

HEKTAR REAL ESTATE INVESTMENT TRUST

**Interim Financial Report
for the period ended 31 December 2025**



Contents

| | Page |
|--|-------------|
| Condensed Statement of Financial Position | 2 |
| Condensed Statement of Profit or Loss and Other Comprehensive Income | 3 |
| Condensed Statement of Changes in Net Asset Value | 4 |
| Condensed Statement of Cash Flows | 5 |
| Part A- Disclosure requirements pursuant to Malaysian Financial Reporting Standards (“MFRS”) 134 | 6-7 |
| Part B- Additional disclosure pursuant to the Main Market Listing Requirements (“MMLR”) of Bursa Malaysia Securities Berhad (“Bursa Securities”) | 8-12 |

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 31 DECEMBER 2025

| | As at 31.12.2025 RM (Unaudited) | As at 31.12.2024 RM (Audited) |
|--|--|--|
| <u>NON-CURRENT ASSETS</u> | | |
| Investment properties | 1,405,379,836 | 1,391,644,339 |
| Property, plant & equipment ("PPE") | 349,148 | 468,977 |
| | 1,405,728,984 | 1,392,113,316 |
| <u>CURRENT ASSETS</u> | | |
| Trade receivables | 8,232,965 | 4,787,249 |
| Other receivables, deposits and prepayments | 35,510,976 | 18,497,398 |
| Cash and bank balances | 6,805,143 | 18,625,673 |
| | 50,549,084 | 41,910,320 |
| TOTAL ASSETS | 1,456,278,068 | 1,434,023,636 |
| <u>NON-CURRENT LIABILITIES</u> | | |
| Tenancy deposits | 29,336,031 | 26,697,684 |
| Deferred tax liability | 31,814,582 | 31,554,132 |
| Bank borrowings | 584,648,700 | 579,072,566 |
| | 645,799,313 | 637,324,382 |
| <u>CURRENT LIABILITIES</u> | | |
| Trade payables | 15,929,027 | 9,033,990 |
| Other payables and accruals | 28,679,755 | 23,896,221 |
| Tenancy deposits | 2,122,836 | 2,468,045 |
| Bank borrowings | 19,200,000 | 19,200,000 |
| | 65,931,618 | 54,598,256 |
| TOTAL LIABILITIES | 711,730,931 | 691,922,638 |
| NET ASSET VALUE | 744,547,137 | 742,100,998 |
| <u>FINANCED BY:</u> | | |
| Unitholders' capital | 632,444,845 | 632,444,845 |
| Undistributed income – realised | 44,664,050 | 46,817,461 |
| – unrealised | 67,438,242 | 62,838,692 |
| TOTAL UNITHOLDERS' FUND | 744,547,137 | 742,100,998 |
| <u>NET ASSET VALUE PER UNIT (RM)</u> | | |
| -as at the date | 1.0497 | 1.0463 |
| -after distribution for the cumulative quarter | 1.0384 | 1.0338 |
| NUMBER OF UNITS IN CIRCULATION | 709,286,684 | 709,286,684 |

The Condensed Statement of Financial Position should be read in conjunction with the audited financial statements for the year ended 31 December 2024 and the accompanying explanatory notes attached.

CONDENSED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE QUARTER ENDED 31 DECEMBER 2025 (UNAUDITED)

| | INDIVIDUAL QUARTER | | CUMULATIVE QUARTER | |
|--|---|--|------------------------------------|--------------------------------------|
| | Current Year Quarter 31.12.2025 RM | Preceding Year Corresponding Quarter 31.12.2024 RM | Current YTD 31.12.2025 RM | Preceding YTD 31.12.2024 RM |
| Revenue | 30,748,570 | 30,041,816 | 124,728,601 | 124,804,268 |
| Property operating expenses | (19,474,068) | (17,197,713) | (67,663,873) | (61,919,192) |
| Net property income | 11,274,502 | 12,844,103 | 57,064,728 | 62,885,076 |
| Income from Fund Placement | 88,984 | 23,199 | 142,969 | 1,006,742 |
| Other income | 449,893 | 215,472 | 1,094,810 | 862,016 |
| Reversal Gain/(Impairment loss) on trade receivables | 579,892 | 289,342 | (4,265) | (12,534) |
| Trust expenses | (3,665,433) | (3,266,970) | (14,120,900) | (14,667,781) |
| Finance expenses | (7,382,695) | (7,910,284) | (29,974,221) | (30,076,307) |
| Realised income before taxation | 1,345,143 | 2,194,862 | 14,203,121 | 19,997,212 |
| Change in fair value of investment property | 4,860,000 | 3,800,000 | 4,860,000 | 5,300,000 |
| Income before taxation | 6,205,143 | 5,994,862 | 19,063,121 | 25,297,212 |
| Taxation | (303,388) | (682,024) | (303,388) | (682,024) |
| Net income | 5,901,755 | 5,312,838 | 18,759,733 | 24,615,188 |
| Other comprehensive income after tax | - | - | - | - |
| Total comprehensive income | 5,901,755 | 5,312,838 | 18,759,733 | 24,615,188 |
| Earnings per unit (sen) | 0.83 | 0.78 | 2.64 | 3.60 |
| - realised (sen) | 0.18 | 0.32 | 2.00 | 2.92 |
| - unrealised (sen) | 0.65 | 0.46 | 0.64 | 0.68 |
| Weighted average number of units | 709,286,684 | 684,708,351 | 709,286,684 | 684,708,351 |

