

UOA REAL ESTATE INVESTMENT TRUST
CONDENSED BALANCE SHEET
FOR THE QUARTER ENDED 31 MARCH 2009 (UNAUDITED)

	AS AT END OF CURRENT QUARTER 31.03.2009 RM	AS AT PRECEDING FINANCIAL YEAR END 31.12.2008 RM
INVESTMENTS		
Real estate properties	481,064,303	481,011,461
PROPERTY, PLANT & EQUIPMENT	33,524	34,609
OTHER ASSETS		
Trade receivables	953,009	836,630
Other receivables	1,815,388	1,309,867
Current tax asset	114,510	118,313
Deposits with licensed financial institution	500,000	300,000
Cash and bank balances	450,163	314,753
	3,833,070	2,879,563
TOTAL ASSETS	484,930,897	483,925,633
LIABILITIES		
Other payables	921,027	2,377,895
Rental deposits	12,939,491	12,624,767
Amount due to Manager	162,196	162,456
Borrowings	121,900,000	113,600,000
Provision for income distribution	7,126,543	13,650,153
TOTAL LIABILITIES	143,049,257	142,415,271
NET ASSET VALUE	341,881,640	341,510,362
FINANCED BY:		
UNITHOLDERS' FUND		
Unitholders' capital	246,791,875	246,791,875
Undistributed income	95,089,765	94,718,487
	341,881,640	341,510,362
NET ASSET VALUE PER UNIT	1.3901	1.3885
NUMBER OF UNITS IN CIRCULATION	245,948,700	245,948,700

The condensed balance sheet should be read in conjunction with the audited financial statements for the year ended 31 December 2008 and the accompanying explanatory notes attached to the interim financial statements.

UOA REAL ESTATE INVESTMENT TRUST
CONDENSED INCOME STATEMENT
FOR THE QUARTER ENDED 31 MARCH 2009 (UNAUDITED)

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Current Year Quarter 31.03.2009 RM	Preceding Year Corresponding Quarter 31.03.2008 RM	Current Year To Date 31.03.2009 RM	Preceding Year To Date 31.03.2008 RM
TOTAL INCOME				
Gross rental	11,435,602	9,365,670	11,435,602	9,365,670
Property operating expenses	(2,385,779)	(2,425,716)	(2,385,779)	(2,425,716)
Net rental income	9,049,823	6,939,954	9,049,823	6,939,954
Interest income	3,813	5,415	3,813	5,415
Other income	25,065	30,074	25,065	30,074
	<u>9,078,701</u>	<u>6,975,443</u>	<u>9,078,701</u>	<u>6,975,443</u>
TOTAL EXPENDITURE				
Manager's fees	(481,946)	(480,365)	(481,946)	(480,365)
Trustee's fee	(38,728)	(38,788)	(38,728)	(38,788)
Borrowing costs	(967,956)	(754,623)	(967,956)	(754,623)
Auditors' remuneration	(9,500)	(8,750)	(9,500)	(8,750)
Tax agent's fee	(2,500)	(3,000)	(2,500)	(3,000)
Valuation fee	-	-	-	-
Administrative expenses	(76,447)	(144,156)	(76,447)	(144,156)
	<u>(1,577,077)</u>	<u>(1,429,682)</u>	<u>(1,577,077)</u>	<u>(1,429,682)</u>
Net appreciation on fair values of Investment Properties	-	-	-	-
INCOME BEFORE TAXATION	7,501,624	5,545,761	7,501,624	5,545,761
TAXATION	(3,803)	-	(3,803)	-
INCOME AFTER TAXATION	7,497,821	5,545,761	7,497,821	5,545,761
INCOME DISTRIBUTION				
- Distributed Income	-	-	-	-
- Provision for Distribution	(7,126,543)	(5,268,473)	(7,126,543)	(5,268,473)
	<u>371,278</u>	<u>277,288</u>	<u>371,278</u>	<u>277,288</u>
INCOME BEFORE TAXATION IS ANALYSED AS FOLLOWS				
- Realised	7,501,624	5,545,761	7,501,624	5,545,761
- Unrealised	-	-	-	-
EARNINGS PER UNIT				
- after managers' fees (sen)	3.05	2.25	3.05	2.25
- before managers' fees (sen)	3.24	2.45	3.24	2.45

The condensed income statement should be read in conjunction with the audited financial statements for the year ended 31 December 2008 and the accompanying explanatory notes attached to the interim financial statements.

