



# Hektar Real Estate Investment Trust

Hektar Real Estate Investment Trust is Malaysia's first retail-focused REIT

Fact Sheet  
FY24

## Overview

Hektar REIT is Malaysia's first retail-focused REIT with the objectives of providing its unitholders a defensible income distribution and increasing the long term value of the REIT. Hektar REIT is managed by Hektar Asset Management Sdn. Bhd., and the property manager is Hektar Property Services Sdn. Bhd.

The REIT owns 6 shopping malls (including 1 hotel) and 1 education asset in 4 states, and maintains a semi-annual dividend policy.

## Financial Performance

FY24

Revenue	RM124.8 million
NPI	RM62.9 million
Gearing Ratio	41.7%
Effective Cost of Debt	5.0% (31 Dec 2024)
DPU YTD	3.15 sen
Annualised DPU Yield	5.7%
Unit Price	RM 0.555 (31 Dec 2024)

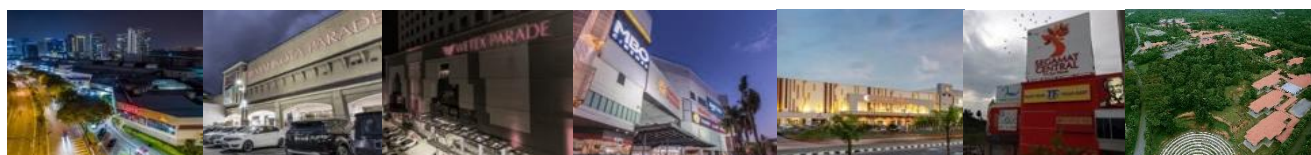
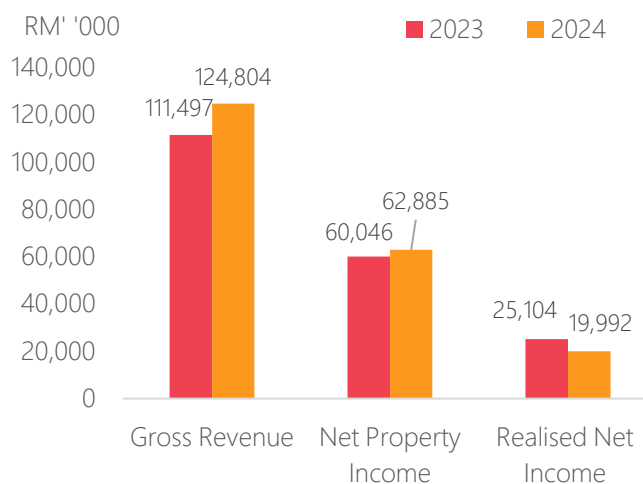
## Statistics

31 Dec 2024

Properties	Seven (7)
NLA (retail)	2.04 million sq. ft.
No. of Tenants (retail)	395
Portfolio Occupancy (retail)	84.0%
Visitor Traffic (retail)	22.7 million
Rent Reversions (retail)	+ 5.7%
NAV per Unit	RM 1.03
Portfolio Size	RM 1.39 billion
Market Capitalisation	RM 393.65 million

