



**HEKTAR REAL ESTATE INVESTMENT TRUST
THIRD QUARTER 2007 FINANCIAL RESULTS
7 NOVEMBER 2007 (AMENDED)**





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Financial Summary



Financial Summary – Third Quarter 2007

3rd Quarter Period	1 July 2007– 30 September 2007 (3 Months)
REIT Outperformance	REIT 3Q Net Income Exceeds Forecast by <u>25.3%</u>
3rd Quarter Dividend (DPU)*	2.4 sen (FY 2007 forecast of 9.6sen) 6.1% yield*

* Annualised, as per RM1.45 closing price on 28 September 2007.



Distribution Details

Hektar REIT Quarterly Dividend Timeline

Distribution Period
1 July – 30 September 2007
Quarterly DPU Forecast*
2.4 sen
Notice of Entitlement
8 November 2007
Ex-Dividend Date
21 November 2007
Book Closure Date
23 November 2007
Distribution Payment Date
30 November 2007

*As per Hektar REIT Prospectus dated November 2006, Hektar REIT FY2007 forecast dividend per unit (DPU) distribution is for a 13-month period ending December 31, 2007. For FY2007, Hektar REIT will pay out its forecast 9.6 sen or 90% of its actual net income derived, whichever is higher.

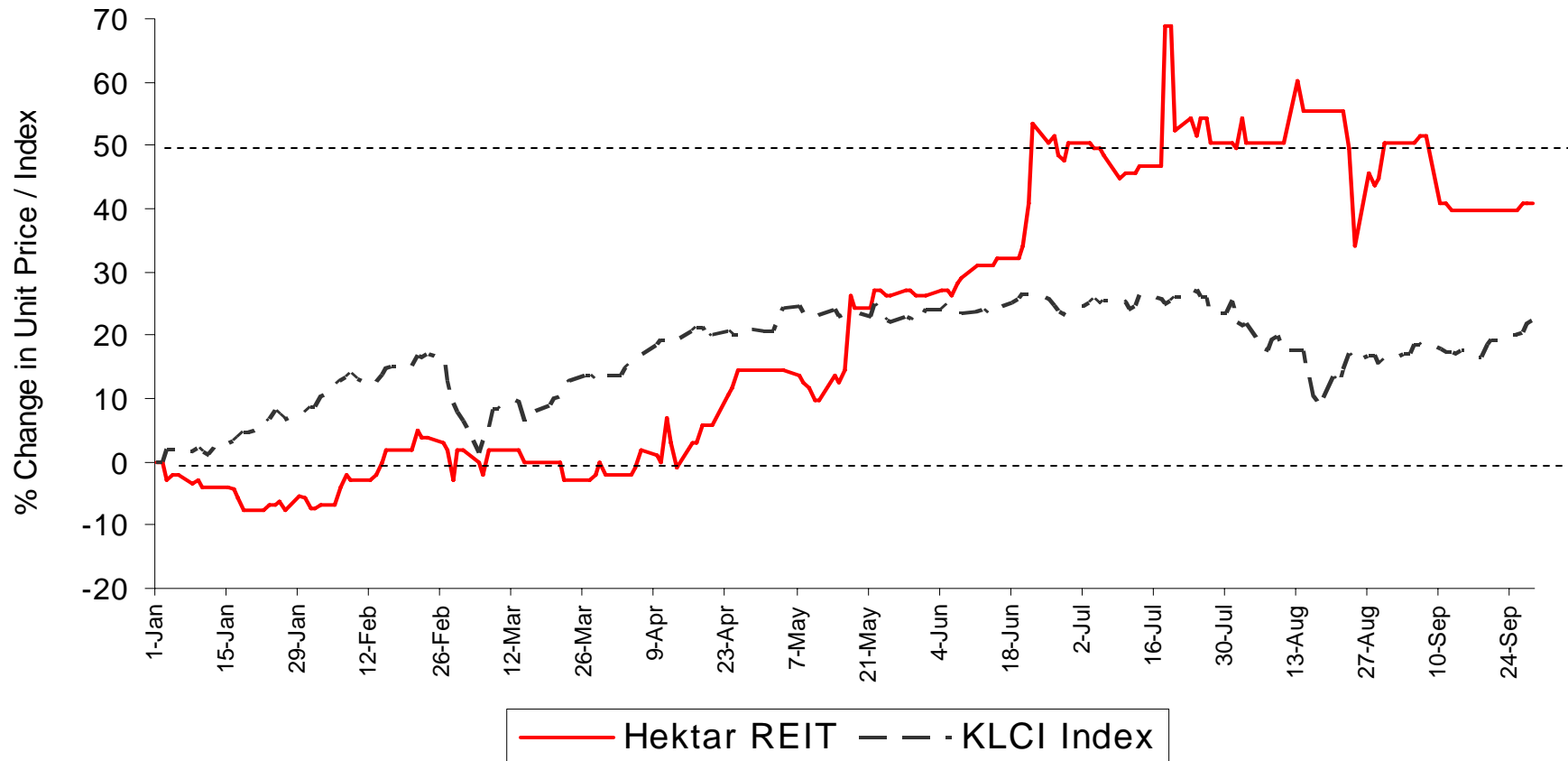


Hektar REIT Unit Price Performance

YTD: 1 January – 30 September 2007

- 41% Unit Price Appreciation
- Outperformed KLCI YTD 2007
- YTD Total Return: 48%*

1 Jan – 30 Sep 2007	
Hektar REIT	+ 40.8%
KLCI Index	+ 22.5%



KLCI = Kuala Lumpur Composite Index. Source: Bloomberg (2007)

* YTD Total Return = Capital Appreciation + Dividend Per Unit since 1 Jan 2007. DPU YTD ending 30 Sep 2007 is 7.2 sen.



Hektar REIT Financials-At-A-Glance FY2007

Financials (FY2007-13 months)	RM ('000)
Gross Revenues	74,580
Net Property Income (EBIT)	45,842
Interest Expense	10,764
Net Income	30,810
Dividend Per Unit (DPU) (13-month)	9.63 sen
Annualised DPU	8.89 sen
Assets	529,902
Long Term Debt	184,000

Annualised Ratios (FY2007)	
Price / Earnings	15.1
Price / Net Tangible Assets	1.39
EBIT Margin	61.5%
ROE	9.6%
ROA	5.8%
Debt-to-Equity	54.3%
Debt-to-Assets	34.7%
Interest Cover	2.9