UOA REAL ESTATE INVESTMENT TRUST

**CONDENSED STATEMENT OF CHANGES IN NET ASSET VALUE
FOR THE QUARTER ENDED 31 MARCH 2009 (UNAUDITED)**

	Attributable to Unitholders' Funds			Total Unitholders' Funds	
	Unitholders' Capital RM	Distributable Undistributed Income		Current Year To Date 31.03.2009 RM	Preceding Year To Date 31.03.2008 RM
		Realised RM	Unrealised RM		
Balance as at 1 January	246,791,875	12,918,487	81,800,000	341,510,362	341,003,859
Movements during the period					
Net income for the period	-	7,497,821	-	7,497,821	5,545,761
Distribution to unitholder	-	(7,126,543)	-	(7,126,543)	(5,268,473)
Balance carried forward as at 31 March	<u>246,791,875</u>	<u>13,289,765</u>	<u>81,800,000</u>	<u>341,881,640</u>	<u>341,281,147</u>

The condensed statement of changes in net asset value should be read in conjunction with the audited financial statements for the year ended 31 December 2008 and the accompanying explanatory notes attached to the interim financial statements.

UOA REAL ESTATE INVESTMENT TRUST
CONDENSED CASH FLOW STATEMENT
FOR THE QUARTER ENDED 31 MARCH 2009 (UNAUDITED)

	Current Year To Date 31.03.2009 RM	Preceding Year To Date 31.03.2008 RM
CASH FLOW FROM OPERATING ACTIVITIES		
Profit before taxation	7,501,624	5,545,761
Adjustment for:		
Interest income	(3,813)	(5,415)
Interest expense	967,956	754,623
Depreciation	1,085	1,056
Allowance for doubtful debts	57,277	44,976
Operating profit before changes in working capital	<u>8,524,129</u>	<u>6,341,001</u>
Increase in receivables	(679,177)	(7,035,853)
(Decrease)/Increase in payables	(1,142,404)	451,430
Net cash generated from/(used in) operating activities	<u>6,702,548</u>	<u>(243,422)</u>
CASH FLOW FROM INVESTING ACTIVITIES		
Interest income	3,813	5,415
Investment in investment properties	(52,842)	(88,678)
Net cash used in investing activities	<u>(49,029)</u>	<u>(83,263)</u>
CASH FLOW FROM FINANCING ACTIVITIES		
Interest paid	(967,956)	(754,623)
Distribution to unitholders	(13,650,153)	(10,895,527)
Net drawdown of borrowings	8,300,000	9,900,000
Net cash used in financing activities	<u>(6,318,109)</u>	<u>(1,750,150)</u>
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS	335,410	(2,076,835)
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	614,753	2,876,030
CASH AND CASH EQUIVALENTS AT END OF PERIOD	<u>950,163</u>	<u>799,195</u>
Cash and cash equivalents at end of period comprises:		
Deposits with licensed financial institution	500,000	300,000
Cash and bank balances	450,163	499,195
	<u>950,163</u>	<u>799,195</u>

The condensed cash flow statement should be read in conjunction with the audited financial statements for the year ended 31 December 2008 and the accompanying explanatory notes attached to the interim financial statements.

UOA REAL ESTATE INVESTMENT TRUST

EXPLANATORY NOTES TO THE QUARTERLY REPORT FOR THE QUARTER ENDED 31 MARCH 2009 (UNAUDITED)

A EXPLANATORY NOTES PURSUANT TO FRS 134

A1 BASIS OF PREPARATION

The quarterly financial report is unaudited and has been prepared in accordance with Financial Reporting Standard ("FRS") 134: Interim Financial Reporting and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad.

The interim financial statements should be read in conjunction with the audited financial statements for the year ended 31 December 2008. These explanatory notes attached to the interim financial statements provide an explanation of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Trust since the year ended 31 December 2008.

A2 CHANGES IN ACCOUNTING POLICIES

The significant accounting policies adopted are consistent with those of the audited financial statements for the year ended 31 December 2008.

Nevertheless, the FRS that will be effective in the annual financial statements for the year ended 31 December 2008 may be affected by the issue of additional interpretation(s) or other changes announced by the Malaysian Accounting Standards Board subsequent to the date of issuance of this quarterly report. Therefore the policies that will be applied in the UOA-REIT's financial statements for the period cannot be determined with certainty at the date of issuance of this quarterly financial report.

