

AMANAH HARTA TANAH PNB

UNAUDITED CONDENSED STATEMENT OF FINANCIAL POSITION

	AS AT END OF CURRENT QUARTER 30.06.2013 (Unaudited) RM'000	AS AT PRECEDING FINANCIAL YEAR ENDED 31.12.2012 (Audited) RM'000
<u>INVESTMENTS</u>		
Real estates	164,209	161,150
Real estate-related assets	250	220
Non-real estate-related assets	1,965	1,779
Deposits with financial institutions	12,871	13,812
	<u>179,295</u>	<u>176,961</u>
<u>OTHER ASSETS</u>		
Equipment, furniture and fittings	24	11
Tax recoverable	668	666
Trade receivables	761	486
Other receivables	618	340
Cash and bank balances	24	102
	<u>2,095</u>	<u>1,605</u>
TOTAL ASSETS	<u><u>181,390</u></u>	<u><u>178,566</u></u>
<u>LIABILITIES</u>		
Financing	14,390	14,390
Rental deposits	4,317	3,874
Other payables	3,030	774
Amount due to Manager	269	135
TOTAL LIABILITIES	<u>22,006</u>	<u>19,173</u>
<u>EQUITY</u>		
Unit holders' capital	100,000	100,000
Undistributed income	59,384	59,393
TOTAL EQUITY	<u>159,384</u>	<u>159,393</u>
TOTAL EQUITY AND LIABILITIES	<u><u>181,390</u></u>	<u><u>178,566</u></u>
NUMBER OF UNITS IN CIRCULATION	<u>100,000</u>	<u>100,000</u>
NET ASSET VALUE ("NAV")	<u>159,384</u>	<u>159,393</u>
NAV (EX-DISTRIBUTION) PER UNIT (RM)	<u>1.5938</u>	<u>1.5939</u>

(The Unaudited Condensed Statement of Financial Position should be read in conjunction with the Annual Financial Report for the year ended December 31, 2012).

AMANAH HARTA TANAH PNB
UNAUDITED STATEMENT OF COMPREHENSIVE INCOME

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Current Year 2nd Quarter 30.06.2013 RM'000	Preceding Year 2nd Quarter 30.06.2012 RM'000	Current Year To-date 30.06.2013 RM'000	Preceding Year Corresponding Period 30.06.2012 RM'000
TOTAL REVENUE	3,886	4,014	7,348	7,923
Gross rental income	3,602	3,697	6,966	7,449
Less: Assessment	(109)	(222)	(217)	(443)
Quit rent	(13)	(14)	(27)	(28)
Other property operating expenditure	(1,083)	(933)	(2,214)	(2,082)
Depreciation	-	-	(1)	(1)
Net rental income	2,397	2,528	4,507	4,895
Interest income from deposits with financial institutions	96	67	200	136
Net gain/(loss) on real estate/ non-real estate-related asset:	-	-	-	-
Realised gain on disposal	-	200	-	224
Unrealised gain/(loss) on valuation	159	20	131	77
Dividend income	29	30	51	37
	2,681	2,845	4,889	5,369
EXPENSES				
Manager's fee	397	388	785	774
Trustee's fee	32	32	65	65
Auditors' remuneration	3	3	6	6
Valuation fee	-	-	5	25
Printing, postage and general expenses	29	22	55	52
Finance costs	142	112	283	209
Recovery for impairment of trade receivable	(1)	-	(1)	-
	602	557	1,198	1,131
INCOME BEFORE TAXATION	2,079	2,288	3,691	4,238
TAXATION	-	-	-	-
INCOME AFTER TAXATION	2,079	2,288	3,691	4,238
OTHER COMPREHENSIVE INCOME	-	-	-	-
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD	2,079	2,288	3,691	4,238
NET INCOME AFTER TAXATION IS MADE UP OF THE FOLLOWING:				
- Realised	1,920	2,268	3,560	4,161
- Unrealised	159	20	131	77
	2,079	2,288	3,691	4,238
EARNINGS PER UNIT (SEN)	2.08	2.29	3.69	4.24

(The Unaudited Condensed Statement of Comprehensive Income should be read in conjunction with the Annual Financial Report for the year ended December 31, 2012).

