



**HEKTAR REAL ESTATE INVESTMENT TRUST
FIRST QUARTER 2007 FINANCIAL RESULTS**

23 APRIL 2007 (AMENDED)





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Financial Summary



Financial Summary – First Quarter 2007

First Quarter Period	From 1 December 2006 (IPO) – 31 March 2007 (4 Months)
REIT Outperformance	REIT Net Income Exceeded Forecast by 18.6%
Quarterly Dividend Policy	4 dividend payouts per year In line with International Best Practices
First Quarter Dividend (DPU)*	2.4 sen (FY 2007 forecast of 9.6sen) 8.2% yield**

*As per Hektar REIT Prospectus dated November 2006, Hektar REIT FY2007 forecast dividend per unit (DPU) distribution is 9.6 sen for 13-month period ending December 31, 2007. Hektar REIT will pay out 100% of its prospectus forecast or 90% of its actual net income derived, whichever is higher.

** Annualised, as per RM1.09 closing price on 18 April 2007.



Hektar REIT Unit Price Performance



Source: Bloomberg, 18 April 2007



Hektar REIT Financials-At-A-Glance FY2007

Financials (FY2007-13 months)	RM ('000)
Gross Revenues	74,580
Net Property Income (EBIT)	45,842
Interest Expense	10,764
Net Income	30,810
Dividend Per Unit (DPU) (13-month)	9.63 sen
Annualised DPU	8.89 sen
Assets	529,902
Long Term Debt	184,000

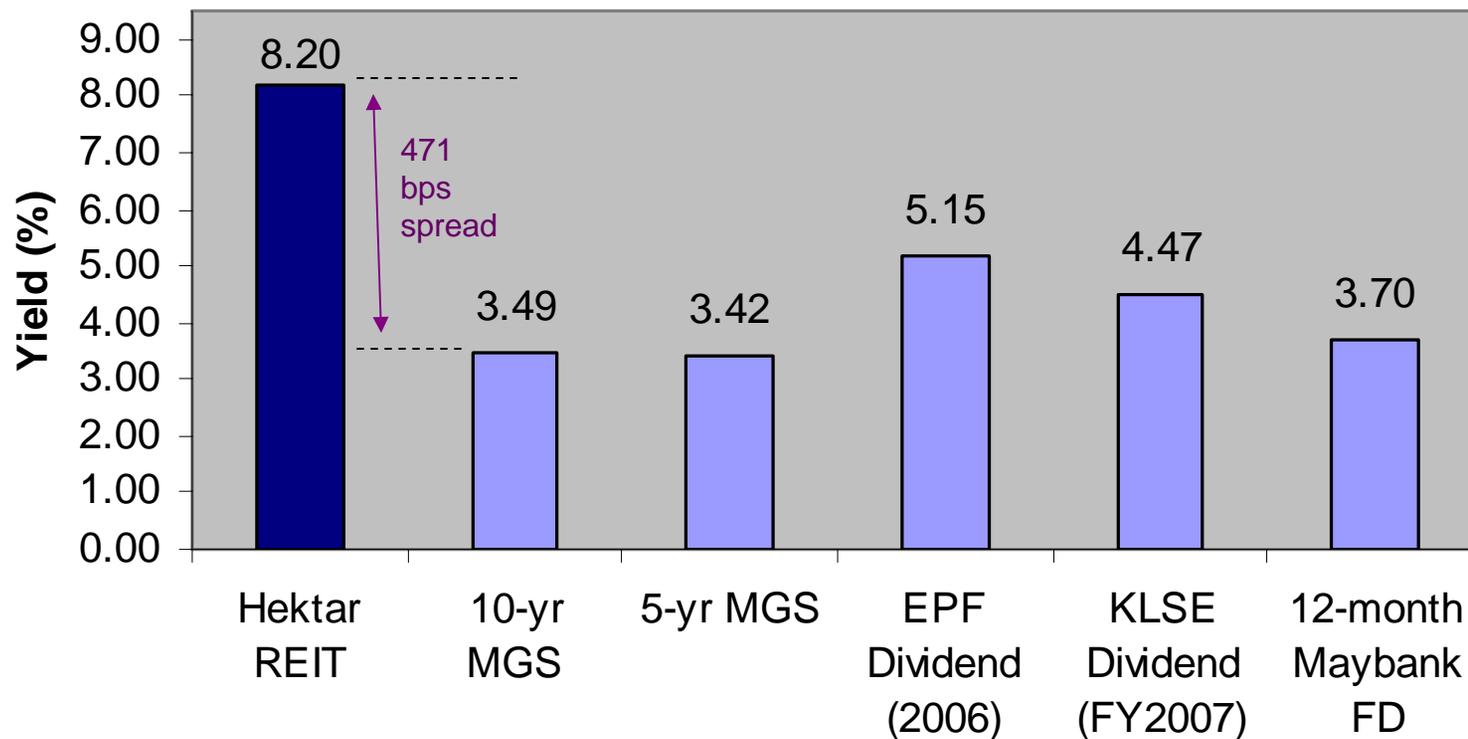
Annualised Ratios (FY2007)	
Price / Earnings	11.8
Price / Net Tangible Assets	1.0
EBIT Margin	61.5%
ROE	9.6%
ROA	5.8%
Debt-to-Equity	54.3%
Debt-to-Assets	34.7%
Interest Cover	2.9

