

PELABURAN HARTANAH NASIONAL BERHAD

APPENDIX III

AMANAH HARTA TANAH PNB

UNAUDITED CONDENSED STATEMENT OF FINANCIAL POSITION

	AS AT END OF CURRENT QUARTER 31.12.2014 (Unaudited) RM'000	AS AT PRECEDING FINANCIAL YEAR ENDED 31.12.2013 (Audited) RM'000
<b>INVESTMENTS</b>		
Real estate	186,117	164,500
Real estate-related assets	616	189
Non-real estate-related assets	1,828	1,873
Deposits with financial institutions	10,132	15,780
	<u>198,693</u>	<u>182,342</u>
<b>OTHER ASSETS</b>		
Equipment, furniture and fittings	18	22
Tax recoverable	601	668
Trade receivables	647	716
Other receivables	189	185
Cash and bank balances	25	33
	<u>1,480</u>	<u>1,624</u>
<b>TOTAL ASSETS</b>	<u><u>200,173</u></u>	<u><u>183,966</u></u>
<b>LIABILITIES</b>		
Financing	38,466	20,767
Rental deposits	4,453	4,325
Other payables	731	785
Amount due to Manager	131	135
Deferred tax liability	1,951	-
<b>TOTAL LIABILITIES</b>	<u>45,732</u>	<u>26,012</u>
<b>EQUITY</b>		
Unit holders' capital	100,000	100,000
Undistributed income	54,441	57,954
<b>TOTAL EQUITY</b>	<u>154,441</u>	<u>157,954</u>
<b>TOTAL EQUITY AND LIABILITIES</b>	<u><u>200,173</u></u>	<u><u>183,966</u></u>
<b>NUMBER OF UNITS IN CIRCULATION</b>	<u>100,000</u>	<u>100,000</u>
<b>NET ASSET VALUE ("NAV")</b>	<u>154,441</u>	<u>157,954</u>
<b>NAV (EX-DISTRIBUTION) PER UNIT (RM)</b>	<u>1.5444</u>	<u>1.5795</u>

(The Unaudited Condensed Statement of Financial Position should be read in conjunction with the Annual Financial Report for the year ended December 31, 2013).

## PELABURAN HARTANAH NASIONAL BERHAD

## APPENDIX IV

## AMANAH HARTA TANAH PNB

## UNAUDITED STATEMENT OF COMPREHENSIVE INCOME

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Current Year Quarter 31.12.2014 RM'000	Preceding Year Quarter 31.12.2013 RM'000	Current Year Quarter 31.12.2014 RM'000	Preceding Year Corresponding Quarter 31.12.2013 RM'000
<b>TOTAL REVENUE</b>	<b>3,790</b>	<b>2,943</b>	<b>14,469</b>	<b>13,822</b>
Gross rental income	3,225	3,509	13,437	13,962
Less: Assessment	(232)	(225)	(919)	(880)
Quit rent	(14)	(14)	(55)	(55)
Other property operating expenditure	(1,209)	(1,057)	(4,681)	(4,426)
Depreciation	(1)	(1)	(4)	(4)
Net rental income	1,769	2,212	7,778	8,597
Interest income from deposits with financial institutions	89	117	366	417
Net gain/(loss) on real estate/non-real estate-related asset:				
Realised gain on disposal	-	378	2	411
Unrealised gain/(loss) on valuation	451	(1,078)	540	(1,066)
Dividend income	25	17	124	98
	<u>2,334</u>	<u>1,646</u>	<u>8,810</u>	<u>8,457</u>
<b>EXPENSES</b>				
Manager's fee	391	398	1,561	1,581
Trustee's fee	32	32	130	130
Auditors' remuneration	4	4	14	14
Valuation fee	70	-	70	5
Professional fee	-	-	12	-
Printing, postage and general expenses	23	5	125	98
Financing costs	356	206	1,031	655
Allowance for impairment of trade receivable	-	14	-	13
Feasibility study	-	-	29	-
	<u>876</u>	<u>659</u>	<u>2,972</u>	<u>2,496</u>
INCOME BEFORE TAXATION	1,458	987	5,838	5,961
TAXATION	(1,951)	-	(1,951)	-
INCOME AFTER TAXATION	<u>(493)</u>	<u>987</u>	<u>3,887</u>	<u>5,961</u>
OTHER COMPREHENSIVE INCOME	-	-	-	-
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD	<u>(493)</u>	<u>987</u>	<u>3,887</u>	<u>5,961</u>
NET INCOME AFTER TAXATION IS MADE UP OF THE FOLLOWING:				
- Realised	1,007	2,065	5,298	7,027
- Unrealised	(1,500)	(1,078)	(1,411)	(1,066)
	<u>(493)</u>	<u>987</u>	<u>3,887</u>	<u>5,961</u>
EARNINGS PER UNIT (SEN)	<u>(0.49)</u>	<u>0.99</u>	<u>3.89</u>	<u>5.96</u>