AMANAH HARTA TANAH PNB

UNAUDITED CONDENSED STATEMENT OF CHANGES IN EQUITY
THE PERIOD JUNE 30, 2013

	Unit holders' Capital <u>(RM'000)</u>	Undistributed Income		Total Equity <u>(RM'000)</u>
		<u>Realised</u> <u>(RM'000)</u>	<u>Unrealised</u> <u>(RM'000)</u>	
<u>3-Month Quarter</u> <u>Ended June 30, 2013</u>				
At 1 January 2013	100,000	19,494	39,899	159,393
Total comprehensive income for the period	-	3,560	131	3,691
Income distribution during the period:				
Final income distribution (Year ended Dec. 31, 2012)	-	(3,700)	-	(3,700)
At June 30, 2013	<u>100,000</u>	<u>19,354</u>	<u>40,030</u>	<u>159,384</u>
<u>3-Month Quarter</u> <u>Ended June 30, 2012</u>				
At 1 January 2012	100,000	18,691	37,778	156,469
Transfer to realised income	-	(4)	4	-
Total comprehensive income for the period	-	4,161	77	4,238
Income distribution during the period:				
Final income distribution (Year ended Dec. 31, 2011)	-	(3,700)	-	(3,700)
At June 30, 2012	<u>100,000</u>	<u>19,148</u>	<u>37,859</u>	<u>157,007</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, 2012).

AMANAH HARTA TANAH PNB

UNAUDITED CONDENSED STATEMENT OF
CASH FLOW FOR THE PERIOD ENDED JUNE 30, 2013

	6-Month Ended June 30, <u>2013</u> (RM'000)	6-Month Ended June 30, <u>2012</u> (RM'000)
CASH FLOWS FROM OPERATING ACTIVITIES		
Net income before taxation	3,691	4,238
Adjustments for non-cash flow:		
Non-cash items	(130)	(76)
Non-operating items	31	(188)
Operating profit before working capital changes	<u>3,592</u>	<u>3,974</u>
Changes in working capital		
Net change in current assets	(538)	(3,598)
Net change in current liabilities	2,830	(169)
Net cash generated from operating activities	<u>5,884</u>	<u>207</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Real estates	(4,058)	589
Equipment, furniture and fittings	(16)	-
Real estate/non-real estate-related asset	965	147
Interest received	193	135
Net cash generated from investing activities	<u>(2,916)</u>	<u>871</u>
CASH FLOW FROM FINANCING ACTIVITIES		
Payment of income distribution	(3,700)	(3,700)
Proceed from revolving credit facility	-	4,741
Profit paid for revolving credit facility	(287)	(197)
Net cash used in financing activities	<u>(3,987)</u>	<u>844</u>
NET INCREASE IN CASH AND CASH EQUIVALENTS	(1,019)	1,922
CASH AND CASH EQUIVALENTS AT BEGINNING OF THE PERIOD	<u>13,914</u>	<u>10,071</u>
CASH AND CASH EQUIVALENTS AT END OF THE PERIOD	<u>12,895</u>	<u>11,993</u>

(The Unaudited Condensed Statement of Cash Flow should be read in conjunction with the Annual Financial Report for the year ended December 31, 2012).

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, 2012.

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 2012.

A2. AUDIT REPORT FOR PRECEDING FINANCIAL YEAR

The audit report of the financial statements for the preceding year ended December 31, 2012, 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 current quarter.

A8. SEGMENTAL REPORTING

Geographical information

The Trust's assets are located in Malaysia and hence, revenue is generated in Malaysia.

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 RM3.183 million, being the upgrading and renovation costs of Plaza VADS and Bangunan AHP 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:

Investments	Unaudited as at 30.06.2013		Audited as at 31.12.2012	
	(RM'000)	(%)	(RM'000)	(%)
Real estates	164,209	91.57	161,150	91.02
Real estate related-assets	250	0.14	220	0.12
Non-real estate-related assets	1,965	1.10	1,779	1.00
Deposits with financial institutions, cash and bank balances	12,895	7.19	13,914	7.86
	<u>179,319</u>	<u>100.00</u>	<u>177,063</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 June 30, 2013, the Trust recorded total revenue of RM3.886 million, representing a reduction of RM0.128 million or 3.19% from RM4.014 million achieved in the corresponding quarter in 2012.

