

HEKTAR REAL ESTATE INVESTMENT TRUST QUARTERLY REPORT

STATEMENT OF FINANCIAL POSITION AS AT 31 MARCH 2013

	As at 31.3.2013 RM (Unaudited)	As at 31.12.2012 RM (Audited)
<u>NON-CURRENT ASSETS</u>		
Investment properties	1,028,970,000	1,028,970,000
Capital work in progress	1,486,467	533,438
Fixed deposits with a licensed bank	4,091,298	4,072,423
	1,034,547,765	1,033,575,861
<u>CURRENT ASSETS</u>		
Trade receivables	3,352,912	3,333,440
Other receivables, deposits and prepayments	3,720,581	3,231,071
Cash and bank balances	25,418,000	26,127,087
	32,491,493	32,691,598
TOTAL ASSETS	1,067,039,258	1,066,267,459
<u>NON-CURRENT LIABILITY</u>		
Bank borrowings	436,100,000	286,100,000
<u>CURRENT LIABILITIES</u>		
Trade payables	1,163,252	1,319,107
Other payables and accruals	5,588,005	5,084,467
Tenancy deposits	27,280,648	27,099,499
Bank borrowings	-	150,000,000
	34,031,905	183,503,073
TOTAL LIABILITIES	470,131,905	469,603,073
NET ASSET VALUE	596,907,353	596,664,386
<u>FINANCED BY:</u>		
Unitholders' capital	425,738,255	425,738,255
Undistributed income – realised	35,351,512	35,108,545
– unrealised	135,817,586	135,817,586
TOTAL UNITHOLDERS' FUND	596,907,353	596,664,386
<u>NET ASSET VALUE PER UNIT (RM)</u>		
-as at 31 March 2013/31 December 2012	1.4899	1.4893
-before distribution for the cumulative quarter	1.5169	1.5756
NUMBER OF UNITS IN CIRCULATION	400,634,117	400,634,117

Note: tenancy deposit includes RM1,860,499 (2012: RM1,922,875) which is discounted to present value in compliance with MFRS 139 as per note A14.

The Condensed Statement of Financial Position should be read in conjunction with the audited financial statements for the year ended 31 December 2012 and the accompanying explanatory notes attached.

HEKTAR REAL ESTATE INVESTMENT TRUST QUARTERLY REPORT

STATEMENT OF COMPREHENSIVE INCOME
FOR THE QUARTER ENDED 31 MARCH 2013 (UNAUDITED)

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Current Year Quarter 31.3.2013 RM	Preceding Year Corresponding Quarter 31.3.2012 RM	Current YTD 31.3.2013 RM	Preceding YTD 31.3.2012 RM
Revenue	30,077,975	24,455,906	30,077,975	24,455,906
Property operating expenses	(11,703,256)	(9,517,905)	(11,703,256)	(9,517,905)
Net property income	18,374,719	14,938,001	18,374,719	14,938,001
Interest income	68,269	34,216	68,269	34,216
Other income	10,912	33,634	10,912	33,634
Trust expenses	(2,690,892)	(1,826,097)	(2,690,892)	(1,826,097)
Borrowing costs	(4,702,920)	(3,454,508)	(4,702,920)	(3,454,508)
Income before taxation	11,060,088	9,725,246	11,060,088	9,725,246
Taxation	-	-	-	-
Net income for the period	11,060,088	9,725,246	11,060,088	9,725,246
Other comprehensive income for the period, after tax	-	-	-	-
Total comprehensive income for the period	11,060,088	9,725,246	11,060,088	9,725,246
Earnings per unit (sen)	2.76	3.04	2.76	3.04

The Condensed Statement of Comprehensive Income should be read in conjunction with the audited financial statements for the year ended 31 December 2012 and the accompanying explanatory notes attached.