(The Unaudited Condensed Statement of Comprehensive Income should be read in conjunction with the Annual Financial Report for the year ended December 31, 2013).

## PELABURAN HARTANAH NASIONAL BERHAD

APPENDIX V

## AMANAH HARTA TANAH PNB

UNAUDITED CONDENSED STATEMENT OF CHANGES IN EQUITY  
THE PERIOD ENDED DECEMBER 31, 2014

	Unit holders' Capital (RM'000)	Retained Earnings		Total Attributable to unit Holders (RM'000)
		Distributable Realised Income (RM'000)	Non- Distributable Unrealised Income (RM'000)	
Current Year To-date				
At 1 January 2014	100,000	19,269	38,685	157,954
Transfer to realised income	-	(165)	165	-
Total comprehensive income for the period	-	5,298	(1,411)	3,887
Income distribution during the period:				
Final income distribution (Year ended Dec. 31, 2013)	-	(3,700)	-	(3,700)
Interim income distribution (Year ended Dec. 31, 2014)	-	(3,700)	-	(3,700)
At December 31, 2014	<u>100,000</u>	<u>17,002</u>	<u>37,439</u>	<u>154,441</u>
Preceding Year To-date				
At 1 January 2013	100,000	19,494	39,899	159,393
Transfer to realised income	-	148	(148)	-
Total comprehensive income for the period	-	7,027	(1,066)	5,961
Income distribution during the period:				
Final income distribution (Year ended Dec. 31, 2012)	-	(3,700)	-	(3,700)
Interim income distribution (Year ended Dec. 31, 2013)	-	(3,700)	-	(3,700)
At December 31, 2013	<u>100,000</u>	<u>19,269</u>	<u>38,685</u>	<u>157,954</u>

(The Unaudited Condensed Statement of Changes in Equity should be read in conjunction with the Annual Financial Report for the year ended December 31, 2013).

PELABURAN HARTANAH NASIONAL BERHADAPPENDIX VIAMANAH HARTA TANAH PNBUNAUDITED CONDENSED STATEMENT OF  
CASH FLOW FOR THE PERIOD ENDED DECEMBER 31, 2014

	Current Year To-date 31.12.2014 (RM'000)	Preceeding Year To-date 31.12.2013 (RM'000)
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Net income before taxation	5,838	5,961
Adjustments for non-cash flow:		
Non-cash items	(536)	1,083
Non-operating items	547	(267)
Operating profit before working capital changes	<u>5,849</u>	<u>6,777</u>
Changes in working capital		
Net change in current assets	(21)	(265)
Net change in current liabilities	54	575
Net cash generated from operating activities	<u>5,882</u>	<u>7,087</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Real estate	(21,865)	(4,046)
Equipment, furniture and fittings	-	(15)
Real estate-related asset/non-real estate-related asset	519	62
Interest received	379	405
Net cash generated from investing activities	<u>(20,967)</u>	<u>(3,594)</u>
<b>CASH FLOW FROM FINANCING ACTIVITIES</b>		
Payment of income distribution	(7,400)	(7,400)
Proceed from revolving credit facility	17,698	6,377
Financing costs paid	(869)	(571)
Net cash used in financing activities	<u>9,429</u>	<u>(1,594)</u>
NET INCREASE IN CASH AND CASH EQUIVALENTS	(5,656)	1,899
CASH AND CASH EQUIVALENTS AT BEGINNING OF THE PERIOD	<u>15,813</u>	<u>13,914</u>
CASH AND CASH EQUIVALENTS AT END OF THE PERIOD	<u>10,157</u>	<u>15,813</u>