Stock Details	
Bloomberg Code	HEKT.MK
Bursa Malaysia Code	Main Board (5121)
Sector(s) / Comparable Sector(s)	REITs Retail Property Management Consumer (Retail)

Pricing	
Date	18 April 2007
Unit Price	RM 1.09
FY2007 Dividend Yield	8.2%*
Units in Issue	320,001,000
Free Float	49.8%

* Annualised yield. *As per Hektar REIT Prospectus dated November 2006, Hektar REIT FY2007 forecast dividend per unit (DPU) distribution is 9.6 sen for 13-month period ending December 31, 2007. Hektar REIT will pay out 100% of its prospectus forecast or 90% of its actual net income derived, whichever is higher.

Comparative Yields, Malaysia



Hektar REIT yield based on closing price 18 April 2007 of RM1.09 and annualised DPU as per Hektar REIT Prospectus

Sources: The Star, Bloomberg Estimate (as at 18 April 2007)



Distribution Details

Hektar REIT will Distribute Quarterly Dividends

- Dividends will be distributed 4 times a year
- In line with international best practices

Distribution Period
1 December – 31 March 2007
Quarterly DPU Forecast*
2.4 sen
Notice of Entitlement
20 April 2007
Ex-Dividend Date
7 May 2007
Book Closure Date
9 May 2007
Distribution Payment Date
17 May 2007

*As per Hektar REIT Prospectus dated November 2006, Hektar REIT FY2007 forecast dividend per unit (DPU) distribution is 9.6 sen for 13-month period ending December 31, 2007. Hektar REIT will pay out 100% of its prospectus forecast or 90% of its actual net income derived, whichever is higher.

