

UOA REAL ESTATE INVESTMENT TRUST
CONDENSED STATEMENT OF FINANCIAL POSITION
AS AT 30 SEPTEMBER 2012 (UNAUDITED)

	As at 30.09.2012 RM	As at 31.12.2011 RM
INVESTMENTS		
Real estate properties	1,027,460,215	1,029,760,155
PROPERTY, PLANT & EQUIPMENT	62,097	51,106
OTHER ASSETS		
Trade receivables	978,197	1,794,466
Other receivables	4,306,796	3,282,489
Deposits with licensed financial institution	500,000	300,000
Cash and bank balances	500,452	528,157
	6,285,445	5,905,112
TOTAL ASSETS	1,033,807,757	1,035,716,373
LIABILITIES		
Payables	2,432,181	3,252,175
Rental deposits	23,720,774	23,484,063
Amount due to Manager	342,470	239,426
Borrowings	393,200,000	386,350,000
Provision for income distribution	9,265,585	20,889,866
TOTAL LIABILITIES	428,961,010	434,215,530
NET ASSET VALUE	604,846,747	601,500,843
FINANCED BY:		
UNITHOLDERS' FUND		
Unitholders' capital	476,062,161	476,062,161
Undistributed income	128,784,586	125,438,682
	604,846,747	601,500,843
NET ASSET VALUE PER UNIT	1.4303	1.4224
NUMBER OF UNITS IN CIRCULATION	422,871,776	422,871,776

The condensed statement of financial position should be read in conjunction with the audited financial statements for the year ended 31 December 2011 and the accompanying explanatory notes attached to the interim financial statements.

UOA REAL ESTATE INVESTMENT TRUST
CONDENSED STATEMENT OF COMPREHENSIVE INCOME
FOR THE PERIOD ENDED 30 SEPTEMBER 2012 (UNAUDITED)

	Individual Quarter Ended		Cumulative Quarter Ended	
	30.09.2012	30.09.2011	30.09.2012	30.09.2011
	RM	RM	RM	RM
TOTAL INCOME				
Gross rental	20,256,816	19,937,461	62,118,029	58,806,479
Property operating expenses	(4,908,788)	(4,864,987)	(14,578,534)	(13,291,704)
Net rental income	15,348,028	15,072,474	47,539,495	45,514,775
Interest income	7,166	4,434	26,200	41,207
Other income	36,521	48,295	3,706,612	523,870
	15,391,715	15,125,203	51,272,307	46,079,852
TOTAL EXPENDITURE				
Manager's fees	(962,718)	(849,308)	(2,660,989)	(2,439,057)
Trustee's fees	(45,601)	(68,248)	(182,070)	(195,996)
Borrowing costs	(3,872,267)	(4,106,355)	(11,752,207)	(11,458,614)
Auditors' remuneration	(10,700)	(12,500)	(32,100)	(30,000)
Tax agent's fees	(5,250)	(2,500)	(12,750)	(7,500)
Valuation fees	(4,223)	-	(6,392)	-
Administrative expenses	(181,228)	(75,400)	(347,583)	(212,854)
	(5,081,987)	(5,114,311)	(14,994,091)	(14,344,021)
Net changes on financial liabilities measured at amortised cost (Note 1)	(93,973)	(108,527)	(281,918)	494,356
INCOME BEFORE TAXATION	10,215,755	9,902,365	35,996,298	32,230,187
TAXATION	-	-	-	-
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD	10,215,755	9,902,365	35,996,298	32,230,187
INCOME DISTRIBUTION				
- Distributed income	-	-	(23,384,809)	(20,678,430)
- Provision for distribution	(9,265,585)	(9,470,610)	(9,265,585)	(9,470,610)
NET INCOME RETAINED	950,170	431,755	3,345,904	2,081,147
INCOME BEFORE TAXATION IS ANALYSED AS FOLLOWS				
- Realised	10,309,728	10,010,892	36,278,216	31,735,831
- Unrealised (Note 1)	(93,973)	(108,527)	(281,918)	494,356
EARNINGS PER UNIT (Note 2)				
- After manager's fees (sen)	2.42	2.34	8.51	8.28
- Before manager's fees (sen)	2.64	2.54	9.14	8.91

Certain comparative figures have been reclassified to conform with current year presentation.

