

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

	AS AT END OF CURRENT QUARTER 30.09.2010 RM	AS AT PRECEDING FINANCIAL YEAR END 31.12.2009 RM
INVESTMENTS		
Real estate properties	529,207,870	514,100,000
PROPERTY, PLANT & EQUIPMENT	30,191	32,181
OTHER ASSETS		
Trade receivables	1,211,089	976,479
Other receivables	2,330,039	2,836,560
Current tax asset	114,510	114,510
Deposits with licensed financial institution	-	850,000
Cash and bank balances	868,310	441,541
	4,523,948	5,219,090
TOTAL ASSETS	533,762,009	519,351,271
LIABILITIES		
Other payables	4,042,719	5,307,111
Rental deposits	11,979,604	12,118,487
Amount due to Manager	173,476	174,191
Borrowings	139,300,000	116,550,000
Deferred tax liability	5,548,000	5,548,000
Provision for income distribution	5,889,211	13,969,886
TOTAL LIABILITIES	166,933,010	153,667,675
NET ASSET VALUE	366,828,999	365,683,596
FINANCED BY:		
UNITHOLDERS' FUND		
Unitholders' capital	246,791,875	246,791,875
Undistributed income	120,037,124	118,891,721
	366,828,999	365,683,596
NET ASSET VALUE PER UNIT	1.4915	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 SEPTEMBER 2010 (UNAUDITED)

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Current Year Quarter 30.09.2010 RM	Preceding Year Corresponding Quarter 30.09.2009 RM	Current Year To Date 30.09.2010 RM	Preceding Year To Date 30.09.2009 RM
TOTAL INCOME				
Gross rental	10,578,090	11,095,901	32,003,952	33,747,554
Property operating expenses	(2,639,294)	(2,378,442)	(7,441,556)	(7,074,336)
Net rental income	7,938,796	8,717,459	24,562,396	26,673,218
Interest income	4,111	3,455	11,706	11,788
Other income	26,108	49,774	93,138	133,802
	7,969,015	8,770,688	24,667,240	26,818,808
TOTAL EXPENDITURE				
Manager's fees	(515,739)	(482,981)	(1,546,897)	(1,447,248)
Trustee's fee	(41,443)	(38,811)	(124,304)	(116,297)
Borrowing costs	(1,281,949)	(846,537)	(3,397,757)	(2,606,577)
Auditors' remuneration	(8,750)	(9,500)	(23,250)	(28,500)
Tax agent's fee	-	(4,500)	(7,500)	(9,500)
Valuation fee (Note 1)	115,284	(10,000)	115,284	(10,000)
Administrative expenses	(29,273)	(75,737)	(150,639)	(240,943)
	(1,761,870)	(1,468,066)	(5,135,063)	(4,459,065)
Net changes in fair value of financial liabilities (Note 2)	41,316	-	31,917	-
INCOME BEFORE TAXATION	6,248,461	7,302,622	19,564,094	22,359,743
TAXATION	-	-	-	(3,803)
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD	6,248,461	7,302,622	19,564,094	22,355,940
INCOME DISTRIBUTION				
- Distributed income	-	-	(12,666,358)	(14,314,214)
- Provision for distribution	(5,889,211)	(6,927,551)	(5,889,211)	(6,927,551)
- Under provision of final distribution in prior year	-	-	-	-
NET INCOME RETAINED	359,250	375,071	1,008,525	1,114,175
INCOME BEFORE TAXATION IS ANALYSED AS FOLLOWS				
- Realised	6,207,145	7,302,622	19,532,177	22,359,743
- Unrealised (Note 2)	41,316	-	31,917	-
EARNINGS PER UNIT				
- After managers' fees (sen)	2.54	2.97	7.95	9.09
- Before managers' fees (sen)	2.75	3.17	8.58	9.68

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 reversal of accrual made for valuation fee in relation to the revaluation exercise on the investment properties of UOA REIT. The revaluation exercise was undertaken pursuant to FRS140: Investment Property and the revaluation surplus arising from the revaluation exercise was incorporated in the financial statements of UOA REIT as at 31 December 2009.