(The Unaudited Condensed Statement of Cash Flow should be read in conjunction with the Annual Financial Report for the year ended December 31, 2013).

AMANAH HARTA TANAH PNB

EXPLANATORY NOTES AS REQUIRED BY MFRS 134 INTERIM FINANCIAL REPORTING ("MFRS 134")

A1. BASIS OF PREPARATION

The quarterly financial report has been prepared in accordance with MFRS 134: Interim Financial Reporting and should be read in conjunction with the audited financial statements for the year ended December 31, 2013.

The accounting policies and methods of computation used in the preparation of the interim financial statements are consistent with those adopted in the audited financial statements for the financial year ended 31 December 2013.

A2. AUDIT REPORT FOR PRECEDING FINANCIAL YEAR

The audit report of the financial statements for the preceding year ended December 31, 2013, was not qualified.

A3. SEASONALITY OR CYCLICALITY OF OPERATIONS

The business operations of the Trust are not affected by material seasonal or cyclical factors.

A4. UNUSUAL ITEMS

There were no unusual items to be disclosed for the quarter under review.

A5. CHANGES IN ESTIMATES

This is not applicable as no estimates were previously reported.

A6. DEBT AND EQUITY SECURITIES

There were no issuance, cancellation, repurchase, resale and repayment of debt and equity securities for the current quarter and year-to-date.

A7. INCOME DISTRIBUTION

No income distribution was paid during the current quarter.

A8. SEGMENTAL REPORTING

No segment information is prepared as the Trust's assets are located in Malaysia and hence, revenue is generated in Malaysia.

A9. VALUATIONS OF INVESTMENT IN REAL ESTATE

A revaluation exercise was carried out on the entire real estate investments of AHP during the quarter under review pursuant to Clause 10.03 of the REIT Guidelines issued by the Securities Commission. The revaluation exercise reveals total market value of RM169.95 million resulting in unrealised gain on revaluation of RM0.55 million or 0.32% from carrying value of RM169.4 million.

A10. MATERIAL EVENTS

There were no material events as at the latest practicable date from the date of this report.

A11. EFFECT OF CHANGES IN THE COMPOSITION OF THE TRUST

The composition of the investment portfolio of the Trust is as follows:

Investments	Unaudited as at end of current quarter		Audited as at preceeding financial year end	
	(RM'000)	(%)	(RM'000)	(%)
Real estate	186,117	93.66	164,500	90.20
Real estate related-assets	616	0.31	189	0.10
Non-real estate-related assets	1,828	0.92	1,873	1.03
Deposits with financial institutions, cash and bank balances	10,157	5.11	15,813	8.67
	<u>198,718</u>	<u>100.00</u>	<u>182,375</u>	<u>100.00</u>

A12. CONTINGENT LIABILITIES OR CONTINGENT ASSETS

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

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

B1. REVIEW OF PERFORMANCE

For the quarter ended December 31, 2014, the Trust recorded a total revenue of RM3.79 million, representing an increase of RM0.847 million or 28.78% from RM2.943 million achieved in the corresponding quarter in 2013.

Total expenditure for the quarter under review was RM2.332 million, representing an increase of RM0.376 million or 19.22% from RM1.956 million recorded in the corresponding period in 2013.

For the quarter under review, the Trust recorded an income before taxation of RM1.458 million which represents an increase of RM0.471 million or 47.72% from RM0.987 million of profit recorded in the corresponding period last year.