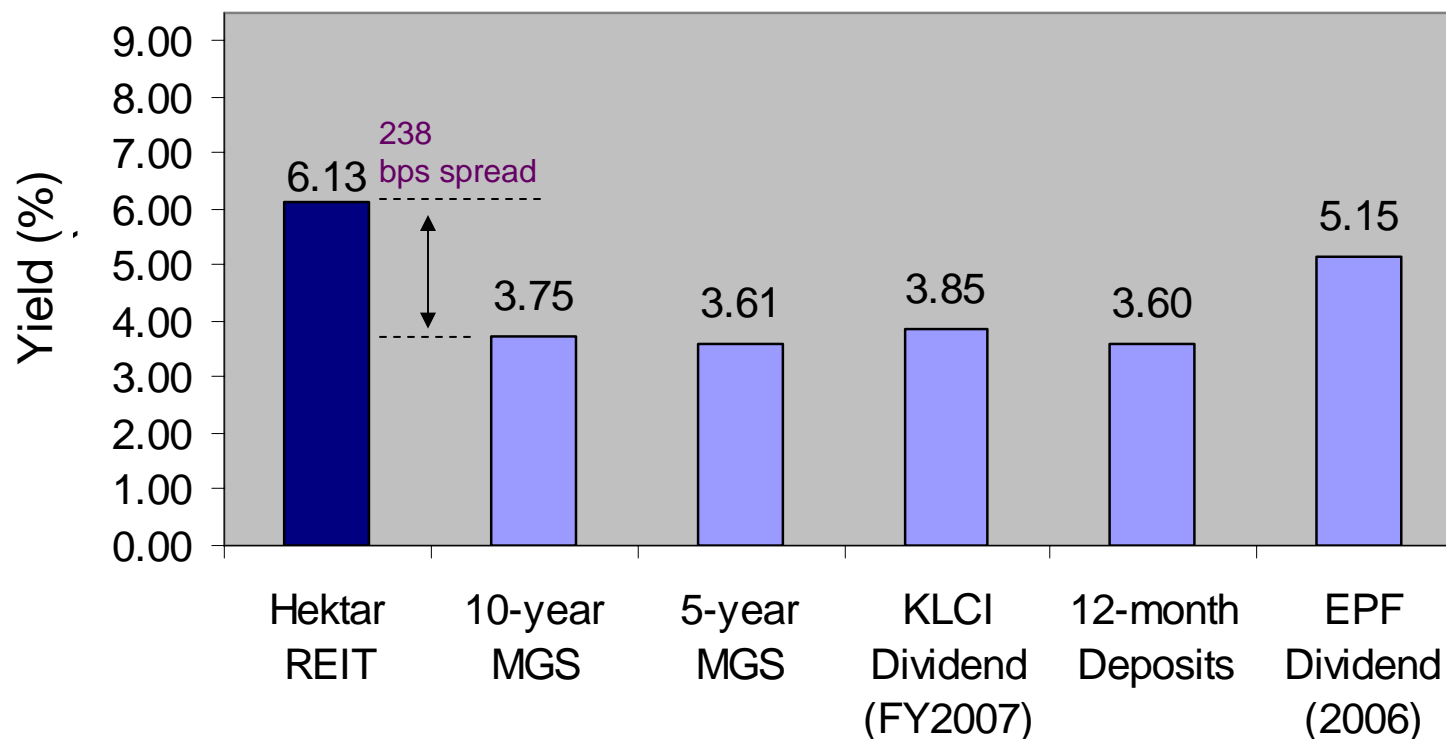
Stock Details	
Bloomberg Code	HEKT.MK
Bursa Malaysia Code	Main Board (5121)
Sector(s) / Comparable Sector(s)	REITs Retail Property Management Consumer (Retail)

Pricing	
Date	28 September 2007
Unit Price	RM 1.45
FY2007 Dividend Yield	6.1%*
Units in Issue	320,001,000
Free Float	~ 33%

* Annualised yield. *As per Hektar REIT Prospectus dated November 2006, Hektar REIT FY2007 forecast dividend per unit (DPU) distribution is 9.6 sen for 13-month period ending December 31, 2007. Hektar REIT will pay out 100% of its prospectus forecast or 90% of its actual net income derived, whichever is higher.

Hektar REIT Yield Spread

- Traded at a 238bps spread over MGS 10-year as at 28 Sep-07



Hektar REIT yield based on closing price 28 September 2007 of RM1.45 and annualised DPU as per Hektar REIT Prospectus.

Sources: The Star, Bloomberg, Estimates (as at 28 September 2007).

