

AMANAH HARTA TANAH PNB

UNAUDITED CONDENSED STATEMENT OF ASSETS AND LIABILITIES

	AS AT END OF CURRENT QUARTER 31.12.2010 (Unaudited) RM'000	AS AT PRECEDING FINANCIAL YEAR ENDED 31.12.2009 (Audited) RM'000
<u>INVESTMENTS</u>		
Real estates	145,745	143,290
Real estate-related assets	94	48
Non-real estate-related assets	1,867	1,272
Deposits with financial institutions	8,969	8,202
	-----	-----
	156,675	152,812
	-----	-----
<u>OTHER ASSETS</u>		
Equipment, furniture and fittings	1	3
Tax recoverable	648	637
Trade receivables	976	1,376
Other receivables	840	572
Cash and bank balances	183	72
	-----	-----
	2,648	2,660
	-----	-----
TOTAL ASSETS	159,323	155,472
	-----	-----
<u>LIABILITIES EXCLUDING NET ASSET VALUE ATTRIBUTABLE TO UNITHOLDERS</u>		
Rental Deposits	4,072	3,940
Other payables	520	612
Amount due to Manager	131	128
Revolving credit-i	933	-
	-----	-----
	5,656	4,680
	-----	-----
NET ASSETS ATTRIBUTABLE TO UNITHOLDERS	153,667	150,792
TOTAL LIABILITIES	159,323	155,472
	=====	=====
NUMBER OF UNITS IN CIRCULATION	100,000	100,000
	=====	=====
NET ASSET VALUE A UNIT (RM)	1.5367	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 4th Quarter 31.12.2010 RM'000	Preceding Year 4th Quarter 31.12.2009 RM'000	Current Year To-date 31.12.2010 RM'000	Preceding Year Corresponding Period 31.12.2009 RM'000
<u>TOTAL TRUST REVENUE</u>	5,772 =====	3,548 =====	17,282 =====	14,659 =====
Gross rental income	3,679	3,453	14,790	13,970
Less : Assessment	(224)	(229)	(894)	(898)
Quit Rent	(14)	(13)	(57)	(57)
Property operating expenditure	(1,103)	(963)	(4,323)	(4,116)
Depreciation	(1)	(1)	(2)	(2)
Net rental income	2,337	2,247	9,514	8,897
Income from deposits with financial institutions	80	53	236	201
Unrealised gain on revaluation of real estate	1,931	-	1,931	-
Net gain/(loss) on real estate/ non-real estate- related asset:				
Realised gain on disposal	(116)	-	51	252
Unrealised gain/(loss) on valuation	157	24	185	180
Dividend Income	40	18	88	56
<u>TOTAL TRUST INCOME</u>	4,429 -----	2,342 -----	12,005 -----	9,586 -----
<u>TOTAL TRUST EXPENDITURE</u>				
Management fee	383	378	1,505	1,501
Trustee's fee	32	32	130	130
Auditors' remuneration	3	4	13	14
Tax agent fee	4	4	4	4
Valuation fee	4	5	4	5
Administrative expenses	26	9	101	99
Islamic financing cost	9	370	23	370
	461 -----	802 -----	1,780 -----	2,123 -----
INCOME BEFORE TAXATION	3,968	1,540	10,225	7,463
TAXATION	-	-	-	-
INCOME AFTER TAXATION	3,968 =====	1,540 =====	10,225 =====	7,463 =====
OTHER COMPHREHENSIVE INCOME	-	-	-	-
<u>TOTAL COMPHREHENSIVE INCOME FOR THE PERIOD</u>	3,968 =====	1,540 =====	10,225 =====	7,463 =====
INCOME AFTER TAXATION FOR THE PERIOD IS MADE UP OF THE FOLLOWING:				
- Realised	1,880	1,516	8,109	7,283
- Unrealised	2,088	24	2,116	180
Earnings per unit (sen)	3.97	1.54	10.23	7.46

(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 TWELVE-MONTH ENDED DECEMBER 31, 2010

	Unitholders Capital <u>(RM'000)</u>	<i>Distributable</i> Undistributed Realised Income <u>(RM'000)</u>	<i>Non-distributable</i> Unrealised Income <u>(RM'000)</u>	Total Unitholders' Fund <u>(RM'000)</u>
<u>12-Month Quarter Ended December 31, 2010</u>				
At January 1, 2010	100,000	17,213	33,579	150,792
Total Comprehensive income for the period	-	8,109	2,116	10,225
Transfer from unrealised to realised	-	(68)	68	-
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 December 31, 2010	----- 100,000 =====	----- 17,904 =====	----- 35,763 =====	----- 153,667 =====
<u>12-Month Quarter Ended December 31, 2009</u>				
At January 1, 2009	100,000	17,103	32,975	150,078
Total Comprehensive income for the period	-	7,283	181	7,464
Transfer from unrealised to realised	-	(423)	423	-
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 December 31, 2009	----- 100,000 =====	----- 17,213 =====	----- 33,579 =====	----- 150,792 =====

