

HEKTAR REAL ESTATE INVESTMENT TRUST QUARTERLY REPORT

STATEMENT OF FINANCIAL POSITION AS AT 31 MARCH 2015

	As at 31.3.2015 RM (Unaudited)	As at 31.12.2014 RM (Audited)
<u>NON-CURRENT ASSETS</u>		
Investment properties	1,060,732,000	1,060,732,000
Capital work in progress	33,149,054	21,678,945
Fixed deposits with a licensed bank	4,421,904	4,408,367
	1,098,302,958	1,086,819,312
<u>CURRENT ASSETS</u>		
Trade receivables	3,333,488	2,883,584
Other receivables, deposits and prepayments	6,224,450	5,604,023
Cash and bank balances	15,783,424	14,739,242
	25,341,362	23,226,849
TOTAL ASSETS	1,123,644,320	1,110,046,161
<u>NON-CURRENT LIABILITIES</u>		
Tenancy deposits	15,912,168	14,073,995
Bank borrowings	452,071,941	453,876,328
	467,984,109	467,950,323
<u>CURRENT LIABILITIES</u>		
Trade payables	2,510,623	384,358
Other payables and accruals	2,974,222	5,054,046
Tenancy deposits	13,215,425	14,973,259
Bank borrowings	15,000,000	-
	33,700,270	20,411,663
TOTAL LIABILITIES	501,684,379	488,361,986
NET ASSET VALUE	621,959,941	621,684,175
<u>FINANCED BY:</u>		
Unitholders' capital	425,738,255	425,738,255
Undistributed income – realised	41,645,683	41,369,917
– unrealised	154,576,003	154,576,003
TOTAL UNITHOLDERS' FUND	621,959,941	621,684,175
<u>NET ASSET VALUE PER UNIT (RM)</u>		
-as at the date	1.5524	1.5518
-before distribution for the cumulative quarter	1.5794	1.6568
NUMBER OF UNITS IN CIRCULATION	400,634,117	400,634,117

Note: tenancy deposit includes RM1,941,864 (2014: RM1,898,262) which is discounted to present value in compliance with MFRS 139 as per note A14.

The Condensed Statement of Financial Position should be read in conjunction with the audited financial statements for the year ended 31 December 2014 and the accompanying explanatory notes attached.

HEKTAR REAL ESTATE INVESTMENT TRUST QUARTERLY REPORT

STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE QUARTER ENDED 31 MARCH 2015 (UNAUDITED)

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Current Year Quarter 31.3.2015 RM	Preceding Year Corresponding Quarter 31.3.2014 RM	Current YTD 31.3.2015 RM	Preceding YTD 31.3.2014 RM
Revenue	31,210,907	30,177,445	31,210,907	30,177,445
Property operating expenses	(12,590,238)	(12,574,100)	(12,590,238)	(12,574,100)
Net property income	18,620,669	17,603,345	18,620,669	17,603,345
Interest income	66,129	62,678	66,129	62,678
Other income	2,816	11,087	2,816	11,087
Trust expenses	(2,468,161)	(2,454,424)	(2,468,161)	(2,454,424)
Borrowing costs	(5,128,566)	(4,763,757)	(5,128,566)	(4,763,757)
Realised income before taxation	11,092,887	10,458,929	11,092,887	10,458,929
Taxation	-	-	-	-
Net income	11,092,887	10,458,929	11,092,887	10,458,929
Other comprehensive income after tax	-	-	-	-
Total comprehensive income	11,092,887	10,458,929	11,092,887	10,458,929
Earnings per unit (sen)	2.77	2.61	2.77	2.61

The Condensed Statement of Profit or Loss and Other Comprehensive Income should be read in conjunction with the audited financial statements for the year ended 31 December 2014 and the accompanying explanatory notes attached.