The Condensed Statement of Profit or Loss and Other Comprehensive Income should be read in conjunction with the audited financial statements for the year ended 31 December 2024 and the accompanying explanatory notes attached.

**CONDENSED STATEMENT OF CHANGES IN NET ASSET VALUE FOR THE QUARTER ENDED 31 DECEMBER 2025
(UNAUDITED)**

| | Unitholders' Capital RM | <u>Undistributed income</u> | | Unitholders' Fund RM |
|--|--|------------------------------------|--------------------------|-------------------------------------|
| | | Realised RM | Unrealised RM | |
| <u>Balance at 1 January 2025</u> As previously reported | 632,444,845 | 46,817,461 | 62,838,692 | 742,100,998 |
| <u>Operation for year ended 31 December 2025</u> | | | | |
| Total comprehensive income for the financial period | - | 14,160,183 | 4,599,550 | 18,759,733 |
| <u>Unitholders' transactions</u> | | | | |
| Distribution to unitholders | - | (16,313,594) | - | (16,313,594) |
| Balance at 31 December 2025 | 632,444,845 | 44,664,050 | 67,438,242 | 744,547,137 |

CUMULATIVE YEAR ENDED 31 DECEMBER 2024 (AUDITED)

| | Unitholders' Capital RM | <u>Undistributed income</u> | | Unitholders' Fund RM |
|--|--|------------------------------------|--------------------------|-------------------------------------|
| | | Realised RM | Unrealised RM | |
| <u>Balance at 1 January 2024</u> As previously reported | 560,886,684 | 53,627,660 | 58,215,292 | 672,729,636 |
| <u>Operation for year ended 31 December 2024</u> | | | | |
| Total comprehensive income for the financial year | - | 19,991,788 | 4,623,400 | 24,615,188 |
| <u>Unitholders' transactions</u> | | | | |
| Unitholders' capital | 71,558,161 | - | - | 71,558,161 |
| Distribution to unitholders | - | (26,801,987) | - | (26,801,987) |
| Balance at 31 December 2024 | 632,444,845 | 46,817,461 | 62,838,692 | 742,100,998 |

The Condensed Statement of Changes in Net Asset Value should be read in conjunction with the audited financial statements for the year ended 31 December 2024 and the accompanying explanatory notes attached.

CONDENSED STATEMENT OF CASH FLOWS FOR THE QUARTER ENDED 31 DECEMBER 2025 (UNAUDITED)

