

UOA REAL ESTATE INVESTMENT TRUST
CONDENSED STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2013 (UNAUDITED)

	As at 31.12.2013 RM	As at 31.12.2012 RM
INVESTMENTS		
Real estate properties	1,061,429,340	1,058,900,000
PROPERTY, PLANT & EQUIPMENT	57,324	59,638
OTHER ASSETS		
Trade receivables	1,078,624	1,266,057
Other receivables	3,289,825	3,300,670
Deposits with licensed financial institution	-	1,100,000
Cash and bank balances	1,175,216	564,884
	5,543,665	6,231,611
TOTAL ASSETS	1,067,030,329	1,065,191,249
LIABILITIES		
Payables	3,891,604	2,548,495
Rental deposits	24,532,692	24,311,943
Amount due to Manager	359,008	358,598
Borrowings	377,700,000	380,500,000
Deferred tax liability	4,794,519	3,234,483
Provision for income distribution	22,792,789	20,932,153
TOTAL LIABILITIES	434,070,612	431,885,672
NET ASSET VALUE	632,959,717	633,305,577
FINANCED BY:		
UNITHOLDERS' FUND		
Unitholders' capital	476,062,161	476,062,161
Undistributed income	156,897,556	157,243,416
	632,959,717	633,305,577
NET ASSET VALUE PER UNIT	1.4968	1.4976
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 2012 and the accompanying explanatory notes attached to the interim financial statements.

UOA REAL ESTATE INVESTMENT TRUST

**CONDENSED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 DECEMBER 2013 (UNAUDITED)**

	Individual Quarter Ended		Cumulative Quarter Ended	
	31.12.2013 RM	31.12.2012 RM	31.12.2013 RM	31.12.2012 RM
TOTAL INCOME				
Gross rental	21,554,177	20,737,032	86,165,952	82,855,061
Property operating expenses	(5,332,877)	(4,752,955)	(20,123,795)	(19,331,490)
Net rental income	16,221,300	15,984,077	66,042,157	63,523,571
Interest income	8,320	6,777	28,788	32,976
Other income	70,562	748,205	243,599	4,454,817
	16,300,182	16,739,059	66,314,544	68,011,364
TOTAL EXPENDITURE				
Manager's fees	(1,070,875)	(1,036,711)	(4,281,513)	(3,697,700)
Trustee's fees	(47,950)	(46,420)	(191,710)	(228,489)
Borrowing costs	(3,895,430)	(3,921,623)	(15,414,965)	(15,673,830)
Auditors' remuneration	(11,000)	(14,900)	(43,000)	(47,000)
Tax agent's fees	(4,500)	(3,250)	(15,000)	(16,000)
Valuation fees (Note 1)	-	(280,000)	20,000	(286,392)
Administrative expenses	(88,330)	(95,460)	(388,137)	(443,044)
	(5,118,085)	(5,398,364)	(20,314,325)	(20,392,455)
Net appreciation on fair value of investment properties	-	32,113,160	-	32,113,160
Net changes on financial liabilities measured at amortised cost (Note 2)	(263,285)	(93,973)	334,375	(375,890)
INCOME BEFORE TAX	10,918,812	43,359,882	46,334,594	79,356,179
TAX EXPENSE (Note 3)	(1,560,035)	(3,234,483)	(1,560,035)	(3,234,483)
INCOME AFTER TAX	9,358,777	40,125,399	44,774,559	76,121,696
OTHER COMPREHENSIVE INCOME	-	-	-	-
TOTAL COMPREHENSIVE INCOME	9,358,777	40,125,399	44,774,559	76,121,696
INCOME DISTRIBUTION				
- Distributed income	-	-	(22,327,630)	(23,384,809)
- Provision for distribution	(12,043,204)	(11,666,568)	(22,792,789)	(20,932,153)
(NET LOSS) / INCOME RETAINED (Note 4)	(2,684,427)	28,458,831	(345,860)	31,804,734
INCOME BEFORE TAX IS ANALYSED AS FOLLOWS:				
- Realised	11,182,097	11,340,695	46,000,219	47,618,909
- Unrealised	(263,285)	32,019,187	334,375	31,737,270
EARNINGS PER UNIT				
- After manager's fees (sen)	2.21	9.49	10.59	18.00
- Before manager's fees (sen)	2.47	9.73	11.60	18.88

The condensed statement of comprehensive income should be read in conjunction with the audited financial statements for the year ended 31 December 2012 and the accompanying explanatory notes attached to the interim financial statements.