B2. CHANGES IN THE STATE OF AFFAIRS

There was no material change in the state of affairs of the Trust for the quarter under review.

B3. SUMMARY OF EARNINGS PER UNIT, NET ASSET VALUE AND MARKET PRICE

	Current Year To-date	As at Preceding Financial Year End
Authorised units ('000)	1,000,000	1,000,000
Number of units in issue ('000)	100,000 *	100,000 *
Total comprehensive income (RM'000)	3,887	5,961
Earnings per unit (sen)	3.89	5.96
Net asset value (RM'000)	154,441	157,954
Net asset value per unit (RM)	1.5444	1.5795
Market price per unit (RM)	1.13	1.13

\* The Manager did not hold any unit in the Trust, however, Permodalan Nasional Berhad, a holding company of the Manager, held 5,063,500 units, representing approximately 5.06% of the total units in issue.

B4. REVIEW OF COMMERCIAL PROPERTY MARKET

The performance of Malaysia's property market comprising residential, commercial and industrial properties, moderated during the first half of 2014. For the Purpose-Built-Office (PBO), some 194,798 sq. m of new space was supplied into the market for the first half of 2014; reflecting a meagre increase of 1.0% from the December 2013 level. On the demand side, occupancy rate for PBO in Malaysia in the first half of 2014 stood at 78.4%; a slight increase from the second half of 2013 level of 77.5%. As at the end of the first half of 2014, Kuala Lumpur accounted for 40.8% of the total PBO space nationwide. The share of Kuala Lumpur's PBO against the total national PBO had increased modestly from 40.5% recorded in the end of second half of 2013. This indicates a rising concentration of commercial activities in the capital.

B5. PROSPECTS

In view of the sustainable level of occupancy of the real estate of AHP, Management anticipates that the performance of the real estate of AHP will remain favourable for the current financial year.

B6. STATUS OF CORPORATE PROPOSALS

There were no proceeds raised from any corporate proposal.

B7. UTILISATION OF PROCEEDS RAISED FROM ANY ISSUANCE OF NEW UNITS

There were no issuances of new units for the quarter under review.

B8. CIRCUMSTANCES AFFECTING INTEREST OF UNIT HOLDERS

There were no unusual circumstances which materially affect the interest of the unit holders for the quarter under review.

B9. MATERIAL LITIGATION

There was no pending material litigation as at the latest practicable date from the date of the issuance of this report.

B10. MAINTENANCE COST AND MAJOR CAPITAL EXPENDITURE

There were no major maintenance cost incurred during the quarter under review. However, capital expenditure amounting to RM8.108 million has been incurred during the quarter under review.

B11. SOFT COMMISSION

There was no soft commission received by the Manager or its delegates during the quarter under review.

B12. INCOME RECOGNITION

(i) Rental Income

Rental income from real estate is accounted for on an accrual basis.

(ii) Gross Dividend Income

Gross dividend income from quoted shares are recognised on a declared basis, when the right to receive dividends has been established.

(iii) Other Income

Interest income, car park income and other real estate income are accounted for on an accrual basis.

B13. MANAGEMENT FEE

The Manager is entitled to a fee not exceeding 2% per annum of the net asset value of the Trust on each day of the accrual period, as defined in the Deed of Trust. The management fee charged for the current quarter is 1% (2013: 1%) per annum of the daily net asset value of the Trust.

No other fee, commission or initial service charges has been paid or is payable to the Manager.

B14. TRUSTEE'S FEE

The Trustee is entitled to a fee not exceeding 0.1% per annum of the net asset value of the Trust on each day of the accrual period, as defined in the Deed of Trust. The Trustee's fee charged for the current quarter is RM32,500 (2013: RM32,500).

B15. TRANSACTIONS WITH STOCKBROKING COMPANIES

No transaction recorded during the current quarter.



