

AMANAH HARTA TANAH PNB

UNAUDITED CONDENSED STATEMENT OF FINANCIAL POSITION

	AS AT END OF CURRENT QUARTER 31.03.2014 (Unaudited) RM'000	AS AT PRECEDING FINANCIAL YEAR ENDED 31.12.2013 (Audited) RM'000
<u>INVESTMENTS</u>		
Real estate	166,623	164,500
Real estate-related assets	472	189
Non-real estate-related assets	1,853	1,873
Deposits with financial institutions	10,577	15,780
	<u>179,525</u>	<u>182,342</u>
<u>OTHER ASSETS</u>		
Equipment, furniture and fittings	21	22
Tax recoverable	604	668
Trade receivables	853	716
Other receivables	356	185
Cash and bank balances	630	33
	<u>2,464</u>	<u>1,624</u>
<b>TOTAL ASSETS</b>	<u><u>181,989</u></u>	<u><u>183,966</u></u>
<u>LIABILITIES</u>		
Financing	20,767	20,767
Rental deposits	4,442	4,325
Other payables	746	785
Amount due to Manager	136	135
<b>TOTAL LIABILITIES</b>	<u>26,091</u>	<u>26,012</u>
<u>EQUITY</u>		
Unit holders' capital	100,000	100,000
Undistributed income	55,898	57,954
<b>TOTAL EQUITY</b>	<u>155,898</u>	<u>157,954</u>
<b>TOTAL EQUITY AND LIABILITIES</b>	<u><u>181,989</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>155,898</u>	<u>157,954</u>
<b>NAV (EX-DISTRIBUTION) PER UNIT (RM)</b>	<u>1.5590</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).

AMANAH HARTA TANAH PNB  
UNAUDITED STATEMENT OF COMPREHENSIVE INCOME

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Current Year 1st Quarter 31.03.2014 RM'000	Preceding Year 1st Quarter 31.03.2013 RM'000	Current Year To-date 31.03.2014 RM'000	Preceding Year Corresponding Period 31.03.2013 RM'000
<b>TOTAL REVENUE</b>	3,695	3,462	3,695	3,462
Gross rental income	3,534	3,364	3,534	3,364
Less: Assessment	(240)	(108)	(240)	(108)
Quit rent	(13)	(14)	(13)	(14)
Other property operating expenditure	(1,130)	(1,131)	(1,130)	(1,131)
Depreciation	(1)	(1)	(1)	(1)
Net rental income	2,150	2,110	2,150	2,110
Interest income from deposits with financial institutions	110	104	110	104
Net gain/(loss) on real estate/ non-real estate-related asset:				
Realised gain on disposal	-	-	-	-
Unrealised gain/(loss) on valuation	31	(28)	31	(28)
Dividend income	20	22	20	22
	<u>2,311</u>	<u>2,208</u>	<u>2,311</u>	<u>2,208</u>
<b>EXPENSES</b>				
Manager's fee	386	388	386	388
Trustee's fee	33	33	33	33
Auditors' remuneration	3	3	3	3
Valuation fee	5	5	5	5
Printing, postage and general expenses	37	26	37	26
Financing costs	203	141	203	141
	<u>667</u>	<u>596</u>	<u>667</u>	<u>596</u>
<b>INCOME BEFORE TAXATION</b>	1,644	1,612	1,644	1,612
<b>TAXATION</b>	-	-	-	-
<b>INCOME AFTER TAXATION</b>	<u>1,644</u>	<u>1,612</u>	<u>1,644</u>	<u>1,612</u>
<b>OTHER COMPREHENSIVE INCOME</b>	-	-	-	-
<b>TOTAL COMPREHENSIVE INCOME FOR THE PERIOD</b>	<u>1,644</u>	<u>1,612</u>	<u>1,644</u>	<u>1,612</u>
<b>NET INCOME AFTER TAXATION IS MADE UP OF THE FOLLOWING:</b>				
- Realised	1,613	1,640	1,613	1,640
- Unrealised	31	(28)	31	(28)
	<u>1,644</u>	<u>1,612</u>	<u>1,644</u>	<u>1,612</u>
<b>EARNINGS PER UNIT (SEN)</b>	<u>1.64</u>	<u>1.61</u>	<u>1.64</u>	<u>1.61</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).

AMANAH HARTA TANAH PNB

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

	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 March 31, 2014</u>				
At 1 January 2014	100,000	19,269	38,685	157,954
Transfer to realised income	-	(165)	165	-
Total comprehensive income for the period	-	1,613	31	1,644
Income distribution during the period:				
Final income distribution (Year ended Dec. 31, 2013)	-	(3,700)	-	(3,700)
At March 31, 2014	<u>100,000</u>	<u>17,017</u>	<u>38,881</u>	<u>155,898</u>
<u>3-Month Quarter</u> <u>Ended March 31, 2013</u>				
At 1 January 2013	100,000	19,494	39,899	159,393
Transfer to realised income	-	-	-	-
Total comprehensive income for the period	-	1,640	(28)	1,612
Income distribution during the period:				
Final income distribution (Year ended Dec. 31, 2012)	-	(3,700)	-	(3,700)
At March 31, 2013	<u>100,000</u>	<u>17,434</u>	<u>39,871</u>	<u>157,305</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).

