

AMANAH HARTA TANAH PNB

UNAUDITED CONDENSED STATEMENT OF ASSETS AND LIABILITIES

	AS AT END OF CURRENT QUARTER 30.09.2010 (Unaudited) RM'000	AS AT PRECEDING FINANCIAL YEAR ENDED 31.12.2009 (Audited) RM'000
<u>INVESTMENTS</u>		
Real estates	142,488	143,290
Real estate-related assets	89	48
Non-real estate-related assets	1,927	1,272
Deposits with financial institutions	8,167	8,202
	-----	-----
	152,671	152,812
	-----	-----
<u>OTHER ASSETS</u>		
Equipment, furniture and fittings	2	3
Tax recoverable	637	637
Trade receivables	1,168	1,376
Other receivables	837	572
Cash and bank balances	65	72
	-----	-----
	2,709	2,660
	-----	-----
TOTAL ASSETS	155,380	155,472
	-----	-----
<u>LIABILITIES EXCLUDING NET ASSET VALUE ATTRIBUTABLE TO UNITHOLDERS</u>		
Rental Deposits	4,069	3,940
Other payables	429	612
Amount due to Manager	249	128
Revolving credit-i	934	-
	-----	-----
	5,681	4,680
	-----	-----
NET ASSETS ATTRIBUTABLE TO UNITHOLDERS	149,699	150,792
TOTAL LIABILITIES	155,380	155,472
	=====	=====
NUMBER OF UNITS IN CIRCULATION	100,000	100,000
	=====	=====
NET ASSET VALUE A UNIT (RM)	1.4970	1.5079
	=====	=====

(The Unaudited Condensed Balance Sheet should be read in conjunction with the Annual Financial Report for the year ended December 31, 2009).

AMANAH HARTA TANAH PNB

UNAUDITED STATEMENT OF COMPREHENSIVE INCOME

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Current Year 3rd Quarter 30.09.2010 RM'000	Preceding Year 3rd Quarter 30.09.2009 RM'000	Current Year To-date 30.09.2010 RM'000	Preceding Year Corresponding Period 30.09.2009 RM'000
<u>TOTAL TRUST REVENUE</u>	3,983 =====	3,680 =====	11,510 =====	11,111 =====
Gross rental income	3,723	3,497	11,111	10,517
Less : Assessment	(225)	(225)	(670)	(669)
Quit Rent	(14)	(15)	(43)	(44)
Property operating expenditure	(1,099)	(1,101)	(3,220)	(3,153)
Depreciation	-	-	(1)	(1)
Net rental income	2,385	2,156	7,177	6,650
Income from deposits with financial institutions	67	46	156	148
Net gain/(loss) on real estate/ non-real estate-related asset:				
Realised gain on disposal	20	167	28	252
Unrealised gain/(loss) on valuation	152	(50)	167	156
Dividend Income	21	20	48	38
<u>TOTAL TRUST INCOME</u>	2,645 -----	2,339 -----	7,576 -----	7,244 -----
<u>TOTAL TRUST EXPENDITURE</u>				
Management fee	379	377	1,122	1,123
Trustee's fee	33	33	98	98
Auditors' remuneration	7	3	14	10
Administrative expenses	2	16	71	90
Islamic financing cost	8	-	14	-
	429 -----	429 -----	1,319 -----	1,321 -----
<u>INCOME BEFORE TAXATION</u>	2,216	1,910	6,257	5,923
<u>TAXATION</u>	-	-	-	-
<u>INCOME AFTER TAXATION</u>	2,216 =====	1,910 =====	6,257 =====	5,923 =====
<u>OTHER COMPHREHENSIVE INCOME</u>	-	-	-	-
<u>TOTAL COMPHREHENSIVE INCOME FOR THE PERIOD</u>	2,216 =====	1,910 =====	6,257 =====	5,923 =====
<u>INCOME AFTER TAXATION FOR THE PERIOD IS MADE UP OF THE FOLLOWING:</u>				
- Realised	2,064	1,960	6,090	5,767
- Unrealised	152	(50)	167	156
	2,216 =====	1,910 =====	6,257 =====	5,923 =====
<u>EARNINGS PER UNIT (SEN)</u>	2.22 =====	1.91 =====	6.25 =====	5.92 =====

(The Unaudited Condensed Statement of Comprehensive Income should be read in conjunction with the Annual Financial Report for the year ended December 31, 2009).

