



AmFIRST

Real Estate Investment Trust

AmFIRST REIT

Financial Results

For Second Quarter Ended 30 September 2013



6 November 2013

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Overview

As At 30 September 2013	Description
Manager	Am ARA REIT Managers Sdn Bhd
Listing Date	21 December 2006
Approved Fund Size	686,401,600 units
Unit Price	RM 1.04
Market Capitalization	RM 713.9 million
Borrowings / Gearing	RM 426.4 million / 32.9%
No. of Investment Properties	9
Sector / Type of Properties	Commercial office & retail
Assets Under Management	RM 1,282.7 million
Total Assets	RM 1,297.1 million
Net Asset Value	RM 837.2
Net Asset Value Per Unit	1.2197 (before income distribution) 1.1832 (after income distribution)
No. of Unitholders	12,912

Statement of Comprehensive Income

For The Financial Period Ended 30 September 2013

RM '000	Current YTD Ended 30 Sep 2013	Preceding YTD Ended 30 Sep 2012	% Change
Gross Revenue ⁽ⁱ⁾	56,250	53,440	+5.3%
Property Expenses	(18,229)	(17,607)	+3.5%
Net Property Income ⁽ⁱ⁾	38,021	35,833	+6.1%
Interest and Other Income	111	270	-58.9%
Total Income	38,132	36,103	+5.6%
Non-Property Expenses	(3,674)	(3,711)	-1.0%
Interest Expense ⁽ⁱⁱ⁾	(9,565)	(10,722)	-10.8%
Net Income	24,893	21,670	+14.9%
Gain arising from measuring non-current financial liabilities at amortized cost	458	234	+95.7%
Total Comprehensive Income for the period	25,351	21,904	+15.7%

Total Comprehensive Income for the period is made up as follows:

- Realized	24,893	21,670	+14.9%
- Unrealized	458	234	+95.7%
	25,351	21,904	+15.7%

(i) Gross revenue and net property income were higher as compared to preceding corresponding period mainly due to additional contribution from the newly acquired Kompleks Tun Sri Lanang (also known as Jaya 99) which the acquisition was completed on 1 November 2012.

(ii) Interest expense is lower mainly due to interest saving arising from the repayment of bank borrowings via the utilization of the proceeds raised from the Rights Issue which completed on 6 August 2012.

Statements of Financial Position

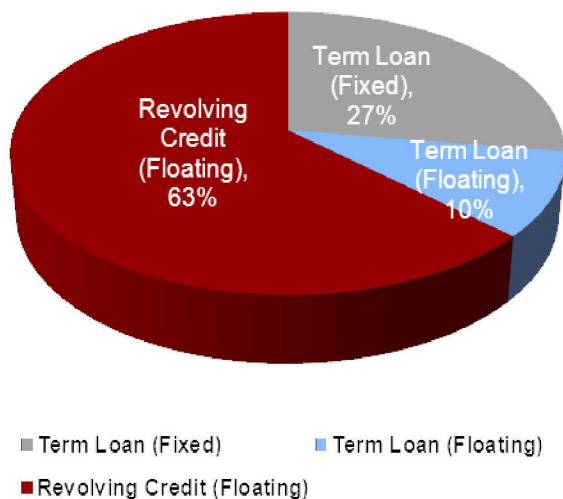
As At 30 September 2013

RM '000	As at 30 September 2013 (Unaudited)	As at 31 March 2013 (Audited)	% Change
No. of Properties	9	9	-
Investment Properties	1,282,716	1,277,226	+4.3
Other Assets	14,401	20,363	-29.3
Total Assets	1,297,117	1,297,589	-0.04
Borrowings	(426,400)	(426,400)	-
Other Liabilities	(33,517)	(34,286)	-2.2
Net Asset Value (NAV)	837,200	836,903	+0.04
Units in Circulation ('000) (unit)	686,402	686,402	-
Unit Price (RM)	1.04	1.08	-3.7
Market Capitalization	713,858	741,314	-3.7
<u>NAV Per Unit (RM)</u>			
- before income distribution	1.2197	1.2190	+0.05
- after income distribution	1.1832	1.1828	+0.03

