

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. The strategic partner is Frasers Centrepoint Trust, part of Frasers Property, headquartered in Singapore. Hektar REIT is managed by Hektar Asset Management Sdn. Bhd., and the property manager is Hektar Property Services Sdn. Bhd.

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

Financial Performance 2022 Quarter 3

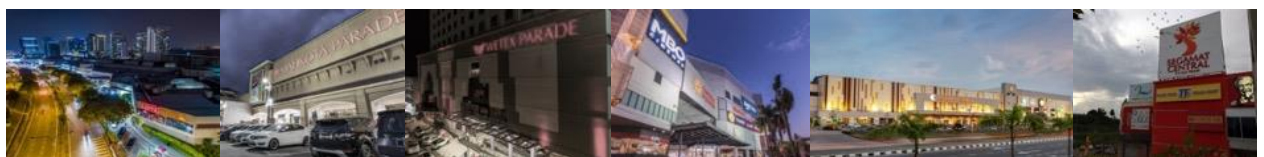
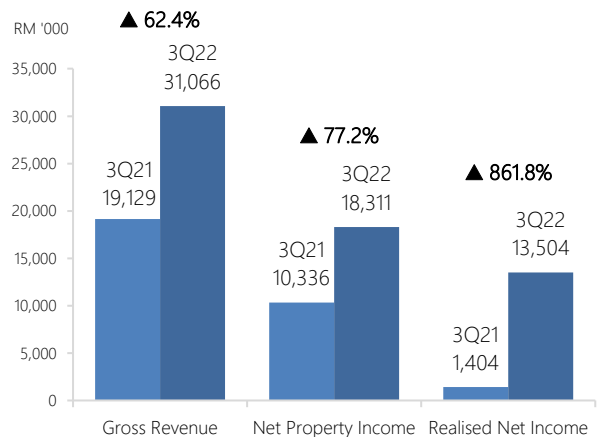
Revenue	~ RM31.1 million
NPI	~ RM18.3 million
Financing	97% of debt expires in 2024-26
Gearing Ratio	46.4%
Cost of Debt	3.49% (September 2022)
DPU 9M 2022	2.70 sen
DPU Yield ¹	6.79%
Unit Price	RM 0.530 (30 September 2022)

¹ Yield based on Annualised DPU over the closing unit price on 30 September 2022 of RM0.530

Statistics

30 September 2022

Properties	Six (6)
NLA	2 million sq. ft.
NLA Tenants	369
Portfolio Occupancy	82.3%
Visitor Traffic	5.6 million
Rent Reversions	-6.2%
NAV per Unit	RM 1.182
Portfolio Size	RM 1.2 billion
Market Capitalisation	RM~250 million



Portfolio Statistics 2022 Quarter 3



State	Selangor	Melaka	Johor	Kedah	Kedah	Johor
Title	Freehold	Leasehold	Freehold	Freehold	Freehold	Leasehold
Lease Expiry	-	2101	-	-	-	2116
Primary Trade Area	1,834,000	382,200	201,600	406,870	287,694	190,000
NLA (sq ft)	525,479	521,142	174,651	310,564	299,781	211,919
Tenancies (NLA Lots)	77	85	55	48	69	35
Occupancy (%)	73.5	85.8	88.5	82.5	94.6	72.4
Visitor Traffic (million)	1.1	1.6	0.7	0.8	0.8	0.5
Acquisition Price (RM million)	280.0	232.0	117.5	83.0	98.0	104.0
Valuation (RM million)	423.0	323.5	142.0	90.0	129.0	57.0
Gross Revenue (RM million)	9.5	9.1	4.1	2.5	4.6	1.3
Net Property Income (RM million)	6.7	4.7	2.1	1.4	3.2	0.2