HEKTAR REAL ESTATE INVESTMENT TRUST QUARTERLY REPORT

STATEMENT OF CHANGES IN NET ASSETS VALUE FOR THE CUMULATIVE QUARTER ENDED 31 MARCH 2015 (UNAUDITED)

	Unitholders' Capital RM	<u>Undistributed income</u> Realised RM	Unrealised RM	Unitholders' Fund RM
<u>Balance at 1 January 2015</u>	425,738,255	41,369,917	154,576,003	621,684,175
<u>Operation for the cumulative quarter ended 31 March 2015</u>				
Total comprehensive income for the financial year	-	11,092,887	-	11,092,887
<u>Unitholders' transaction</u>				
Distribution to unitholders	-	(10,817,121)	-	(10,817,121)
Balance at 31 March 2015	<u>425,738,255</u>	<u>41,645,683</u>	<u>154,576,003</u>	<u>621,959,941</u>

CUMULATIVE QUARTER ENDED 31 DECEMBER 2014 (AUDITED)

	Unitholders' Capital RM	<u>Undistributed income</u> Realised RM	Unrealised RM	Unitholders' Fund RM
<u>Balance at 1 January 2014</u>	425,738,255	39,175,660	148,449,880	613,363,795
<u>Operation for the cumulative quarter ended 31 December 2014</u>				
Total comprehensive income for the financial year	-	44,260,839	6,126,123	50,386,962
<u>Unitholders' transaction</u>				
Distribution to unitholders	-	(42,066,582)	-	(42,066,582)
Balance at 31 December 2014	<u>425,738,255</u>	<u>41,369,917</u>	<u>154,576,003</u>	<u>621,684,175</u>

The Condensed Statement of Changes in Net Assets Value should be read in conjunction with the audited financial statements for the year ended 31 December 2014 and the accompanying explanatory notes.

HEKTAR REAL ESTATE INVESTMENT TRUST QUARTERLY REPORT

STATEMENT OF CASH FLOWS (UNAUDITED) FOR THE CUMULATIVE QUARTER ENDED 31 MARCH 2015

	Current YTD 31.03.2015 RM	Preceding YTD 31.03.2014 RM
CASH FLOW FROM OPERATING ACTIVITIES		
Income before taxation	11,092,887	10,458,929
Adjustments for :-		
Interest income	(66,129)	(62,678)
Interest expense	5,128,566	4,763,757
Rental under MFRS 117	57,000	208,017
Impairment loss on trade receivables	86,585	85,497
Operating profit before working capital changes	<u>16,298,909</u>	<u>15,453,522</u>
Change in working capital :-		
Receivables	(1,215,719)	(531,869)
Payables	128,582	(475,776)
Net cash from operating activities	<u>15,211,772</u>	<u>14,445,877</u>
CASH FLOW FROM INVESTING ACTIVITIES		
Expenditure for refurbishment and enhancement of investment property incurred	(11,470,109)	(8,515,680)
Interest income	66,129	62,678
Placement of fixed deposits	(13,537)	(29,115)
Net cash used in investing activities	<u>(11,417,517)</u>	<u>(8,482,117)</u>
CASH FLOW FROM FINANCING ACTIVITIES		
Interest expense	(5,128,566)	(4,763,757)
Distribution to Unitholders	(10,817,121)	(10,817,121)
Borrowings	13,195,614	4,622,641
Net cash (used in)/from financing activities	<u>(2,750,073)</u>	<u>(10,958,237)</u>
NET (DECREASE)/INCREASE IN CASH AND CASH EQUIVALENTS	1,044,182	(4,994,477)
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	14,739,242	23,283,679
CASH AND CASH EQUIVALENTS AT END OF PERIOD	<u>15,783,424</u>	<u>18,289,202</u>

The Condensed Statement of Cash Flows should be read in conjunction with the audited financial statements for the year ended 31 December 2014 and the accompanying explanatory notes attached.

HEKTAR REAL ESTATE INVESTMENT TRUST QUARTERLY REPORT

A. EXPLANATORY NOTES FOR THE QUARTER ENDED 31 DECEMBER 2014 PURSUANT TO MALAYSIAN FINANCIAL REPORTING STANDARDS ("MFRS")

A1 BASIS OF PREPARATION

The quarterly financial report is unaudited and has been prepared in compliance with MFRS 134: Interim Financial Reporting and Chapter 9 Part K of the Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Malaysia"). Hektar REIT had adopted Malaysian Financial Reporting Standard issued by Malaysian Accounting Standards Board for accounting period beginning 1 January 2012.

A2 AUDIT REPORT OF PRECEDING FINANCIAL YEAR

The auditors have expressed an unqualified opinion on Hektar REIT's financial statements for the year ended 31 December 2014 in their report dated 16 February 2015.