| | Current YTD 31.12.2025 RM | Preceding YTD 31.12.2024 RM |
|--|--|--|
| CASH FLOW FROM OPERATING ACTIVITIES | | |
| Profit before taxation | 19,063,121 | 25,297,212 |
| Adjustments for :- | | |
| Bad debts written off | 1,379,867 | 369,477 |
| Depreciation of PPE | 119,829 | 97,281 |
| Income from Fund Placement | (142,969) | (1,006,742) |
| Finance Expenses | 29,974,221 | 30,076,307 |
| Impairment loss in trade receivables | 4,265 | 12,534 |
| Fair value adjustment in Investment Properties | (4,860,000) | (5,300,000) |
| Operating profit before working capital changes | 45,538,334 | 49,546,069 |
| Change in working capital:- | | |
| Receivables | (21,058,363) | (12,735,685) |
| Payables | 13,944,070 | 13,081,907 |
| Cash generated from operating activities | 38,424,041 | 49,892,291 |
| Tax Paid | (14,785) | (8,263) |
| Tax Refund | 14,423 | - |
| Net cash from operating activities | 38,423,679 | 49,884,028 |
| CASH FLOW FROM INVESTING ACTIVITIES | | |
| Acquisition of investment properties | (2,240,000) | (141,000,000) |
| Additional of capital work in progress of investment property | (7,435,497) | (5,144,339) |
| Income from Fund Placement | 142,969 | 1,006,742 |
| Purchase of property, plant and equipment | - | (152,020) |
| Withdrawal deposits with licensed Islamic banks more than three months | - | 1,300,000 |
| Net cash used in investing activities | (9,532,528) | (143,989,617) |
| CASH FLOW FROM FINANCING ACTIVITIES | | |
| Finance expense paid | (29,974,221) | (30,076,307) |
| Distribution to Unitholders | (16,313,594) | (26,801,987) |
| Proceed from Issuance of new units | - | 71,558,161 |
| Net drawdown of borrowings | 5,576,134 | 36,044,311 |
| Net cash (used in)/generated from financing activities | (40,711,681) | 50,724,178 |
| NET DECREASE IN CASH AND CASH EQUIVALENTS | (11,820,530) | (43,381,411) |
| CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR | 18,625,673 | 63,307,084 |
| | 6,805,143 | 19,925,673 |
| Placement deposits with licensed Islamic banks more than three months | - | (1,300,000) |
| CASH AND CASH EQUIVALENTS AT END OF THE PERIOD | 6,805,143 | 18,625,673 |
| RESTRICTED CASH AT END OF THE PERIOD | 5,718,753 | 5,674,055 |
| UNRESTRICTED CASH AT END OF THE PERIOD | 1,086,390 | 12,951,618 |
| CASH AND CASH EQUIVALENTS AT END OF THE PERIOD | 6,805,143 | 18,625,673 |

The Condensed Statement of Cash Flows should be read in conjunction with the audited financial statements for the year ended 31 December 2024 and the accompanying explanatory notes attached.

A. EXPLANATORY NOTES FOR THE QUARTER ENDED 31 DECEMBER 2025 PURSUANT TO MALAYSIAN FINANCIAL REPORTING STANDARDS ("MFRS") 134

A1 BASIS OF PREPARATION

The quarterly financial report is unaudited and has been prepared in compliance with MFRS 134: Interim Financial Reporting issued by Malaysian Accounting Standards Board and Securities Commission's Guidelines on Listed Real Estate Investment Trusts ("REIT Guidelines").

A2 AUDIT REPORT OF PRECEDING FINANCIAL YEAR

The auditors' report for the financial year ended 31 December 2024 was not subjected to any audit qualification.

A3 SEASONALITY OR CYCLICALITY OF OPERATIONS

Hektar REIT's operations were not significantly affected by material seasonal or cyclical factors.

A4 SIGNIFICANT UNUSUAL ITEMS

There were no significant unusual items that affect the assets, liabilities, equity, net property income or cash flows during the current quarter.

A5 CHANGES IN ESTIMATES

There were no changes in estimates that have had material effect in the current quarter.

A6 DEBT AND EQUITY SECURITIES

There was no issuance, cancellation, repurchase, resale and repayment of debt and equity securities for the current quarter.

A7 INCOME DISTRIBUTION

An interim distribution of 1.05 sen (gross) per unit amounting to RM7,447,510.18 for Second Quarter ended 30 June 2025 was announced on 21 August 2025 and paid on 16 October 2025.

The final income distribution of 1.13 sen (gross) per unit for the fourth quarter ended 31 December 2025 was announced on 23 January 2026 and is payable on 27 February 2026, making the total distribution for the current year to 2.18 sen per unit, equivalent to a 5.01% yield based on the year end closing price.

A8 SEGMENT INFORMATION

The operations of Hektar REIT are in Malaysia, the financial information by retail and education assets are presented as below:

| | Revenue | | Net Property Income | |
|-----------------|-------------|------|---------------------|------|
| | RM | % | RM | % |
| Retail Assets | 116,326,292 | 93.3 | 48,662,419 | 85.3 |
| Education Asset | 8,402,309 | 6.7 | 8,402,309 | 14.7 |
| Total | 124,728,601 | 100 | 57,064,728 | 100 |

A9 VALUATION OF INVESTMENT PROPERTIES

The investment properties comprising retail assets i.e. Subang Parade, Mahkota Parade, Wetex Parade, Central Square, Kulim Central, and Segamat Central, as well as the education asset Kolej Yayasan Saad, were last valued as at 31 December 2025.