Note 2:

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 SEPTEMBER 2010 (UNAUDITED)**

	Attributable to Unitholders' Funds			Total Unitholders' Funds	
	Unitholders' Capital RM	Distributable Undistributed Income Realised RM	Unrealised RM	Current Year To Date 30.09.2010 RM	Preceding Year To Date 30.09.2009 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	-	19,532,177	31,917	19,564,094	22,355,940
Distribution to unitholders	-	(18,555,569)	-	(18,555,569)	(21,241,765)
Balance carried forward as at 30 September	<u>246,791,875</u>	<u>14,466,806</u>	<u>105,570,318</u>	<u>366,828,999</u>	<u>342,624,537</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 SEPTEMBER 2010 (UNAUDITED)

	Current Year To Date 30.09.2010 RM	Preceding Year To Date 30.09.2009 RM
CASH FLOW FROM OPERATING ACTIVITIES		
Profit before taxation	19,564,094	22,359,743
Adjustment for:		
Interest income	(11,706)	(11,788)
Interest expense	3,397,757	2,606,577
Depreciation	3,425	3,254
Net changes in fair value of financial liabilities	(31,917)	-
Allowance for doubtful debts	43,747	-
Bad debts written off	10,292	15,617
Operating profit before changes in working capital	<u>22,975,692</u>	<u>24,973,403</u>
Increase in receivables	(1,237,833)	(804,279)
Increase/(Decrease) in payables	953,385	(1,132,919)
Net cash generated from operating activities	<u>22,691,244</u>	<u>23,036,205</u>
CASH FLOW FROM INVESTING ACTIVITIES		
Interest income	11,706	11,788
Purchase of property, plant and equipment	(1,435)	-
Purchase of investment properties and subsequent expenditure	(15,970,931)	(137,530)
Net cash used in investing activities	<u>(15,960,660)</u>	<u>(125,742)</u>
CASH FLOW FROM FINANCING ACTIVITIES		
Interest paid	(3,267,571)	(2,704,080)
Distribution to unitholders	(26,636,244)	(27,964,367)
Net drawdown of borrowings	22,750,000	8,600,000
Net cash used in financing activities	<u>(7,153,815)</u>	<u>(22,068,447)</u>
NET (DECREASE)/INCREASE IN CASH AND CASH EQUIVALENTS	(423,231)	842,016
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	1,291,541	614,753
CASH AND CASH EQUIVALENTS AT END OF PERIOD	<u>868,310</u>	<u>1,456,769</u>
Cash and cash equivalents at end of period comprises:		
Deposits with licensed financial institution	-	600,000
Cash and bank balances	868,310	856,769
	<u>868,310</u>	<u>1,456,769</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 SEPTEMBER 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 30 August 2010 paid an interim income distribution for the financial period ended 30 June 2010 amounting to RM12,666,358.

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 30 September 2010 to be distributed by end of February 2011 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 September 2010, the Trust registered a total income of RM10,608,309 inclusive of interest income and other income of RM4,111 and RM26,108 respectively. Total expenditure for the quarter under review (excluding the reversal of accrual for valuation fee) amounted to RM4,516,448 with RM2,639,294 attributable to property operating expenses and RM1,877,154 attributable to non-property operating expenses. Income before taxation available for distribution for the quarter under review was RM6,207,145. Taking into consideration a 95% distribution, the Trust has set aside RM5,889,211 as provision for income distribution.

Against the corresponding quarter last year, gross rental has decreased by approximately 4.67% or RM517,811. The decrease was mainly due to pressure on rental rates and reduced occupancy rates of the older properties, namely UOA Centre Parcels and UOA Damansara parcels due to the age of the buildings.

