

CONDENSED STATEMENT OF FINANCIAL POSITION AS AT 31 DECEMBER 2021

	As at 31.12.2021 RM (Unaudited)	As at 31.12.2020 RM (Audited)
<u>NON-CURRENT ASSETS</u>		
Investment properties	1,164,500,000	1,207,000,000
Plant & Equipment	68,059	90,579
Capital work in progress	62,724	1,379,757
Fixed deposits with a licensed bank	1,583,933	1,551,765
	<u>1,166,214,716</u>	<u>1,210,022,101</u>
<u>CURRENT ASSETS</u>		
Trade receivables	2,682,412	4,251,192
Other receivables, deposits and prepayments	2,725,691	17,356,146
Cash and bank balances	59,084,688	27,345,909
	<u>64,492,791</u>	<u>48,953,247</u>
TOTAL ASSETS	<u>1,230,707,507</u>	<u>1,258,975,348</u>
<u>NON-CURRENT LIABILITIES</u>		
Tenancy deposits	9,185,005	9,080,548
Deferred tax liability	24,887,634	27,922,384
Bank borrowings	566,090,863	536,090,863
	<u>600,163,502</u>	<u>573,093,795</u>
<u>CURRENT LIABILITIES</u>		
Trade payables	16,623,843	16,352,877
Other payables and accruals	28,182,851	25,671,535
Tenancy deposits	22,774,490	22,502,198
Bank borrowings	15,000,000	45,000,000
	<u>82,581,184</u>	<u>109,526,610</u>
TOTAL LIABILITIES	<u>682,744,686</u>	<u>682,620,405</u>
NET ASSET VALUE	<u>547,962,821</u>	<u>576,354,943</u>
<u>FINANCED BY:</u>		
Unitholders' capital	496,731,949	492,500,449
Undistributed income – realised	55,225,682	46,671,543
– unrealised	(3,994,810)	37,182,951
TOTAL UNITHOLDERS' FUND	<u>547,962,821</u>	<u>576,354,943</u>
NET ASSET VALUE PER UNIT (RM)		
-as at the date	1.1628	1.2476
-after distribution for the cumulative quarter	1.1375	1.2386
NUMBER OF UNITS IN CIRCULATION	471,260,178	461,960,178

The Condensed Statement of Financial Position should be read in conjunction with the audited financial statements for the year ended 31 December 2020 and the accompanying explanatory notes attached.

CONDENSED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE QUARTER ENDED 31 DECEMBER 2021 (UNAUDITED)

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Current Year Quarter 31.12.2021 RM	Preceding Year Corresponding Quarter 31.12.2020 RM	Current YTD 31.12.2021 RM	Preceding YTD 31.12.2020 RM
Revenue	24,978,501	29,818,889	96,598,638	111,138,638
Property operating expenses	(12,599,901)	(17,463,652)	(49,580,569)	(58,167,771)
Net property income	12,378,600	12,355,237	47,018,069	52,970,867
Interest income	55,077	190,955	736,999	524,767
Other income	86,027	33,980	24,006	114,345
Trust expenses	(4,786,162)	(6,705,314)	(16,398,814)	(18,490,331)
Borrowing costs	(4,521,770)	(4,750,019)	(18,668,479)	(20,896,403)
Realised income before taxation	3,211,772	1,124,839	12,711,781	14,223,245
Change in fair value of investment property	(44,212,511)	(38,309,497)	(44,212,511)	(38,309,497)
Loss before taxation	(41,000,739)	(37,184,658)	(31,500,730)	(24,086,252)
Taxation	3,034,750	248,748	3,034,750	248,748
Net deficit	(37,965,989)	(36,935,910)	(28,465,980)	(23,837,504)
Other comprehensive income after tax	-	-	-	-
Total comprehensive loss	(37,965,989)	(36,935,910)	(28,465,980)	(23,837,504)
Earnings per unit (sen)	(8.21) ^a	(8.00) ^c	(6.16) ^b	(5.16) ^c
- realised (sen)	0.69 ^a	0.24 ^c	2.75 ^b	3.08 ^c
- unrealised (sen)	(8.90) ^a	(8.24) ^c	(8.91) ^b	(8.24) ^c

Notes: a. Earnings per unit for the current quarter ended 31 December 2021 was calculated based on weighted average of 462,605,830 units.

b. Earnings per unit for the cumulative quarter ended 31 December 2021 was calculated based on the weighted average of 462,122,918 units.

c. Earnings per unit for the preceding quarter and cumulative preceding year to date is based on 461,960,178 units.

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 2020 and the accompanying explanatory notes attached.