A10 MATERIAL EVENTS

There were no material events under review up to the date of this Interim Financial Report, other than those disclosed below: -

- a) On 19 February 2025, MTrustee Berhad entered into a conditional Sale and Purchase Agreement (“SPA”) with Microlead Precision Technology Sdn. Bhd. for the proposed acquisition of two (2) blocks of single-storey factory annexed with double-storey offices and one (1) block of three-storey production area and office building located at Bayan Lepas, Penang, erected on a leasehold land held under title No. PN 5908, Lot 14840, Mukim 12, District of Barat Daya, Penang at the purchase consideration of RM30 million. Concurrently, a Master Lease Agreement was signed for a period of 15 years with option to renew for an additional term.

Hong Leong Islamic Bank had via its letter of offer dated 18 February 2025 granted Hektar REIT additional Commodity Murabahah Term Financing-i 2 facilities of RM21.0 million (“CMTF-i 2”) and bank guarantee facility (BG-i) of RM5.0 million. The CMTF-i 2 is to utilise for partly fund the above acquisition.

- b) MTrustee Berhad, acting on behalf of Hektar REIT, has subsequently entered into the following transactions:

i. On 11 July 2025, MTrustee Berhad entered into two (2) separate conditional Sale and Purchase Agreements with KYS College Sdn Bhd for the proposed acquisition of the following subject properties:

- Property 1 – A parcel of leasehold land measuring approximately 6.3 acres held under PN 62891, Lot 9807, Mukim Durian Tunggal, District of Alor Gajah, Melaka, for a purchase consideration of RM6.0 million; and
- Property 2 – Part of a leasehold land measuring approximately 35.5 acres held under PN 62892, Lot 9808, Mukim Durian Tunggal, District of Alor Gajah, Melaka, for a purchase consideration of RM34.0 million.

ii. On 24 June 2025, MTrustee Berhad entered into a conditional Share Sale Agreement with Darul Modal Sdn Bhd and Wan Realty Sdn Bhd for the proposed acquisition of a 90% equity interest in Terramark Sdn Bhd at a purchase consideration of RM26.0 million.

iii. On 6 February 2026, Affin Islamic Bank Berhad, via its Letter of Offer, granted Hektar REIT a ten (10)-year Tawarruq Cashlines-i facility of RM100.0 million (“Cashlines-i Facility”). The proceeds from the Cashlines-i Facility are earmarked to partially finance the existing and future acquisitions of Hektar REIT.

A11 CHANGES IN THE COMPOSITION OF THE TRUST

There were no changes to the composition of Hektar REIT during the current quarter, and the fund size stands at 709,286,684 units as at 31 December 2025.

A12 CONTINGENT LIABILITIES AND CONTINGENT ASSETS

There were no contingent liabilities or contingent assets as at 31 December 2025.

A13 RENTAL INCOME FROM TENANCIES (MFRS 16)

Rental income receivable under tenancy agreements is recognised on a straight-line basis over the term of the lease.

A14 CAPITAL COMMITMENT (MFRS 134)

There were no major capital commitments as at 31 December 2025, other than as declared below :

- a. The replacement and modernisation of lifts and escalators at Subang Parade of RM11.4 million;
- b. Asset enhancement initiative includes interior upgrading for Subang Parade amounting of RM4.9 million.

B. ADDITIONAL INFORMATION PURSUANT TO PARAGRAPH 9.44 OF BURSA MALAYSIA SECURITIES BERHAD’S MAIN MARKET LISTING REQUIREMENTS

B1 REVIEW OF PERFORMANCE

| | Year-To-Date (“YTD”) Cumulative Quarter ended | | |
|-----------------------------|--|----------------------|---------------|
| | 31.12.2025 RM’000 | 31.12.2024 RM’000 | Variance % |
| Total Revenue | 124,729 | 124,804 | - |
| Net Property Income (“NPI”) | 57,065 | 62,885 | -9.3% |
| Net Realised Income | 14,203 | 19,997 | -29.0% |
| Net Profit after tax | 18,760 | 24,615 | -23.8% |
| NPI Margin | 45.8% | 50.4% | -4.6% |

The current year’s revenue performance from the REIT’s retail assets remains encouraging, recording a growth of 3.3% or RM3.9 million year-on-year. Included in the preceding financial year ended 31 December 2024 was a one-off revenue contribution of RM4.05 million from the REIT’s education asset, arising from the effective lease commencement date following the completion of the acquisition and revenue recognised under the Master Lease Agreement with the Lessee.

