

UOA REAL ESTATE INVESTMENT TRUST
CONDENSED STATEMENT OF FINANCIAL POSITION
FOR THE QUARTER ENDED 30 JUNE 2010 (UNAUDITED)

	AS AT END OF CURRENT QUARTER 30.06.2010 RM	AS AT PRECEDING FINANCIAL YEAR END 31.12.2009 RM
INVESTMENTS		
Real estate properties	528,851,246	514,100,000
PROPERTY, PLANT & EQUIPMENT	29,914	32,181
OTHER ASSETS		
Trade receivables	1,187,877	976,479
Other receivables	1,661,184	2,836,560
Current tax asset	114,510	114,510
Deposits with licensed financial institution	-	850,000
Cash and bank balances	653,174	441,541
	<u>3,616,745</u>	<u>5,219,090</u>
TOTAL ASSETS	532,497,905	519,351,271
LIABILITIES		
Other payables	4,378,923	5,307,111
Rental deposits	11,903,851	12,118,487
Amount due to Manager	231,022	174,191
Borrowings	131,300,000	116,550,000
Deferred tax liability	5,548,000	5,548,000
Provision for income distribution	12,666,358	13,969,886
TOTAL LIABILITIES	<u>166,028,154</u>	<u>153,667,675</u>
NET ASSET VALUE	<u>366,469,751</u>	<u>365,683,596</u>
FINANCED BY:		
UNITHOLDERS' FUND		
Unitholders' capital	246,791,875	246,791,875
Undistributed income	119,677,876	118,891,721
	<u>366,469,751</u>	<u>365,683,596</u>
NET ASSET VALUE PER UNIT	1.4900	1.4868
NUMBER OF UNITS IN CIRCULATION	245,948,700	245,948,700

The condensed statement of financial position should be read in conjunction with the audited financial statements for the year ended 31 December 2009 and the accompanying explanatory notes attached to the interim financial statements.

UOA REAL ESTATE INVESTMENT TRUST
CONDENSED STATEMENT OF COMPREHENSIVE INCOME
FOR THE QUARTER ENDED 30 JUNE 2010 (UNAUDITED)

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Current Year Quarter 30.06.2010 RM	Preceding Year Corresponding Quarter 30.06.2009 RM	Current Year To Date 30.06.2010 RM	Preceding Year To Date 30.06.2009 RM
TOTAL INCOME				
Gross rental	10,757,369	11,216,051	21,425,862	22,651,653
Property operating expenses	(2,383,622)	(2,310,117)	(4,802,260)	(4,695,894)
Net rental income	8,373,747	8,905,934	16,623,602	17,955,759
Interest income	3,519	4,520	7,595	8,333
Other income	24,406	58,964	67,030	84,028
	8,401,672	8,969,418	16,698,227	18,048,120
TOTAL EXPENDITURE				
Manager's fees	(515,649)	(482,321)	(1,031,158)	(964,268)
Trustee's fee	(41,436)	(38,758)	(82,861)	(77,486)
Borrowing costs	(1,168,678)	(792,085)	(2,115,808)	(1,760,041)
Auditors' remuneration	(8,750)	(9,500)	(14,500)	(19,000)
Tax agent's fee	(5,000)	(2,500)	(7,500)	(5,000)
Valuation fee	-	-	-	-
Administrative expenses	(55,583)	(88,759)	(121,366)	(165,206)
	(1,795,096)	(1,413,923)	(3,373,193)	(2,991,001)
Net changes in fair value of financial liabilities (Note 1)	(7,315)	-	(9,399)	-
INCOME BEFORE TAXATION	6,599,261	7,555,495	13,315,635	15,057,119
TAXATION	-	-	-	(3,803)
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD	6,599,261	7,555,495	13,315,635	15,053,316
INCOME DISTRIBUTION				
- Distributed income	-	-	-	-
- Provision for distribution	(6,283,822)	(7,187,671)	(12,666,358)	(14,314,214)
- Under provision of final distribution in prior year	-	-	-	-
NET INCOME RETAINED	315,439	367,824	649,277	739,102
INCOME BEFORE TAXATION IS ANALYSED AS FOLLOWS				
- Realised	6,606,576	7,555,495	13,325,034	15,057,119
- Unrealised (Note 1)	(7,315)	-	(9,399)	-
EARNINGS PER UNIT				
- After managers' fees (sen)	2.68	3.07	5.41	6.12
- Before managers' fees (sen)	2.89	3.27	5.83	6.51

The condensed statement of comprehensive income should be read in conjunction with the audited financial statements for the year ended 31 December 2009 and the accompanying explanatory notes attached to the interim financial statements.