AMANAH HARTA TANAH PNB

UNAUDITED CONDENSED STATEMENT OF CHANGES  
IN EQUITY FOR THE NINE-MONTH ENDED SEPTEMBER 30, 2010

	Unitholders Capital (RM'000)	<i>Distributable</i>		Total Unitholders' Fund (RM'000)
		Undistributed Realised Income (RM'000)	<i>Non-distributable</i> Unrealised Income (RM'000)	
<u>9-Month Quarter Ended September 30, 2010</u>				
At January 1, 2010	100,000	17,213	33,579	150,792
Total Comprehensive income for the period	-	6,090	167	6,257
Transfer from unrealised to realised	-	(70)	70	-
Income distribution during the period:				
Final income distribution (Year ended Dec. 31, 2009)	-	(3,750)	-	(3,750)
Interim income distribution (Year ended Dec. 31, 2010)	-	(3,600)	-	(3,600)
At September 30, 2010	100,000 =====	15,883 =====	33,816 =====	149,699 =====
<u>9-Month Quarter Ended September 30, 2009</u>				
At January 1, 2009	100,000	17,103	32,975	150,078
Total Comprehensive income for the period	-	5,767	156	5,923
Transfer from unrealised to realised	-	(281)	281	-
Income distribution during the period:				
Final income distribution (Year ended Dec. 31, 2008)	-	(3,500)	-	(3,500)
Interim income distribution (Year ended Dec. 31, 2009)	-	(3,250)	-	(3,250)
At September 30, 2009	100,000 =====	15,839 =====	33,412 =====	149,251 =====

(The Unaudited Condensed Statement of Changes in Equity should be read in conjunction with the Annual Financial Report for the year ended December 31, 2009).

AMANAH HARTA TANAH PNB

UNAUDITED CONDENSED CASH FLOW STATEMENT FOR  
THE SIX-MONTH ENDED SEPTEMBER 30, 2010

	9 Month Ended September 30, <u>2010</u> (RM'000)	9 Month Ended September 30, <u>2009</u> (RM'000)
<u>CASH FLOW FROM OPERATING ACTIVITIES</u>		
Income before taxation	6,257	5,923
Adjustment for non-cash flow:-		
Non-cash items	(166)	(154)
Non-operating items	( 232)	(438)
	-----	-----
Operating profit before working capital changes	5,859	5,331
Changes in working capital:		
Net change in current assets	(128)	(1,352)
Net change in current liabilities	123	102
	-----	-----
Cash generated from operations	5,854	4,081
Income taxes paid	-	-
	-----	-----
Net cash flows from operating activities	5,854	4,081
	-----	-----
<u>CASH FLOW FROM INVESTING ACTIVITIES</u>		
Real Estates	802	-
Real estate/non-real estate-related asset	(451)	456
Interest and dividend received	169	145
	-----	-----
Net cash generated from investing activities	520	602
	-----	-----
<u>CASH FLOW FROM FINANCING ACTIVITIES</u>		
Payment of income distribution	(7,350)	(6,750)
Proceeds from revolving credit-i	934	-
	-----	-----
Net cash used in financing activities	(6,416)	(6,750)
	-----	-----
NET DECREASE IN CASH AND CASH EQUIVALENTS	(42)	(2,068)
CASH AND CASH EQUIVALENTS AT BEGINNING OF THE PERIOD	8,274	9,208
	-----	-----
CASH AND CASH EQUIVALENTS AT END OF THE PERIOD	8,232	7,140
	=====	=====

(The Unaudited Condensed Cash Flow Statement should be read in conjunction with the Annual Financial Report for the year ended December 31, 2009).

AMANAH HARTA TANAH PNB

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

A1. BASIS OF PREPARATION

The quarterly financial report has been prepared in accordance with FRS 134: Interim Financial Reporting and should be read in conjunction with the audited financial statements for the year ended December 31, 2009.