Capital & Interest Rate Management

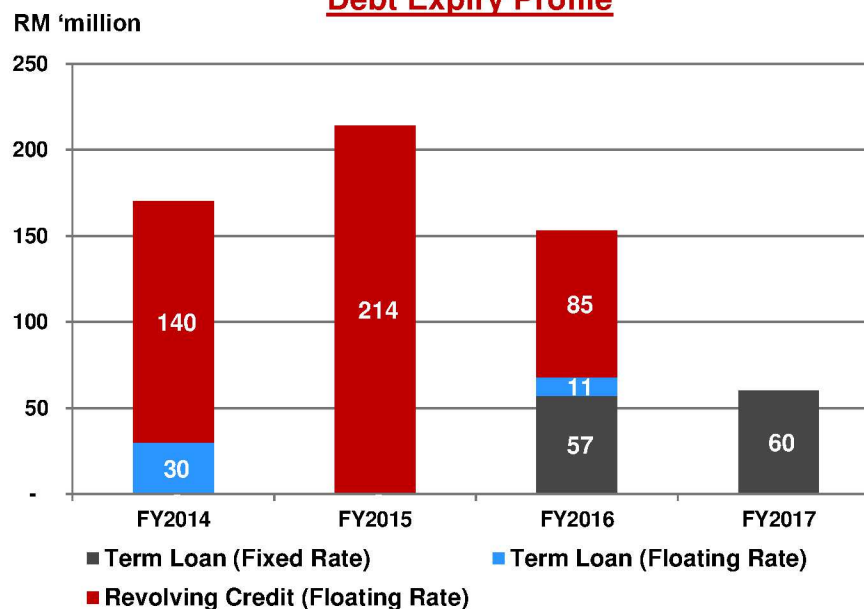
RM'000	As At 31 Mar 2009	As At 31 Mar 2010	As At 31 Mar 2011	As at 31 Mar 2012	As At 31 Mar 2013	As At 30 Sep 2013
Borrowings	402,000	413,000	407,000	550,000	426,400	426,400
Total Asset Value	1,022,747	1,044,202	1,045,262	1,198,542	1,297,589	1,297,117
Gearing (%)	39.30%	39.55%	38.94%	45.89%	32.86%	32.87%
Average Interest Rate (%)	4.43%	3.30%	3.78%	4.31%	4.37%	4.37%
Interest Cover Ratio	3.19	4.21	3.84	3.03	3.36	3.60

Interest Rate Management



✓ 73% Floating Rate : 27% Fixed Rate

Debt Expiry Profile



✓ The weighted average maturity is 1.2 years.

Assets Under Management – Property Portfolio



	Property Portfolio	Location	NLA (sf)	No of Carpark	Valuation @ 30 Sep 2013	
					RM mil	RM psf
1	Bangunan AmBank Group	KL City Centre	360,166	522	239	664
2	Menara AmBank	KL City Centre	458,187	776	310	677
3	AmBank Group Leadership Centre	KL City Centre	57,801	57	22	381
4	Menara AmFIRST	PJ	159,001	324	68	428
5	Wisma AmFIRST	Kelana Jaya	285,461	645	114	399
6	The Summit Subang USJ	Subang Jaya				
	- Retail		599,474	-	139	232
	- Office		138,475	-	39	282
	- Hotel		332 rooms	-	96	
	- Carpark		-	1,966	31	
7	Prima 9	Cyberjaya	111,224	414	75	674
8	Prima 10	Cyberjaya	100,272	322	62	618
9	Jaya 99	Melaka	227,432	551	87	383
	TOTAL		2,784,093	5,577	1,282	461