Note 1:

The amount of RM20,000 in the current year represents overaccrual for valuation fees in relation to the revaluation exercise on the investment properties of UOA REIT. The revaluation exercise was undertaken during the year ended 31 December 2012 pursuant to the Securities Commission's Guidelines on Real Estate Investment Trusts.

Note 2:

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

Note 3:

This represents deferred tax liability for Real Property Gains Tax for the investment properties of UOA REIT.

Note 4:

The net loss for the current quarter is due to a provision for distribution of 98% of the income before tax (unaudited) for the second half year ended 31 December 2013 and the deferred tax liability as described in Note 3 above.

The net loss for the current year is due to the deferred tax liability as described in Note 3 above.

UOA REAL ESTATE INVESTMENT TRUST
CONDENSED STATEMENT OF CHANGES IN NET ASSET VALUE
FOR THE YEAR ENDED 31 DECEMBER 2013 (UNAUDITED)

	Attributable to Unitholders' Funds			Total Unitholders' Funds	
	Unitholders' Capital RM	Distributable Undistributed Income		Current Year To Date 31.12.2013 RM	Preceding Year To Date 31.12.2012 RM
	Realised RM	Unrealised RM			
Balance as at 1 January	476,062,161	18,518,402	138,725,014	633,305,577	601,500,843
Movements during the year					
Total comprehensive income for the year	-	46,000,219	(1,225,660)	44,774,559	76,121,696
Distribution to unitholders	-	(45,120,419)	-	(45,120,419)	(44,316,962)
Balance carried forward as at 31 December	<u>476,062,161</u>	<u>19,398,202</u>	<u>137,499,354</u>	<u>632,959,717</u>	<u>633,305,577</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 2012 and the accompanying explanatory notes attached to the interim financial statements.

UOA REAL ESTATE INVESTMENT TRUST
CONDENSED STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 DECEMBER 2013 (UNAUDITED)

	Current Year To Date 31.12.2013 RM	Preceding Year To Date 31.12.2012 RM
CASH FLOW FROM OPERATING ACTIVITIES		
Income before tax	46,334,594	79,356,179
Adjustment for:		
Interest income	(28,788)	(32,976)
Interest expense	15,414,965	15,673,830
Depreciation	9,999	8,848
Property, plant and equipment written off	657	-
Net appreciation on fair value of investment properties	-	(32,113,160)
Net changes on financial liabilities measured at amortised cost	(334,375)	375,890
Gain on disposal of investment property	-	(4,217,786)
Bad and doubtful debts	266,708	154,648
Operating profit before changes in working capital	61,663,760	59,205,473
Net changes in receivables	(68,430)	355,581
Net changes in payables	1,860,038	(223,782)
Net cash generated from operating activities	63,455,368	59,337,272
CASH FLOW FROM INVESTING ACTIVITIES		
Interest income	28,788	32,976
Purchase of property, plant and equipment	(8,341)	(17,380)
Enhancements to investment properties	(2,529,340)	(358,938)
Proceeds from disposal of investment property	-	7,550,040
Net cash (used in)/generated from investing activities	(2,508,893)	7,206,698
CASH FLOW FROM FINANCING ACTIVITIES		
Interest paid	(15,376,360)	(15,582,568)
Distribution to unitholders	(43,259,783)	(44,274,675)
Net repayment of borrowings	(2,800,000)	(5,850,000)
Net cash used in financing activities	(61,436,143)	(65,707,243)
NET (DECREASE)/INCREASE IN CASH AND CASH EQUIVALENTS	(489,668)	836,727
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	1,664,884	828,157
CASH AND CASH EQUIVALENTS AT END OF PERIOD	1,175,216	1,664,884
Cash and cash equivalents at end of period comprises:		
Deposits with licensed financial institution	-	1,100,000
Cash and bank balances	1,175,216	564,884
	1,175,216	1,664,884

The condensed statement of cash flows should be read in conjunction with the audited financial statements for the year ended 31 December 2012 and the accompanying explanatory notes attached to the interim financial statements.