AMANAH HARTA TANAH PNB

UNAUDITED CONDENSED STATEMENT OF  
CASH FLOW FOR THE PERIOD ENDED MARCH 31, 2014

	3-Month Ended March 31, <u>2014</u> (RM'000)	3-Month Ended March 31, <u>2013</u> (RM'000)
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Net income before taxation	1,644	1,612
Adjustments for non-cash flow:		
Non-cash items	(30)	29
Non-operating items	73	15
Operating profit before working capital changes	<u>1,687</u>	<u>1,656</u>
Changes in working capital		
Net change in current assets	(205)	(449)
Net change in current liabilities	78	327
Net cash generated from operating activities	<u>1,560</u>	<u>1,534</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Real estates	(2,923)	(876)
Real estate/non-real estate-related asset	569	4
Interest received	138	93
Net cash generated from investing activities	<u>(2,216)</u>	<u>(779)</u>
<b>CASH FLOW FROM FINANCING ACTIVITIES</b>		
Payment of income distribution	(3,700)	(3,700)
Financing costs paid	(250)	(125)
Net cash used in financing activities	<u>(3,950)</u>	<u>(3,825)</u>
NET INCREASE IN CASH AND CASH EQUIVALENTS	(4,606)	(3,070)
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>11,207</u>	<u>10,844</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")

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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

An income distribution of RM3.70 million or 3.70 sen a unit (tax exempt at trust level) for the six-month period ended December 31, 2013, 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 ESTATES

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 RM2.923 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 31.03.2014		Audited as at 31.12.2013	
	(RM'000)	(%)	(RM'000)	(%)
Real estates	166,623	92.49	164,500	90.20
Real estate related-assets	472	0.26	189	0.10
Non-real estate-related assets	1,853	1.03	1,873	1.03
Deposits with financial institutions, cash and bank balances	11,207	6.22	15,813	8.67
	<u>180,155</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

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B1. REVIEW OF PERFORMANCE

For the quarter ended March 31, 2014, the Trust recorded total revenue of RM3.695 million, representing an increase of RM0.233 million or 6.73% from RM3.462 million achieved in the corresponding quarter in 2013.

Total expenditure for the quarter under review was RM2.051 million, representing an increase of RM0.201 million or 10.86% from RM1.850 million recorded in the corresponding period in 2013.

For the quarter under review, the income before taxation recorded an increase of RM0.032 million or 1.99% to RM1.644 million from RM1.612 million 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

	As at <u>31.03.2014</u>	As at <u>31.12.2013</u>
Authorised units ('000)	1,000,000	1,000,000
Number of units in issue ('000)	100,000 *	100,000 *
Total comprehensive income (RM'000)	1,644	5,961
Earnings per unit (sen)	1.64	5.96
Net asset value (RM'000)	155,898	157,954
Net asset value per unit (RM)	1.5590	1.5795
Market price per unit (RM)	1.12	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 overall industry trend of purpose-built office sector remained stable as the take-up space and occupancy rates increased steadily as demand growth is catching up with the supply growth. This is mainly due to the contribution from corporate expansions as well as business services sector in tandem with better economic growth. The domestic economy grew at an annualized 5.0% and 5.1% in third and fourth quarters of 2013 respectively. Concurrently, AHP's underlying asset portfolio performance, in terms of occupancies and rentals remained stable.

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 RM2.923 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 quarter ended 31 March 2014 is 1% (2012: 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 quarter ended 31 March 2014 is RM32,500 (2012: RM32,500).

B15. TRANSACTIONS WITH STOCK BROKING COMPANIES

No transaction recorded during the quarter ended December 31, 2013.

B16. COMPOSITION OF THE INVESTMENT PORTFOLIO

<u>Investments</u>	<u>Units</u>	Total <u>Cost</u> (RM'000)	Fair <u>Value</u> (RM'000)	Percentage of Fair Value Over Net Asset <u>Value</u> (%)
Real estate	6	128,162	166,623	106.88
Real estate related-assets	171,058	382	472	0.30
Non-real estate related-assets	213,549	1,550	1,853	1.19
Deposits with financial institutions, cash and bank balances		11,207	11,207	7.19
Total		<u>141,301</u>	<u>180,155</u>	115.56



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, 2013.

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>1,644</u>	<u>1,644</u>
Taxation at Malaysian statutory tax rate of 25%	411	411
Effect on income not subject to tax	(40)	(40)
Effect on expenses not deductible for tax purposes	17	17
Effect on income distribution exempted from tax at trust level	(385)	(385)
Utilisation of current year capital allowances	<u>(3)</u>	<u>(3)</u>
Tax expense for the period	<u>-</u>	<u>-</u>

B18. BORROWINGS AND DEBT SECURITIES

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

B19. INCOME DISTRIBUTION

No income distribution has been declared for the quarter ended March 31, 2014.

B20. 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 March 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 May 6, 2014.

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)