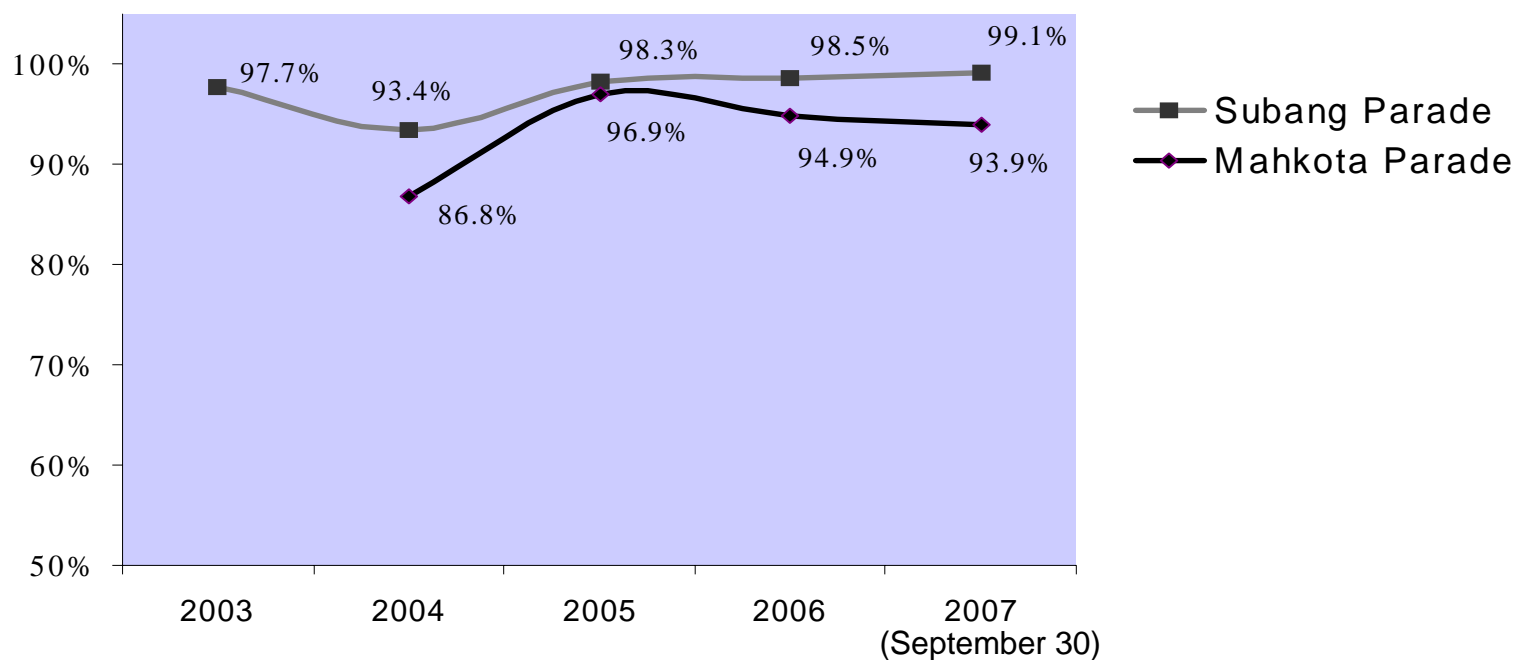
Portfolio Performance



Hektar's Portfolio - Occupancy

Portfolio occupancy remains steady

Property	As of December 31, 2003	As of December 31, 2004	As of December 31, 2005	As of September 30, 2006	As of September 30, 2007
Subang Parade	97.7%	93.4%	98.3%	98.5%	99.1%
Mahkota Parade	-	86.8%	96.9%	94.9%	93.9%
Total / Overall	97.7%	91.3%	97.6%	96.7%	96.5%





Hektar's Portfolio – Rental Reversions

Third Quarter Rental Reversions Trend Positive

- 21 new tenancies / renewals @ 10% average rental increase

1H 2007 (7 months) (Ending 30 Jun)	No. of New Tenancies / Renewals	NLA (sq ft)	% of Total NLA	Increase / (Decrease) Over Previous Rent Rates
Subang Parade	22	57,716	12%	18%
Mahkota Parade*	15	17,971	4%	104%**
Portfolio Total / Average	37	75,687	8%	37%

Third Quarter (3 months) (Ending 30 Sep)	No. of New Tenancies / Renewals	NLA (sq ft)	% of Total NLA	Increase / (Decrease) Over Previous Rent Rates
Subang Parade	5	44,570	9%	13%
Mahkota Parade	16	24,068	5%	9%
Portfolio Total / Average	21	68,638	7%	10%

Year-To-Date (10 months) (Ending 30 Sep)	No. of New Tenancies / Renewals	NLA (sq ft)	% of Total NLA	Increase / (Decrease) Over Previous Rent Rates
Subang Parade	27	102,286	22%	17%
Mahkota Parade	31	42,039	9%	35%
Portfolio Total / Average	58	144,325	15%	25%

Figures as of 30 September 2007. Outstanding tenancies are currently in negotiation.