Sustainability

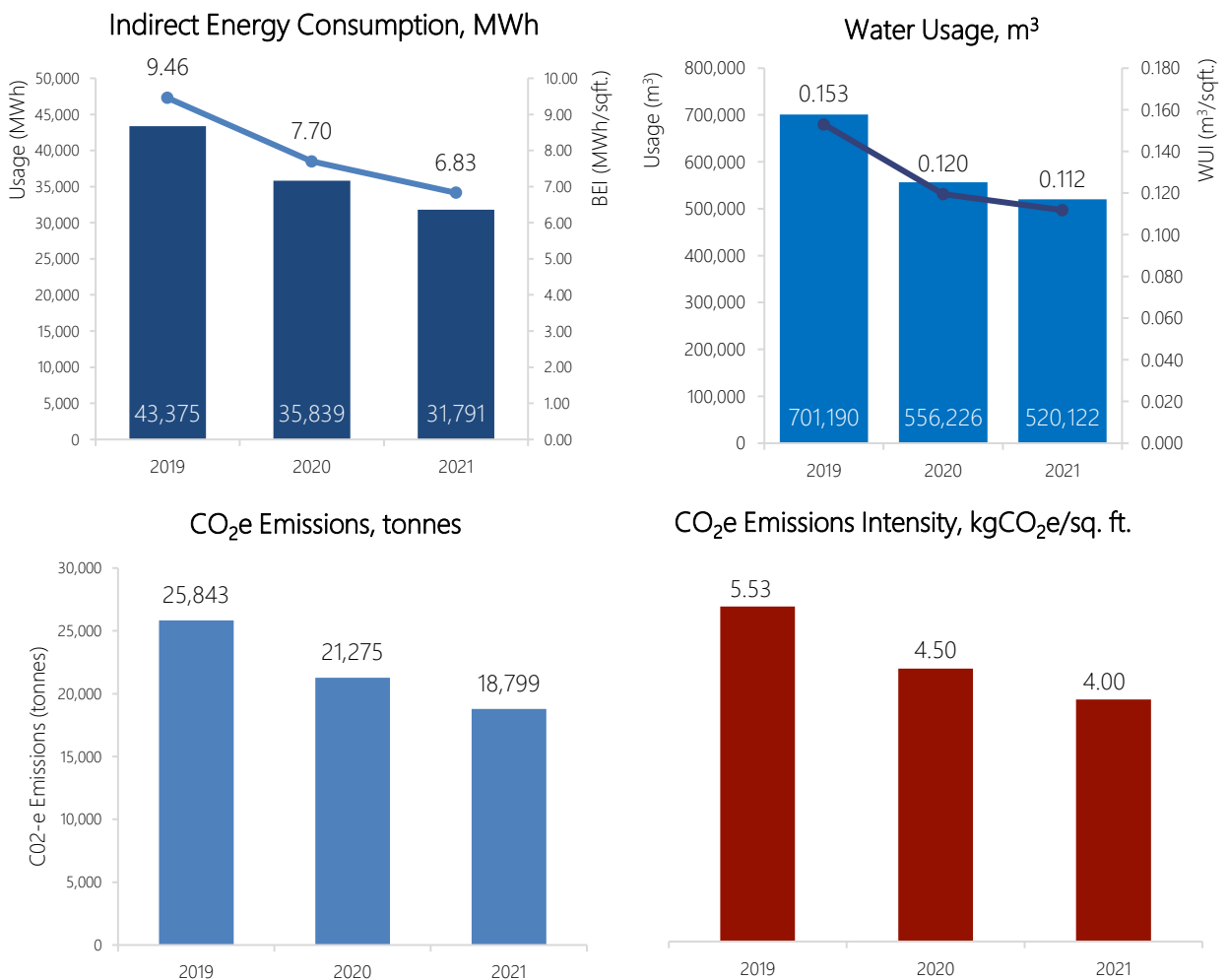
Hektar REIT places emphasis on various sustainability issues, including environmental and social factors, as part of its responsibilities. It has put in place various energy utilisation and optimisation initiatives since 2017 for all of its shopping malls and have achieved significant reduction in energy usage over the last five years.

Hektar REIT is a constituent member of the FTSE4Good Bursa Malaysia Index and in its latest June 2022 evaluation, its ESG conduct has been recognised with a **4-star** ESG rating by FTSE Russell.

Summary Table

	2019	YTD 2022
Energy Management		
Indirect Energy Consumption, MWh	43,375	28,793
Building Energy Intensity (BEI)	9.46	6.19
Water Management		
Water Usage, m ³	701,190	477,662
Water Use Intensity (WUI)	0.153	0.103
Climate Change Management		
CO ₂ e Emissions (Scope 1), tonnes	9	1
CO ₂ e Emissions (Scope 2), tonnes	25,374	16,844
CO ₂ e Emissions (Scope 3), tonnes	460	200
Total CO₂e Emissions, tonnes	25,843	17,045

