

AmFIRST REAL ESTATE INVESTMENT TRUST

INTERIM FINANCIAL REPORT

FOURTH QUARTER

(From 1st January 2011 to 31st March 2011)

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AmFIRST REAL ESTATE INVESTMENT TRUST

UNAUDITED CONDENSED STATEMENTS OF COMPREHENSIVE INCOME For the Financial Quarter Ended 31st March 2011

| NOTE | CURRENT YEAR QUARTER 31.03.11 RM'000 | PRECEDING YEAR CORRESPONDING QUARTER 31.03.10 RM'000 | CURRENT YEAR TO DATE 31.03.11 RM'000 | PRECEDING YEAR TO DATE 31.03.10 RM'000 | |
|--|--|---|--|--|-----|
| Gross revenue | 19,115 | 25,276 | 88,539 | 98,188 | |
| Property expenses | (7,628) | (8,539) | (32,011) | (34,549) | |
| Net rental income | 11,487 | 16,737 | 56,528 | 63,639 | |
| Interest income | 69 | 114 | 273 | 556 | |
| Change in fair value of investment properties | 3,248 | 12,142 | 3,248 | 12,142 | |
| Gain on disposal of real estate related assets | - | 89 | - | 89 | |
| Compensation of land acquisition | 1,891 | - | 5,672 | - | |
| Gain arising from measuring non-current financial liabilities measured at amortized cost | 273 | - | 364 | - | |
| Other income | 0 | (5) | 11 | 4 | |
| | 16,968 | 29,077 | 66,096 | 76,430 | |
| Administration expenses | | | | | |
| Manager's fee | (1,224) | (1,226) | (4,933) | (4,995) | B15 |
| Trustee's fee | (60) | (57) | (234) | (227) | B16 |
| Valuation fee | (53) | (32) | (150) | (140) | |
| Auditors' remuneration | (4) | (4) | (15) | (15) | |
| Tax agent fee | (3) | (3) | (12) | (12) | |
| Others | 2,573 | (969) | (675) | (3,911) | |
| Interest expenses | (3,778) | (3,258) | (14,715) | (13,073) | |
| | (2,549) | (5,549) | (20,734) | (22,373) | |
| Net income before taxation | 14,419 | 23,528 | 45,362 | 54,057 | |
| Taxation | - | - | - | - | B19 |
| Net income after taxation | 14,419 | 23,528 | 45,362 | 54,057 | |
| Total comprehensive income for the year | 14,419 | 23,528 | 45,362 | 54,057 | |
| Add : Undistributed income b/f | - | - | 96 | 8 | |
| Less : Interim income distribution | (10,898) | (11,386) | (20,635) | (20,892) | |
| Less : Proposed final income distribution | - | - | (21,193) | (20,935) | |
| Retained earnings | 3,521 | 12,142 | 3,630 | 12,238 | |
| Net income after taxation is made up as follows:- | | | | | |
| Realised | 10,898 | 11,386 | 41,750 | 41,915 | |
| Unrealised | 3,521 | 12,142 | 3,612 | 12,142 | |
| | 14,419 | 23,528 | 45,362 | 54,057 | |
| Earnings per unit (sen) | | | | | |
| Basic, for income for the year | 3.36 | 5.48 | 10.57 | 12.60 | |
| Diluted, for income for the year | Not applicable | Not applicable | Not applicable | Not applicable | |
| Distribution per unit (sen) | | | | | |
| Interim | Not applicable | Not applicable | 4.81 | 4.87 | |
| Final | 4.94 | 4.88 | 4.94 | 4.88 | |
| | 4.94 | 4.88 | 9.75 | 9.75 | |

The condensed statements of comprehensive income should be read in conjunction with the audited financial statement for the year ended 31st March 2010 and the accompanying explanatory notes.

AmFIRST REAL ESTATE INVESTMENT TRUST

CONDENSED STATEMENTS OF FINANCIAL POSITION As at 31st March 2011

| | AS AT 31ST MARCH 2011 (UNAUDITED) RM'000 | AS AT 31ST MARCH 2010 (AUDITED) RM'000 |
|--|---|---|
| | | <i>Restated</i> |
| ASSETS | | |
| Non-Current Assets | | |
| Investment properties | 1,024,000 | 1,008,000 |
| Current Assets | | |
| Receivables | 7,439 | 10,958 |
| Fixed deposits with licensed banks | 12,958 | 22,538 |
| Cash and bank balances | 865 | 2,706 |
| | 21,262 | 36,202 |
| TOTAL ASSETS | <u>1,045,262</u> | <u>1,044,202</u> |
| LIABILITIES | | |
| Non-Current Liabilities | | |
| Rental deposits | 10,720 | 11,143 |
| Current Liabilities | | |
| Payables | 10,024 | 10,742 |
| Rental deposits | 11,533 | 7,737 |
| Borrowings | 407,000 | 413,000 |
| | 428,557 | 431,479 |
| TOTAL LIABILITIES | <u>439,277</u> | <u>442,622</u> |
| NET ASSET VALUE | <u>605,985</u> | <u>601,580</u> |
| FINANCED BY: | | |
| Net asset value attributable to unitholders | | |
| Unitholders' Capital | 429,001 | 429,001 |
| Less : Establishment and issue expenses | (2,128) | (2,128) |
| Undistributed income | 179,112 | 174,707 |
| | <u>605,985</u> | <u>601,580</u> |
| Number of units in circulation ('000) | <u>429,001</u> | <u>429,001</u> |
| Net Asset Value per unit (RM) | | |
| - before proposed final distribution | 1.4125 | 1.4023 |
| - after proposed final distribution | 1.3631 | 1.3535 |

The opening balances of provision for income distribution and Undistributed income have been re-stated pursuant to the amendment made to Para 13 of FRS 110 [Note A1 (b)].