The accounting policies adopted are consistent with those of the previous financial year, except for the adoption of new and revised FRSs and IC Interpretations which are effective for financial year beginning on or after 1 January 2010. Except as discussed below, the new and revised FRSs and IC Interpretations do not give rise to any significant effects on the financial statements of the Trust.

i. FRS 8 Operating Segments ("FRS 8")

FRS 8, which replaces FRS 114 Segment Reporting, requires disclosure of information about the Trust's operating segments, based on information about the components of the entity that is available to the chief operating decision maker for the purposes of allocating resources to the segments and assessing their performance, and replaces the requirement of the Trust to determine primary (business) and secondary (geographical) reporting segments.

For management purposes, the Trust has only one operating segment which is real estates. Adoption of the standard has resulted in changes in the way segment information is being presented. The Trust has adopted FRS 8 retrospectively.

ii. FRS 101 Presentation of Financial Statements (Revised) ("FRS 101")

The revised FRS 101 introduces changes in the presentation and disclosures of financial statements. The revised standard separates owner and non-owner changes in equity. The statement of changes in equity includes only details of transactions with owners, with all non-owner changes in equity presented as a single line. The standard also introduces the statement of comprehensive income, with all items of income and expense recognised in profit or loss, together with all other items of income and expense recognised directly in equity, either in one single statement, or in two linked statements. The Trust has elected to present this statement as one single statement.

In addition, a statement of financial position is required at the beginning of the earliest comparative period following a change in accounting policy, the correction of an error or the classification of items in the financial statements.

The revised FRS 101 was adopted retrospectively by the Trust.

iii. Amendments to FRS 132 Financial Instruments: Presentation and FRS 101 Presentation of Financial Statements – Puttable Financial Instruments and Obligations Arising on Liquidation ("Amendments to FRS 132 and FRS 101")

Amendments to FRS 132 and FRS 101 became effective for annual periods beginning on or after 1 January 2010. The Amendments to FRS 132 requires entities to classify puttable financial instruments as equity if the instruments have certain particular features and meet specific conditions. The amendments to FRS 101 require disclosure of certain information relating to puttable instruments classified as equity.

The Unit holders' Capital has the features and meets the conditions for classification as equity instruments. Consequently, upon adoption of the Amendments to FRS 132, Unit holders' Capital amounting to RM100,000,000 (31 December 2009: RM RM100,000,000) is reclassified from financial liabilities to equity. Distributions made by the Trust are recognised as income distributions in equity in the period in which they are declared.

iv. FRS 139: Financial Instruments – Recognition and Measurement ("FRS 139")

FRS 139 establishes principles for recognising and measuring financial instruments. The Trust has adopted FRS 139 prospectively on 1 January 2010 in accordance with the transitional provisions. The effects arising from the adoption of this standard have been accounted for by restating the opening balances as at 1 January 2010 in the statement of assets and liabilities. Comparatives are not restated. The details of the changes in accounting policies and the effects arising from the adoption of FRS 139 are discussed below:

a. Real estate/non-real estate related assets

Prior to 1 January 2010, the Trust's real estate/non-real estate related assets were carried at the last done market quoted on Bursa Malaysia as at the reporting date. The fair value adjustments on the real estate/non-real estate related assets were recognised in profit or loss.

Upon the adoption of FRS 139, the real estate/non-real estate related assets are classified on 1 January 2010 as financial instruments at fair value through profit and loss ("FVTPL"). The fair value is determined directly by reference to their published market bid price at the reporting date. The classification of real estate/non-real estate related assets as financial instruments at FVTPL did not materially affect the financial statements of the Trust.

A2. AUDIT REPORT OF PRECEDING FINANCIAL YEAR ENDED 31 DECEMBER 2009

The audit report of the financial statements for the preceding year ended December 31, 2009, 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 was no issuance, cancellation, repurchase, resale and repayment of debt and equity securities for the current quarter and year-to-date.

A7. INCOME DISTRIBUTION

An interim income distribution of RM3.60 million or 3.60 sen a unit (tax exempt at Trust level) for the six-month period ended June 30, 2010, was paid during the current quarter.