As compared to the corresponding quarter last year, operating expenses (excluding valuation fee) have increased by approximately 17.72%, mainly due to increased assessment charges (RM16,817), property maintenance expenses (RM91,857), borrowing costs (RM435,412), repair and maintenance expenses (RM74,304) and legal fees (RM60,750). The net reduction in realised income before taxation amounted to RM1,095,477 or approximately 15%. Earnings per unit has reduced by 0.43 sen or approximately 14.48% against the corresponding period last year, from 2.97 sen to 2.54 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 do not expect rental rates to increase for the remaining part of the year as the properties are facing pressure on rental rates caused by the increasing supply of office spaces and the delayed effects of the recovering economy.

The common areas of UOA Centre and UOA Damansara are currently undergoing upgrading. Upon completion of the upgrading works, the Manager anticipates a gradual improvement in the occupancy rates of UOA Centre parcels and UOA Damansara parcels.

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 September 2010, UOA REIT's composition of investment portfolio is as follows:

	Acquisition cost RM	Fair value as at 30.09.2010 RM	Percentage of fair value to Net Asset Value %
Real estate properties			
Commercial			
• UOA Centre parcels	57,600,000	76,729,269	20.92
• UOA II parcels	195,457,040	261,354,170	71.25
• UOA Damansara parcels	72,000,000	105,103,819	28.65
• UOA Pantai	86,000,000	86,020,612	23.45
	<u>411,057,040</u>	<u>529,207,870</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 September 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 nine (9) months ended 30 September 2010 amounted to RM1,546,897, 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 nine (9) months ended 30 September 2010 amounted to RM124,304, 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 September 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 30.09.2010 RM
Directors of the Manager:			
- Chan Cecelia	141,800	0.06	202,774
- Khor Soo Beng	101,800	0.04	145,574
- Kong Chong Soon @ Chi Suim	362,000	0.15	517,660
- Alan Charles Winduss	100,000	0.04	143,000
- Dato' Gan Boon Khuay	100,000	0.04	143,000
- Kung Beng Hong	100,000	0.04	143,000
Companies related to the Manager:			
- Wisma UOA Sdn Bhd	77,729,000	31.60	111,152,470
- Damai Positif Sdn Bhd	48,000,000	19.52	68,640,000
- Dynasty Portfolio Sdn Bhd	17,864,500	7.26	25,546,235
- LTG Development Sdn Bhd	5,600,700	2.28	8,009,001
- Kumpulan Sejahtera Sdn Bhd	100,000	0.04	143,000
Related to the Manager via relationship with Manager's Director:			
- Kong May Chee	15,900	0.01	22,737
- Kong Ai Chee	13,500	0.01	19,305
- Kong Sze Choon	19,000	0.01	27,170
The Manager's Director's indirect holding unitholding in UOA REIT:			
- Kong Chong Soon @ Chi Suim*	149,294,200	60.70	213,490,706
- Tan Sri Dato' Alwi bin Jantan**	100,000	0.04	143,000

* 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 RM1.43 as at 30 September 2010.

B12 TAXATION

The breakdown of the tax components is as follows:

	Current Quarter		Year To Date	
	30.09.2010	30.09.2009	30.09.2010	30.09.2009
	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	<u>-</u>	<u>-</u>	<u>-</u>	<u>3,803</u>

A reconciliation of income tax expense applicable to realised 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	
	30.09.2010	30.09.2009	30.09.2010	30.09.2009
	RM	RM	RM	RM
Realised income before taxation	<u>6,207,145</u>	<u>7,302,622</u>	<u>19,532,177</u>	<u>22,359,743</u>
Taxation at Malaysian statutory tax rate of 25%*	1,551,786	1,825,656	4,883,044	5,589,936
Effect of income not subject to tax	(1,183,781)	(1,437,572)	(3,761,106)	(4,440,501)
Expenses not deductible for tax purposes	24,032	14,417	59,887	58,189
Utilisation of capital allowances	(328,165)	(324,691)	(984,026)	(974,071)
Under provision of tax expense in prior years	-	-	-	3,803
Tax exemption **	(63,872)	(77,810)	(197,799)	(233,553)
Tax expense for the period	<u>-</u>	<u>-</u>	<u>-</u>	<u>3,803</u>

