
Hektar REIT Second Quarter 2008 Net Income up 10.9% over Preceding Year Quarter

Current Quarter Revenues hit RM20.9 million

Second Quarter DPU declared at 2.40 sen

Kuala Lumpur, August 13, 2008 – Hektar Asset Management Sdn Bhd (“Manager”) announced today that Hektar Real Estate Investment Trust (“Hektar REIT”), recorded revenue of RM20.9 million for the second quarter of 2008, an increase of 15.6% from the same period last year and net income of RM9.4 million, which is 10.9% higher than the same period last year.

Overall, net income per unit was 2.94 sen of which the Manager declared a second quarter Divided Per Unit (DPU) of 2.40 sen. Based on the closing price of RM1.25 on 12 August 2008, this represents an annualised yield of 7.7%.

The Book Closing Date is on 27 August 2008, and the Unitholders can expect to receive their DPU for the second quarter of 2008 of 2.40 sen per unit on 9 September 2008.

Hektar REIT’s policy is to pay dividends on a quarterly basis and aims to distribute 90% of the actual net income for FY2008.

During the second quarter, total occupancy of the shopping centre portfolio improved to approximately 97.4% with Subang Parade reaching full occupancy of 100%. Rental reversions remained positive, with 17 new or renewed tenancies recording an average increase of 11% over previous rental rates.

Dato’ Jaafar Abdul Hamid, Chief Executive Officer of Hektar Asset Management Sdn Bhd, said, “Our second quarter results performed according to our expectations. Our shopping centres

continue to record high occupancies and rental reversions remain positive. Over one million Malaysians live within 15 minutes drive time of our shopping centres in Subang Jaya, Melaka and Muar. Our centres continue to feature a quality, diverse tenant mix and our management remains committed to the community surrounding the shopping centres. By maintaining this focus, we believe our centres will remain relevant to the local markets and financially resilient.”

Overview of Hektar REIT Second Quarter 2008 Results (Unaudited) 3 months ended 30 June 2008	Quarter Ending 30 June 2008 (RM '000)	Quarter Ended 30 June 2007 (RM '000)	Variance (%)
Revenue	20,888	18,062	+ 15.6%
Direct Cost & Property Expenses	(7,401)	(6,675)	- 10.9%
Net Property Income (NPI)	13,487	11,387	+ 18.4%
Interest Expense	(2,885)	(1,920)	-50.2%
Net Income – Realised	9,407	8,486	+ 10.9%
Net Income Per Unit – Realised (sen)	2.94	2.65	+ 10.9%
Distribution Per Unit (sen)	2.40		

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 Board of Bursa Malaysia Securities Berhad in December 2006 and currently owns 1.1 million square feet of retail space in Selangor, Melaka and Johor, with assets valued in excess of RM700 million. 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 wholly-owned 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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