Nevertheless, the Net Property Income (“NPI”) and Net Realised Income for the current financial year were impacted by the following factors:

- A one-off asset enhancement expenditure of RM4.0 million, which was expensed in the current financial year.
- Lower one-off other income of RM0.63 million compared to the preceding year-to-date.

| | 4 th Quarter Ended | | |
|-----------------------------------|-------------------------------|----------------------|---------------|
| | 31.12.2025 RM’000 | 31.12.2024 RM’000 | Variance % |
| Total Revenue | 30,749 | 30,042 | 2.4% |
| Net Property Income (“NPI”) | 11,275 | 12,844 | -12.2% |
| Net Realised Income | 1,345 | 2,195 | -38.7% |
| Change in fair value (net of tax) | 4,600 | 3,123 | 47.3% |
| Net Profit after tax | 5,902 | 5,313 | 11.1% |

Hektar REIT recorded total revenue of RM30.75 million for Q4 2025, representing an increase of 2.4% compared to RM30.0 million in Q4 2024. The improvement was primarily driven by higher rental income, supported by improved occupancy rates, particularly at Central Square and Segamat Central.

However, Net Property Income (“NPI”) and net realised income for the reporting period were impacted by a one-off asset enhancement expenditure, which was expensed in the current financial year.

B2 PROSPECTS

Despite continued global trade uncertainties, domestic economic fundamentals remain supportive, underpinned by resilient consumer spending. The reduction in the Overnight Policy Rate by Bank Negara Malaysia in the second half of the year is expected to further stimulate retail activity and enhance overall system liquidity, partially offsetting the impact of the expanded Sales and Service Tax (“SST”).

Hektar REIT is well-positioned to capitalise on the improving market environment. The asset enhancement and tenancy remixing initiatives have resulted in higher occupancy levels and positive rental reversions, underscoring the effectiveness of the Manager’s proactive portfolio strategies. Building on this momentum, the Manager will continue to actively reposition assets, optimise tenant mix, and enhance operational efficiencies to drive sustainable income growth.

Looking ahead, the Manager will pursue strategic, yield-accretive acquisitions supported by long-term, stable lease structures, with the objective of enhancing Net Property Income (“NPI”), strengthening income visibility, and delivering sustainable long-term value to unitholders.

B3 VARIANCE OF PROFIT FORECAST OR PROFIT GUARANTEE

Not applicable as there was no profit forecast or profit guarantee issued.

B4 TAX EXPENSE

Pursuant to Section 61A(1) of the Income Tax Act 1967, effective from the year of assessment 2017, a REIT is fully exempt from income tax for a year of assessment if it distributes 90% or more of its total income to its unitholders during the basis period for that year.

For the financial year ended 31 December 2025, a deferred tax expense of RM0.26 million (2024: RM0.68 million) was recognised in respect of the fair value gain on investment properties.

B5 SALE OF UNQUOTED INVESTMENTS AND/OR PROPERTIES

There were no sales of unquoted investments or properties during the quarter.

B6 QUOTED INVESTMENTS

There were no purchases or disposal of quoted investments during the quarter.

B7 CORPORATE PROPOSAL AND DEVELOPMENTS

Except for the material events highlighted in Note A10(a), there were no corporate proposals announced and pending completion as at the date of this report.

B8 BORROWINGS AND DEBT SECURITIES

Hektar REIT's total borrowings of RM603,848,700 are secured and comprise the following:

- Current portion borrowings of RM19,200,000; and
- Non-current portion borrowings of RM584,648,700

B9 OFF BALANCE SHEET FINANCIAL INSTRUMENTS

There were no off-balance sheet financial instruments as at the date of reporting.

B10 MATERIAL LITIGATION

The Board is not aware of any pending material litigation as at the date of this quarterly Financial Report other than that disclosed below:

- i) Writ of summons against 3 tenants & Tashima Development Sdn. Bhd (Civil Suit No. JD-B52NCVC-01-01/2019; JD-B52NCVC-02-01/2019 and JD-B52NCVC-03-01/2019) (Civil Appeal No. JB-12BNCVC-10-07/2020; JB-12BNCVC-11-7/2020; and JB-12BNCVC-12-7/2020).

Following our earlier announcements, in relation to the appeal to the Court of Appeal against the High Court's decision on 10 January 2025, the matter is now fixed for hearing on 26 June 2026.