* 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

OSK Trustees Berhad (being the Trustee for UOA REIT) ("Trustee") had on 16 April 2010, entered into two (2) conditional Sale and Purchase Agreements with Desa Bukit Pantai Sdn Bhd and Rich Accomplishment Sdn Bhd (the "Vendors"), in relation to the proposed acquisitions of Parcel B - Menara UOA Bangsar and Wisma UOA Damansara II respectively ("Proposed Acquisitions"). The Vendors are subsidiaries of UOA Holdings Sdn Bhd, a substantial unit holder of UOA REIT.

The Trust had on 26 November 2010, obtained the approval of its unitholders for the Proposed Acquisitions and the proposed borrowings to part finance the Proposed Acquisitions by way of ordinary resolutions.

The Proposed Acquisitions are expected to complete by end of December 2010. The issuance, allotment and listing of the consideration units to be issued to the Vendors in relation to the Proposed Acquisitions are expected to be by end of February 2011.

B16 BORROWINGS AND DEBT SECURITIES

	Current Quarter 30.09.2010 RM	Year ended 31.12.2009 RM
Revolving credit - Secured	<u>139,300,000</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 RM5,889,211 as income distribution for the quarter ended 30 September 2010. This translates into approximately 2.39 sen per unit for the quarter under review and includes a non-taxable portion of approximately 0.47 sen per unit (representing 19.67% of the gross distribution) deriving mainly from utilisation of capital allowances.

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	
	30.09.2010	30.09.2009	30.09.2010	30.09.2009
	RM	RM	RM	RM
Sources of income				
Gross rental	10,578,090	11,095,901	32,003,952	33,747,554
Interest income	4,111	3,455	11,706	11,788
Other income	26,108	49,774	93,138	133,802
	<u>10,608,309</u>	<u>11,149,130</u>	<u>32,108,796</u>	<u>33,893,144</u>
Operating expenses				
Valuation fee	115,284	(10,000)	115,284	(10,000)
Other expenses	(4,516,448)	(3,836,508)	(12,691,903)	(11,523,401)
	<u>6,207,145</u>	<u>7,302,622</u>	<u>19,532,177</u>	<u>22,359,743</u>
Net changes in fair value of financial liabilities	41,316	-	31,917	-
	<u>6,248,461</u>	<u>7,302,622</u>	<u>19,564,094</u>	<u>22,359,743</u>
Undistributed income	(359,250)	(375,071)	(1,008,525)	(1,117,978)
	<u>5,889,211</u>	<u>6,927,551</u>	<u>18,555,569</u>	<u>21,241,765</u>
Distribution per unit ("DPU") (sen)	<u>2.39</u>	<u>2.82</u>	<u>7.54</u>	<u>8.64</u>

B20 DISTRIBUTION PER UNIT - PROVISIONAL

	Current Quarter ended 30.09.2010	Year To Date ended 30.09.2010	Year To Date ended 30.09.2009
Provision for income distribution (RM)	5,889,211	18,555,569	21,241,765
Number of units issued	245,948,700	245,948,700	245,948,700
Basic earnings per unit (sen)	2.54	7.95	9.09
Distribution per unit (sen)	2.39	7.54	8.64
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	
	30.09.2010	30.09.2009	30.09.2010	30.09.2009
	RM	RM	RM	RM
Income after taxation	6,248,461	7,302,622	19,564,094	22,355,940
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)	2.54	2.97	7.95	9.09

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 September 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 29 November 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
29 NOVEMBER 2010