A3 SEASONALITY OR CYCLICALITY OF OPERATIONS

The business of Hektar REIT is not affected by material, seasonal or cyclical factors.

A4 UNUSUAL ITEMS

There were no unusual items affecting assets, liabilities, equity, net income or cash flows during the current quarter.

A5 CHANGES IN ESTIMATES

There were no changes in estimates that have had material effect in the current quarter.

A6 DEBT AND EQUITY SECURITIES

There were no issuance, cancellation, repurchase, resale and repayment of debt and equity securities for the current quarter.

A7 INCOME DISTRIBUTION

Based on the quarterly result ended 31 March 2015, there will be a First Interim Income Distribution of 2.6 sen per unit, amounting to RM10,416,487 to be made on 17 June 2015.

A8 SEGMENT INFORMATION

The principal activity of Hektar REIT is to invest in properties in Malaysia with the primary objective to derive rental income and medium-to-long term growth. Hence, no segmental reporting is presented.

A9 VALUATION OF INVESTMENT PROPERTIES

The Investment Properties were last valued on 30 September 2014.

A10 MATERIAL SUBSEQUENT EVENTS TO THE END OF THE INTERIM PERIOD

There were no material events subsequent to the end of the interim period.

A11 CHANGES IN THE COMPOSITION OF THE TRUST

There were no changes to the composition of Hektar REIT during the current quarter and the fund size stands at 400,634,117 units.

A12 CONTINGENT LIABILITIES AND CONTINGENT ASSETS

There were no contingent liabilities or contingent assets to be disclosed.

A13 RENTAL INCOME FROM TENANCIES (MFRS 117)

Rental income receivable under tenancy agreements is recognised on a straight-line basis over the term of the lease. Meanwhile, gross turnover rental is recognised as income in the accounting period on a receipt basis.

A14 TENANCY DEPOSITS (MFRS 139)

Included in the tenancy deposit received from tenants is RM1,941,864 representing the difference between the fair value and the amount of deposits carried in the statement of financial position as a result of the recognition of the said deposits at fair value in compliance with the requirements of MFRS 139 financial instruments.

A15 CAPITAL COMMITMENT (MFRS 134)

Capital expenditure in respect of the following has not been provided for in the financial statement: -

Authorised and contracted for:-
Refurbishment of investment properties

RM
6,451,522

HEKTAR REAL ESTATE INVESTMENT TRUST QUARTERLY REPORT

B. ADDITIONAL INFORMATION PURSUANT TO PARAGRAPH 9.44 OF BURSA MALAYSIA SECURITIES BHD'S MAIN MARKET OF LISTING REQUIREMENTS

B1 REVIEW OF PERFORMANCE

For the quarter ended 31 March 2015, Hektar REIT generated total revenue of RM31,279,852 including interest and other income.

Revenue is higher than the preceding quarter's corresponding period by 3.4%. Meanwhile, net profit has increased by 6% to RM11,092,887 compared to preceding quarter. The improvement is mainly due to improved revenue in Central Square upon completion of the Asset Enhancement Initiative (AEI).

Property operating expenses slightly increased to RM12,590,238.

B2 VARIATION OF RESULTS AGAINST PRECEDING QUARTER

	Current Quarter Ended 31.3.2015 RM	Preceding Quarter Ended 31.3.2014 RM
Income before tax (RM)	11,092,887	10,458,929

The first quarter's net income of RM11,092,887 is 6% higher than the previous corresponding period of 2014.

B3 PROSPECTS

The scene for retail malls continues to remain challenging. However, with the completion of asset enhancement initiatives (AEI) at Central Square, this is expected to improve Hektar's performance. The Board is continuously looking at other asset enhancement opportunities for the properties.

B4 VARIANCE OF PROFIT FORECAST OR PROFIT GUARANTEE

Not applicable as there was no profit forecast or profit guarantee issued.

B5 TAX EXPENSE

Pursuant to the introduction of the new tax regime for Real Estate Investment Trust ("REIT"), a REIT will be fully exempted from income tax provided at least 90% of its income is distributed to unitholders with effect from the year of assessment 2007.

Barring unforeseen circumstances, there will be no tax payable as Hektar REIT intends to distribute at least 90% of the distributable income to unitholders for the year ending 31 December 2014.

B6 SALE OF UNQUOTED INVESTMENTS AND/OR PROPERTIES

There were no sales of unquoted investments or properties during the quarter.