In the meantime, in relation to the Judgment Debtor Summons application, the matter is stayed pending the disposal of the appeal at the Court of Appeal.

The Management will provide further updates on the matter in due course.

- ii) Writ of Summons by Eng Hiap Seng (Rengit) Sdn Bhd against Hektar REIT & Hektar Property Services Sdn Bhd (Civil Suit No. JB-22NCvC-15-03/2019)

Following our earlier update, during the case management on 22 January 2026, the Court of Appeal fixed the appeal for further case management on 10 March 2026 pending the issuance of the grounds of judgment from the High Court.

The Management will take all necessary action to fully defend Hektar REIT's rights and interest in this matter and will provide further updates on the matter in due course.

B11 SOFT COMMISSION

For the quarter ended 31 December 2025, there was no soft commission received by the Manager, or its delegates, from its broker from any transactions conducted by the Trust.

B12 INCOME DISTRIBUTION

The withholding tax concession previously applicable to income distributions by Malaysian REITs expired on 31 December 2025. As at the date of this report, no confirmation has been received from the Ministry of Finance on the extension or continuation of such concession.

Accordingly, the tax treatment of income distributions by Malaysian REITs to unitholders (especially foreign individuals and foreign institutional investors) is still subject to clarification by the tax authorities. In the absence of applicable guidelines:

- a. Resident unitholders – Income distributions received may be subject to tax based on the respective unitholder’s tax profiles and the applicable provision of the Income Tax Act, 1967 (“ITA”); and
- b. Non-Resident unitholders – Income distributions received may be subject to withholding tax at the prevailing tax rates prescribed under ITA if such rates come into effect prior to the payment date of the income distribution.

The above is subject to any future clarification or directive issued by the Ministry of Finance and/or the Inland Revenue Board of Malaysia.

Subject to the financial performance of the REIT, the Manager intends to make distributions to the unitholders of Hektar REIT on a semi-annual basis for each six-month period ending 30 June and 31 December each year, unless otherwise determined and/or varied by the Manager at its sole discretion. The Manager intends to distribute at least 90% of Hektar REIT’s realised income available for distribution for the financial year ending 31 December 2025.

An interim distribution of 1.05 sen (gross) per unit amounting to RM7,447,510 for Second Quarter ended 30 June 2025 was announced on 21 August 2025 and paid on 16 October 2025.

The final income distribution of 1.13 sen (gross) per unit for the fourth quarter ended 31 December 2025 was announced on 23 January 2026 and is payable on 27 February 2026, making the total distribution for the current year to 2.18 sen per unit, equivalent to a 5.01% yield based on the year end closing price.

B13 DISTRIBUTABLE INCOME AND EARNINGS PER UNIT

| | CUMULATIVE QUARTER | |
|--|--|--|
| | Current YTD 31.12.2025 RM | Preceding YTD 31.12.2024 RM |
| Net property income | 57,064,728 | 62,885,076 |
| Interest income | 142,969 | 1,006,742 |
| Other income | 1,094,810 | 862,016 |
| Reversal of impairment loss | (4,265) | (12,534) |
| Trust expenses | (14,120,900) | (14,667,781) |
| Finance Expenses | (29,974,221) | (30,076,307) |
| Realised income before taxation | 14,203,121 | 19,997,212 |
| Less : Loss / (profit) not subject to distribution | - | - |
| Balance undistributed realised income | 14,203,121 | 19,997,212 |
| Gross Provision for distribution | | |
| - Interim | (7,447,510) | (13,429,440) |
| - Final | (8,014,940) | (8,866,084) |
| Weighted Average number of units | 709,286,684 | 684,708,351 |
| Earnings per unit (sen) | | |
| - realised (sen) | 2.00 | 2.92 |

B14 RESPONSIBILITY STATEMENT

In the opinion of the Directors of the Manager, this Interim Financial Report has been prepared in accordance with MFRS 134: Interim Financial Reporting, the MMLR and the REIT Guidelines so as to give a true and fair view of the financial position of Hektar REIT as at 31 December 2025 and of its financial performance and cash flows for the financial period ended on that date and duly authorised for release by the Board of the Manager on 26 February 2026.

By Order of the Board
HEKTAR ASSET MANAGEMENT SDN BHD
(as the Manager of Hektar Real Estate Investment Trust)

Dato' Muhammad Hafidz Nuruddin (MAICSA 7005820)
Lim Seck Wah (MAICSA 0799845)
Joint Company Secretaries
Kuala Lumpur
26 February 2026