

Type : **Announcement**  
Subject : **Hektar Real Estate Investment Trust ("Hektar REIT")**  
**- Revaluation of Subang Parade, Mahkota Parade, Wetex Parade, Central Square and Landmark Central**

Contents :

## 1. INTRODUCTION

Hektar Asset Management Sdn Bhd ("HAMS B"), the Manager of Hektar REIT, hereby announces that it has carried out a revaluation exercise on the following properties:

- (i) Name of Property : Subang Parade
- Address : No.5 Jalan SS 16/1, 47500 Subang Jaya Selangor  
Geran 55365/Lot 14193, Bandar Subang Jaya, District of Petaling, Selangor
- Description : A freehold land measuring approximately 475,021.80 square feet (10.905 acres) in area together with a three-storey shopping complex with two basement levels. The commercial/retail complex comprises three floors of shopping/commercial area on the ground, second and third floors, one level of basement car parks and another level of basement service tunnel.
- (ii) Name of Property : Mahkota Parade
- Address : No.1, Jalan Merdeka, 75000 Melaka  
PN 28957/Lot 1337, Kawasan Bandar XLII, District of Melaka Tengah, Melaka
- Description : A leasehold land measuring approximately 570,815 square feet (13.1 acres) in area together with a three-storey shopping complex with one level of basement car park. The commercial/retail complex comprises four floors of shopping/commercial area on the basement, ground, second and third floors.
- (iii). Name of Property : Wetex Parade
- Address : 69, Jalan Ali, Off Jalan Sulaiman, 84000 Muar, Johor HS (D) 19633, No. Lot PTB 10586 & Geran 84560, Lot No. 3675, both located in Bandar Maharani, District of Muar, Johor

- Description : A freehold land measuring approximately 52,829 square feet (1.2128 acres) in area with a five-storey shopping complex podium known as “Wetex Parade” and a 3 star category ten-storey hotel tower with 156 rooms known as “Hotel Classic” and one level of basement car park
- (iv). Name of Property : Central Square
- Address : 23, Jalan Kampung Baru, Sungai Petani, Kedah Darul Aman, Geran G 145068, Lot 134, Seksyen 56, Bandar Sungai Petani, District of Kuala Muda, Kedah
- Description : A land measuring approximately 118,425 square feet (2.72 acres) in area with a six-storey retail mall complete with a two level basement car park
- (v). Name of Property : Landmark Central
- Address : 1, Jalan KLC Satu (1), Kulim, Kedah Darul Aman, Geran GM 14677, Lot No 4015, Seksyen 44, Bandar Kulim, District of Kulim, Kedah
- Description : A land measuring approximately 291,917 square feet (6.7 acres) in area with a three-storey retail mall

(hereinafter referred to as “Revaluation”).

## 2. RATIONALE FOR REVALUATION

The Revaluation was conducted to determine the current market values of Subang Parade, Mahkota Parade, Wetex Parade, Central Square and Landmark Central for accounting purposes as per Financial Reporting Standard (“FRS”) 140. Based on the fair value method from FRS 140, the fair value of the investment property shall reflect market conditions at the balance sheet date. This necessitates the revaluation of investment properties on an annual basis.

Since it has adopted the fair value method from FRS 140, Hektar REIT will undertake an annual revaluation of all investment properties under its portfolio.

Pursuant to the amended Clause 10.03 of the Securities Commission (“SC”)’s revised Guidelines on Real Estate Investment Trust (“REIT Guidelines”) which was updated on 13 July 2011, the Revaluation must be conducted by an independent valuer and in accordance with the Malaysian Valuation Standards or other applicable valuation standards. A copy of the Revaluation report must be submitted to the SC, together with the annual report of the fund as required pursuant to clause 10.10(c) (ii) of the REIT Guidelines.

### 3. REVALUATION SURPLUS

The details of the revaluation surplus are set out below.

Name of Property	Audited book/Market value as at 1 Jan 2013 RM ('000)	Capital Expenditure (1 Jan 2013 to 30 Sep 2013) RM ('000)	Unaudited book value as at 30 Sep 2013 RM ('000)	Latest market valuation RM ('000)	Revaluation Surplus/(Deficit) RM ('000)
Subang Parade	391,270	1,750	393,020	406,780	13,760
Mahkota Parade	315,000	276	315,276	316,000	724
Wetex Parade	135,000	146	135,146	135,000	(146)
Central Square	84,700	1,448	86,148	85,500	(648)
Landmark Central	103,000	318	103,318	104,000	682
Total	1,028,970	3,938	1,032,908	1,047,280	14,372

### 4. EFFECTS ON THE NET ASSET VALUE

The total revaluation of Subang Parade, Mahkota Parade, Wetex Parade, Central Square and Landmark Central represents a surplus of approximately 1.4% over the unaudited net book value of RM1,033 million as at 30 September 2013 (before revaluation).

Based on the unaudited results as at 30 September 2013, the net asset value per unit of RM1.4926 will increase to RM1.5285 upon incorporation of the revaluation surplus of RM14.4 million or equivalent to 3.59 sen per unit.

### 5. NAME OF VALUER

The valuations of Subang Parade, Mahkota Parade and Wetex Parade were carried out by independent professional valuers, Messrs. Henry Butcher Malaysia Sdn Bhd, Henry Butcher Malaysia (Malacca) Sdn Bhd and Henry Butcher Malaysia (Muar) Sdn Bhd respectively. The valuations of Central Square and Landmark Central were carried out by independent professional valuers, Messrs. Khong & Jaafar Sdn Bhd.

### 6. DATES OF VALUATION

For Subang Parade, Mahkota Parade and Wetex Parade, the cut-off date for the Revaluation is 30 November 2013 and the valuation certificates are dated 1 December 2013. For Central Square and Landmark Central, the cut-off date for the Revaluation is 30 November 2013 and the valuation certificates are dated 3 December 2013.

## **7. DOCUMENTS AVAILABLE FOR INSPECTION**

The valuation reports and certificates in relation to the Revaluation are available for inspection at the management office of HAMSMB at D1-U3-10, Block D1, Solaris Dutamas, No.1, Jalan Dutamas 1, 50480 Kuala Lumpur during normal office hours from Monday to Friday (except public holidays) for a period of 3 months from the date of this announcement.

This announcement is dated 6 December 2013.