*Figures revised for 2Q 2007. ** Inclusive of one-time asset enhancement (see 1Q Presentation for details)

Hektar's Lease Expiry Profile 2007 – 2010

- By Property (as of 30 September 2007)



Subang Parade For Year Ending 31 December	No. of Tenancies Expiring	NLA of tenancies expiring (sq ft)	NLA of tenancies expiring as % of total NLA	% of Total Monthly Rental Income*
FY 2007	13	27,594	6%	8%
FY 2008**	47	282,356	59%	45%
FY 2009	28	42,474	9%	17%
FY 2010	33	118,356	25%	28%



Mahkota Parade For Year Ending 31 December	No. of Tenancies Expiring	NLA of tenancies expiring (sq ft)	NLA of tenancies expiring as % of total NLA	% of Total Monthly Rental Income*
FY 2007	26	96,487	20%	23%
FY 2008**	37	262,103	56%	43%
FY 2009	29	61,189	13%	20%
FY 2010	18	27,416	6%	11%

* Based on monthly rental income for 30 September 2007.

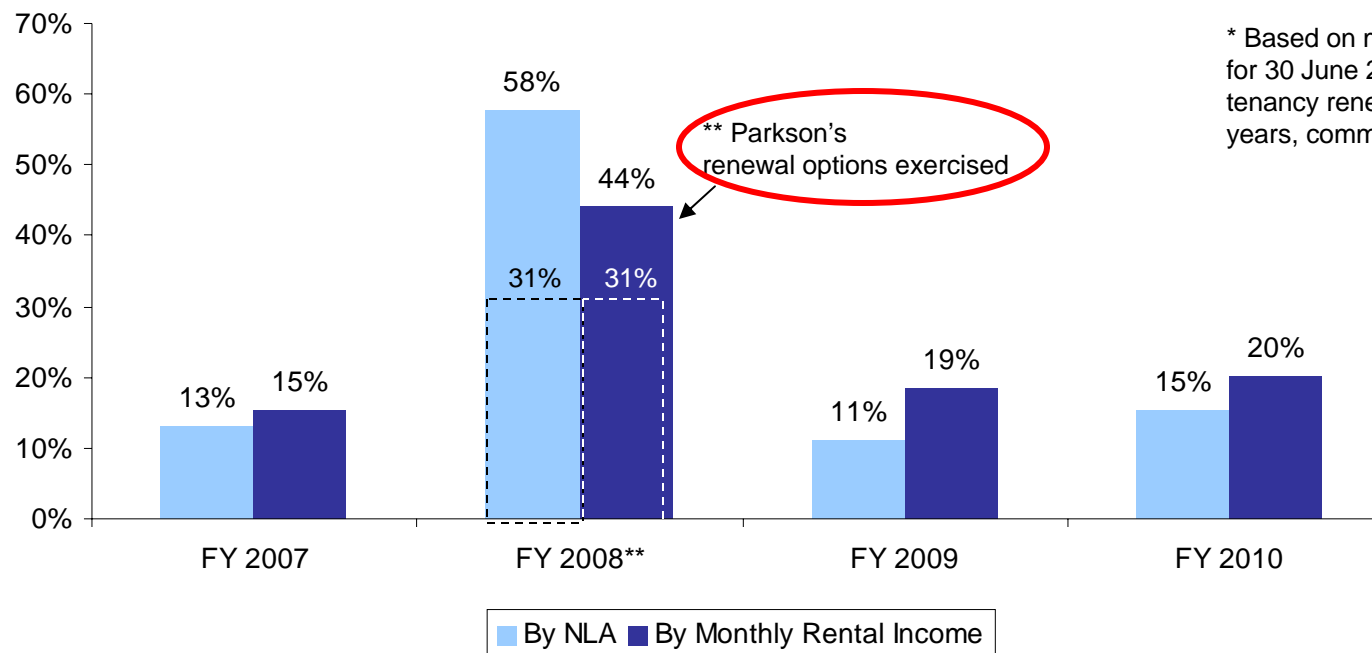
**Major Anchor Tenant Parkson has tenancy renewal options for up to 9 years, commencing in 2008.