HEKTAR REAL ESTATE INVESTMENT TRUST QUARTERLY REPORT

STATEMENT OF CHANGES IN NET ASSETS VALUE FOR THE CUMULATIVE QUARTER ENDED 31 MARCH 2013 (UNAUDITED)

	Unitholders' Capital RM	Undistributed income		Unitholders' Fund RM
		Realised RM	Unrealised RM	
<u>Balance at 1 January 2013</u>	425,738,255	35,108,545	135,817,586	596,664,386
<u>Operation for the cumulative quarter ended 31 March 2013</u>				
Total comprehensive income for the period	-	11,060,088	-	11,060,088
<u>Unitholders' transaction</u>				
Distribution to unitholders	-	(10,817,121)	-	(10,817,121)
Balance at 31 March 2013	<u>425,738,255</u>	<u>35,351,512</u>	<u>135,817,586</u>	<u>596,907,353</u>

CUMULATIVE QUARTER ENDED 31 DECEMBER 2012 (AUDITED)

	Unitholders' Capital RM	Undistributed income		Unitholders' Fund RM
		Realised RM	Unrealised RM	
<u>Balance at 1 January 2012</u>	328,136,711	29,910,936	117,105,649	475,153,296
<u>Operation for the cumulative quarter ended 31 December 2012</u>				
Total comprehensive income for the period	-	39,757,717	18,711,937	58,469,654
<u>Unitholders' transaction</u>				
Distribution to unitholders	-	(34,560,108)	-	(34,560,108)
Unitholders' capital	99,305,308	-	-	99,305,308
Unit issuance expenses	(1,703,764)	-	-	(1,703,764)
Balance at 31 December 2012	<u>425,738,255</u>	<u>35,108,545</u>	<u>135,817,586</u>	<u>596,664,386</u>

The Condensed Statement of Changes in Net Assets Value should be read in conjunction with the audited financial statements for the year ended 31 December 2012 and the accompanying explanatory notes.

HEKTAR REAL ESTATE INVESTMENT TRUST QUARTERLY REPORT

STATEMENT OF CASH FLOWS (UNAUDITED) FOR THE CUMULATIVE QUARTER ENDED 31 MARCH 2013

	Current YTD 31.3.2013 RM	Preceding YTD 31.3.2012 RM
CASH FLOW FROM OPERATING ACTIVITIES		
Income before taxation	11,060,088	9,725,246
Adjustments for :-		
Interest income	(68,269)	(34,216)
Interest expense	4,702,920	3,454,508
Rental under MFRS 117	(33,983)	143,039
Impairment loss on trade receivables	52,500	37,500
Reversal of impairment loss on trade receivables	-	(30,233)
Operating profit before working capital changes	<u>15,713,256</u>	<u>13,295,844</u>
Change in working capital :-		
Receivables	(527,500)	(1,587,808)
Payables	528,833	157,696
Net cash from operating activities	<u>15,714,589</u>	<u>11,865,732</u>
CASH FLOW FROM INVESTING ACTIVITIES		
Expenditure for refurbishment and enhancement of investment property incurred	(953,029)	(475,521)
Interest income	68,269	34,216
Placement of fixed deposits	(18,875)	(16,647)
Net cash used in investing activities	<u>(903,635)</u>	<u>(457,952)</u>
CASH FLOW FROM FINANCING ACTIVITIES		
Interest expense	(4,702,920)	(3,454,508)
Bank borrowings	-	-
Distribution to Unitholders	(10,817,121)	(9,600,030)
Net cash used in financing activities	<u>(15,520,041)</u>	<u>(13,054,538)</u>
NET DECREASE IN CASH AND CASH EQUIVALENTS	(709,087)	(1,646,758)
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	26,127,087	19,265,508
CASH AND CASH EQUIVALENTS AT END OF PERIOD	<u>25,418,000</u>	<u>17,618,750</u>

The Condensed Statement of Cash Flows should be read in conjunction with the audited financial statements for the year ended 31 December 2012 and the accompanying explanatory notes attached.