## Financial Year FY24:

FY24 vs FY23



## FY 2024

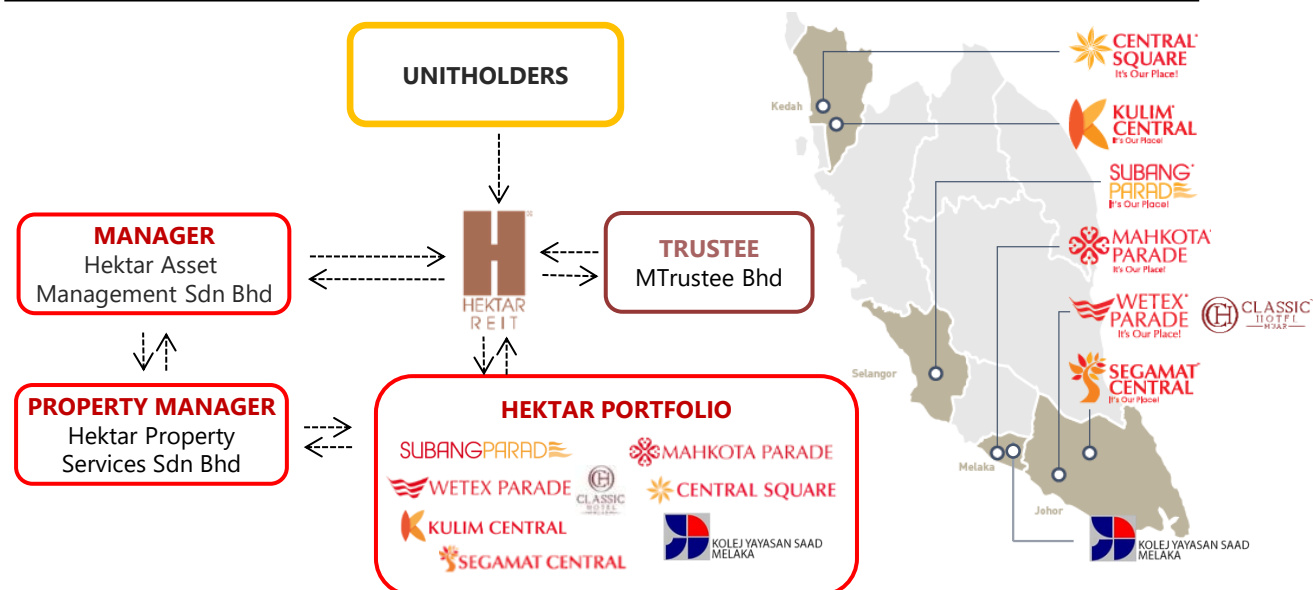


	Selangor	Melaka	Johor	Kedah	Kedah	Johor	Melaka
State	Selangor	Melaka	Johor	Kedah	Kedah	Johor	Melaka
Title	Freehold	Leasehold	Freehold	Freehold	Freehold	Leasehold	Leasehold
Lease Expiry	-	2101	-	-	-	2116	2098
Primary Trade Area (Population)	1,834,000	382,200	201,600	406,870	287,694	190,000	382,200
NLA (sq. ft.)	521,680	520,968	170,463	310,902	294,872	223,017	396,874 (GFA)
Occupied NLA	438,953	511,112	164,436	223,026	247,382	130,234	396,874
Occupancy	84.1	98.1	96.5	71.7	83.9	58.4	100
Visitor Traffic (Million)	4.9	6.6	2.9	3.3	3.2	1.8	N/A
Acquisition Price (RM Million)	280.0	232.0	117.5	83.0	98.0	104.0	148.5
Valuation (RM Million)	438.0	343.0	153.0	95.9	144.6	62.0	150.0
Gross Revenue (RM Million)	29.5	37.9	15.8	8.5	15.9	4.8	12.4
Net Property Income (RM Million)	15.1	20.7	5.5	3.3	7.8	-1.8	12.4

## Corporate Strategy

The REIT's Strategy is to invest in income producing assets primarily focusing in retail to provide sustainable returns to our Unitholders through our three-pronged strategy by undertaking Portfolio Optimisation, Prudent Capital Management and Yield-Accretive Acquisitions

## Organisation & Portfolio



## Leadership Directors of the Board of Hektar Asset Management Sdn Bhd



**Zainal Iskandar Bin Ismail**  
Executive Director/ Chief Executive Director



**Sr Zulazman Bin Zulkifli**  
Independent Non-Executive Director



**Wan Kamaruddin Bin Wan Mohamed Ali**  
Independent Non-Executive Director



**Chong Kai Wooi**  
Independent Non-Executive Director



**Sandra Tan Pei Ing**  
Independent Non-Executive Director

## Information

Bursa Malaysia	Main Market
Sector	Real Estate Investment Trusts
Short Name	HEKTAR
Stock Code	5121
Listed	December 2006
Auditors	BDO PLT (External), KPMG (Internal)
Registrar	Mega Corporate Services Sdn Bhd

Investor Communications  
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