
Hektar REIT First Quarter 2012 Results

Revenue up by 4.8%

Net Property Income up 3.8%

Highest First Quarter DPU declared at 2.60 sen

Kuala Lumpur, May 25, 2012 – Hektar Asset Management Sdn Bhd (“Hektar”) announced that Hektar Real Estate Investment Trust (“Hektar REIT”) recorded positive results for the first quarter of 2012, ended 31 March 2012 (1Q2012) with revenue recorded at RM24.5 million, up 4.8% from the previous year’s corresponding period and Net Property Income at RM 14.9 million or 4.7 sen per unit.

Hektar declared a first quarter dividend per unit (DPU) of 2.60 sen, which recorded an increase of 1.04% from last year’s first quarter. The Book Closing Date is June 11th, 2012 and the payment of the first quarter dividend will be made on June 26th, 2012.

“This has been our highest first quarter DPU announced since listing. It is a testament to our efforts in maintaining positive track record and in ensuring sustainable results for Hektar REIT”, commented the Chief Executive Officer of Hektar Asset Management Sdn. Bhd., Dato’ Jaafar Abdul Hamid.

“There is a slight reduction in Net Income due to the higher financing cost incurred. This is mainly due to the mobilisation of the loan that we have taken for the 10% deposit on the acquisition of the two malls in Kedah”, he added.

Hektar recently announced that it was in the midst of acquiring two malls in Kedah; Landmark Central Shopping Centre and a major portion of Central Square Shopping Centre which are collectively valued by the valuer at RM185.7 million. The purchase consideration of the two malls of RM181 million represent a collective discount of 2.6% to their market value. The addition of these two malls would fit into Hektar’s investment strategy and contribute towards the overall financial performance of the fund. Both malls are strategically located at prime areas with a good tenant mix and have ample room for growth and expansion.

Hektar REIT maintains a dividend payout policy of at least 90% of its distributable net income, which typically excludes items such as capital allowances and revenue arising from Financial Reporting Standards 117, an accounting standard adopted in FY2010.

Hektar REIT’s portfolio includes Subang Parade in Subang Jaya, Selangor, Mahkota Parade in Melaka and Wetex Parade in Muar, Johor. The portfolio’s catchment serves a market size of 1.3 million Malaysians. As at 1Q2012, the portfolio had an average occupancy of 98.2% and recorded over 22.1 million shopping visits in FY 2011, an increase of 9.4% from FY

2010. The increase in footfall was mainly contributed by the introduction of our new 8 screen cinema as well as new areas on food and beverage offerings at Subang Parade.

Recently, Hektar also announced that it has obtained an approval from the Securities Commission for its proposal to increase its fund size and list the new units on the Main Market of the Bursa Malaysia Securities Berhad. With the approval, Hektar REIT is looking to increase its fund size by up to 93,853,773 units, from 320,001,000 units to a maximum of 413,854,773 units.

Overview of Hektar REIT Financial Results (unaudited)	1Q 2012 (3 months) (RM '000)	1Q 2011 (3 months) (RM '000)	Variance (%)
Gross Revenue	24,456	23,340	+ 4.8%
Direct Cost & Property Expenses	(9,518)	(8,948)	+6.4%
Net Property Income (NPI)	14,938	14,392	+3.8%
Net Income - Realised	9,725	9,943	-2.2%
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Net Income Per Unit – Realised (sen)	3.04	3.11	-2.2%
Dividend Per Unit (DPU) (sen)	2.60	2.50	+1.04%

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

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 RM822 million in December 2011. 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.

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