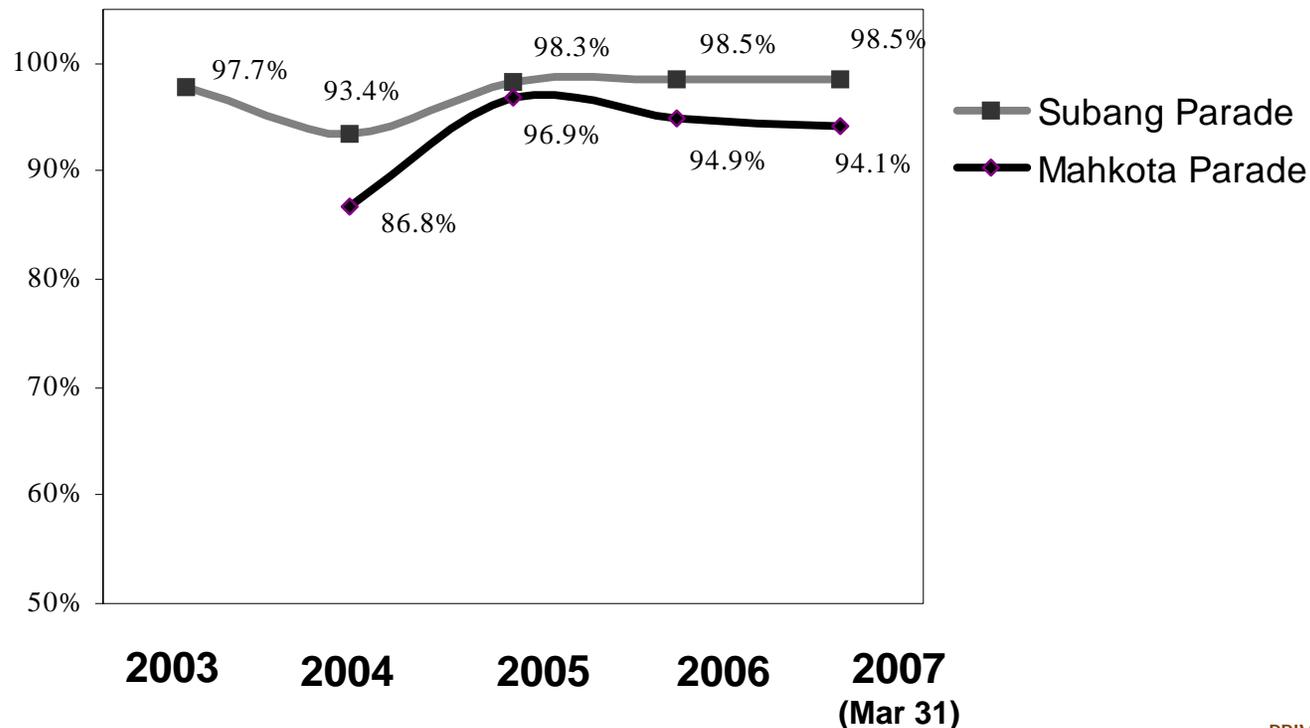
Portfolio Performance



Hektar's Portfolio - Occupancy

The Hektar Portfolio continues to enjoy near-full occupancy as of 31 March 2007

- Subang Parade : 98.5%
- Mahkota Parade : 94.1%
- Hektar Portfolio : 96.3%





Hektar's Portfolio – Rental Reversions

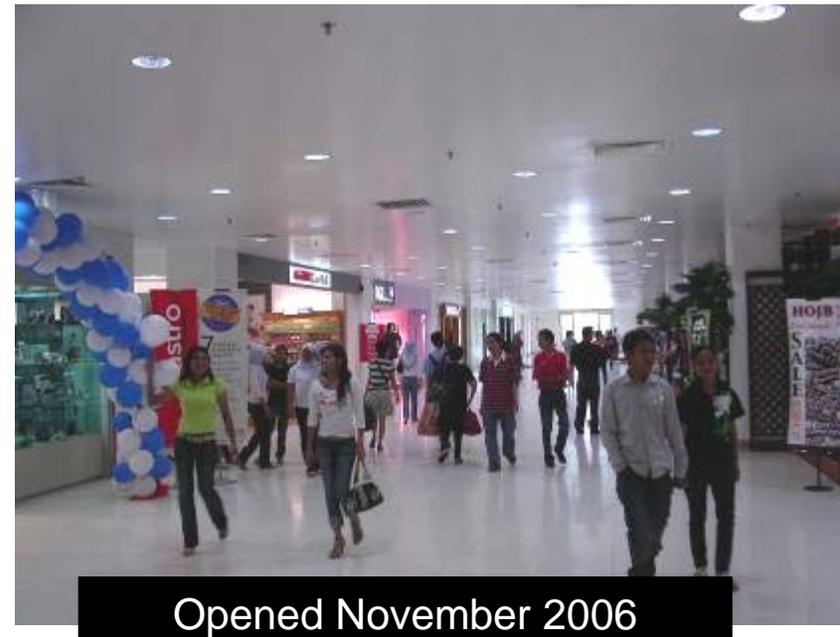
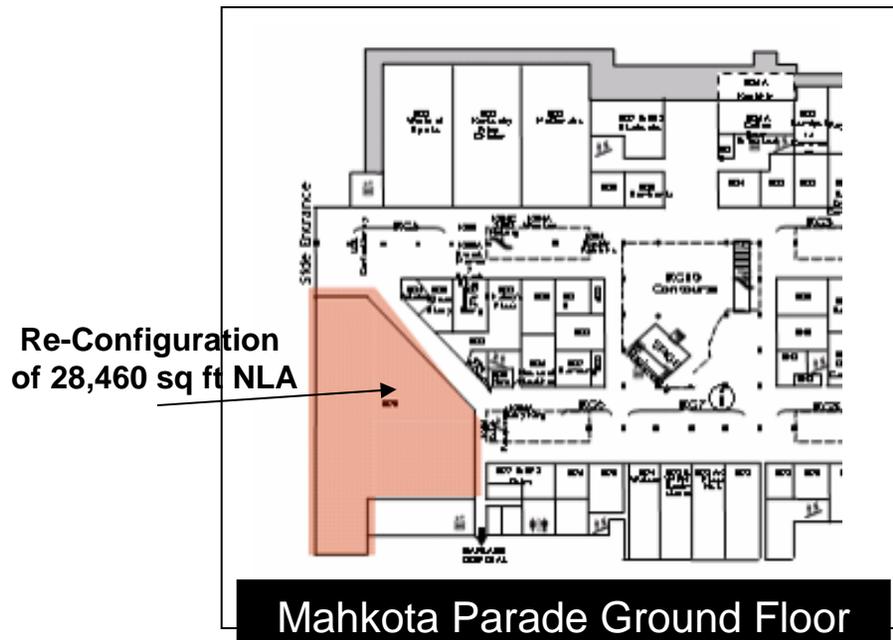
Hektar's Rental Rates Increases