UOA REAL ESTATE INVESTMENT TRUST

EXPLANATORY NOTES TO THE QUARTERLY REPORT AS AT 31 DECEMBER 2013 (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 2012. 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 2012.

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 2012.

A3 QUALIFIED AUDIT REPORT

The auditors' report on the financial statements for the year ended 31 December 2012 was not qualified.

A4 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 to be disclosed 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.

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

There was no income distribution paid during the quarter under review but a provision was made to distribute 98% of the realised income before tax (unaudited) for the second half year ended 31 December 2013, to be distributed by end of February 2014 as described under Section B17, Income Distribution.

A9 SEGMENTAL REPORTING

No segmental information was prepared as the Trust's activities are predominantly in one industry segment and occur predominantly in Malaysia.

A10 VALUATION OF INVESTMENT PROPERTIES

Based on the updated market values by an independent valuer and taking consideration current market conditions, the Directors have undertaken to assess the fair values of the investment properties in accordance with MFRS 140 Investment Property.

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 31 December 2013, the Trust registered a total income of RM21,633,059 inclusive of interest income and other income of RM8,320 and RM70,562 respectively. Total expenditure for the quarter under review amounted to RM10,450,962 with RM5,332,877 attributable to property operating expenses and RM5,118,085 attributable to non-property operating expenses.

As compared to the previous year, gross rental has improved by 4%. The marginal improvement was mainly due to revision in rental rates and steady occupancy rates of the investment properties. Meanwhile, total expenditure has increased by 2%, mainly due to increased property operating expenses and manager's fees, and this was offset by a decrease in borrowing costs.

Realised income before tax for the year ended 31 December 2013 is lower than the preceding year by 3%, mainly due to the inclusion of gain on disposal of two parcels in UOA Centre and UOA II in the preceding year. Realised earnings per unit has reduced by 0.38 sen or 3% against the preceding year's corresponding period, from 11.26 sen to 10.88 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

During the quarter under review, the occupancy rates remained stable with marginal changes. The Manager, barring unforeseen circumstances, does not anticipate major movements in the occupancy and average rental rates for year 2014.

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 31 December 2013, UOA REIT's composition of investment portfolio is as follows:

	Acquisition cost RM	Fair value as at 31.12.2013 RM	Percentage of fair value to Net Asset Value %
Real estate properties			
Commercial			
- UOA Centre parcels	55,981,272	79,006,396	12.48
- UOA II parcels	194,502,300	261,880,425	41.37
- UOA Damansara parcels	72,000,000	108,026,766	17.07
- UOA Pantai	86,000,000	94,400,000	14.91
- UOA Damansara II	211,000,000	222,115,753	35.09
- Parcel B - Menara UOA Bangsar	289,000,000	296,000,000	46.76
	<u>908,483,572</u>	<u>1,061,429,340</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 31.12.2013 RM	As at 31.12.2012 RM
Revolving credit		
- Secured	<u>377,700,000</u>	<u>380,500,000</u>

B9 INCOME RECOGNITION

- a) Rental income is recognised on an accrual basis over the specific tenures of the respective leases.
- b) 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 ("NAV"), calculated on a monthly accrual basis and payable monthly in arrears.

The manager's fees for the year ended 31 December 2013 was calculated based on 0.67% per annum of the NAV.

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 NAV, calculated on a monthly accrual basis and payable monthly in arrears.

The trustee's fees for the year ended 31 December 2013 was calculated based on 0.03% per annum of the NAV.