The condensed statement of comprehensive income should be read in conjunction with the audited financial statements for the year ended 31 December 2011 and the accompanying explanatory notes attached to the interim financial statements.

Note 1:

This represents changes on financial liabilities measured at amortised cost pursuant to MFRS 139 Financial Instruments: Recognition and Measurement.

Note 2:

Basic earnings per unit amounts are calculated by dividing income for the quarter/period attributable to unitholders by the weighted average number of units in issue during the quarter/period (please refer to Section B19, Earnings Per Unit).

UOA REAL ESTATE INVESTMENT TRUST
CONDENSED STATEMENT OF CHANGES IN NET ASSET VALUE
FOR THE PERIOD ENDED 30 SEPTEMBER 2012 (UNAUDITED)

	Attributable to Unitholders' Funds			Total Unitholders' Funds	
	Unitholders' Capital RM	Distributable Undistributed Income Realised RM	Unrealised RM	Current Year To Date 30.09.2012 RM	Preceding Year To Date 30.09.2011 RM
Balance as at 1 January	476,062,161	14,082,664	111,356,018	601,500,843	371,925,609
Movements during the period					
Units issued for acquisition of investment properties	-	-	-	-	229,999,999
Listing expenses	-	-	-	-	(731,653)
Total comprehensive income for the period	-	36,278,216	(281,918)	35,996,298	32,230,187
Realisation upon disposal of <i>Suite 19A-31-3A,</i> <i>UOA Centre</i>	-	985,976	(985,976)	-	-
Distribution to unitholders	-	(32,650,394)	-	(32,650,394)	(30,149,040)
Balance carried forward as at 30 September	476,062,161	18,696,462	110,088,124	604,846,747	603,275,102

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 2011 and the accompanying explanatory notes attached to the interim financial statements.

UOA REAL ESTATE INVESTMENT TRUST
CONDENSED STATEMENT OF CASH FLOWS
FOR THE PERIOD ENDED 30 SEPTEMBER 2012 (UNAUDITED)

	Current Year To Date 30.09.2012 RM	Preceding Year To Date 30.09.2011 RM
CASH FLOW FROM OPERATING ACTIVITIES		
Profit before taxation	35,996,298	32,230,187
Adjustment for:		
Interest income	(26,200)	(41,207)
Interest expense	11,752,207	11,458,614
Depreciation	6,389	4,509
Net changes on financial liabilities measured at amortised cost	281,918	(494,356)
Gain on disposal of investment property	(3,539,896)	(211,219)
Bad and doubtful debts	122,023	74,416
Operating profit before changes in working capital	44,592,739	43,020,944
Net changes in receivables	(330,061)	(1,412,884)
Net changes in payables	(807,152)	12,050,084
Cash generated from operations	43,455,526	53,658,144
Tax refunded	-	114,510
Net cash generated from operating activities	43,455,526	53,772,654
CASH FLOW FROM INVESTING ACTIVITIES		
Interest income	26,200	41,207
Purchase of property, plant and equipment	(17,380)	(24,165)
Purchase of investment properties and subsequent expenditure	(304,764)	(249,305,700)
Proceeds from disposal of investment property	6,144,600	681,840
Net cash generated from/(used in) investing activities	5,848,656	(248,606,818)
CASH FLOW FROM FINANCING ACTIVITIES		
Interest paid	(11,707,212)	(11,272,846)
Listing expenses	-	(731,653)
Distribution to unitholders	(44,274,675)	(32,533,157)
Net drawdown of borrowings	6,850,000	239,719,112
Net cash (used in)/generated from financing activities	(49,131,887)	195,181,456
NET INCREASE IN CASH AND CASH EQUIVALENTS	172,295	347,292
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	828,157	636,192
CASH AND CASH EQUIVALENTS AT END OF PERIOD	1,000,452	983,484
Cash and cash equivalents at end of period comprises:		
Deposits with licensed financial institution	500,000	400,000
Cash and bank balances	500,452	583,484
	1,000,452	983,484

The condensed statement of cash flows should be read in conjunction with the audited financial statements for the year ended 31 December 2011 and the accompanying explanatory notes attached to the interim financial statements.