A8. SEGMENTAL REPORTING

	Real estates portfolio Nine-month Period Ended 30 September 2010 RM'000	Real estates portfolio Nine-month Period Ended 30 September 2009 RM'000
Net rental income representing total segment operating income	7,177	6,650
	As at 30 September 2010 RM'000	Audited as at 31 December 2009 RM'000
Investments	142,488	143,290
Trade receivables	1,168	1,376
Other receivables	766	559
Total segment assets	144,422	145,225
Rental deposits	4,069	3,940
Other payables	321	545
Revolving credit-i	934	-
Total segment liabilities	5,324	4,485

Certain income and expenses of the Trust are not considered part of the performance of the operating segment. The following table provides reconciliation between the net reportable segment income and operating profits:

	Nine-month Period Ended 30 September 2010 RM'000	Nine-month Period Ended 30 September 2009 RM'000
Net reportable segment operating income	7,177	6,650
Interest income	156	148
Other income	243	446
Expenses	(1,319)	(1,321)
Net income before tax	6,257	5,923
Taxation	-	-
Net income after tax	6,257	5,923

Certain assets and liabilities are not considered to be part of the net assets or liabilities of an individual segment. The following table provides a reconciliation between the net reportable segment assets and liabilities of the Trust.

	As at 30 September 2010 RM'000	Audited as at 31 December 2009 RM'000
Total segment assets	144,422	145,225
Deposits with financial institutions	8,167	8,202
Other assets	2,016	1,320
Other receivables	710	653
Cash and bank balances	65	72
Total assets of the Trust	155,380	155,472

	As at 30 September 2010 RM'000	Audited as at 31 December 2009 RM'000
Total segment liabilities	5,324	4,485
Other payables	108	67
Amount due to Manager	249	128
Total liabilities of the Trust	5,681	4,680

#### A9. VALUATIONS OF PROPERTY, PLANT AND EQUIPMENT

The value of the real estates has been brought forward from the previous annual financial statements without amendment. During the quarter under review, AHP has capitalised an amount of RM0.201 million, being the upgrading and renovation costs of Plaza VADS incurred during the period.

#### 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:

<u>Investments</u>	<u>Unaudited as at 30.09.2010</u>		<u>Audited as at 31.12.2009</u>	
	(RM'000)	(%)	(RM'000)	(%)
Real estates	142,488	93.33	143,290	93.77
Real estate related-assets	89	0.06	48	0.03
Non-real estate related-assets	1,927	1.26	1,272	0.83
Deposits with financial institutions	8,167	5.35	8,202	5.37
	-----	-----	-----	-----
	152,671	100.00	152,812	100.00
	=====	=====	=====	=====

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 September 30, 2010, the Trust recorded total revenue of RM3.983 million, representing an increase of RM0.303 million or 8.23% from RM3.680 million achieved in the corresponding quarter in 2009.

Total expenditure for the quarter under review was RM1.767 million, representing a decrease of RM0.003 million or 0.16% from RM1.770 million recorded in the corresponding period in 2009. The decrease was mainly attributed to a decrease in property operating expenditure of RM0.002 million from RM1.101 million recorded in the corresponding period in 2009 to RM1.099 million.

For the quarter under review, the income before taxation recorded an increase of RM0.306 million or 16.02% from RM1.910 million recorded in the corresponding period last year to RM2.216 million.

B2. MATERIAL CHANGES IN INCOME BEFORE TAXATION FOR THE QUARTER AS COMPARED WITH THE IMMEDIATE PRECEDING QUARTER

The income before taxation for the quarter ended September 30, 2010 was RM2.216 million, representing an increase of RM0.123 million or 5.88% as compared with income before taxation of RM2.093 million recorded in the immediate preceding quarter ended June 30, 2010. The increase was mainly due unrealised gain on valuation of real estate/non-real estate-related asset of RM0.152 million earned during the quarter as compared with the loss incurred in the immediate preceding quarter

B3. OFF-BALANCE SHEET FINANCIAL INSTRUMENTS

The Trust has no financial instruments with off-balance sheet risks as at the latest practicable date from the date of the issuance of this report that might materially affect the position or business of the Trust.

B4. SUMMARY OF EARNINGS PER UNIT, NET ASSET VALUE AND MARKET PRICE

	Nine-Month Period Ended September 30, 2010 <u>RM'000</u>	Nine-Month Period Ended September 30, 2009 <u>30.06.2009</u>
Authorised units ('000)	1,000,000	1,000,000
Number of units in issue ('000)	100,000 *	100,000 *
Net income attributable to unitholders (RM'000)	6,257	5,923
Earnings per unit (sen)	6.26	5.92
Net asset value (RM'000)	149,699	149,251
Net asset value per unit (RM)	1.497	1.4925
Market price per unit (RM)	0.96	0.94

\* 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.