B12 INCOME BEFORE TAXATION

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

	Current Quarter 31.12.2013 RM	Preceding Corresponding Quarter 31.12.2012 RM	Current Year To Date 31.12.2013 RM	Preceding Year To Date 31.12.2012 RM
Depreciation	2,527	2,459	9,999	8,848
Bad and doubtful debts	9,865	32,625	266,708	154,648
(Gain)/loss on disposal			-	-
- quoted investments	-	-	-	-
- unquoted investments	-	-	-	-
- properties	-	(677,891)	-	(4,217,786)
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

The breakdown of the tax components is as follows:

	Current Quarter 31.12.2013 RM RM	Preceding Corresponding Quarter 31.12.2012 RM RM	Current Year To Date 31.12.2013 RM RM	Preceding Year To Date 31.12.2012 RM RM
In respect of current period				
- income tax	-	-	-	-
- deferred Real Property Gains Tax ("RPGT")	1,560,035	3,234,483	1,560,035	3,234,483
Tax expense for the quarter/period	<u>1,560,035</u>	<u>3,234,483</u>	<u>1,560,035</u>	<u>3,234,483</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 31.12.2013 RM	Preceding Corresponding Quarter 31.12.2012 RM	Current Year To Date 31.12.2013 RM	Preceding Year To Date 31.12.2012 RM
Realised income before tax	11,182,097	11,340,695	46,000,219	47,618,909
Taxation at statutory rate of 25%	2,795,524	2,835,174	11,500,055	11,904,727
Tax effects arising from				
- non-deductible expenses	28,241	104,011	201,024	217,573
- non-taxable income	-	(169,473)	-	(1,054,447)
- income exempted from tax*	(2,133,568)	(2,240,710)	(9,498,501)	(8,948,463)
Utilisation of capital allowances	(690,197)	(529,002)	(2,202,578)	(2,119,390)
Difference between income tax rate and RPGT rate applicable on fair value adjustments on investment properties	-	3,234,483	-	3,234,483
Change in RPGT rate	1,560,035	-	1,560,035	-
Tax expense for the quarter/period	<u>1,560,035</u>	<u>3,234,483</u>	<u>1,560,035</u>	<u>3,234,483</u>

* 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 exempted from tax.

UOA REIT is expected to enjoy the tax exemption as it intends to distribute 98% of its total income to its unitholders for the year ended 31 December 2013. Therefore, no provision for income tax has been made for the current quarter.

B14 UNITHOLDINGS BY THE MANAGER AND PARTIES RELATED TO THE MANAGER

As at 31 December 2013, 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 31.12.2013 RM
Directors of the Manager:			
- Alan Charles Winduss	100,000	0.02	145,000
- Dato' Gan Boon Khuay	100,000	0.02	145,000
- Kung Beng Hong	100,000	0.02	145,000
- Kong Sze Choon	29,000	0.01	42,050
Companies related to the Manager:			
- Desa Bukit Pantai Sdn Bhd	102,261,538	24.18	148,279,230
- Wisma UOA Sdn Bhd	77,729,000	18.38	112,707,050
- Rich Accomplishment Sdn Bhd	74,661,538	17.66	108,259,230
- Damai Positif Sdn Bhd	48,000,000	11.35	69,600,000
- Dynasty Portfolio Sdn Bhd	15,464,500	3.66	22,423,525
- LTG Development Sdn Bhd	5,600,700	1.32	8,121,015
Persons related to the Manager via relationship with a Director of the Manager:			
- Kong Chong Soon @ Chi Suim	362,000	0.09	524,900
- Kong May Chee	15,900	0.00	23,055
- Kong Ai Chee	13,500	0.00	19,575
Director of the Manager (indirect interest):			
- Kong Sze Choon*	24,000	0.01	34,800
Person related to the Manager via relationship with a Director of the Manager (indirect interest):			
- Kong Chong Soon @ Chi Suim**	323,717,276	76.55	469,390,050

* 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 and LTG Development Sdn Bhd).

