
Hektar REIT FY2010 Results

Net Income up by 5.5%
FY2010 DPU at 10.30 sen
Positive Four-Year Track Record

Kuala Lumpur, February 17, 2011 – Hektar Asset Management Sdn Bhd (“Hektar”) reported today that Hektar Real Estate Investment Trust (“Hektar REIT”) recorded positive results for the financial year ended 31 December 2010 (FY2010). Revenue reached RM90.9 million, up 3.6% from the previous year. Net Income reached RM39.2 million or 12.24 sen per unit, up 5.5% from the previous year.

“Hektar enters its fifth year as a listed entity, capping a track record of four years of positive results”, announced Chief Executive Officer of Hektar Asset Management Sdn Bhd, Dato’ Jaafar Abdul Hamid.

“In terms of revenue, net property income, net asset value, Hektar REIT has recorded increases every year,” he continued. Hektar REIT’s Net Asset Value was RM1.32 as at December 31, 2010.

Hektar declared a final quarter dividend per unit (DPU) of 2.80 sen. The Book Closing Date is March 4, 2011 and the payment of the final quarter dividend payment will be made on March 18, 2011.

Following the previous three quarterly DPU distributions of 2.50 sen per unit, Hektar REIT’s FY2010 DPU is 10.30 sen. Based on the closing price of RM1.33 on 10 February 2011, FY2010 DPU represented a dividend yield of approximately 7.7%.

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

Hektar REIT’s portfolio includes Subang Parade in Subang Jaya, Mahkota Parade in Melaka and Wetex Parade in Muar. The portfolio’s catchment serves a market size of 1.3 million Malaysians. In FY2010, the portfolio had an average occupancy of 95.5% and recorded over 20.2 million shopping visits.

“Throughout last year, we continued to enhance the portfolio of our assets. Mahkota Parade’s refurbishment continues to receive positive feedback from retailers and shoppers

for its new look and feel. Wetex Parade's new retail zone, "The Quadrix", has also received a positive endorsement from retailers. Finally at Subang Parade, we are anticipating the new cinema to be ready in time for the summer blockbuster season, the first multi-screen cinema complex in Subang Jaya," continued Jaafar.

"Overall, we are looking forward to an exciting 2011 with initiatives and enhancements throughout our portfolio", concluded Jaafar.

Overview of Hektar REIT Financial Results (unaudited)	FY 2010 (12 months) (RM '000)	FY 2009 (12 months) (RM '000)	Variance (%)
Gross Revenue	90,873	87,712	+ 3.6%
Direct Cost & Property Expenses	(35,530)	(34,688)	+2.4%
Net Property Income (NPI)	53,343	53,024	+4.4%
Net Income	39,184	37,137	+5.5%
Net Income Per Unit – Realised (sen)	12.24	11.61	+5.5%
Dividend Per Unit (DPU) (sen)	10.30	10.30	0.0%

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 RM752 million in December 2010. 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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