**CONDENSED STATEMENT OF CHANGES IN NET ASSET VALUE
FOR THE QUARTER ENDED 31 DECEMBER 2021 (UNAUDITED)**

	Unitholders' Capital RM	<u>Undistributed income</u> Realised Unrealised RM RM		Unitholders' Fund RM
<u>Balance at 1 January 2021</u>				
As previously reported	492,500,449	46,671,543	37,182,951	576,354,943
<u>Operation for year ended 31 December 2021</u>				
Total comprehensive loss for The financial quarter	-	12,711,781	(41,177,761)	(28,465,980)
<u>Unitholders' transactions</u>				
Unitholders' capital	4,231,500	-	-	4,231,500
Distribution to unitholders	-	(4,157,642)	-	(4,157,642)
Balance at 31 December 2021	<u>496,731,949</u>	<u>55,225,682</u>	<u>(3,994,810)</u>	<u>547,962,821</u>

CUMULATIVE YEAR ENDED 31 DECEMBER 2020 (AUDITED)

	Unitholders' Capital RM	<u>Undistributed income</u> Realised Unrealised RM RM		Unitholders' Fund RM
<u>Balance at 1 January 2020</u>				
As previously reported	492,500,449	41,687,502	75,243,700	609,431,651
<u>Operation for year ended 31 December 2020</u>				
Total comprehensive loss for the financial quarter	-	14,223,245	(38,060,749)	(23,837,504)
<u>Unitholders' transaction</u>				
Distribution to unitholders	-	(9,239,204)	-	(9,239,204)
Balance at 31 December 2020	<u>492,500,449</u>	<u>46,671,543</u>	<u>37,182,951</u>	<u>576,354,943</u>

The Condensed Statement of Changes in Net Asset Value should be read in conjunction with the audited financial statements for the year ended 31 December 2020 and the accompanying explanatory notes.

**CONDENSED STATEMENT OF CASH FLOWS
FOR THE QUARTER ENDED 31 DECEMBER 2021 (UNAUDITED)**

	Current YTD 31.12.2021 RM	Preceding YTD 31.12.2020 RM
CASH FLOW FROM OPERATING ACTIVITIES		
Loss before taxation	(31,500,730)	(24,086,252)
Adjustments for :-		
Depreciation PPE	22,520	22,520
Interest income	(736,999)	(524,767)
Interest expense	18,668,479	20,896,403
Impairment loss on trade receivables	6,116,075	7,777,708
Fair value adjustment on Investment Properties	44,212,511	38,309,497
Operating profit before working capital changes	<u>36,781,856</u>	<u>42,395,109</u>
Change in working capital :-		
Receivables	10,083,160	(3,073,532)
Payables	3,159,031	(1,775,439)
Net cash from operating activities	<u>50,024,047</u>	<u>37,546,138</u>
CASH FLOW FROM INVESTING ACTIVITIES		
Expenditure for refurbishment and enhancement of investment property incurred	(395,478)	(9,031,325)
Interest income	736,999	524,767
Fixed deposit	(32,168)	(24,731)
Net cash generated from/(used in) investing activities	<u>309,353</u>	<u>(8,531,289)</u>
CASH FLOW FROM FINANCING ACTIVITIES		
Interest expense	(18,668,479)	(20,896,403)
Distribution to Unitholders	(4,157,642)	(9,239,204)
Drawdown of borrowings	30,000,000	18,000,000
Repayment of borrowings	(30,000,000)	-
Proceeds from private placement	4,231,500	-
Net cash used in financing activities	<u>(18,594,621)</u>	<u>(12,135,607)</u>
NET INCREASE IN CASH AND CASH EQUIVALENTS	31,738,779	16,879,242
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	27,345,909	10,466,667
CASH AND CASH EQUIVALENTS AT END OF PERIOD	<u>59,084,688</u>	<u>27,345,909</u>

The Condensed Statement of Cash Flows should be read in conjunction with the audited financial statements for the year ended 31 December 2020 and the accompanying explanatory notes attached.

A. EXPLANATORY NOTES FOR THE QUARTER ENDED 31 DECEMBER 2021 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, Paragraph 9.44 of the Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Malaysia"). Hektar REIT had adopted Malaysian Financial Reporting Standards 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 2020 in their report dated 25 February 2021.

A3 SEASONALITY OR CYCLICALITY OF OPERATIONS

The business operations of Hektar REIT are 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 except for the issuance of units, detailed as follows:

Placement units	No. of units	Price (RM)	RM
Issuance to third party investor(s)	9,300,000	0.455	4,231,500
Total	9,300,000	0.455	4,231,500

A7 INCOME DISTRIBUTION

Based on the quarterly result ended 31 December 2021, there will be an Income Distribution of 2.53 sen per unit, amounting to RM11,922,883 to be made on 28 February 2022.