Note 1:

This represents changes in the fair value of financial liabilities measured at amortised cost in the current financial quarter pursuant to the adoption of FRS 139 Financial Instruments: Recognition and Measurement for the financial year ending 31 December 2010.

UOA REAL ESTATE INVESTMENT TRUST

**CONDENSED STATEMENT OF CHANGES IN NET ASSET VALUE
FOR THE QUARTER ENDED 30 JUNE 2010 (UNAUDITED)**

	Attributable to Unitholders' Funds			Total Unitholders' Funds	
	Unitholders' Capital RM	Distributable Undistributed Income		Current Year To Date 30.06.2010 RM	Preceding Year To Date 30.06.2009 RM
		Realised RM	Unrealised RM		
Balance as at					
1 January					
- as previously stated	246,791,875	13,490,198	105,401,523	365,683,596	341,510,362
- effect of adopting FRS 139	-	-	136,878	136,878	-
	<u>246,791,875</u>	<u>13,490,198</u>	<u>105,538,401</u>	<u>365,820,474</u>	<u>341,510,362</u>
Movements during the period					
Total comprehensive income for the period	-	13,325,034	(9,399)	13,315,635	15,053,316
Distribution to unitholders	-	(12,666,358)	-	(12,666,358)	(14,314,214)
Balance carried forward as at 30 June	<u>246,791,875</u>	<u>14,148,874</u>	<u>105,529,002</u>	<u>366,469,751</u>	<u>342,249,464</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 2009 and the accompanying explanatory notes attached to the interim financial statements.

UOA REAL ESTATE INVESTMENT TRUST
CONDENSED STATEMENT OF CASH FLOWS
FOR THE QUARTER ENDED 30 JUNE 2010 (UNAUDITED)

	Current Year To Date 30.06.2010 RM	Preceding Year To Date 30.06.2009 RM
CASH FLOW FROM OPERATING ACTIVITIES		
Profit before taxation	13,315,635	15,057,119
Adjustment for:		
Interest income	(7,595)	(8,333)
Interest expense	2,115,808	1,760,041
Depreciation	2,267	2,169
Net changes in fair value of financial liabilities	9,939	-
Allowance for doubtful debts	12,686	(7,243)
Operating profit before changes in working capital	<u>15,448,740</u>	<u>16,803,753</u>
Increase in receivables	(504,412)	(66,701)
Increase/(Decrease) in payables	790,266	(1,040,609)
Net cash generated from operating activities	<u>15,734,594</u>	<u>15,696,443</u>
CASH FLOW FROM INVESTING ACTIVITIES		
Interest income	7,595	8,333
Purchase of investment properties and subsequent expenditure	<u>(15,187,933)</u>	<u>(60,744)</u>
Net cash used in investing activities	<u>(15,180,338)</u>	<u>(52,411)</u>
CASH FLOW FROM FINANCING ACTIVITIES		
Interest paid	(1,972,197)	(1,851,811)
Distribution to unitholders	(13,969,886)	(13,650,153)
Net drawdown of borrowings	<u>14,750,000</u>	<u>100,000</u>
Net cash used in financing activities	<u>(1,192,083)</u>	<u>(15,401,964)</u>
NET INCREASE IN CASH AND CASH EQUIVALENTS	(637,827)	242,068
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	1,291,541	614,753
CASH AND CASH EQUIVALENTS AT END OF PERIOD	<u>653,714</u>	<u>856,821</u>
Cash and cash equivalents at end of period comprises:		
Deposits with licensed financial institution	-	-
Cash and bank balances	<u>653,174</u>	<u>856,821</u>
	<u>653,174</u>	<u>856,821</u>

The condensed statement of cash flows should be read in conjunction with the audited financial statements for the year ended 31 December 2009 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 30 JUNE 2010 (UNAUDITED)**

A EXPLANATORY NOTES PURSUANT TO FINANCIAL REPORTING STANDARD ("FRS") 134

A1 BASIS OF PREPARATION

The quarterly financial report is unaudited and has been prepared in accordance with FRS 134: Interim Financial Reporting and Paragraph 9.44 of the Main Market 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 2009. 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 UOA Real Estate Investment Trust ("UOA REIT" or "Trust") since the year ended 31 December 2009.