B16. COMPOSITION OF THE INVESTMENT PORTFOLIO

<u>Investments</u>	<u>Units</u>	<u>Total Cost</u> (RM'000)	<u>Fair Value</u> (RM'000)	Percentage of Fair Value Over Net Asset <u>Value</u> (%)
Real estate	6	147,103	186,117	120.51
Real estate related-assets	211,614	509	616	0.40
Non-real estate related-assets	217,813	1,586	1,828	1.18
Deposits with financial institutions, cash and bank balances		<u>10,157</u>	<u>10,157</u>	6.58
Total		<u><u>159,355</u></u>	<u><u>198,718</u></u>	128.67

B17. TAXATION

The Trust has been exempted from income tax on all income provided that at least 90% of its total chargeable income pursuant to Section 61A of the Income Tax Act 1967, is distributed to the unit holders in the basis period effective from year of assessment 2007.

The Trust estimates that it will distribute at least 90% of its chargeable income for the whole financial year and accordingly the Trust is not subject to income tax for the year ended December 31, 2014.

The effect of change in tax rate relates to increase in the rate of Real Property Gains Tax ("RPGT") for properties held for more than 5 years from nil to 5% which takes effect from 1 January 2014.

A reconciliation of income tax expense applicable to income before taxation at the statutory income tax rate to income tax expenses at the effective income tax rate of the Trust is as follows:-

	Current Quarter RM'000	Year to-date RM'000
Income before taxation	<u>1,458</u>	<u>5,838</u>
Taxation at Malaysian statutory tax rate of 25%	365	1,460
Effect on income not subject to tax	(4)	(120)
Effect on expenses not deductible for tax purposes	321	365
Effect on income distribution exempted from tax at trust level	(544)	(1,564)
Utilisation of current year capital allowances	-	(3)
Effect of deferred tax recognised at RPGT rate	(110)	(110)
Effect of change in tax rate	<u>1,923</u>	<u>1,923</u>
Tax expense for the period	<u><u>1,951</u></u>	<u><u>1,951</u></u>

B18. BORROWINGS AND DEBT SECURITIES

There were no borrowings or debt securities except for the Revolving Credit-i Facility.

B19. INCOME DISTRIBUTION

Income distribution for the current year to-date, is as follows:

	Gross RM'000	Net RM'000
Interim income distribution of 3.70 sen per unit (Payment date : 29 August 2014)	3,700	3,700
Proposed final income distribution of 3.70 sen per unit (Payment date: 27 February 2015)	3,700	3,700
Total distribution for the period	<u>7,400</u>	<u>7,400</u>
Distribution per unit (sen)	<u>7.40</u>	<u>7.40</u>

B20. SOURCE OF DISTRIBUTION

Distribution to unit holders is from the following sources:

	RM'000
Net rental income	7,778
Gross dividends from investments in:	
Real estate-related assets	26
Non-real estate-related assets	91
Interest income from deposits with financial institutions	366
Gain on disposals of real estate	2
Gain on disposal of real estate/ non-real estate related asset	-
Other income	7
Retained earnings	<u>2,102</u>
	10,372
Less: Expenses	<u>(2,972)</u>
Total distribution	<u>7,400</u>
Gross income distribution per unit (sen)	3.70
Net income distribution per unit (sen)	<u>3.70</u>

B21. STATEMENT BY THE DIRECTORS OF THE MANAGER

In the opinion of the Directors of the Manager, the quarterly report has been prepared in accordance with MFRS 134: Interim Financial Reporting and Paragraph 9.44 of the Main Market Listing Requirements of the Bursa Malaysia Securities Berhad so as to give a true and fair view of the financial position of Amanah Harta Tanah PNB as at December 31, 2014 and its results and the cash flows for the quarter ended on that date and duly authorised for release by the Board of the Manager on January 28, 2015.

BY ORDER OF THE BOARD

ADIBAH KHAIRIAH BINTI ISMAIL @ DAUD (MIA 13755)  
Company Secretary  
PELABURAN HARTANAH NASIONAL BERHAD (175967-W)  
(as the Manager of Amanah Harta Tanah PNB)