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 for Subang Parade, Mahkota Parade, Wetex Parade, Central Square, Kulim Central and Segamat Central were last valued on 31 December 2021.

A10 MATERIAL SUBSEQUENT EVENTS TO THE END OF THE INTERIM PERIOD

Hektar REIT's shopping malls have complied and continue to observe the Government and regulatory directives during the various Movement Control Order ("MCO") periods. The Government introduced the National Recovery Plan ("NRP") and the thresholds for transitioning from one phase to another, which were later further adjusted in line with economic recovery and accelerated vaccination amongst adults. The gradual reopening of all the retail sectors allowed most businesses to operate with strict compliance to Standard Operating Procedures ("SOPs"). Hektar REIT continues to enforce stringent SOPs in line with directives from the Ministry of Health to ensure a safe environment for our tenants, shoppers & employees.

Due to the prolonged COVID-19 pandemic, implementation of lockdowns, mobility restrictions and closure of non-essential retail sectors during the earlier MCO periods, there has been an overall delay in the economic recovery causing a material adverse impact on Hektar REIT's financial results and valuation of investment properties for the year ended 31 December 2021.

A11 CHANGES IN THE COMPOSITION OF THE TRUST

During the quarter, Hektar REIT's fund size increased from 461,960,178 to 471,260,178 units arising from the private placement exercise. The private placement exercise was undertaken to raise the necessary funds for working capital and capital work in progress to facilitate Hektar REIT's day-to-day operations as a whole by providing more flexibility in terms of cash flow management.

A12 CONTINGENT LIABILITIES AND CONTINGENT ASSETS

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

A13 RENTAL INCOME FROM TENANCIES (MFRS 16)

Rental income receivable under tenancy agreements is recognized on a straight-line basis over the term of the lease.

A14 CAPITAL COMMITMENT (MFRS 134)

There were no capital commitments in respect of the following in the financial statements.

Authorized and contracted for:-	<u>RM</u>
Refurbishment of Investment properties	<u>NIL</u>

B. ADDITIONAL INFORMATION PURSUANT TO PARAGRAPH 9.44 OF BURSA MALAYSIA SECURITIES BERHAD'S MAIN MARKET LISTING REQUIREMENTS**B1 REVIEW OF PERFORMANCE**

For the cumulative period ended 31 December 2021, Hektar REIT generated total revenue of RM97,359,643 including interest & other income and realized net income of RM12,711,781.

Revenue was lower than the preceding year by 13% and lower property operating expenses by 15% resulting in lower realized net income by 11%.

B2 VARIATION OF RESULTS AGAINST PRECEDING QUARTER

	Current Quarter Ended 31.12.2021 RM	Preceding Quarter Ended 31.12.2020 RM
Loss before tax (RM)	(41,000,739)	(37,184,658)
- Realised income before tax (RM)	3,211,772	1,124,839

B3 PROSPECTS

The Malaysian economy is projected to grow between 5.5% and 6.5% in 2022*. This was largely attributable to the easing of restrictions such as allowing all sectors of the economy & retail sector to operate, permitting inter-state travel for leisure and opening up of borders for international tourism via the Langkawi Tourism Bubble. As the country continues to transition into an endemic phase, Malaysia's growth trajectory is expected to improve given the resumption of economic activities, further improvement in the labour market, continued policy support and expansion in external demand. The progress and efficacy of booster vaccinations, compliance with SOPs, as well as the ability to effectively contain outbreaks from any new COVID-19 variants of concern ("VOCs") will be key to the expected recovery.

Retail Group Malaysia ("RGM") projected a 6% growth for retail sales in 2022. Although Malaysia is experiencing a fourth wave due to Omicron at the time of writing, the percentage of serious cases requiring hospitalization is still manageable. The bulk of Covid-19 daily cases is from Category 1 & 2. Therefore, unless this situation changes, whereby hospital bed capacity is put under strain or other VOC emerge, which could dampen the retail sentiment. Malaysia's

B3 PROSPECTS (Continued)

economic recovery is expected to improve with the reopening of international borders which according to the Ministry of Health is realistically expected to open early in the second quarter of this year subject to approval by the Government. Meantime, the Management maintains a cautious outlook for the coming quarters and will vigilantly monitor this evolving situation and remain focused on ensuring the safety and well-being of shoppers, tenants, employees and communities at all its properties.

