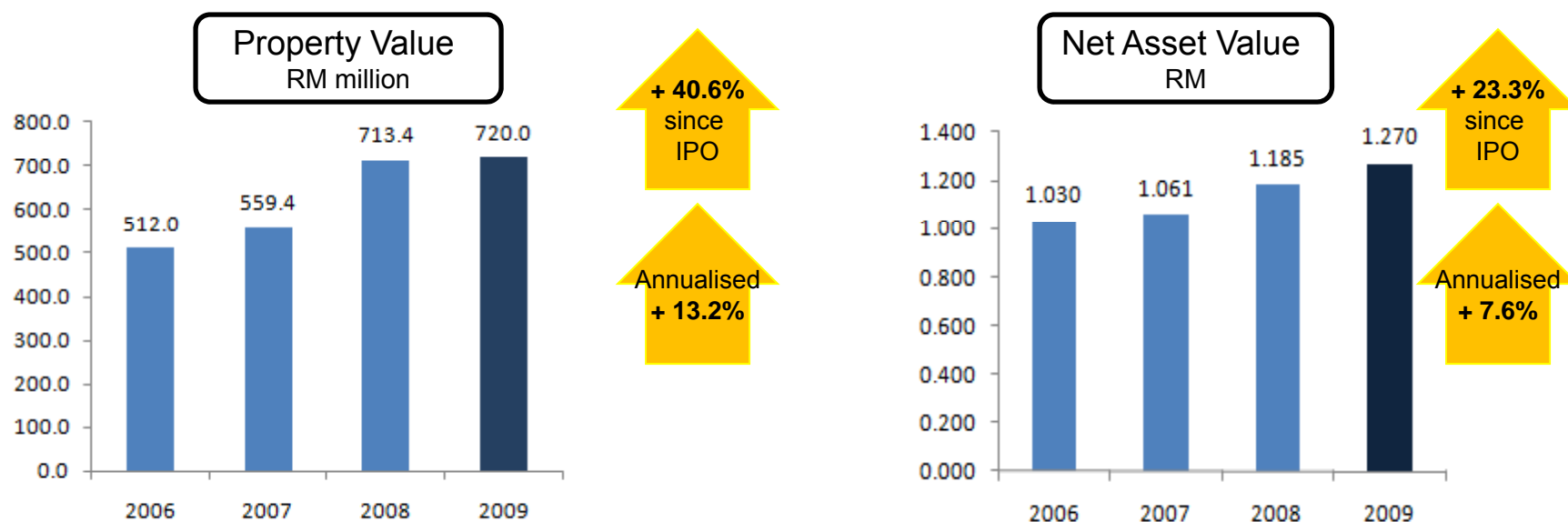
*Wetex Parade & Classic Hotel was acquired in May 2008; FY2008 figures for 8 months only.

Notes: NPI = Net Property Income. FY = Financial Year.

Hektar REIT Valuation Stable

No material impact on Net Asset Value following Revaluation

Property	Audited Book Value 31 Dec 2008 RM ('000)	Acquisition / Capital Expenditure in 2009 RM ('000)	Unaudited Book Value as at 31 Dec 2009	Revaluation 30 Oct 2009 RM ('000)	Share (%)	Revaluation Surplus RM ('000)	Change (%)
Subang Parade	331,400	4,583	335,983	343,000	47.6%	7,017	2%
Mahkota Parade	252,000	781	252,781	257,000	35.7%	4,219	2%
Wetex Parade & Classic Hotel	130,000	836	130,836	120,000	16.7%	(10,836)	-8%
Total	713,400	6,199	719,599	720,000	100%	401	0%



Note: As per Bursa Malaysia announcement dated 2 February 2010 based on independent valuation

Mahkota Parade Refurbishment

Mahkota Parade Refurbishment Update

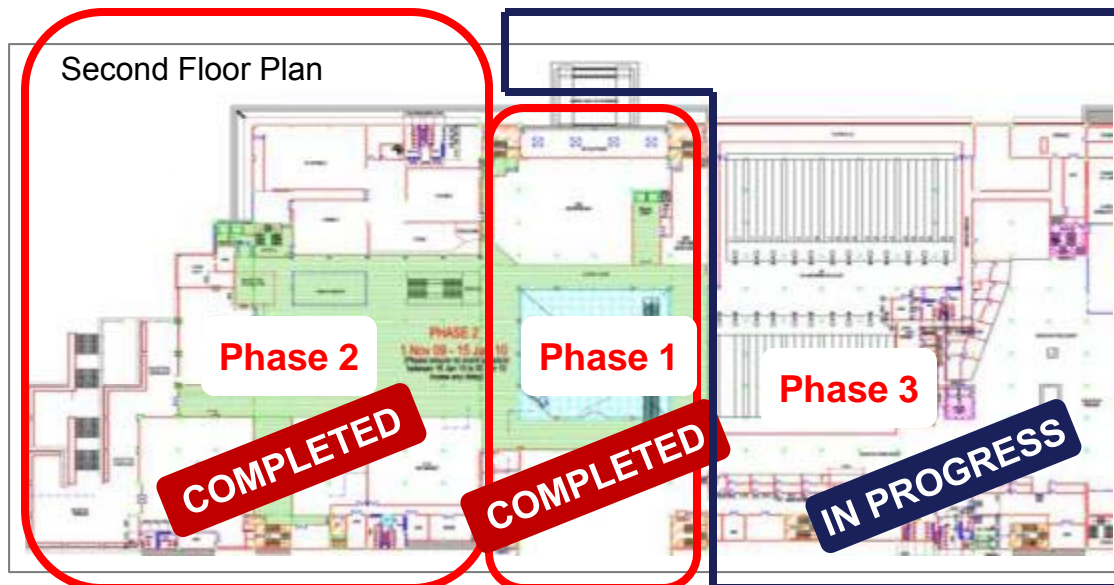
- Refurbishment on Track
 - Positive Retailer & Customer Feedback
 - Phase 1 & 2: Central Area & West Wing Complete
 - Phase 3: January 2010 – April 2010
- Areas: External Car Park, Front Façade, East Wing



Second Floor Carpeted Area



Basement Car Park



Full Details of the Refurbishment published in the Second Quarter 2009 Financial Results Presentation.

“Creating The Places Where People Love To Shop”

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