Hektar's Portfolio – Lease Expiry Profile

Portfolio Lease Expiry Profile 2007 – 2010

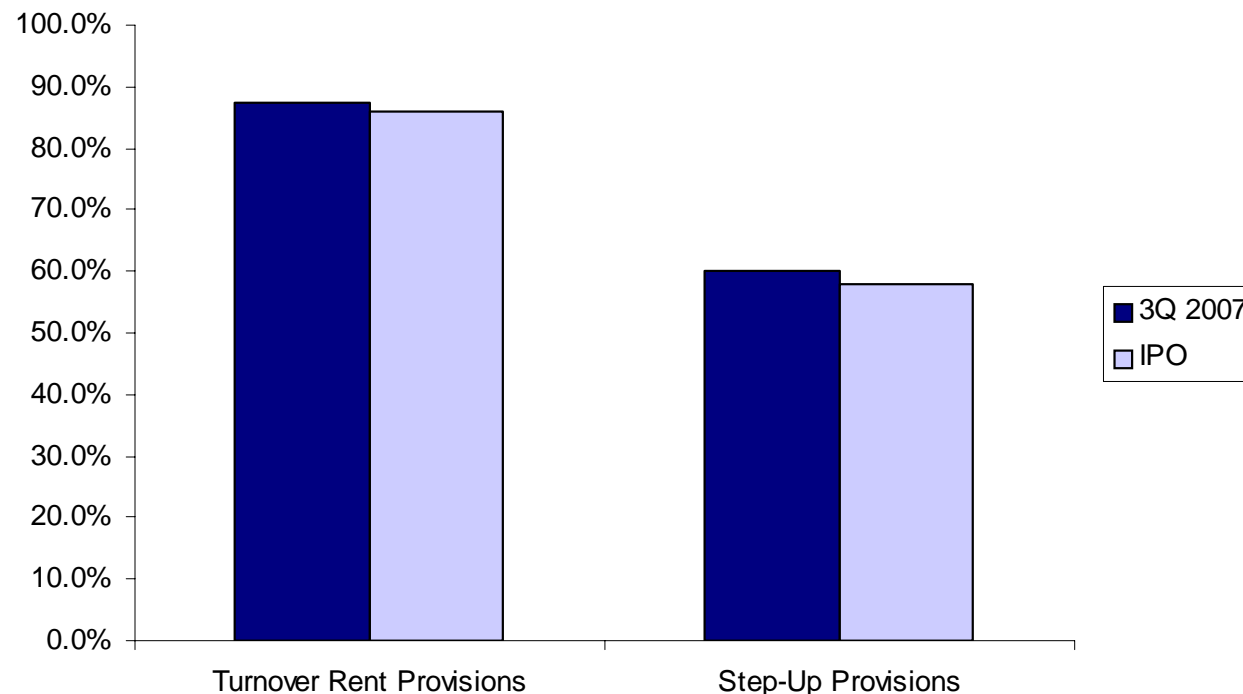
- Combined Portfolio (as of 30 September 2007)

Portfolio For Year Ending 31 December	No. of Tenancies Expiring	NLA of tenancies expiring (sq ft)	NLA of tenancies expiring as % of total NLA	% of Total Monthly Rental Income*
FY 2007	39	124,081	13%	15%
FY 2008**	84	544,459	58%	44%
FY 2009	57	103,663	11%	19%
FY 2010	51	145,772	15%	20%



Hektar Tenancy Provisions

- Turnover Rent reported by 88% of tenancies vs 86% at IPO
- Step-Up provisions in 60% of tenancies vs 58% at IPO
- Substantial progress from 0% when implemented 3 years ago



Financial Results



Profit & Loss Statement

Gross Revenues continues to exceed forecast

For Period 1 July 2007 – 30 September 2007

	Actual (RM)	Budget (RM)	Variance (%)
Gross Rental Income			
Revenue from Tenancy	16,789,461	15,788,308	6.3%
Car Park	1,542,426	1,422,462	8.4%
Gross Revenues	<u>18,331,887</u>	<u>17,210,769</u>	<u>6.5%</u>
Direct Cost & Property Expenses			
Property Management Fees	325,347	361,846	-10.1%
Assessment, Quit Rent & Insurance	779,951	895,615	-12.9%
Other Operating Expenses	5,483,368	5,374,385	2.0%
Total Property Expenses	<u>6,588,666</u>	<u>6,631,846</u>	<u>-0.7%</u>
Trust Fees & Expenses			
Manager's fee			
Base Fee	300,861	347,769	-13.5%
Performance Fee	376,592	374,538	0.5%
Trustee's fee	26,178	30,462	-14.1%
Valuation fee	12,500	11,538	8.3%
Administration expenses	214,882	99,923	115.0%
Total Trust Fees & Expenses	<u>931,014</u>	<u>864,231</u>	<u>7.7%</u>