The market value of the units held by unitholders related to the Manager is determined by using the closing market value of RM1.45 as at 31 December 2013.

B15 MATERIAL LITIGATION

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

B16 STATUS OF CORPORATE PROPOSAL

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 29 March 2013 has granted UOA REIT a further extension of time until 22 August 2013 to comply with the required public unitholding spread. 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. On 31 July 2013, UOA Asset Management Sdn Bhd, being the management company of UOA REIT (the "Manager") had written to Bursa Securities for an extension of time for a further six months. Subsequently, the Manager had via its letter dated 20 September 2013 applied to Bursa Securities for their approval for a lower public unitholding spread ("Application"). The Application is currently pending Bursa Securities' approval.

B17 INCOME DISTRIBUTION

A provision was made to distribute RM22,792,789 as income distribution for the second half year ended 31 December 2013. This translates into approximately 5.39 sen per unit and includes a non-taxable portion of approximately 1.03 sen per unit (representing 19.1% 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:

Resident unitholder:

- Resident company	No withholding tax, tax at prevailing corporate rate
- Unitholder other than a resident company	Withholding tax at 10%

Non-resident unitholder:

- Non - resident company	Withholding tax at 25%
- Non - resident institutional investor	Withholding tax at 10%
- Non - resident other than company and institutional investor	Withholding tax at 10%

The distribution to the unitholders is from the following sources:

	Current Quarter 31.12.2013 RM	Preceding Corresponding Quarter 31.12.2012 RM	Current Year To Date 31.12.2013 RM	Preceding Year To Date 31.12.2012 RM
Sources of income				
Gross rental	21,554,177	20,737,032	86,165,952	82,855,061
Interest income	8,320	6,777	28,788	32,976
Other income	70,562	748,205	243,599	4,454,817
	<u>21,633,059</u>	<u>21,492,014</u>	<u>86,438,339</u>	<u>87,342,854</u>
Expenses	<u>(10,450,962)</u>	<u>(10,151,319)</u>	<u>(40,438,120)</u>	<u>(39,723,945)</u>
Net income before net appreciation on fair value of investment properties and net changes on financial liabilities measured at amortised cost	11,182,097	11,340,695	46,000,219	47,618,909
Net appreciation on fair value of investment properties	-	32,113,160	-	32,113,160
Net changes on financial liabilities measured at amortised cost	<u>(263,285)</u>	<u>(93,973)</u>	<u>334,375</u>	<u>(375,890)</u>
Net income for the quarter/period	10,918,812	43,359,882	46,334,594	79,356,179
Tax expense	(1,560,035)	(3,234,483)	(1,560,035)	(3,234,483)
Net loss / (Undistributed income)	2,684,427	(28,458,831)	345,860	(31,804,734)
Distribution to unitholders	<u>12,043,204</u>	<u>11,666,568</u>	<u>45,120,419</u>	<u>44,316,962</u>
Distribution per unit (sen)	<u>2.85</u>	<u>2.76</u>	<u>10.67</u>	<u>10.48</u>

B18 EARNINGS PER UNIT

Basic earnings per unit 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 31.12.2013 RM	Preceding Corresponding Quarter 31.12.2012 RM	Current Year To Date 31.12.2013 RM	Preceding Year To Date 31.12.2012 RM
Income after tax	9,358,777	40,125,399	44,774,559	76,121,696
Weighted average number of units in issue	422,871,776	422,871,776	422,871,776	422,871,776
Basic earnings per unit (after managers' fee) (sen)	<u>2.21</u>	<u>9.49</u>	<u>10.59</u>	<u>18.00</u>

B19 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 31 December 2013 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 20 January 2014.

BY ORDER OF THE BOARD

YAP KAI WENG
Company Secretary
UOA ASSET MANAGEMENT SDN BHD (Company No. 692639-U)
(As the Manager of UOA REAL ESTATE INVESTMENT TRUST)

Kuala Lumpur
20 JANUARY 2014