A3 QUALIFIED AUDIT REPORT

The auditors' report on the financial statements for the year ended 31 December 2008 was not qualified.

A4 COMMENTS ON SEASONALITY OR CYCLICALITY OF OPERATIONS

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

A5 UNUSUAL ITEMS

There were no unusual items affecting assets, liabilities, unitholders' funds, net income or cash flows for the quarter under review.

A6 CHANGES IN ESTIMATES

There were no changes in estimates that have had a material effect in the current quarter results.

A7 DEBT AND EQUITY SECURITIES

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

A8 INCOME DISTRIBUTION

The Trust had on 27 February 2009 paid a final income distribution for the year ended 31 December 2008 amounting to RM13,650,153.

No income distribution was declared for the quarter under review but provision was made to distribute 95% of the income before tax (unaudited) for the quarter ended 31 March 2009 to be distributed by end of August 2009 as described under Section B12, Income Distribution.

A9 SEGMENTAL REPORTING

Not applicable.

A10 VALUATION OF PROPERTY, PLANT AND EQUIPMENT

The value of the investment properties brought forward from the financial statement for the year ended 31 December 2008 have not been revalued for the current quarter under review.

A11 MATERIAL EVENTS

There was no material event as at the latest practicable date from the date of this report.

A12 EFFECT OF CHANGES IN THE COMPOSITION OF THE TRUST

There were no changes in the composition of the Trust for the current quarter. The fund size stands at 245,948,700.

A13 CONTINGENT LIABILITIES OR CONTINGENT ASSETS

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

B EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD.

B1 REVIEW OF PERFORMANCE

For the quarter ended 31 March 2009, the Trust registered a total income of RM11,464,480 inclusive of interest income and other income of RM3,813 and RM25,065 respectively. Total expenditure for the quarter under review amounted to RM3,962,856 with RM2,385,779 attributable to property operating expenses and RM1,577,077 attributable to non-property operating expenses. Income before taxation available for distribution for the quarter under review was RM7,501,624. Taking into consideration a 95% distribution, the Trust has set aside RM7,126,543 as provision for income distribution.

Against the corresponding period last year, gross rental has improved by approximately 22.10% or RM2,069,932 attributed mainly to the improvements in rental rates as well as contribution from Wisma UOA Pantai which was acquired in April 2008. Meanwhile, operating expenses have increased by approximately 2.79%, arising mainly from increased property maintenance expenses (RM162,928) and increased borrowing costs (RM213,333) due to additional drawdown of bank borrowings. However, this was offset by the reduction in stamping fees and legal fees incurred in relation to the acquisition of Wisma UOA Pantai. The net improvement in income before taxation amounted to RM1,955,863 or approximately 35.27% and earnings per unit has improved 35.56% from 2.25 sen to 3.05 sen.

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

There were no material changes in the income before taxation for the quarter under review.

B3 PROSPECTS

The Manager expects the properties to continue enjoying reasonable occupancy and tenancy rates for the remaining part of the year. However, rental income may be affected due to the slowdown in the economy.

The Manager will continue to adopt an active operating and capital management strategy to enhance the yields and returns of the existing Properties Parcels. The Manager will further seek opportunities to acquire real estate that meet the objectives of the Trust.

B4 VARIANCES

This is not applicable as there was no profit forecast or profit guarantee issued for this financial quarter.

B5 TAXATION

The breakdown of the tax components is as follows:

	Current Quarter		Year To Date	
	31.03.2009	31.03.2008	31.03.2009	31.03.2008
	RM	RM	RM	RM
Taxation on current period's profit	-	-	-	-
Under provision of tax expense in prior years	3,803	-	3,803	-
Deferred tax relating to originating and reversal of temporary differences	-	-	-	-
Tax expense for the period	3,803	-	3,803	-

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

	Current Quarter		Year To Date	
	31.03.2009	31.03.2008	31.03.2009	31.03.2008
	RM	RM	RM	RM
Income before taxation	7,501,624	5,545,761	7,501,624	5,545,761
Taxation at Malaysian statutory tax rate of 25%*	1,875,406	1,441,898	1,875,406	1,441,898
Effect of income not subject to tax	(1,484,124)	(1,241,836)	(1,484,124)	(1,241,836)
Expenses not deductible for tax purposes	11,364	127,886	11,364	127,886
Utilisation of capital allowances	(324,585)	(262,662)	(324,585)	(262,662)
Under provision of tax expense in prior years	3,803	-	3,803	-
Tax exemption **	(78,061)	(65,286)	(78,061)	(65,286)
Tax expense for the period	3,803	-	3,803	-

* For the year of 2009, the corporate tax rate has been revised from 26% to 25%.