Profit & Loss Statement Summary – 3Q

3rd Quarter net income is 25.3% over forecast

For Period 1 July 2007 – 30 September 2007

Third Quarter	Actual (RM)	Budget (RM)	Variance (%)
Gross Revenue	18,331,887	17,210,769	4.9%
Direct Cost & Property Expenses	<u>(6,588,666)</u>	<u>(6,631,846)</u>	<u>-0.5%</u>
Net Property Income (NPI)	<u>11,743,221</u>	<u>10,578,923</u>	<u>11.0%</u>
Interest & Other Income	<u>29,605</u>	<u>86,308</u>	<u>-65.7%</u>
Total Income	<u>11,772,827</u>	<u>10,665,231</u>	<u>10.4%</u>
Trust Fees & Expenses	(931,014)	(864,231)	7.7%
Interest Expense	<u>(1,930,290)</u>	<u>(2,691,000)</u>	<u>-28.3%</u>
Net Income Before Tax	<u>8,911,523</u>	<u>7,110,000</u>	<u>25.3%</u>
Net Income per Unit (sen)	2.78	2.22	25.3%

Third Quarter Distribution for Period (sen) 2.4

FY 2007 Forecast Distribution per Unit (sen) 9.6



Profit & Loss Statement Summary - YTD

YTD 2007 net income is 20.8% over forecast

For Period 1 Dec 2006 (IPO) – 30 September 2007 (10 months)

Year-To-Date	YTD Actual (RM)	YTD Budget (RM)	Variance (%)
Gross Revenue	59,977,931	57,369,231	3.5%
Direct Cost & Property Expenses	(21,984,115)	(22,106,154)	-0.5%
Net Property Income (NPI)	<u>37,993,816</u>	<u>35,263,077</u>	<u>7.7%</u>
Interest & Other Income	101,473	287,692	-64.7%
Total Income	<u>38,095,289</u>	<u>35,550,769</u>	<u>7.2%</u>
Trust Fees & Expenses	(3,075,053)	(2,880,769)	6.7%
Interest Expense	(6,381,458)	(8,970,000)	-28.9%
Net Income Before Tax	<u>28,638,778</u>	<u>23,700,000</u>	<u>20.8%</u>

Net Income per Unit (sen)

8.95

7.41

20.8%

YTD Quarterly Distributions (Q1+Q2+Q3) (sen)

7.2

FY 2007 Forecast Distribution per Unit (sen)

9.6



Balance Sheet (as of 30 September 2007)

	RM
Non Current Assets	
Property Investment	515,447,553
Current Assets	
Accounts Receivable	1,049,349
Work In Progress	3,515,144
Other Debtor / Prepayment	4,977,094
Cash at Bank	19,426,867
	<u>28,968,455</u>
Current Liabilities	
Other Creditors & Accruals	1,350,729
Advances received	313,576
Tenancy deposits	17,336,261
Provision for income distribution	7,680,024
	<u>26,680,590</u>
Net current assets/(liabilities)	2,287,865
	<u>517,735,418</u>
Financed by:	
Unitholders' capital	336,586,000
Listing expenses	(8,449,289)
Retained earnings	5,598,706
Net Asset Value ("NAV")	<u>333,735,418</u>
Long Term Liabilities	
Borrowings	184,000,000
	<u>517,735,418</u>

No. of Units
320,001,000
Net Asset Value Per Unit
1.0429
Unit Price, 28 Sep 2007
1.45
Premium / (Discount) NAV
39%

Debt Structure
Al-Murabahah / OD
Gearing (Debt/GAV)
33.8%
Interest (Profit Rate)
2007: 4.70%

*Gearing Limited for Malaysian REITs:
50% of GAV (Gross Asset Value)*





Thank You



CREATING THE PLACES WHERE PEOPLE LOVE TO SHOP

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