Protecting Our Environment

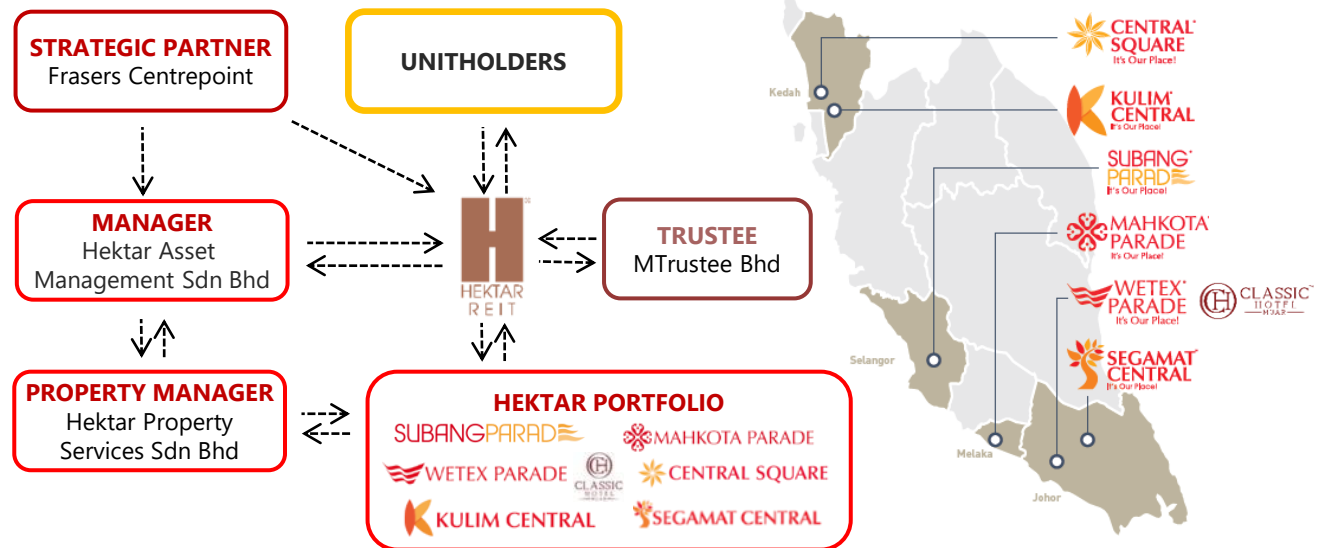


Scope 1	Direct emissions from stationary combustion of diesel used for generators
Scope 2	Indirect emissions from purchase electricity using the location-based and market-based methods
Scope 3	Indirect emissions from our employees' fuel consumption for the purpose of their work commute









Creating The Places People Love, Striving Towards A Sustainable Future

Our vision is to own, manage and create world-class shopping centres for Malaysian consumers, based on international best practices. We aim to be the mall owner of choice for retailers, developers and shoppers while creating a sustainable future for the communities we operate in as well as our other stakeholders.

Organisation & Portfolio



Leadership Directors of the Board of Hektar Asset Management

 Johari Shukri bin Jamil <i>Executive Director & CEO</i>	 Zarina Halim <i>Executive Director & CCO</i>	 Richard Ng <i>Non-Executive Director</i> CEO, Frasers Centrepoint Asset Management
 Audrey Tan Loo Ming <i>Non-Executive Director</i> CFO, Frasers Centrepoint Asset Management	 Mahusni bin Hasnan <i>Independent Non-Executive Director</i>	 Philip Eng Heng Nee <i>Independent Non-Executive Director</i> Director, Frasers Centrepoint Asset Management
 Hasli bin Hashim <i>Independent Non-Executive Director</i>	 Pauline Lim Poh Noy <i>Alternate Director to Richard Ng</i> Head of Investment and Asset Management, Frasers Centrepoint Asset Management	

Information

Bursa Malaysia	Main Market	Investor Communications
Sector	Real Estate Investment Trusts	Hektar Asset Management Sdn Bhd
Short Name	HEKTAR	D1-U3-10, Solaris Dutamas
Stock Code	5121	No. 1, Jalan Dutamas 1
Listed	December 2006	50480 Kuala Lumpur
		MALAYSIA
Principal Banker	Malayan Banking Bhd, CIMB Bank Bhd	Tel: +6 03 6205 5570
Auditors	BDO PLT (External), KPMG (Internal)	Fax: +6 03 6205 5571
Registrar	Mega Corporate Services Sdn Bhd	Web: www.HektarREIT.com
		Email: ir@HektarREIT.com



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