The condensed statements of financial position should be read in conjunction with the audited financial statements for the year ended 31st March 2010 and the accompanying explanatory notes.

AmFIRST REAL ESTATE INVESTMENT TRUST

UNAUDITED CONDENSED STATEMENTS OF CHANGES IN NET ASSET VALUE For the Financial Year Ended 31st March 2011

| | REALIZED | ← UNREALIZED → | | | |
|--|-----------------------------------|--|----------------------------------|---------------------------------|--------------------------------|
| | Unitholders' Capital RM'000 | Distributable Undistributed Income RM'000 | Revaluation Reserve RM'000 | Fair Value Reserve RM'000 | Unitholders' Fund RM'000 |
| Opening balance as at 1st April 2009 | 426,873 | 8 | 141,534 | - | 568,415 |
| Add : Effects of adopting amended FRS 110 | - | 19,220 | - | - | 19,220 |
| As at 1st April 2009, as re-stated | 426,873 | 19,228 | 141,534 | - | 587,635 |
| Total comprehensive income for the year | - | 41,915 | 12,142 | - | 54,057 |
| <u>Unitholders' transactions</u> | | | | | |
| Distribution to Unitholders | - | (40,112) | - | - | (40,112) |
| Closing balance as at 31st March 2010 | 426,873 | 21,031 | 153,676 | - | 601,580 |
| Opening balance as at 1st April 2010 | 426,873 | 96 | 153,676 | - | 580,645 |
| Add : Effects of adopting amended FRS 110 | - | 20,935 | - | - | 20,935 |
| Add : Effects of adopting FRS 139 | - | - | - | 613 | 613 |
| As at 1st April 2010, as re-stated | 426,873 | 21,031 | 153,676 | 613 | 602,193 |
| Total comprehensive income for the year | - | 41,750 | 3,248 | 364 | 45,362 |
| <u>Unitholders' transactions</u> | | | | | |
| Distribution to Unitholders | - | (41,570) | - | - | (41,570) |
| Closing balance as at 31st March 2011 | 426,873 | 21,211 | 156,924 | 977 | 605,985 |

The condensed statements of changes in net asset value should be read in conjunction with the audited financial statements for the year ended 31st March 2010 and the accompanying explanatory notes.

AmFIRST REAL ESTATE INVESTMENT TRUST

UNAUDITED CONDENSED STATEMENTS OF CASH FLOWS For the Financial Year Ended 31st March 2011

| | NOTE | 1st April 2010 TO 31st March 2011 RM'000 | 1st April 2009 TO 31st March 2010 RM'000 |
|--|------|---|---|
| CASH FLOW FROM OPERATING ACTIVITIES | | | |
| Net income before taxation | | 45,362 | 54,057 |
| <i>Adjustment for :-</i> | | | |
| Interest income from placements with financial institutions | | (273) | (556) |
| (Reversal of impairment loss)/impairment loss on trade receivables | | (354) | 873 |
| Trade receivables written-off | | 188 | - |
| Realised gain from disposal of real estate related assets | | - | (89) |
| Interest expenses | | 14,715 | 13,073 |
| Change in fair value of investment properties | | (3,248) | (12,142) |
| Gain arising from measuring non-current financial liabilities measured at amortized cost | | (364) | - |
| Operating income before working capital changes | | 56,026 | 55,216 |
| Changes in working capital | | | |
| Decrease/(increase) in receivables | | 3,686 | (2,956) |
| Decrease in payables | | (1,000) | (5,371) |
| Increase in rental deposits | | 4,349 | 2,162 |
| Cash generated from operations | | 63,061 | 49,051 |
| Tax paid | | - | - |
| Net cash generated from operating activities | | 63,061 | 49,051 |
| CASH FLOW FROM INVESTING ACTIVITIES | | | |
| Addition to investment properties | | (12,752) | (18,879) |
| Proceed from disposal of real estate related assets | | - | 3,110 |
| Interest income | | 273 | 556 |
| Net cash used in investing activities | | (12,479) | (15,213) |
| CASH FLOW FROM FINANCING ACTIVITIES | | | |
| Interest paid | | (14,432) | (13,354) |
| Distributions to Unitholders | | (41,570) | (40,112) |
| (Repayments of)/Drawdowns from borrowings | | (6,000) | 11,000 |
| Net cash used in financing activities | | (62,002) | (42,466) |
| Net change in cash and cash equivalents | | (11,420) | (8,628) |
| Cash and cash equivalents at the beginning of year | | 25,243 | 33,872 |
| Cash and cash equivalents at the end of year | A | 13,823 | 25,244 |

A CASH AND CASH EQUIVALENTS COMPRISE :-

| | | | |
|-----------------------------------|--|--------|--------|
| Fixed deposit with licensed banks | | 12,958 | 22,538 |
| Cash and bank balances | | 865 | 2,706 |
| | | 13,823 | 25,244 |

The condensed statements of cash flows should be read in conjunction with the audited financial statements for the year ended 31st March 2010 and the accompanying explanatory notes.