**AmFIRST**

Real Estate Investment Trust

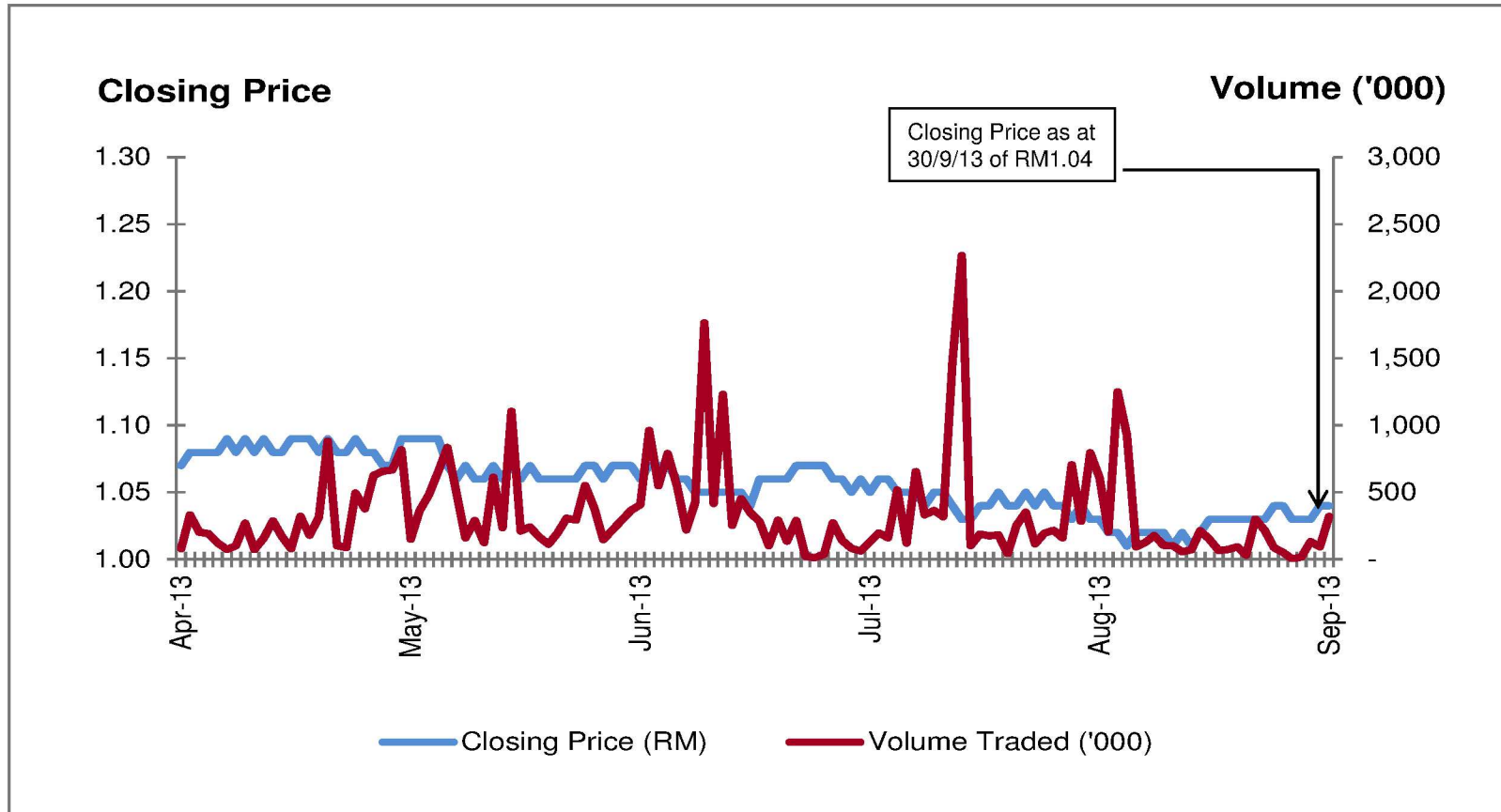
Overview of Occupancy Rate

As At 30 September 2013

Property Portfolio	Actual Occupancy				
	As At 30 Sep 12	As At 31 Dec 12	As At 31 Mar 13	As At 30 Jun 13	As At 30 Sep 13
Bangunan AmBank Group	100.0%	100.0%	100.0%	100.0%	100.0%
Menara AmBank	96.5%	97.3%	97.1%	96.0%	95.6%
AmBank Group Leadership Centre	100.0%	100.0%	100.0%	100.0%	100.0%
Menara AmFIRST	71.3%	73.3%	72.5%	74.3%	74.3%
Wisma AmFIRST	71.0%	71.0%	69.7%	70.9%	70.5%
The Summit USJ – Office	72.8%	72.0%	71.8%	71.8%	71.8%
The Summit USJ – Retail	93.8%	94.5%	91.2%	92.1%	91.9%
Prima 9	100.0%	80.4%	80.4%	80.4%	80.4%
Prima 10	100.0%	100.0%	100.0%	100.0%	100.0%
Kompleks Tun Sri Lanang (also known as Jaya 99)	N/A	88.6%	88.6%	88.6%	88.6%
Overall Portfolio	90.3%	89.7%	88.6%	88.9%	88.7%

Unit Price Performance

1 April 2013 to 30 September 2013



Closing Price @ 30 September 2013	RM1.04
Highest Price during the 6-Month Period Ended 30 September 2013	RM1.09
Lowest Price during the 6-Month Period Ended 30 September 2013	RM1.01
Average Volume per day during the 6-Month Period Ended 30 September 2013	339,000 unit

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