B7 QUOTED INVESTMENTS

There were no purchases or disposal of quoted investments during the quarter.

B8 CORPORATE PROPOSAL AND DEVELOPMENTS

Acquisition of Sold Lots

In the first quarter of 2015, AmTrustee Berhad acting for and on behalf of Hektar REIT had entered into Sale & Purchase Agreements to acquire the following lots:

- i. Lot G59 at Mahkota Parade Shopping Centre for the purchase price of RM 1,342,480.00;
- ii. Lot G60 at Mahkota Parade Shopping Centre for the purchase price of RM 1,737,560.00;
- iii. Lot G39 at Mahkota Parade Shopping Centre for the purchase price of RM 4,211,070.00;
- iv. Lot G69 at Mahkota Parade Shopping Centre for the purchase price of RM 4,474,800.00;
- v. Lot G12 at Mahkota Parade Shopping Centre for the purchase price of RM 3,554,100.00;
- vi. Lot G05 at Mahkota Parade Shopping Centre for the purchase price of RM 3,200,000.00

In addition, discussion with several sold lot individual owners within Hektar REIT's portfolio of shopping malls are currently ongoing and the Manager will make the relevant announcements once the parties have agreed to terms and entered into the formal Sale & Purchase Agreements.

Meanwhile, the acquisition of Lot G76 at Mahkota Parade Shopping Centre which was announced in the fourth quarter of 2014 was completed on 31 March 2015. The lots acquired and to be acquired were amongst the individual lots which were previously sold to individual purchasers prior to the acquisition of Mahkota Parade Shopping Centre by Hektar REIT.

B9 BORROWINGS AND DEBT SECURITIES

Hektar REIT's total borrowings of RM467,071,941 comprise:

1. Current liability of RM15,000,000; and
2. Non-current liability of RM452,071,941.

Both loans are secured.

B10 UTILISATION OF PROCEEDS RAISED FROM ISSUANCE OF NEW UNITS

There was no issuance of new units during the quarter under review.

B11 OFF BALANCE SHEET FINANCIAL INSTRUMENTS

There were no off balance sheet financial instruments as at date of reporting.

B12 MATERIAL LITIGATION

There was no material litigation as at date of reporting.

B13 SOFT COMMISSION

For the quarter ended 31 March 2015, there was no soft commission received by the Manager, or its delegates, from its broker from any transactions conducted by the Trust.

HEKTAR REAL ESTATE INVESTMENT TRUST QUARTERLY REPORT

B14 INCOME DISTRIBUTION

The Board of Directors of Hektar Asset Management Sdn Bhd has recommended and the Trustee has approved a first income distribution of 2.6 sen per unit, amounting to RM10,416,487 for the First Quarter ended 31 March 2015. The withholding tax rate imposed on the recipients of income distribution is as follows:

Resident individuals	Withholding tax at 10%
Non-resident individuals	Withholding tax at 10%
Foreign institutional investors	Withholding tax at 10%
Others – Resident and non-resident	Withholding tax at 10%
Resident companies	Corporate tax at 25%
	(No withholding tax)
Non-resident companies	Withholding tax at 25%

B15 DISTRIBUTION PER UNIT AND EARNINGS PER UNIT

	Current Quarter Ended 31.3.2015	Preceding Quarter Ended 31.3.2014
Income before tax (RM)	11,092,887	10,458,929
Provision for income distribution (RM)	10,416,487	10,416,487
Number of units in issue	400,634,117	400,634,117
Basic earning per unit (sen)	2.77	2.61
Distribution per unit (sen)	2.60	2.60

B16 RESPONSIBILITY STATEMENT

In the opinion of the Directors of the Manager, the quarterly report has been prepared in accordance with MFRSs and Paragraph 9.44 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad so as to give a true and fair view of the financial position of Hektar REIT as at 31 March 2015 and of its financial performance and cash flows for the quarter/period ended on that date and duly authorised for release by the Board of the Manager on 15 May 2015.

By Order of the Board
HEKTAR ASSET MANAGEMENT SDN BHD
(as the Manager of Hektar Real Estate Investment Trust)

Dato' Muhammad Hafidz Nuruddin (MAICSA 7005820)
Lim Seck Wah (MAICSA 0799845)
Joint Company Secretaries
Kuala Lumpur
15 May 2015