(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 TWELVE-MONTH ENDED DECEMBER 30, 2010

	12 Month Ended December 30, <u>2010</u> (RM'000)	12 Month Ended December 30, <u>2009</u> (RM'000)
<u>CASH FLOW FROM OPERATING ACTIVITIES</u>		
Income before taxation	10,225	7,463
Adjustment for non-cash flow:-		
Non-cash items	(2,113)	(178)
Non-operating items	(352)	(509)
	-----	-----
Operating profit before working capital changes	7,760	6,776
Changes in working capital:		
Net change in current assets	126	(1,482)
Net change in current liabilities	34	(175)
	-----	-----
Cash generated from operations	7,920	5,119
Income taxes paid	-	-
	-----	-----
Net cash flows from operating activities	7,920	5,119
	-----	-----
<u>CASH FLOW FROM INVESTING ACTIVITIES</u>		
Real Estates	(1,984)	-
Real estate/non-real estate-related asset	1,151	493
Interest and dividend received	223	204
	-----	-----
Net cash generated from investing activities	(610)	697
	-----	-----
<u>CASH FLOW FROM FINANCING ACTIVITIES</u>		
Payment of income distribution	(7,350)	(6,750)
Proceeds from revolving credit-i	934	-
Financing costs paid	(16)	-
	-----	-----
Net cash used in financing activities	(6,432)	(6,750)
	-----	-----
NET DECREASE IN CASH AND CASH EQUIVALENTS	878	(934)
CASH AND CASH EQUIVALENTS AT BEGINNING OF THE PERIOD	8,274	9,208
	-----	-----
CASH AND CASH EQUIVALENTS AT END OF THE PERIOD	9,152	8,274
	=====	=====

(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

No income distribution was paid during the quarter under review.

A8. SEGMENTAL REPORTING

	Real estates portfolio Twelve-month Period Ended 31 December 2010 RM'000	Real estates portfolio Twelve-month Period Ended 31 December 2009 RM'000
Net rental income representing total segment operating income	11,445	8,897
	As at 31 December 2010 RM'000	Audited as at 31 December 2009 RM'000
Investments	145,745	143,290
Trade receivables	976	1,376
Other receivables	767	528
Total segment assets	147,488	145,197
Rental deposits	4,071	3,940
Other payables	397	483
Revolving credit-i	934	-
Total segment liabilities	5,402	4,424

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:

	Twelve-month Period Ended 31 December 2010 RM'000	Twelve-month Period Ended 31 December 2009 RM'000
Net reportable segment operating income	11,445	8,897
Interest income	236	201
Other income	324	489
Expenses	<u>(1,780)</u>	<u>(2,123)</u>
Net income before tax	10,225	7,464
Taxation	<u>-</u>	<u>-</u>
Net income after tax	<u>10,225</u>	<u>7,464</u>

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 31 December 2010 RM'000	Audited as at 31 December 2009 RM'000
Total segment assets	147,488	145,197
Deposits with financial institutions	8,969	8,202
Other assets	1,961	1,320
Other receivables	722	681
Cash and bank balances	<u>183</u>	<u>72</u>
Total assets of the Trust	<u>159,323</u>	<u>155,472</u>

	As at 31 December 2010 RM'000	Audited as at 31 December 2009 RM'000
Total segment liabilities	5,402	4,424
Other payables	123	277
Amount due to Manager	<u>131</u>	<u>128</u>
Total liabilities of the Trust	<u>5,657</u>	<u>4,829</u>

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 RM1.207 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 31.12.2010</u>		<u>Audited as at 31.12.2009</u>	
	(RM'000)	(%)	(RM'000)	(%)
Real estates	145,745	93.03	143,290	93.77
Real estate related-assets	94	0.06	48	0.03
Non-real estate related-assets	1,867	1.19	1,272	0.83
Deposits with financial institutions	8,969	5.72	8,202	5.37
	-----	-----	-----	-----
	156,675	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 December 31, 2010, the Trust recorded total revenue of RM5.772 million, representing an increase of RM2.224 million or 62.68% from RM3.548 million achieved in the corresponding quarter in 2009.