A2 CHANGES IN ACCOUNTING POLICIES

The significant accounting policies adopted are consistent with those of the audited financial statements of UOA REIT for the year ended 31 December 2009.

Nevertheless, the FRS that will be effective in the annual financial statements for the year ending 31 December 2010 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 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 2009 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 25 February 2010 paid a final income distribution for the year ended 31 December 2009 amounting to RM13,969,886.

For the quarter under review, the Trust is declaring a 95% distribution of the income before taxation (unaudited) for the first half year ended 30 June 2010 amounting to RM12,666,358 to be distributed by end of August 2010 as described under Section B19, Income Distribution.

A9 SEGMENTAL REPORTING

Not applicable.

A10 VALUATION OF INVESTMENT PROPERTIES

The value of the investment properties brought forward from the financial statements for the year ended 31 December 2009 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 PARAGRAPH 9.44 OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

B1 REVIEW OF PERFORMANCE

For the quarter ended 30 June 2010, the Trust registered a total income of RM10,785,294 inclusive of interest income and other income of RM3,519 and RM24,406 respectively. Total expenditure for the quarter under review amounted to RM4,178,718 with RM2,383,622 attributable to property operating expenses and RM1,795,096 attributable to non-property operating expenses. Income before taxation available for distribution for the quarter under review was RM6,606,576. Taking into consideration a 95% distribution, the Trust has set aside RM6,283,822 as provision for income distribution.

Against the six (6) months corresponding period last year, gross rental has decreased by approximately 5.41% or RM1,225,791. The decrease was mainly due to pressure on rental rates and reduced occupancy rates of the investment properties. Meanwhile, operating expenses have increased by approximately 6.36%, mainly due to increased property maintenance expenses (RM154,615), borrowing cost (RM355,767) and expenditure for maintenance of equipment for UOA Pantai for the full six (6) months of 2010 (RM61,960). The increase in operating expenses was offset by a reduction in commitment fees for the borrowings (RM56,036) and rental commission (RM97,434). The net reduction in realised income before taxation amounted to RM1,732,085 or approximately 11.50%. Earnings per unit has reduced by 0.71 sen or approximately 11.60% against the corresponding period last year, from 6.12 sen to 5.41 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 occupancy and tenancy rates of the properties to sustain for the remaining part of the year. Rental income is anticipated to improve gradually in the second half of the year due to the delayed effects of the recovering economy.

The Manager will continue to adopt an active operating and capital management strategy to enhance the yields and returns of the existing Property 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 COMPOSITION OF INVESTMENT PORTFOLIO

As at 30 June 2010, UOA REIT's composition of investment portfolio is as follows:

	Acquisition cost RM	Fair value as at 30.06.2010 RM	Percentage of fair value to Net Asset Value %
Real estate properties			
Commercial			
• UOA Centre parcels	57,600,000	76,667,767	20.92
• UOA II parcels	180,900,000	261,079,660	71.24
• UOA Damansara parcels	72,000,000	105,103,819	28.68
• UOA Pantai	86,000,000	86,000,000	23.47
	<u>396,500,000</u>	<u>528,851,246</u>	
Others			
Deposits with licensed financial institutions		<u>-</u>	0.00

There was no change to the total number of properties held by the Trust since the last reporting period.

B6 UTILISATION OF PROCEEDS RAISED FROM ISSUANCE OF NEW UNITS

There were no issuance of new units during the quarter under review.

B7 SOFT COMMISSION

During the financial quarter ended 30 June 2010, the Manager did not receive any soft commission from its broker, by virtue of transactions conducted by the Trust.

B8 INCOME RECOGNITION

- Rental income is recognised on an accrual basis over the specific tenures of the respective leases.
- Interest income is recognised on a time proportion basis.

B9 MANAGER'S FEES

Pursuant to the Trust Deed constituting UOA REIT, the Manager is entitled to a management fee of up to 1.00% per annum of the Net Asset Value of the Trust, calculated based on the monthly accrual basis and payable monthly in arrears.

The manager's fees for the six (6) months ended 30 June 2010 amounted to RM1,031,158, which approximated 0.56% (on an annualised basis) of the Net Asset Value of the Trust.