*(Source: Bank Negara Malaysia)

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 Section 61A(1) of the Income Tax Act 1967, effective from the year of assessment 2017, a REIT is fully exempt from tax for a year of assessment if it distributes 90% or more of its total income to its Unitholders in the basis period for that year of assessment.

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 ended 31 December 2021.

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

The Manager had on 15 November 2021 made an announcement to Bursa Malaysia that Hektar REIT proposes to undertake a private placement of up to 23,098,000 new units of Hektar REIT (“Proposed Private Placement”), representing up to 5% of its total issued Units of 461,960,178 Units as at 12 November 2021, being the latest practicable date prior to the announcement (“LPD”) and the following approvals in relation to the Proposed Private Placement were obtained:

- (i) MTrustee Berhad, being the Trustee of Hektar REIT, which was obtained on 3 November 2021; and
- (ii) Bursa Securities, for the listing of and quotation for the Placement Units on the Main Market of Bursa Securities, which was obtained on 25 November 2021

On 13 December 2021, the REIT fixed the issue price for the first tranche of the Proposed Private Placement (“Price-Fixing Date”) at RM0.455 per Placement Units (“Issue Price”). The Issue Price represents a discount of RM0.0467 or approximately 9.31% to the 5-day volume weighted average market price of units of Hektar REIT up to and including 10 December 2021, being the last market day immediately preceding the Price-Fixing Date of RM0.5017 per unit of Hektar REIT. The REIT completed the issuance and listing of the first tranche of 6,300,000 new units On 24 December 2021, which increased the number of units from 461,960,178 to 468,260,178.

On 23 December 2021, the REIT fixed the issue price for the second tranche of the Proposed Private Placement at RM0.455 per Placement Units (“Issue Price”). The Issue Price represents a discount of RM0.045 or approximately 9.00% to the 5-day volume weighted average market price of units of Hektar REIT up to and including 22 December 2021, being the last market day immediately preceding the Price-Fixing Date of RM0.500 per unit of Hektar REIT. The REIT completed the issuance and listing of the second tranche of 3,000,000 new units in Hektar REIT on 29 December 2021, which further increased the number of units from 468,260,178 to 471,260,178.

B9 BORROWINGS AND DEBT SECURITIES

Hektar REIT’s total borrowings of RM581,090,863 are secured and comprise of the following:

- 1. Current liabilities of RM15,000,000; and
- 2. Non-current liabilities of RM566,090,863.

B10 UTILIZATION OF PROCEEDS RAISED FROM ISSUANCE OF NEW UNITS

As at 31 December 2021, total gross proceeds of RM4,231,500 has been raised from the issuance of 9,300,000 new units pursuant to the Proposed Private Placement as per section B8 above. The status of utilization of the gross proceeds from the private placement was as follows:

Proposed utilization	Proposed amount for utilization	Actual utilization	Balance unutilized	Estimated timeline for utilization of proceeds (from listing date)
Working capital and capital work in progress	RM 4,145,640	RM -	RM 4,145,640	12 months
Defray expenses for the Proposed Private Placement	85,860	85,860	-	Immediately
Total	4,231,500	85,860	4,145,640	

B11 OFF BALANCE SHEET FINANCIAL INSTRUMENTS

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

B12 MATERIAL LITIGATION**Strata Management Tribunal Claim Against Mahkota Parade JMB**

(Court of Appeal Civil Suit No.: MA-01(A)-309-06-2021)

(Judicial Review No: MA-25-3-01/2019)

(Originating Summons No: MA-24-1-01/2019)

(Strata Management Tribunal, Putrajaya Case No. TPS/M-2024-11/2016)

Further to our earlier announcements on this case, the 3rd to 10th Respondents (the individual JMB committee members) have filed an appeal to the Court of Appeal against the Order of the High Court dated 17 November 2021.

Meanwhile, on 7 December 2021, during case management, the counsel for the JMB informed the Court that the JMB will be filing its Notice of Discontinuance of the appeal on the same day and will hold a watching brief over the appeal to ensure the interest of the JMB is protected.

The Court then fixed a final case management date on 11 May 2022 and the hearing date for the appeal on 23 May 2022.

The Management will provide further updates on the matter in due course.

B12 MATERIAL LITIGATION (Continued)

Writ of Summons by Hektar REIT against Teo Lark Sye, Lee Won Fah, Lee Kim Fah and Tony Lee Kong Fah

(Civil Suit No. B53F-05-11/2017)

(Civil Appeal No. MA-12BNCvC-7-03/2019)

Further to our earlier announcements on this case, on 20 December 2021, the Melaka High Court allowed Hektar REIT's appeal and awarded damages in the sum of RM500,000.00 to be payable by the respondents on a joint and several basis.