Total expenditure for the quarter under review was RM1.803 million, representing a decrease of RM0.205 million or 10.21% from RM2.008 million recorded in the corresponding period in 2009. The decrease of RM0.361 million was mainly attributed to the decrease in borrowing cost from RM0.370 million recorded in the corresponding period in 2009.

For the quarter under review, the income before taxation recorded an increase of RM2.428 million or 157.66% to RM3.968 million from RM1.540 million recorded in the corresponding period last year.

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 December 31, 2010 was RM3.968 million, representing an increase of RM2.022 million or 103.91% as compared with income before taxation of RM1.946 million recorded in the immediate preceding quarter ended September 30, 2010. The increase was mainly due unrealised gain on revaluation of real estates of RM1.931 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

	Twelve-Month Period Ended December 31, 2010 <u>RM'000</u>	Twelve-Month Period Ended December 31, 2009 <u>RM'000</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)	10,225	7,463
Earnings per unit (sen)	10.23	7.46
Net asset value (RM'000)	153,667	150,792
Net asset value per unit (RM)	1.5367	1.5079
Market price per unit (RM)	0.99	0.92

* 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

The International Monetary Fund (IMF) estimates that global growth will moderate to 4.2% in 2011 from 4.8% in 2010. With the external uncertainties in 2010 expected to prevail into 2011, Malaysia's growth is to moderate to 5-6% as external demand weakens.

Economic management in 2011 will emphasize strategies and measures to transform the nation into a developed and high-income economy by 2020. The start of the 10th Malaysian Plan, the Government Transformation Programme (GTP), the New Economic Model (NEM), and the Economic Transformation Plan (ETP) can be expected to sustain investors' optimism for the Malaysian economy. In line with these efforts, Malaysia's growth in 2011 will be led by private investment. Taking into account world uncertainties and the lower economic performance in the developed world, the majority of economies will have to rely more on domestic factors to sustain growth. The successful implementation of all Government initiatives would be able to sustain FDI and domestic investment inflows into the Malaysian economy. Similarly, the successful implementation of Budget 2011 themed "Transformation Towards a Developed and High-Income Nation" is in line with reinvigorating private investment amongst others to support growth in 2011.

The emphasis on a private-sector led growth is also expected to uplift the performance of the overall property market in 2011. The property market is expected to perform better due to implementation of high-impact projects and steadier economic activity. Going forward, the purpose-built sub sector is expected to receive another 1.4 million s.m in office space between 2011 and 2012, according to the Valuation and Property Service Department, Ministry of Finance. It is estimated that about 861,247 s.m or 62% of total new supply will be in Kuala Lumpur. Similarly, the other segments of property market-residential, industrial and retail could see an uptrend in demand in 2011 in response to robust economic activities.

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 RM1.207 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 *	804,890	73.72	1,811	73.71
Affin Investment Bank Berhad	223,800	20.50	504	20.51
ECM Libra Investment Bank Berhad	63,100	5.78	142	5.78
	-----	-----	-----	-----
	1,091,790	100.00	2,457	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	110,193	145,745	145,745	94.81
Real estate related- assets by sector:					
- Property	20,222	32	35	35	0.02
- REITs	25,000	32	59	59	0.04
Non-real estate related- assets by sector:					
- Consumer product	10,000	63	70	70	0.05
- Finance	50,129	339	426	426	0.28
- Infrastructure project	51,500	112	125	125	0.08
- Plantations	30,000	164	174	174	0.11
- Trading/services	155,300	1,077	1,071	1,071	0.70
Deposits with financial institutions		8,969	8,969	8,969	5.83
Total		120,981	156,674	156,674	

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 twelve-month period ended 31 December 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	3,968	10,225
	=====	=====
Taxation at Malaysian statutory tax rate of 25%	992	2,556
Effect on income not subject to tax	(517)	(604)
Effect on expenses not deductible for tax purposes	19	63
Effects on income distribution exempted from tax at trust level	(481)	(1,963)
Utilisation of current year capital allowances	(13)	(52)
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

- (a) (i) A final income distribution for the period from July 1, 2010, to December 31, 2010, has been declared.
- (ii) Amount per unit – 3.60 sen (tax exempt at trust level)
- (iii) Previous corresponding period – 3.75 sen (tax exempt at trust level)
- (iv) Date payable – February 28, 2011
- (v) Entitlement is determined on the basis of a record of depositors as at February 21, 2011.

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 31 December 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 28 January 2011.

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)
 Kuala Lumpur
 January 28, 2011