- Period from IPO to 31 March 2007
- Portfolio Average – 24 @ 50% average increase
- Subang Parade – 11 @ 17% average increase
- Mahkota Parade – 13 @ 124% average increase. Increases mainly due to Asset Enhancement exercise on Lot Ex-G79 (see below)

	No. of New Renewals / Tenancies	NLA (sq ft)	% of Total NLA (sq ft)	Increase / (Decrease) in Current Rental Rates
Subang Parade	11	20,221	4%	17%
Mahkota Parade	13	16,465	3%	124%
Portfolio Total / Average	24	36,686	4%	50%

Asset Enhancement – Mahkota Parade Ex-G79

- Previously, large low-yielding 28,460 sq ft space
- Opportunity to create zone with higher-yielding lots



Revenue (Net of loss of rental from previous tenant)	RM742,330*
Net Property Income	RM482,515*
Capital Expenditures	RM2.92 million*
Return on Investment (Year 1)	16.5%*

* As at 31 March 2007. Revenue does not include Turnover Rent and is based on current occupancy.



Hektar's Portfolio – Lease Expiry 2007

Hektar's Lease Expiry Profile as at 31 Mar 2007

- Subang Parade has 41 tenancies expiring in 2007
- Mahkota Parade has 45 tenancies expiring during 2007
- Hektar's leasing policy of 3 year terms
 - Options only granted to key tenants with extensive fit-outs

	No. of Tenancies	NLA (sq ft)	% of Total NLA (sq ft)	% of Total Monthly Rental Income*
Subang Parade	41	139,244	29%	31%
Mahkota Parade	45	124,536	26%	39%
Portfolio Average	86	263,780	28%	35%