UOA REAL ESTATE INVESTMENT TRUST

EXPLANATORY NOTES TO THE QUARTERLY REPORT AS AT 30 SEPTEMBER 2012 (UNAUDITED)

A EXPLANATORY NOTES PURSUANT TO MALAYSIAN FINANCIAL REPORTING STANDARD ("MFRS") 134 INTERIM FINANCIAL REPORTING

A1 BASIS OF PREPARATION

The quarterly financial report is unaudited and has been prepared in accordance with MFRS 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 2011. 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 the "Trust") since the year ended 31 December 2011.

A2 CHANGES IN ACCOUNTING POLICIES

On 19 November 2011, the Malaysian Accounting Standards Board ("MASB") issued a new MASB approved accounting framework, the Malaysian Financial Reporting Standards ("MFRS Framework").

The significant accounting policies adopted are consistent with those of the audited financial statements of UOA REIT for the year ended 31 December 2011 except for the adoption of the MFRS Framework effective from 1 January 2012. The Manager is of the opinion that the application of the MFRS Framework will not have a material impact on the financial statements of UOA REIT.

Nevertheless, the MFRS that will be effective in the annual financial statements for the year ended 31 December 2012 may be affected by the issue of additional interpretation(s) or other changes announced by the MASB 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 2011 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 2012 paid an interim income distribution for the financial period ended 30 June 2012 amounting to RM23,384,809.

No income distribution was declared for the quarter under review but provision was made to distribute 90% of the income before tax (unaudited) for the quarter ended 30 September 2012, to be distributed by end of February 2013 as described under Section B17, Income Distribution.

A9 SEGMENTAL REPORTING

This is not applicable as the Trust's activities are predominantly in one industry segment and occur predominantly in Malaysia.

A10 VALUATION OF INVESTMENT PROPERTIES

The value of the investment properties brought forward from the financial statements for the financial year ended 31 December 2011 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 422,871,776 units.

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 2012, the Trust registered a total income of RM20,300,503 inclusive of interest income and other income of RM7,166 and RM36,521 respectively. Total expenditure for the quarter under review amounted to RM9,990,775 with RM4,908,788 attributable to property operating expenses and RM5,081,987 attributable to non-property operating expenses. Income before taxation available for distribution for the quarter under review was RM10,309,728. Taking into consideration a 90% distribution, the Trust has set aside RM9,265,585 as provision for income distribution.

Against the nine (9) months corresponding period last year, gross rental has improved by approximately 5.6%. The improvement in gross rental was attributed mainly to improvement in occupancy rates. Meanwhile, total expenditure have increased by approximately 7.0% mainly due to the increases in property operating expenses and borrowing costs.

The net improvement in realised income before taxation amounted to RM4,542,385 or approximately 14.3%. Realised earnings per unit after manager's fee improved by 0.43 sen or approximately 5.3% against the corresponding period last year, from 8.15 sen to 8.58 sen.

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

As compared to the immediate preceding quarter, the realised income before taxation decreased by approximately 30.0% from RM14,676,568 reported in the immediate preceding quarter. The variance is mainly due to the gain on disposal of a business suite in UOA Centre which was included in the realised income before taxation of the immediate preceding quarter.

B3 PROSPECTS

During the quarter under review, the occupancy rates remained stable with marginal improvement. Barring unforeseen circumstances, the Manager does not anticipate major fluctuation in the occupancy or rental rates for the remaining part of the year.

