

## **Hektar REIT Reports Third Quarter 2008 Revenues Up 21% Over Preceding Year Quarter**

***Current Quarter Net Income reaches 3 Sen per Unit***

***Third Quarter Dividend declared at 2.40 sen***

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**Kuala Lumpur, November 4, 2008** – Hektar Asset Management Sdn Bhd (“Manager”) reports today that Hektar Real Estate Investment Trust (“Hektar REIT”) recorded a steady growth of revenue to RM22.2 million for the third quarter (“3Q”) of 2008, an increase of 20.9% from the same period last year and net income of RM9.6 million, which is 7.6% higher than the same period last year.

“We are pleased to report sustainable growth for the third quarter of 2008 amidst a rather cautious outlook for the world market. Hektar continues to record positive rental reversions and solid occupancy rates across our portfolio of shopping centres in Subang Jaya, Melaka and Muar,” Chief Financial Officer of Hektar Asset Management Sdn Bhd, Zalila Mohd Toon said.

In the third quarter, total occupancy of the shopping centre portfolio improved to approximately 96.8%. Rental reversions remained positive, with 30 new or renewed tenancies recording an average increase of 6% over previous rental rates.

Overall, net income per unit was 3.00 sen of which the Manager declared a third quarter Dividend Per Unit (DPU) of 2.40 sen. Based on the closing price of RM1.05 on September 30, 2008, this represents an annualised yield of 9.1%. The Book Closing Date is on 18 November 2008, and the dividend will be distributed on 5 December 2008.

Hektar REIT’s policy is to pay dividends on a quarterly basis and aims to distribute 90% of the actual net income for FY2008.

<b>Overview of Hektar REIT 3Q2008 Results (Unaudited) 3 months ended 30 June 2008</b>	<b>Quarter Ending 30 September 2008 (RM '000)</b>	<b>Quarter Ended 30 September 2007 (RM '000)</b>	<b>Variance (%)</b>
Revenue	22,164	18,332	+ 20.9%
Direct Cost & Property Expenses	(8,118)	(6,589)	- 23.2%
Net Property Income (NPI)	14,046	11,743	+ 19.6%
Interest Expense	(3,305)	(1,930)	-71.2%
Net Income – Realised	9,589	8,912	+ 7.6%
Net Income Per Unit – Realised (sen)	3.00	2.78	+ 7.6%
Distribution Per Unit (sen)	2.40		

For further information, please log on to [www.bursamalaysia.com](http://www.bursamalaysia.com)

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#### **ABOUT HEKTAR REIT**

Hektar Real Estate Investment Trust (“Hektar REIT”) is a retail-focused REIT in Malaysia, focused on investing and managing commercial retail properties. Hektar REIT was listed on the Main Board of Bursa Malaysia Securities Berhad in December 2006 and currently owns 1.1 million square feet of retail space in Selangor, Melaka and Johor, with assets valued in excess of RM700 million. The primary objectives of Hektar REIT are to provide unitholders with sustainable dividend income and to achieve long-term capital appreciation of the REIT.

Hektar REIT is managed by Hektar Asset Management Sdn Bhd (“Manager”), a wholly-owned subsidiary of the Hektar Group, which is focused on the development and management of retail shopping centres. The Hektar Group was formed in 2002 with the vision of creating world-class retail environments through the adoption and implementation of international best practices.

For more information, please visit [www.HektarREIT.com](http://www.HektarREIT.com)

#### **IMPORTANT NOTICE**

The past performance of Hektar REIT is not indicative of the future performance of Hektar REIT. This document may contain forward-looking statements that involve risk 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 the Manager’s current view of future events.