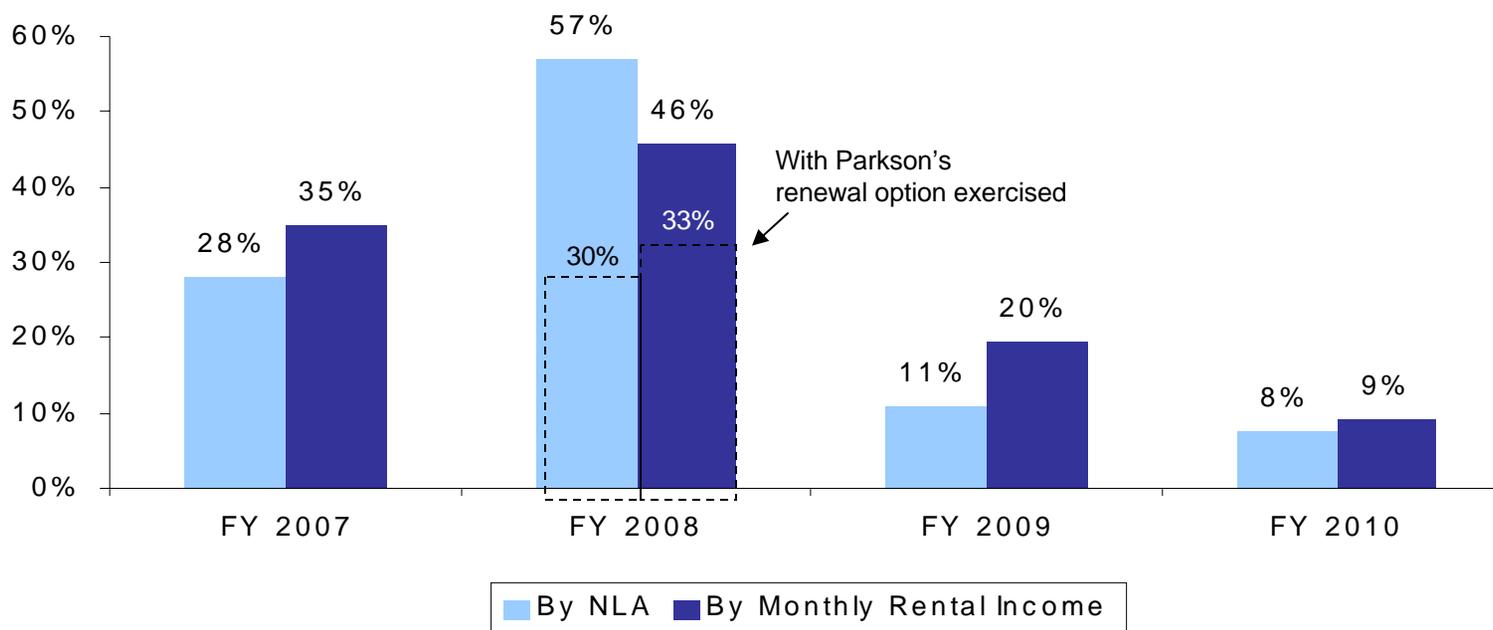
* Based on monthly rental income for 31 March 2007. NLA = 'Net Lettable Area'



Hektar's Portfolio – Lease Expiry 2007-2010

Hektar's Lease Expiry Profile as at 31 March 2007

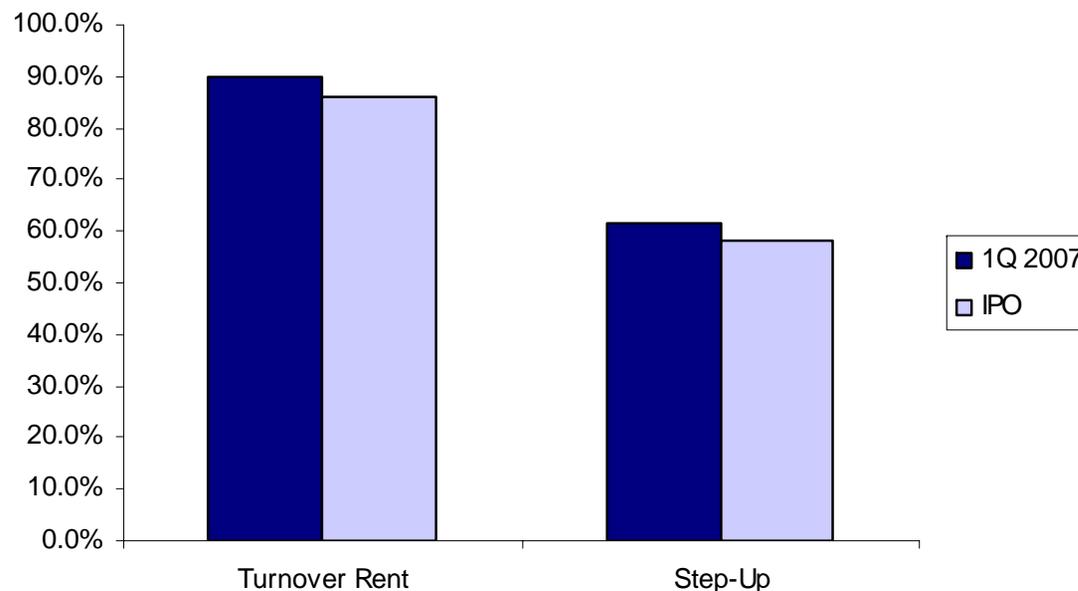
Year Ending 31 December	No. of Tenancies Expiring	NLA of tenancies expiring (sq ft)	NLA of tenancies expiring as % of total NLA	% of total monthly rental income*
FY 2007	86	263,780	28%	35%
FY 2008	84	537,702	57%	46%
FY 2009	57	103,663	11%	20%
FY 2010	19	72,607	8%	9%