A. EXPLANATORY NOTES FOR THE QUARTER ENDED 31 MARCH 2013 PURSUANT TO MALAYSIAN FINANCIAL REPORTING STANDARDS ("MFRS")

A1 BASIS OF PREPARATION

The quarterly financial report is unaudited and has been prepared in compliance with MFRS 134: Interim Financial Reporting and Chapter 9 Part K of the Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Malaysia"). Hektar REIT had adopted Malaysian Financial Reporting Standard issued by Malaysian Accounting Standards Board for accounting period beginning 1 January 2012.

A2 AUDIT REPORT OF PRECEDING FINANCIAL YEAR

The auditors have expressed an unqualified opinion on Hektar REIT's financial statements for the year ended 31 December 2012 in their report dated 5 February 2013.

A3 SEASONALITY OR CYCLICALITY OF OPERATIONS

The business of Hektar REIT is not affected by material, seasonal or cyclical factors.

A4 UNUSUAL ITEMS

There were no unusual items affecting assets, liabilities, equity, net 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 were no issuance, cancellation, repurchase, resale and repayment of debt and equity securities for the current quarter.

A7 INCOME DISTRIBUTION

Based on the quarterly result ended 31 March 2013, there will be a First Distribution of 2.6 sen per unit, amounting to RM10,416,487 to be made on 12 June 2013.

A8 SEGMENT INFORMATION

The principal activity of Hektar REIT is to invest in properties in Malaysia with the primary objective to derive rental income and medium-to-long term growth. Hence, no segmental reporting is presented.

A9 VALUATION OF INVESTMENT PROPERTIES

The Investment Properties were last valued as follows:

1. Subang Parade, Mahkota Parade and Wetex Parade on 31 October 2012
2. Central Square and Landmark Central on 6 December 2012.

A10 MATERIAL SUBSEQUENT EVENTS TO THE END OF THE INTERIM PERIOD

There were no material events subsequent to the end of the interim period.

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 400,634,117 units.

A12 CONTINGENT LIABILITIES AND CONTINGENT ASSETS

There were no contingent liabilities or contingent assets to be disclosed.

A13 RENTAL INCOME FROM TENANCIES (MFRS 117)

Rental income receivable under tenancy agreements is recognised on a straight-line basis over the term of the lease. Meanwhile, gross turnover rental is recognised as income in the accounting period on a receipt basis.

A14 TENANCY DEPOSITS (MFRS 139)

Included in the tenancy deposit received from tenants is RM1,860,499 representing the difference between the fair value and the amount of deposits carried in the statement of financial position as a result of the recognition of the said deposits at fair value in compliance with the requirements of MFRS 139 financial instruments.

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

B1 REVIEW OF PERFORMANCE

For the cumulative quarter ended 31 March 2013, Hektar REIT generated total revenue of RM30,157,156.

Revenue of RM30,077,975 was higher than the preceding year's corresponding period by 23%, principally due to the acquisition of the two new shopping malls recently acquired by Hektar REIT in Kedah.

Similarly, property operating expenses increased to RM11,703,256.

B2 VARIATION OF RESULTS AGAINST PRECEDING QUARTER

	Current Quarter Ended 31.3.2013 RM	Preceding Quarter Ended 31.3.2012 RM
Income before tax	11,060,088	9,725,246

The first quarter's net income of RM11,060,088 is 14% higher than the previous corresponding period of 2012 mainly due to net income arising from the two new shopping malls in Kedah.

B3 PROSPECTS

New mall openings within the Klang Valley is creating a more challenging environment. Hektar is embarking on an asset enhancement initiative on the 2 newly acquired malls in Kedah and with the completion of these acquisitions, Hektar is now well positioned due to the geographical spread of its portfolio.

B4 VARIANCE OF PROFIT FORECAST OR PROFIT GUARANTEE

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

B5 TAX EXPENSE

Pursuant to the introduction of the new tax regime for Real Estate Investment Trust ("REIT"), a REIT will be fully exempted from income tax provided at least 90% of its income is distributed to unitholders with effect from the year of assessment 2007.

Barring unforeseen circumstances, there will be no tax payable as Hektar REIT intends to distribute at least 90% of the distributable income to unitholders for the year ending 31 December 2013.