Total expenditure for the quarter under review was RM1.807 million, representing an increase of RM0.081 million or 4.69% from RM1.726 million recorded in the corresponding period in 2012.

For the quarter under review, the income before taxation recorded a reduction of RM0.209 million or 9.13% to RM2.079 million from RM2.288 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 June 30, 2013 was RM2.079 million, representing an increase of RM0.467 million or 28.97% as compared with income before taxation of RM1.612 million recorded in the immediate preceding quarter ended March 31, 2013. Income before taxation for the current quarter was higher due to the lower property operating expenditure recorded during the period.

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

	Current Quarter Ended <u>30.06.2013</u>	Immediate Preceding Quarter Ended <u>31.03.2013</u>
Authorised units ('000)	1,000,000	1,000,000
Number of units in issue ('000)	100,000 *	100,000 *
Net income attributable to unit holders (RM'000)	3,691	1,612
Earnings per unit (sen)	3.69	1.61
Net asset value (RM'000)	159,384	157,305
Net asset value per unit (RM)	1.5938	1.5731
Market price per unit (RM)	1.15	1.08

* 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

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. 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 cost incurred during the quarter under review. However, capital expenditure amounting to RM3.183 million has been incurred during the quarter under review.

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>Stockbroker</u>	<u>Value of Trade (RM)</u>	<u>Percentage of Total Trade (%)</u>	<u>Brokerage Fees (RM)</u>	<u>Percentage of Brokerage Fees (%)</u>
1. Maybank Investment Bank Berhad *	70,101	100.00	123	100.00
	<u>70,101</u>	<u>100.00</u>	<u>123</u>	<u>100.00</u>

* PNB has direct equity holdings in the ultimate holding company of the stockbroking company.

The dealings with the above stockbroking company has 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 (RM'000)</u>	<u>Net Book Value (RM'000)</u>	<u>Market Value (RM'000)</u>	<u>Percentage of Market Value Over Net Asset Value (%)</u>
Real estates					
- Commercial and office buildings	8	124,841	164,209	160,150	100.48
Real estate related-assets by sector:					
- REITs	85,714	162	250	250	0.16
Non-real estate related assets by sector:					
- Finance	57,267	396	596	596	0.37
- Consumer products	10,000	63	146	146	0.09
- Plantation	30,000	164	163	163	0.10
- Infrastructure project	51,500	112	82	82	0.05
- Trading/ services	109,300	833	978	978	0.61
Deposits with financial institutions, cash and bank balances		12,895	12,895	12,895	8.09
Total		<u>139,466</u>	<u>179,319</u>	<u>175,260</u>	109.96

B12. 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, 2012.

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>2,079</u>	<u>3,691</u>
Taxation at Malaysian statutory tax rate of 25%	520	923
Effect on income not subject to tax	(72)	(96)
Effect on expenses not deductible for tax purposes	14	28
Effect on income distribution exempted from tax at trust level	(460)	(847)
Utilisation of current year capital allowances	<u>(2)</u>	<u>(8)</u>
Tax expense for the period	<u>-</u>	<u>-</u>

B13. BORROWINGS AND DEBT SECURITIES

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

B14. INCOME DISTRIBUTION

- (a) (i) An income distribution for the six-month period ended June 30, 2013, has been declared.
- (ii) Amount per unit - 3.70 sen (tax exempt at Trust level)
- (iii) Previous corresponding period - 3.70 sen per unit (tax exempt at Trust level)
- (iv) Date payable - August 30, 2013
- (v) Entitlement is determined on the basis of record of depositors as at August 20, 2013.
- (b) The total income distribution for the current financial year-to-date - 3.70 sen a unit (tax exempt at Trust level)

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 June 30, 2013 and 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 August 1, 2013.

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
August 1, 2013