* Based on monthly rental income for 31 March 2007. Excluding anchor tenant Parkson, the tenancy expiries for FY2008 will account for approximately 30% of NLA or 33% of total monthly rental income. Parkson has renewal options for up to 9 years.

Hektar continues to improve step-up and turnover rent provisions in tenancies

- Turnover Rent provisions in force with 90% of tenancies vs 86% at IPO
- Step-Up provisions in 61% of tenancies vs 58% at IPO
- Substantial progress from 0% when first implemented 3 years ago



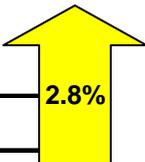
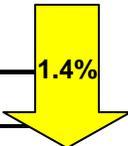
Financial Results



Profit & Loss Statement

Gross Revenues exceeded Forecast

For Period 1 December 2006 – 31 March 2007

	Actual (RM)	Budget (RM)	Variance (%)	
Gross Rental Income				
Revenue from Tenancy	21,468,664	21,051,077	2.0%	
Car Park	2,115,021	1,896,615	11.5%	
Gross Revenues	<u>23,583,685</u>	<u>22,947,692</u>	<u>2.8%</u>	
Direct Cost & Property Expenses				
Property Management Fees	495,780	482,462	2.8%	
Assessment, Quit Rent & Insurance	1,068,056	1,194,154	-10.6%	
Other Operating Expenses	7,157,030	7,165,846	-0.1%	
Total Property Expenses	<u>8,720,866</u>	<u>8,842,462</u>	<u>-1.4%</u>	

Gross Revenues Exceed Forecast by 2.8%
Property Expenses Reduced by 1.4% vs Forecast



Profit & Loss Statement Summary

Hektar REIT's net income is 18.6% over forecast
For Period 1 December 2006 – 31 March 2007

	Actual (RM)	Budget (RM)	Variance (%)
Gross Revenue	23,583,684	22,947,692	2.8%
Direct Cost & Property Expenses	(8,720,866)	(8,842,462)	-1.4%
Net Property Income (NPI)	<u>14,862,818</u>	<u>14,105,230</u>	<u>5.4%</u>
Interest & Other Income	56,703	115,077	-50.7%
Total Income	<u>14,919,521</u>	<u>14,220,307</u>	<u>4.9%</u>
Trust Fees & Expenses	(1,147,009)	(1,152,308)	-0.5%
Interest Expense	(2,530,797)	(3,588,000)	-29.5%
Net Income Before Tax	<u>11,241,715</u>	<u>9,479,999</u>	<u>18.6%</u>

Net Income per Unit (sen)	3.51	2.96	18.6%	18.6%
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First Quarter Distribution for Period (sen)	2.4
FY 2007 Forecast Distribution per Unit (sen)	9.6



Balance Sheet

As at 31 March 2007

	RM	
Non Current Assets	514,922,362	Net Asset Value Per Unit
Current Assets	<u>26,758,955</u>	1.04
Current Liabilities*	<u>25,929,407</u>	Unit Price, 30 Mar 2007
Net current assets/(liabilities)	<u>829,548</u>	1.01
	<u>515,751,909</u>	Premium / (Discount) NAV
Financed by:		(2.9%)
Unitholders' capital	336,586,000	
Listing expenses	(8,395,782)	
Retained earnings	<u>3,561,691</u>	
Net Asset Value ("NAV")	<u>331,751,909</u>	
Long Term Liabilities	<u>184,000,000</u>	
	<u>515,751,909</u>	

* Includes provision for first quarter 2007 income distribution of RM7,680,024.



Thank You



CREATING THE PLACES WHERE PEOPLE LOVE TO SHOP

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