B6 SALE OF UNQUOTED INVESTMENTS AND/OR PROPERTIES

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

B7 QUOTED INVESTMENTS

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

B8 CORPORATE PROPOSAL AND DEVELOPMENTS

Change in Boardroom

On 30 January 2013, Mr Chia Soon Ren who is currently the Head, Investment of Frasers Centrepoint Asset Management Limited was appointed to the Board of Directors of Hektar Asset Management Sdn Bhd as Alternate Director to Dr Chew Tuan Chiong (Non Independent & Non Executive Director).

Government Land Acquisition

Further to the announcements dated 10 May 2010, 4 August 2010, 3 November 2010, 17 February 2011, 11 May 2011, 17 August 2011, 4 November 2011, 13 February 2012, 25 May 2012, 29 June 2012, 10 August 2012, 20 November 2012 and 5 February 2013, the Manager is currently awaiting for payment of the additional compensation sum and other charges awarded by the High Court from the Pentadbir Tanah Daerah Petaling (PTD) in respect of the compulsory land acquisition on part of land held under Grn 55365, Lot 14193, Town of Subang Jaya, District of Petaling, Selangor.

Acquisition of Sold Lot

In the first quarter of 2013, AmTrustee Berhad acting for and on behalf of Hektar REIT had entered into the following transactions :-

- i) a Memorandum of Contract dated 18 January 2013 with CIMB Bank Berhad to acquire Lot 3F-42 at Central Square Shopping Centre via public auction at the purchase price of RM 190,000; and
- ii) a Sale & Purchase Agreement to acquire Lot 1F-41 at Central Square Shopping Centre for the purchase price of RM 445,000.

The acquisition of Lot 3F-42 was completed on 16 April 2013. Lots 3F-42 and 1F-41 were amongst the individual lots which were previously sold to individual purchasers prior to the acquisition of Central Square Shopping Centre by Hektar REIT.

B9 BORROWINGS AND DEBT SECURITIES

The total borrowings of RM436,100,000 are long term and secured.

B10 UTILISATION OF PROCEEDS RAISED FROM ISSUANCE OF NEW UNITS

There was no issuance of new units during the quarter under review.

B11 OFF BALANCE SHEET FINANCIAL INSTRUMENTS

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

B12 MATERIAL LITIGATION

There was no material litigation as at date of reporting.

B13 SOFT COMMISSION

For the quarter ended 31 March 2013, there was no soft commission received by the Manager, or its delegates, from its broker from any transactions conducted by the Trust.

B14 INCOME DISTRIBUTION

The Board of Directors of Hektar Asset Management Sdn Bhd has recommended and the Trustee has approved a first income distribution of 2.6 sen per unit, amounting to RM10,416,487 for the First Quarter ended 31 March 2013. The withholding tax rate imposed on the recipients of income distribution is as follows:

Resident individual	Withholding tax at 10%
Non-resident individual	Withholding tax at 10%
Resident institutional investors	Withholding tax at 10%
Non-resident institutional investors	Withholding tax at 10%
Resident companies	No withholding tax. Subject to corporate tax at 25% for year of assessment 2013
Non-resident companies	Withholding tax at 25% for year of assessment 2013

B15 DISTRIBUTION PER UNIT AND EARNINGS PER UNIT

	Current Quarter Ended 31.3.2013	Preceding Quarter Ended 31.3.2012
Income before tax	11,060,088	9,725,246
Provision for income distribution	10,416,487	8,320,026
Number of units in issue	400,634,117	320,001,000
Basic earning per unit (sen)	2.76	3.04
Distribution per unit (sen)	2.60	2.60

B16 RESPONSIBILITY STATEMENT

In the opinion of the Directors of the Manager, the quarterly report has been prepared in accordance with MFRSs and Paragraph 9.44 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad so as to give a true and fair view of the financial position of Hektar REIT as at 31 March 2013 and of its financial performance and cash flows for the quarter/period ended on that date and duly authorised for release by the Board of the Manager on 7 May 2013.

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

7 May 2013