



This overview section is qualified in its entirety by and should be read in conjunction with the full text of this Prospectus.



Creating The Places People Love To Shop



PROSPECTUS



Hektar Real Estate Investment Trust

(Established in Malaysia under the Deed dated 5 October, 2006 entered into between Hektar Asset Management Sdn Bhd and AmTrustee Berhad, companies incorporated in Malaysia under the Companies Act, 1965)

INITIAL PUBLIC OFFERING



Hektar Asset Management Sdn Bhd

(Formerly known as Impland Sdn Bhd)
(Company Number 732261-T)
(Incorporated in Malaysia under the Companies Act, 1965)

AS MANAGER OF HEKTAR REAL ESTATE INVESTMENT TRUST ("HEKTAR REIT") IS MAKING AN OFFERING OF 159,500,000 NEW UNITS IN HEKTAR REIT AS FOLLOWS:

- 10,000,000 UNITS AVAILABLE FOR APPLICATION BY THE MALAYSIAN PUBLIC AT THE RETAIL PRICE OF RM1.05 PER UNIT, PAYABLE IN FULL UPON APPLICATION
- 6,000,000 UNITS AVAILABLE FOR APPLICATION BY THE ELIGIBLE DIRECTORS, EMPLOYEES AND BUSINESS ASSOCIATES OF HEKTAR GROUP AT THE RETAIL PRICE OF RM1.05 PER UNIT, PAYABLE IN FULL UPON APPLICATION; AND
- 143,500,000 UNITS AVAILABLE FOR APPLICATION BY INSTITUTIONAL AND SELECTED INVESTORS AT THE INSTITUTIONAL PRICE TO BE DETERMINED BY WAY OF BOOKBUILDING, PAYABLE IN FULL UPON APPLICATION

IN CONJUNCTION WITH THE LISTING OF HEKTAR REIT ON THE MAIN BOARD OF BURSA MALAYSIA SECURITIES BERHAD

THE FINAL RETAIL PRICE WILL EQUAL THE LOWER OF:

- THE RETAIL OFFER PRICE OF RM1.05 PER UNIT; OR
- 95% OF THE INSTITUTIONAL PRICE, SUBJECT TO ROUNDING ADJUSTMENTS

INVESTORS ARE ADVISED TO READ AND UNDERSTAND THE CONTENTS OF THIS PROSPECTUS. IF IN DOUBT, PLEASE CONSULT A PROFESSIONAL ADVISER

FOR INFORMATION CONCERNING CERTAIN RISK FACTORS WHICH YOU SHOULD CONSIDER, PLEASE SEE "RISK FACTORS" IN SECTION 4 OF THIS PROSPECTUS

Lead Adviser,
Co-Financial Adviser,
Joint Bookrunner,
Lead Manager
and
Managing Underwriter

Aseambankers
Aseambankers Malaysia Berhad (19028-H)

Co-Financial Adviser,
Joint Bookrunner and
Underwriter

AmMerchant Bank Berhad
(Company No. 23742-V)
A member of the

AmInvestment Group

Financial Adviser

KPMG
KPMG Corporate Advisory Sdn Bhd
(Company No. 567386-F)
Licensed Investment Adviser

Trustee

AmTrustee
AmTrustee Berhad
(Company No. 163032-V)

This Prospectus is dated 15 November 2006 and expires on 14 November 2007



www.hektargroup.com



Creating The Places People Love To Shop



Hektar Real Estate Investment Trust | PROSPECTUS

OVERVIEW OF HEKTAR REIT

Hektar Real Estate Investment Trust ("Hektar REIT") was formed to invest and manage retail properties in Malaysia.

The Manager aims to provide stable and sustainable distributions to Unitholders, while enhancing the long term value of the Trust.

PORTFOLIO HIGHLIGHTS

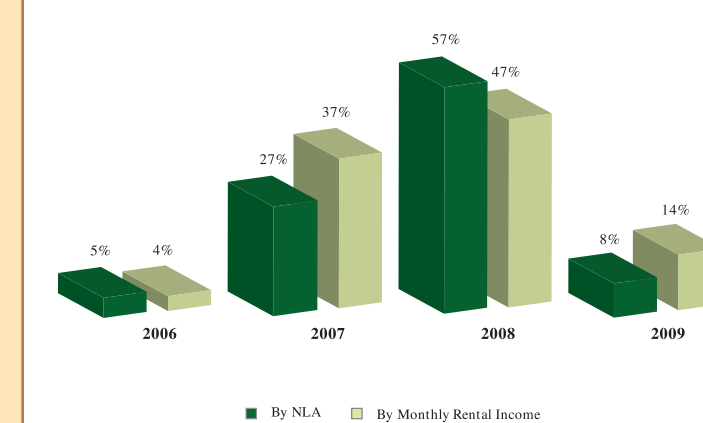
| | |
|-------------------------|---------------------|
| Total Net Lettable Area | 944,126sq ft |
| Occupancy | 96.7% |
| Annual Visitors | 13.7 million (2005) |
| Appraised Value | RM523 million |
| Gross Revenues | RM74.6 million* |

* Forecast 13-months financial period ending 2007

TENANCY RENEWAL RATES

| FYE 31 December | Renewed Tenancies | Average Rental Increase |
|-----------------|-------------------|-------------------------|
| 2004 | 66 | 17.1% |
| 2005 | 49 | 21.4% |

TENANCY EXPIRY PROFILE (as at September 30, 2006)



KEY INVESTMENT HIGHLIGHTS

Strategy for Growth

- Growth achieved through active leasing, asset enhancement and accretive-acquisition policy
- Acquisition potential for shopping centres throughout Malaysia, particularly outside of Kuala Lumpur
- Alignment with sponsor, Hektar Group, a retail specialist focused on shopping centres

'Pure-play' focus on retail properties

- Experienced management team with international exposure
- Business model based on international best practices and modern key performance indicators

Quality Portfolio

- Strategic locations in stable markets with large catchment and strong tenant demand
- Quality tenant base consisting of international and national retailers

Structured for Stability

- Stable, sustainable yield –based on high occupancy and diversified tenant mix
- Committed distribution policy of 90% payout of Distributable Income

PROJECTED DISTRIBUTION YIELD

| Price | 2007 | 2008 | 2009 |
|-----------------------|--------|-------|-------|
| RM1.05-Retail# | 8.47%* | 8.58% | 8.84% |
| RM1.11-Institutional# | 8.01%* | 8.12% | 8.37% |

* Annualised
Indicative Price

IMPORTANT DATES

| | |
|------------------------|-------------------|
| Offer Opens | November 15, 2006 |
| Offer Closes | November 22, 2006 |
| Units Commence Trading | December 4, 2006 |