B10 TRUSTEE'S FEES

Pursuant to the Trust Deed constituting UOA REIT, the Trustee is entitled to a fee of 0.045% per annum of the Net Asset Value of the Trust, calculated based on the monthly accrual basis and payable monthly in arrears.

The trustee's fees for the six (6) months ended 30 June 2010 amounted to RM82,861, which approximated 0.045% (on an annualised basis) of the Net Asset Value of the Trust.

B11 UNITHOLDINGS BY THE MANAGER AND PARTIES RELATED TO THE MANAGER

As at 30 June 2010, the Manager did not hold any units in the Trust.

Direct holdings unless otherwise indicated	No. of units	Percentage of units in issue %	Market value as at 30.06.2010 RM
Directors of the Manager:			
- Chan Cecelia	141,800	0.06	199,938
- Khor Soo Beng	101,800	0.04	143,538
- Kong Chong Soon @ Chi Suim	362,000	0.15	510,420
- Alan Charles Winduss	100,000	0.04	141,000
- Dato' Gan Boon Khuay	100,000	0.04	141,000
- Kung Beng Hong	100,000	0.04	141,000
Companies related to the Manager:			
- Wisma UOA Sdn Bhd	89,729,000	36.48	126,517,890
- Damai Positif Sdn Bhd	48,000,000	19.52	67,680,000
- Dynasty Portfolio Sdn Bhd	17,864,500	7.26	25,188,945
- LTG Development Sdn Bhd	7,444,700	3.03	10,497,027
- Kumpulan Sejahtera Sdn Bhd	100,000	0.04	141,000
Related to the Manager via relationship with Manager's Director:			
- Kong May Chee	15,900	0.01	22,419
- Kong Ai Chee	13,500	0.01	19,035
- Kong Sze Choon	19,000	0.01	26,790
The Manager's Director's indirect holding unitholding in UOA REIT:			
- Kong Chong Soon @ Chi Suim*	163,138,200	66.33	230,024,862
- Tan Sri Dato' Alwi bin Jantan**	100,000	0.04	141,000

* Deemed interested through his shareholdings in United Overseas Australia Limited (the ultimate holding company of Wisma UOA Sdn Bhd, Damai Positif Sdn Bhd, Dynasty Portfolio Sdn Bhd, LTG Development Sdn Bhd and Kumpulan Sejahtera Sdn Bhd).

** Deemed interest as a beneficiary of Equity Trust (Malaysia) Berhad.

The market value of the units held by unitholders related to the Manager is determined by using the closing market value of RM1.41 as at 30 June 2010.

B12 TAXATION

The breakdown of the tax components is as follows:

	Current Quarter		Year To Date	
	30.06.2010	30.06.2009	30.06.2010	30.06.2009
	RM	RM	RM	RM
Taxation on current period's profit	-	-	-	-
Under provision of tax expense in prior years	-	-	-	3,803
Deferred tax relating to Real Property Gains Tax	-	-	-	-
Tax expense for the period	-	-	-	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	
	30.06.2010	30.06.2009	30.06.2010	30.06.2009
	RM	RM	RM	RM
Income before taxation	6,606,576	7,555,495	13,325,034	15,057,119
Taxation at Malaysian statutory tax rate of 25%*	1,651,644	1,888,874	3,331,259	3,764,280
Effect of income not subject to tax	(1,277,799)	(1,518,805)	(2,577,326)	(3,002,929)
Expenses not deductible for tax purposes	22,952	32,408	35,855	43,772
Utilisation of capital allowances	(331,212)	(324,795)	(655,861)	(649,380)
Under provision of tax expense in prior years	-	-	-	3,803
Tax exemption **	(65,585)	(77,682)	(133,927)	(155,743)
Tax expense for the period	-	-	-	3,803

* For the year of 2010, the corporate tax rate is at 25%.

** In year 2010, Real Estate Investment Trusts 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.

B13 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.

B14 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.

B15 STATUS OF CORPORATE PROPOSAL

UOA Asset Management Sdn Bhd ("UOAAM"), the manager of UOA REIT, had on 8 March 2010 received two (2) letters of offer from UOA Holdings Sdn Bhd, a substantial unit holder of UOA REIT on even date for the sale of Parcel B - Menara UOA Bangsar and Wisma UOA Damansara II (the "Properties") by its subsidiaries, Desa Bukit Pantai Sdn Bhd and Rich Accomplishment Sdn Bhd respectively at a consideration of RM289 million and RM211 million respectively. The offers for the sale of Parcel B - Menara UOA Bangsar and Wisma UOA Damansara II are inter-conditional upon each other. The Sale and Purchase Agreements for the Properties were executed on 16 April 2010. The proposed acquisitions of the Properties are pending the approvals of the relevant public authorities/parties.