The Manager will continue to adopt an active operating and capital management strategy to enhance the yields and returns of the existing properties while continuing to seek opportunities to further acquire real estate that meets 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 UTILISATION OF PROCEEDS RAISED FROM ISSUANCE OF NEW UNITS

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

B6 SOFT COMMISSION

During the quarter under review, the Manager did not receive any soft commission from its broker, by virtue of transactions conducted by the Trust.

B7 COMPOSITION OF INVESTMENT PORTFOLIO

As at 30 September 2012, UOA REIT's composition of investment portfolio is as follows:

	Acquisition cost RM	Fair value as at 30.09.2012 RM	Percentage of fair value to Net Asset Value %
Real estate properties			
Commercial			
- UOA Centre parcels	55,981,272	74,786,721	12.36
- UOA II parcels	195,082,034	261,438,693	43.22
- UOA Damansara parcels	72,000,000	105,191,471	17.39
- UOA Pantai	86,000,000	86,025,059	14.22
- UOA Damansara II	211,000,000	211,018,271	34.89
- Parcel B - Menara UOA Bangsar	289,000,000	289,000,000	47.78
	<u>909,063,306</u>	<u>1,027,460,215</u>	

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

B8 BORROWINGS AND DEBT SECURITIES

	As at 30.09.2012 RM	As at 31.12.2011 RM
Revolving credit		
- Secured	<u>393,200,000</u>	<u>386,350,000</u>

B9 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.

B10 MANAGER'S FEES

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

The manager's fees for the nine (9) months ended 30 September 2012 was calculated based on 0.56% to 0.67% of the Net Asset Value of the Trust.

B11 TRUSTEE'S FEES

Pursuant to the Trust Deed constituting UOA REIT, the Trustee is entitled to a fee of up to 0.05% per annum of the Net Asset Value of the Trust, calculated on a monthly accrual basis and payable monthly in arrears.

The trustee's fees for the nine (9) months ended 30 September 2012 was calculated based on 0.030% to 0.045% of the Net Asset Value of the Trust.

B12 INCOME BEFORE TAXATION

Income before taxation is stated after charging/(crediting):

	Current Quarter 30.09.2012 RM	Preceding Corresponding Quarter 30.09.2011 RM	Current Year To Date 30.09.2012 RM	Preceding Year To Date 30.09.2011 RM
Depreciation	2,459	1,778	6,389	4,509
Bad and doubtful debts	17,792	21,056	122,023	74,416
(Gain)/loss on disposal				
- quoted investments	-	-	-	-
- unquoted investments	-	-	-	-
- properties	-	-	(3,539,896)	(211,219)
Impairment of assets	-	-	-	-
Foreign exchange (gain)/loss	-	-	-	-
Exceptional items	-	-	-	-

The following items are not applicable to the Trust:

- a) Gain or loss on derivatives; and
- b) Provision for and write off of inventories.

B13 TAXATION

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 30.09.2012 RM	Preceding Corresponding Quarter 30.09.2011 RM	Current Year To Date 30.09.2012 RM	Preceding Year To Date 30.09.2011 RM
Realised income before taxation	10,309,728	10,010,892	36,278,216	31,735,831
Taxation at applicable statutory tax rate of 25%	2,577,432	2,502,723	9,069,554	7,933,958
Tax effects arising from non-deductible expenses	18,876	24,312	113,562	95,172
Tax effects arising from non-taxable income	-	-	(884,974)	(52,805)
Tax effects of income exempted from tax*	(2,065,319)	(2,192,513)	(6,707,754)	(6,973,142)
Utilisation of capital allowances	(530,989)	(334,522)	(1,590,388)	(1,003,183)
Tax expense for the quarter/period	-	-	-	-

* Pursuant to the amendment of Section 61A of the Income Tax Act, 1967 under the Finance Act, 2006 which was gazetted on 31 December 2006, where in the basis period for a year of assessment, 90% or more of the total income of the trust is distributed to its unitholders, the total income of the trust for that year of assessment shall be exempt from tax.