B5. PROSPECTS

As at the end of the current quarter, the level of occupancy of the real estates of AHP stood at 90% and based on the stable level of occupancy, the rental income is expected to remain within the present level for the remaining period of the financial year.

B6. STATUS OF CORPORATE PROPOSALS

(i) There were no corporate proposals announced but not completed at the latest practicable date from the date of the issuance of this report, except for the disposal of the shop office in Perlis, which is pending approval from the Land Office.

(ii) There were no proceeds raised from any corporate proposal.

B7. MATERIAL LITIGATION

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

B8. MAINTENANCE COST AND MAJOR CAPITAL EXPENDITURE

There were no major maintenance and capital expenditure costs incurred during the quarter under review except for the capital expenditure of RM0.201 million as disclosed in Note A9.

B9. SOFT COMMISSION

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

B10. TRANSACTIONS WITH STOCK BROKING COMPANIES

<u>Stock Broker</u>	<u>Value of Trade</u> (RM)	<u>Percentage of Total Trade</u> (%)	<u>Brokerage Fees</u> (RM)	<u>Percentage of Brokerage fees</u> (%)
Maybank Investment Bank Berhad *	694,290	70.76	1,562	70.74
Affin Investment Bank Berhad	223,800	22.81	504	22.83
ECM Libra Investment Bank Berhad	63,100	6.43	142	6.43
	-----	-----	-----	-----
	981,190	100.00	2,208	100.00
	=====	=====	=====	=====

\* The holding company of the stockbroking company is a substantial shareholder of the Manager

The dealings with the above stockbroking companies have been transacted at arm's length based on the normal terms in the stockbroking industry.

B11. COMPOSITION OF THE INVESTMENT PORTFOLIO

<u>Investments</u>	<u>Units</u>	<u>Total Cost</u> (RM'000)	<u>Net Book Value</u> (RM'000)	<u>Market Value</u> (RM'000)	<u>Percentage of Market Value Over Net Asset Value</u> (%)
Real estates					
- Commercial and office buildings	12	108,868	142,488	141,830	94.74
Real estate related- assets by sector:					
- Property	20,222	32	35	35	0.02
- REITs	25,000	32	54	54	0.04
Non-real estate related- assets by sector:					
- Consumer product	10,000	63	68	68	0.05
- Finance	48,250	324	425	425	0.28
- Infrastructure project	51,500	112	118	118	0.08
- Plantations	30,000	164	164	164	0.11
- Trading/services	165,300	1,093	1,152	1,152	0.77
Deposits with financial institutions		8,167	8,167	8,167	5.45
		-----	-----	-----	
Total		118,855	152,671	152,013	
		=====	=====	=====	

B12. 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 nine-month period ended 30 September 2010.

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:-

	<u>Current Quarter</u>	<u>Year-to-date</u>
	RM'000	RM'000
Income before taxation	2,216	6,257
	=====	=====
Taxation at Malaysian statutory tax rate of 25%	554	1,564
Effect on income not subject to tax	(59)	(87)
Effect on expenses not deductible for tax purposes	10	44
Effects on income distribution exempted from tax at trust level	(492)	(1,482)
Utilisation of current year capital allowances	(13)	(39)
Tax expense for the period	-----	-----
	-	-
	=====	=====

#### B13. BORROWINGS AND DEBT SECURITIES

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

#### B14. INCOME DISTRIBUTION

No income distribution has been declared for the quarter ended September 30, 2010.

#### B15. 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 FRS 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 30 September 2010 and of its results and the cash flows for the quarter/period ended on that date and duly authorised for release by the Board of the Manager on 11 November 2010.

BY ORDER OF THE BOARD

HAFIDZ ATRASH KOSAI BIN MOHD ZIHIM  
Chief Executive Officer  
PELABURAN HARTANAH NASIONAL BERHAD (175967-W)  
(As the Manager of Amanah Harta Tanah PNB)

Kuala Lumpur  
November 11, 2010