** In year 2009, Real Estate Investment Trusts (REIT) are exempted from taxes on all income provided that at least 90% of their total income is distributed to the investors. UOA REIT is expected to enjoy the tax exemption given its distribution policies of at least 95% of its total income. Therefore, no tax expense is recognised for the quarter under review.

B6 PROFIT ON SALE OF INVESTMENT IN UNQUOTED SECURITIES/PROPERTIES

There was no disposal of investment in unquoted securities during the current quarter and financial period-to-date.

B7 PARTICULARS OF PURCHASE OR DISPOSAL OF INVESTMENT IN QUOTED SECURITIES

There was no purchase or disposal of investment in quoted securities during the current quarter and financial period-to-date.

B8 STATUS OF CORPORATE PROPOSAL

There were no corporate proposals announced but not completed at the latest practicable date.

B9 BORROWINGS AND DEBT SECURITIES

	Current Quarter 31.03.2009 RM	Year Ended 31.12.2008 RM
Revolving credit - Secured	<u>121,900,000</u>	<u>113,600,000</u>

B10 OFF BALANCE SHEET FINANCIAL INSTRUMENTS

The Trust has no financial instrument 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.

B11 MATERIAL LITIGATION

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

B12 INCOME DISTRIBUTION

A provision was made to distribute RM7,126,543 as income distribution for 1st Quarter ended 31 March 2009. This translates into approximately 2.90 sen per unit for the quarter under review and includes a non-taxable portion of approximately 0.49 sen per unit (representing 16.90% of the gross distribution) deriving mainly from utilisation of capital allowances. Provision for income distribution for the quarter under review is 35.51% higher than corresponding period last year (2.14 sen per unit).

Pursuant to the amended Part X, Schedule 1 of the Income Tax Act, 1967 under the Finance Act 2006 which was gazetted on 31 December 2006 and the announced Budget 2009, the following withholding tax rates would be applicable on distribution of income which is tax exempt at Trust's level:

- a) Non-corporate investors and local institutional investors are subject to a final withholding tax at the rate of 10% (up to year 2011).
- b) Foreign institutional investors are subject to a final withholding tax at the rate of 10% (up to year 2011).
- c) Foreign corporate investors are subject to a final withholding tax at the rate of 25% for year 2009.
- d) Local corporate investors are subject to the existing tax treatment and tax rates (corporate tax rate is 25% for year 2009).

B13 DISTRIBUTION PER UNIT - PROVISIONAL

	Current Quarter Ended 31.03.2009 RM	Year To Date ended 31.03.2009 RM	Year To Date ended 31.03.2008 RM
Provision for income distribution	7,126,543	7,126,543	5,268,473
Number of units issued	245,948,700	245,948,700	245,948,700
Basic earnings per unit (sen)	3.05	3.05	2.25
Distribution per unit (DPU) (sen)	2.90	2.90	2.14
Diluted earnings per unit (sen)	N/A	N/A	N/A

B14 EARNINGS PER UNIT

(a) Basic

Basic earnings per unit amounts are calculated by dividing income for the period attributable to unitholders by the weighted average number of units in issue during the period.

	Current Quarter		Year To Date	
	31.03.2009	31.03.2008	31.03.2009	31.03.2008
	RM	RM	RM	RM
Income after taxation	7,497,821	5,545,761	7,497,821	5,545,761
Weighted average number of units in issue	245,948,700	245,948,700	245,948,700	245,948,700
Basic earnings per unit (after managers' fee) (sen)	3.05	2.25	3.05	2.25

BY ORDER OF THE BOARD

YAP KAI WENG
Company Secretary
UOA ASSET MANAGEMENT SDN BHD
(As the Manager of UOA REAL ESTATE INVESTMENT TRUST)

Kuala Lumpur
12 MAY 2009