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**Hektar REIT 3Q13 Results**  
***Net Income up by 11.7%;***  
***Dividend per Unit declared at 2.60 sen;***  
***Cinema expansion at Mahkota Parade***

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**Kuala Lumpur, November 11, 2013** – For the three months period ended 30 September 2013, Hektar Asset Management Sdn Bhd (“Hektar”) announced that Hektar Real Estate Investment Trust (“Hektar REIT”) recorded positive gross revenue of RM 30.1 million, up 18.3% from the previous year’s corresponding quarter (3Q12). This corresponds to an increase in Net Property Income (NPI) by 12.0% over 3Q12, to RM17.8 million. Realised net income reached RM 11.1 million, up 11.7% from 3Q12.

For the cumulative period of nine months ended 30 September 2013, realised net income is recorded at RM 33.0 million, 13.9% higher than the corresponding preceding year period. The nine months gross revenue was achieved at RM 89.8 million, up 21.1% over the nine months ended 30 September 2012. NPI has also improved by 18.6% to RM 54.1 million.

“Our malls are maintaining their steady performance that they have been achieving since Hektar REIT’s listing in 2006. Hektar REIT’s portfolio average occupancy rates are maintained at a high 94.7%. In the interest of maintaining Hektar REIT’s financial performance, we have also begun to carry out another asset enhancement initiative (“AEI”) at Mahkota Parade. We see Melaka as a growing market and there is an increasing demand to provide a wider array of movies at Mahkota Parade’s cinema. As we speak, plans are being formulated to increase the number of screens to ten from the existing four screens. The enlarged cinema will be a crowd-puller and we are confident that it will provide further improvements to the mall’s performance,” said the Chief Executive Officer of Hektar Asset Management Sdn Bhd, Dato’ Jaafar Abdul Hamid.

“At Central Square Sungai Petani, the planned AEI that we have previously announced has commenced in August 2013 and work is progressing well according to plan. We have targeted for the relaunching of Central Square in 2Q14. The continuous AEI efforts at our malls are strong evidence of the importance we place in value creation. We believe that this is imperative to sustain the strong performance of all our malls. As always, it will be ‘business as usual’ at Central Square and Mahkota Parade, where the AEIs will be carried out without disrupting the operations of the malls.”

Hektar declared a third quarter distribution per unit (DPU) of 2.60 sen. The Book Closing Date is November 27, 2013 and the payment of the third quarter distribution will be made on

December 12, 2013. Based on the closing price of RM1.53 on 30 September 2013, the 3Q13 annualised DPU represented a dividend yield of approximately 6.8%.

Hektar REIT maintains a distribution policy of at least 90% of distributable net income, which typically exclude items such as capital allowances and revenue arising from Financial Reporting Standards 117, an accounting standard adopted in FY2010.

Hektar REIT's portfolio of shopping mall now includes Central Square in Sungai Petani and Landmark Central in Kulim, both located in Kedah. On 2 October 2012, Hektar REIT officially became the new owner of the "Kedah Malls" which increased its portfolio from three to five shopping malls and resulted in the asset value of the portfolio surpassing the RM1.0 billion mark. The other 3 shopping malls are Subang Parade in Subang Jaya, Selangor, Mahkota Parade in Melaka and Wetex Parade in Muar, Johor. The portfolio's catchment serves a market size of 1.9 million shoppers. In FY2012, the portfolio had an average occupancy of 96.3% and recorded over 28.1 million shopper visits.

<b>Overview of Hektar REIT Financial Results (unaudited)</b>	<b>3Q 13 (3 months) (RM '000)</b>	<b>3Q 12 (3 months) (RM '000)</b>	<b>Variance (%)</b>
Gross Revenue	30,068	25,409	+18.3%
Direct Cost & Property Expenses	(12,236)	(9,492)	+28.9%
Net Property Income (NPI)	17,832	15,917	+12.0%
Net Income - Realised	11,108	9,947	+11.7%
Net Income	11,108	9,947	+11.7%
Net Income Per Unit – Realised (sen)	2.77	3.11	-10.8%
Dividend Per Unit (DPU) (sen)	2.60	2.60	-

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

## **ABOUT HEKTAR REIT**

Hektar Real Estate Investment Trust is a retail-focused REIT in Malaysia, focused on investing and managing commercial retail properties. Hektar REIT was listed on the Main Market of Bursa Malaysia Securities Berhad on 4 December 2006 and currently owns 1.7 million square feet of retail space in Selangor, Melaka, Johor and Kedah with total gross assets valued at RM1.03 billion in December 2012. 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, part 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.

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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.

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### **For more information, please contact:**

Investor Relations and Corporate Communications

Hektar Asset Management Sdn Bhd  
D1-U3-10, Block D1, Solaris Dutamas  
No 1, Jalan Dutamas 1  
50480 Kuala Lumpur  
Malaysia

Tel: +6 03 6205 5570  
Fax: +6 03 6205 5571  
Web: [www.HektarREIT.com](http://www.HektarREIT.com)