Writ of Summons by Hektar REIT against Teo Lark Sye, Lee Won Fah, Lee Kim Fah and Tony Lee Kong Fah (Continued)

(Civil Suit No. B53F-05-11/2017)

(Civil Appeal No. MA-12BNCvC-7-03/2019)

Following the Melaka High Court's decision, the Respondents had filed an appeal to the Court of Appeal on 14 January 2022 and the appeal is fixed for case management on 9 March 2022.

The Management will provide further updates on the matter in due course.

Writ of summons against 3 tenants & Tashima Development Sdn. Bhd.

(Civil Suit No. JD-B52NCVC-01-01/2019; JD-B52NCVC-02-01/2019 and JD-B52NCVC-03-01/2019)

Further to our earlier announcements on this case, on 14 December 2021, the High Court vacated the earlier decision date scheduled on 16 December 2021 and rescheduled the delivery of the decision to 10 February 2022 as the High Court required more time to deliberate the matter before delivering its decision on the appeals. On 10 February 2022, the High Court adjourned the appeals and fix the appeals for clarification on 30 May 2022.

The Management will take all necessary action to fully defend Hektar REIT's rights and interest in this matter and will provide further updates on the matter in due course.

Writ of Summons by Eng Hiap Seng (Rengit) Sdn Bhd against Hektar REIT & Hektar Property Services Sdn Bhd

(Civil Suit No. JB-22NCvC-15-03/2019)

Further to our earlier announcements on this case, on 13 January 2022 during case management, the High Court has fixed the matter for further case management on 7 March 2022.

The Management will take all necessary action to fully defend Hektar REIT's rights and interest in this matter and will provide further updates on the matter in due course.

B12 MATERIAL LITIGATION (Continued)

Writ of Summons against Mahkota Parade JMB & 5 Others
(Civil Suit No. 22 NCvC-22-06/2020)

Further to our earlier announcement on this case, the trial for the Writ of Summons action had proceeded on 23 November 2021 and 17 January 2022, and will continue for an expected 3 more days, on 10 March 2022, 7 April 2022 and 13 April 2022 respectively.

The Management will provide further updates on matter in due course.

B13 SOFT COMMISSION

For the quarter ended 31 December 2021, there was no soft commission received by the Manager, or its delegates, from its broker from any transactions conducted by the Trust.

B14 INCOME DISTRIBUTION

The Manager will distribute at least 90% of its distributable income to its Unitholders of Hektar REIT in each financial year. The withholding tax rate imposed on the recipients of income distribution is as follows:

The withholding tax rate imposed on the recipients of income distribution is as follows:

Non-corporate investor	Withholding tax at 10%
Foreign institutional investors	Withholding tax at 10%
Resident companies	Subject to tax at the prevailing tax rate applicable to companies
Non-resident companies	Withholding tax at the prevailing tax rate of 24%

B15 DISTRIBUTION PER UNIT AND EARNINGS PER UNIT

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Current Year Quarter 31.12.2021 RM	Preceding Year Corresponding Quarter 31.12.2020 RM	Current YTD 31.12.2021 RM	Preceding YTD 31.12.2020 RM
Net property income	12,378,600	12,355,237	47,018,069	52,970,867
Interest income	55,077	190,955	736,999	524,767
Other income	86,027	33,980	24,006	114,345
Trust expenses	(4,786,162)	(6,705,314)	(16,398,813)	(18,490,331)
Borrowing costs	(4,521,770)	(4,750,019)	(18,668,479)	(20,896,403)
Realised income before taxation	3,211,772	1,124,839	12,711,781	14,223,245
Change in fair value of investment property	-	-	-	-
Income before taxation	3,211,772	1,124,839	12,711,781	14,223,245
Taxation	-	-	-	-
Distribution income	3,211,772	1,124,839	12,711,781	14,223,245
Less:				
Proposed/declared income distribution	(11,922,883)	(4,157,642)	(11,922,883)	(4,157,642)
Balance undistributed realized income	-	-	788,898	10,065,603
Earnings per unit (sen)				
- realised (sen)	0.69 ^a	0.24	2.75 ^b	3.08
Distribution per unit (sen)	2.53	0.90	2.53	0.90
Market price (RM)	0.51	0.63	0.51	0.63
Distribution yield (%)	4.96	1.43	4.96	1.43

Notes: : a. Earnings per unit for the current quarter ended 31 December 2021 was calculated based on the weighted average of 462,605,830 units.

b. Earnings per unit for the cumulative quarter ended 31 December 2021 was calculated based on the weighted average of 462,122,918 units.

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 December 2021 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 25 February 2022.

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

25 February 2022