UOA REIT intends to distribute at least 90% of its total income to its unitholders for the financial year ending 31 December 2012. Therefore, no tax expense is recognised for the quarter under review.

B14 UNITHOLDINGS BY THE MANAGER AND PARTIES RELATED TO THE MANAGER

As at 30 September 2012, 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 30.09.2012 RM
Directors of the Manager:			
- Alan Charles Winduss	100,000	0.02	142,000
- Dato' Gan Boon Khuay	100,000	0.02	142,000
- Kung Beng Hong	100,000	0.02	142,000
- Kong Sze Choon	29,000	0.01	41,180
Companies related to the Manager:			
- Desa Bukit Pantai Sdn Bhd	102,261,538	24.18	145,211,384
- Wisma UOA Sdn Bhd	77,729,000	18.38	110,375,180
- Rich Accomplishment Sdn Bhd	74,661,538	17.66	106,019,384
- Damai Positif Sdn Bhd	48,000,000	11.35	68,160,000
- Dynasty Portfolio Sdn Bhd	15,464,500	3.66	21,959,590
- LTG Development Sdn Bhd	5,600,700	1.32	7,952,994
- UOA Holdings Sdn Bhd	100,000	0.02	142,000
Persons related to the Manager via relationship with a Director of the Manager:			
- Kong Chong Soon @ Chi Suim	362,000	0.09	514,040
- Kong May Chee	15,900	0.00	22,578
- Kong Ai Chee	13,500	0.00	19,170
Director of the Manager (indirect interest):			
- Kong Sze Choon*	19,000	0.00	26,980
Person related to the Manager via relationship with a Director of the Manager (indirect interest):			
- Kong Chong Soon @ Chi Suim**	323,817,276	76.58	459,820,532

* Deemed interest through his shareholding in Global Transact Sdn Bhd.

** Deemed interest through his shareholdings in United Overseas Australia Limited (the ultimate holding company of Desa Bukit Pantai Sdn Bhd, Wisma UOA Sdn Bhd, Rich Accomplishment Sdn Bhd, Damai Positif Sdn Bhd, Dynasty Portfolio Sdn Bhd, LTG Development Sdn Bhd and UOA Holdings Sdn Bhd).

The market value of the units held by unitholders related to the Manager is determined by using the closing market value of RM1.42 as at 30 September 2012.

B15 STATUS OF CORPORATE PROPOSAL

a) Following the issuance and listing of consideration units in relation to the acquisition of Parcel B - Menara UOA Bangsar and Wisma UOA Damansara II on 22 February 2011, UOA REIT was not able to comply with the public unitholding spread requirement pursuant to Paragraph 8.02(1) of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Securities").

Bursa Securities via its letter dated 1 March 2012 has granted UOA REIT a further extension of time of six (6) months until 21 August 2012 to comply with the required public unitholding spread (the "Extension of Time"). In the same letter, it is also mentioned that UOA REIT is to ensure that items 3.4(a) and 3.4(b) of Practice Note 19/2006 are fully complied with.

The Manager via its letter dated 7 August 2012 has applied to Bursa Securities for a further extension of time of six (6) months to comply with the required public unitholding spread (the "Application"). The Application is currently pending Bursa Securities' approval.

B15 STATUS OF CORPORATE PROPOSAL (CONTINUED)

- b) The Trustee had on 11 July 2012, entered into a conditional Sale and Purchase Agreement with SIPO Holdings Sdn Bhd (the "Purchaser") to dispose an office suite in UOA II (the "Property") to the Purchaser for a cash consideration of RM1,405,440 (the "Disposal"). Subsequently, the Trustee had on 14 September 2012, entered into a Supplemental Agreement with the Purchaser pursuant to the strata title for the Property been issued by the Land Authority and the developer of the Property agreeing to transfer the strata title to the Property directly to the Purchaser. Barring any unforeseen circumstances, the Disposal is expected to be completed by the fourth quarter of year 2012.

