
Hektar REIT Third Quarter 2010
Third Quarter DPU declared at 2.50 sen
Continuous Portfolio Enhancements

Kuala Lumpur, November 3, 2010 – Hektar Asset Management Sdn Bhd (“Hektar”) reported today that Hektar Real Estate Investment Trust (“Hektar REIT”) recorded a third quarter net income of RM9.7 million or 3.04 sen per unit for the 3 months period ended 30 September 2010 (“3Q 10”). This is up 1.3% over the preceding year’s quarter. Revenue reached RM22.7 million.

Hektar declared a third quarter dividend per unit (“DPU”) of 2.50 sen, which is up 4.2% over the preceding year’s quarter. The Book Closing Date is 22 November 2010 and the payment date is 6 December 2010. Based on the closing price of RM1.26 on 30 September 2010, this represents an annualised yield of 7.9%.

Hektar REIT’s Net Asset Value (“NAV”) was RM1.285 on 30 September 2010.

Continuous Portfolio Enhancements

Hektar continues to execute enhancement initiatives throughout the portfolio. During the quarter, portfolio occupancy held steady at 95.5%.

Subang Parade will be launching a new cinema project with completion expected in mid-2011. An operator has been identified to set up 8 screens covering 20,000 sq ft within the shopping centre.

Mahkota Parade’s post-refurbishment revitalisation continues with the introduction of new retailers, in addition to the new Melaka flagship stores for Bonia and Carlo Rino, opening in January 2011. A revitalised second floor includes All IT Hypermarket and Al-Ikhsan, respectively the largest IT store and largest sports store in Melaka. An adjacent new zone, launched as ‘M-Square’, features Stars Archery, opening in November 2010.

In Wetex Parade, a new retail zone known as ‘The Quadrix’ covering 9,072 sq ft on the top floor will focus on entertainment and fashion. The zone is targeted for completion by December 2010 with a take-up of more than 70% of the available units, anchored by The Cube, a family karaoke operator.

“Subang Parade’s proposed cinema, Mahkota Parade’s M-Square and Wetex Parade’s ‘The Quadrix’ will continue to enhance the shopping experience by offering more entertainment choices”, announced Dato’ Jaafar Abdul Hamid, Chief Executive Officer of Hektar Asset Management Sdn Bhd.

“These initiatives continue to position each property as family entertainment centres in their respective markets”, continued Jaafar. “They will help drive traffic to the malls and will benefit our tenants over time.”

“The flexibility of the business of retail shopping centres lies in optimising the retailer tenant mix in each property to meet consumer demand”, concluded Jaafar. “Hektar’s asset enhancement initiatives are designed to enhance the portfolio over the short and long term.”

Overview of Hektar REIT Financial Results (unaudited)	3Q 2010 (3 months) (RM ‘000)	3Q 2009 (3 months) (RM ‘000)	Variance (%)
Gross Revenue	22,684	22,565	+ 0.5%
Direct Cost & Property Expenses	(8,888)	(8,969)	-0.9%
Net Property Income (NPI)	13,796	13,596	+1.5%
Net Income – Realised	9,733	9,588	+1.5%
Net Income Per Unit – Realised (sen)	3.04	3.00	+1.3%
Dividend Per Unit (DPU) (sen)	2.50	2.40	+4.2%

For further information, please log on to www.bursamalaysia.com

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ABOUT HEKTAR REIT

Hektar Real Estate Investment Trust (“Hektar REIT”) is a retail-focused REIT in Malaysia, focused on investing and managing commercial retail properties. Hektar REIT was listed on the Main Market of Bursa Malaysia Securities Berhad and currently owns 1.1 million square feet of retail space in Selangor, Melaka and Johor, with assets valued at RM720 million in December 2009. The primary objectives of Hektar REIT are to provide unitholders with sustainable dividend income and to achieve long-term capital appreciation of the REIT.

Hektar REIT is managed by Hektar Asset Management Sdn Bhd (“Manager”), a subsidiary of the Hektar Group, which is focused on the development and management of retail shopping centres. The Hektar Group was formed in 2002 with the vision of creating world-class retail environments through the adoption and implementation of international best practices.

For more information, please visit www.HektarREIT.com

IMPORTANT NOTICE

The past performance of Hektar REIT is not indicative of the future performance of Hektar REIT. This document may contain forward-looking statements that involve risk and uncertainties. Actual future results may vary materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. You are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager’s current view of future events.

For more information, please contact:

Hektar Asset Management Sdn Bhd
Block C-0-5, Plaza Damas
60 Jalan Sri Hartamas 1
50480 Kuala Lumpur
Malaysia

Tel: +6 03 6201 1011
Fax: +6 03 6201 0012
Web: www.HektarREIT.com