B16 BORROWINGS AND DEBT SECURITIES

	Current Quarter 30.06.2010 RM	Year ended 31.12.2009 RM
Revolving credit - Secured	<u>131,300,000</u>	<u>116,550,000</u>

B17 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.

B18 MATERIAL LITIGATION

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

B19 INCOME DISTRIBUTION

A provision was made to distribute RM6,283,822 as income distribution for the second quarter ended 30 June 2010. This translates into approximately 2.55 sen per unit for the quarter under review and includes a non-taxable portion of approximately 0.47 sen per unit (representing 18.43% of the gross distribution) deriving mainly from utilisation of capital allowances.

The total declared income distribution for the six (6) months period ended 30 June 2010 amounted to RM12,666,358, equivalent to 5.15 sen per unit and includes a non-taxable portion of approximately 0.96 sen (representing 18.64% of the gross distribution). The income distribution for the six (6) months period ended 30 June 2010 is 11.51% lower than the corresponding period last year (5.82 sen per unit).

Pursuant to the amended Part X, Schedule 1 of the Income Tax Act, 1967 under the Finance Act 2009 which was gazetted on 8 January 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%.
- b) Foreign institutional investors are subject to a final withholding tax at the rate of 10%.
- c) Foreign corporate investors are subject to a final withholding tax at the rate of 25%.
- d) Local corporate investors are subject to the existing tax treatment and tax rates (corporate tax rate is 25% for year 2010).

The distribution to the unitholders is from the following sources:

	Current Quarter		Year To Date	
	30.06.2010	30.06.2009	30.06.2010	30.06.2009
	RM	RM	RM	RM
Sources of income				
Gross rental	10,757,369	11,216,051	21,425,862	22,651,653
Interest income	3,519	4,520	7,595	8,333
Other income	24,406	58,964	67,030	84,028
	<u>10,785,294</u>	<u>11,279,535</u>	<u>21,500,487</u>	<u>22,744,014</u>
Expenses	<u>(4,178,718)</u>	<u>(3,724,040)</u>	<u>(8,175,453)</u>	<u>(7,686,895)</u>
	6,606,576	7,555,495	13,325,034	15,057,119
Net changes in fair value of financial liabilities	<u>(7,315)</u>	-	<u>(9,399)</u>	-
	6,599,261	7,555,495	13,315,635	15,057,119
Undistributed income	<u>(315,439)</u>	<u>(367,824)</u>	<u>(649,277)</u>	<u>(742,905)</u>
	<u>6,283,822</u>	<u>7,187,671</u>	<u>12,666,358</u>	<u>14,314,214</u>
Distribution per unit ("DPU") (sen)	<u>2.55</u>	<u>2.92</u>	<u>5.15</u>	<u>5.82</u>

B20 DISTRIBUTION PER UNIT - PROVISIONAL

	Current Quarter ended 30.06.2010	Year To Date ended 30.06.2010	Year To Date ended 30.06.2009
Provision for income distribution (RM)	6,283,822	12,666,358	14,314,214
Number of units issued	245,948,700	245,948,700	245,948,700
Basic earnings per unit (sen)	2.68	5.41	6.12
Distribution per unit (sen)	2.55	5.15	5.82
Diluted earnings per unit (sen)	N/A	N/A	N/A

B21 EARNINGS PER UNIT

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	
	30.06.2010	30.06.2009	30.06.2010	30.06.2009
	RM	RM	RM	RM
Income after taxation	6,599,261	7,555,495	13,315,635	15,053,316
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)	<u>2.68</u>	<u>3.07</u>	<u>5.41</u>	<u>6.12</u>

B22 STATEMENT BY THE DIRECTORS OF THE MANAGER

In the opinion of the Directors of the Manager, this quarterly report has been prepared in accordance with FRS 134: Interim Financial Reporting and Paragraph 9.44 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad so as to give a true and fair view of the financial position of UOA REIT as at 30 June 2010 and of its financial performance and cash flows for the quarter/period ended on that date and duly authorised for release by the Board of Directors of the Manager on 22 July 2010.

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
22 JULY 2010