B16 MATERIAL LITIGATION

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

B17 INCOME DISTRIBUTION

A provision was made to distribute RM9,265,585 as income distribution for the quarter ended 30 September 2012. This translates into approximately 2.19 sen per unit for the quarter under review and includes a non-taxable portion of approximately 0.44 sen per unit (representing 20.1% of the gross distribution) deriving mainly from utilisation of capital allowances.

Pursuant to the amendment to Section 6(1)(i) of the Income Tax Act, 1967 under the Finance Act, 2012 which was gazetted on 9 February 2012, the following withholding tax rates as stipulated in Part X, Schedule 1 of the Income Tax Act, 1967 would be applicable in respect of distribution of income by the Trust to its unitholders:

- Non-corporate investors and local institutional investors are subject to a final withholding tax at the rate of 10%.
- Foreign institutional investors are subject to a final withholding tax at the rate of 10%.
- Foreign corporate investors are subject to a final withholding tax at the rate of 25%.
- Local corporate investors are subject to the existing tax treatment and tax rates (corporate tax rate is 25% for year 2012).

The distribution to the unitholders is from the following sources:

	Current Quarter 30.09.2012 RM	Preceding Corresponding Quarter 30.09.2011 RM	Current Year To Date 30.09.2012 RM	Preceding Year To Date 30.09.2011 RM
Sources of income				
Gross rental	20,256,816	19,937,461	62,118,029	58,806,479
Interest income	7,166	4,434	26,200	41,207
Other income	36,521	48,295	3,706,612	523,870
	<u>20,300,503</u>	<u>19,990,190</u>	<u>65,850,841</u>	<u>59,371,556</u>
Expenses	<u>(9,990,775)</u>	<u>(9,979,298)</u>	<u>(29,572,625)</u>	<u>(27,635,725)</u>
Net income before net changes on financial liabilities measured at amortised cost	10,309,728	10,010,892	36,278,216	31,735,831
Net changes on financial liabilities measured at amortised cost	<u>(93,973)</u>	<u>(108,527)</u>	<u>(281,918)</u>	<u>494,356</u>
Net income for the quarter/period	10,215,755	9,902,365	35,996,298	32,230,187
Undistributed income	<u>(950,170)</u>	<u>(431,755)</u>	<u>(3,345,904)</u>	<u>(2,081,147)</u>
Distribution to unitholders	<u>9,265,585</u>	<u>9,470,610</u>	<u>32,650,394</u>	<u>30,149,040</u>
Distribution per unit (sen)	<u>2.19</u>	<u>2.24</u>	<u>7.72</u>	<u>7.13</u>

B18 DISTRIBUTION PER UNIT - PROVISIONAL

	Current Quarter 30.09.2012	Current Year To Date 30.09.2012	Preceding Year To Date 30.09.2011
Provision for income distribution (RM)	9,265,585	32,650,394	30,149,040
Number of units issued	422,871,776	422,871,776	422,871,776
Basic earnings per unit (sen)	2.42	8.51	8.28
Distribution per unit (sen)	2.19	7.72	7.13
Diluted earnings per unit (sen)	N/A	N/A	N/A

B19 EARNINGS PER UNIT

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

	Current Quarter 30.09.2012 RM	Preceding Corresponding Quarter 30.09.2011 RM	Current Year To Date 30.09.2012 RM	Preceding Year To Date 30.09.2011 RM
Income after taxation	10,215,755	9,902,365	35,996,298	32,230,187
Weighted average number of units in issue	422,871,776	422,871,776	422,871,776	389,172,142
Basic earnings per unit (after managers' fee) (sen)	<u>2.42</u>	<u>2.34</u>	<u>8.51</u>	<u>8.28</u>

B20 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 MFRS 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 2012 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 1 November 2012.

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
1 NOVEMBER 2012