

AL-HADHARAH BOUSTEAD REIT
UNAUDITED CONDENSED INCOME STATEMENT

For the quarter ended 30 June 2009	Current period		Cumulative Period	
	2009 RM'000	2008 RM'000	2009 RM'000	2008 RM'000
Rental income				
- fixed	13,302	10,398	26,612	20,796
- performance-based (unrealised)	4,500	7,100	7,000	15,500
	17,802	17,498	33,612	36,296
Plantation operating expenses	(323)	(428)	(762)	(760)
Net rental income	17,479	17,070	32,850	35,536
Dividend income	34	21	34	26
Profit earned from deposits	23	34	53	120
Gain on disposal of investment properties	-	-	6,539	-
Gain/(loss) on disposal of investment in quoted securities	30	43	30	43
	17,566	17,168	39,506	35,725
Fees to:				
Manager	(560)	(539)	(1,055)	(1,111)
Trustee	(45)	(36)	(88)	(72)
Auditors	(4)	(4)	(8)	(8)
Tax agent	(2)	(2)	(7)	(4)
Shariah adviser	(3)	(3)	(6)	(6)
Valuers	-	-	-	-
Profit sharing expenses on financing	(1,244)	-	(2,508)	-
Other expenses	(44)	(49)	(102)	(104)
	15,664	16,535	35,732	34,420
Unrealised gain/(loss) on valuation of investment in quoted securities	908	(203)	1,076	(774)
Unrealised fair value gain on investment properties	-	-	-	-
Profit before taxation	16,572	16,332	36,808	33,646
Taxation	-	-	-	-
Net profit	16,572	16,332	36,808	33,646
Net profit for the period is made up as follows:				
- realised	11,164	9,435	28,732	18,920
- unrealised	5,408	6,897	8,076	14,726
	16,572	16,332	36,808	33,646
Earnings per unit (sen)				
- realised	2.00	2.00	5.16	4.01
- unrealised	0.97	1.46	1.45	3.12
	2.97	3.46	6.61	7.13
Earnings per unit (sen)				
- after Manager's fee	2.97	3.46	6.61	6.04
- before Manager's fee	3.08	3.57	6.80	7.36
Distribution per unit (sen)	3.69	3.69	3.69	3.69

The Unaudited Condensed Income Statement should be read in conjunction with the audited financial statements for the year ended 31 December 2008.

AL-HADHARAH BOUSTEAD REIT
UNAUDITED CONDENSED BALANCE SHEET

As at 30 June 2009	Audited	
	2009	2008
	RM'000	RM'000
ASSETS		
Non-current assets		
Investment properties	812,407	808,043
Current assets		
Investment in quoted securities	6,560	4,109
Receivables	7,808	25,976
Shariah-based deposits with financial institution	11,740	7,830
Cash and bank balances	13	25
	<u>26,121</u>	<u>37,940</u>
TOTAL ASSETS	<u>838,528</u>	<u>845,983</u>
LIABILITIES		
Current liabilities		
Payables	5,725	9,104
Revolving credit-i	95,000	95,000
Cash line-i	-	-
Provision for distribution	20,553	40,884
	<u>121,278</u>	<u>144,988</u>
TOTAL LIABILITIES	<u>121,278</u>	<u>144,988</u>
NET ASSET VALUE	<u>717,250</u>	<u>700,995</u>
UNITHOLDERS' FUND		
Unitholders' capital	565,681	565,681
Undistributed profit	151,569	135,314
TOTAL UNITHOLDERS' FUND	<u>717,250</u>	<u>700,995</u>
UNITS IN CIRCULATION ('000)	557,001	557,001
NET ASSET VALUE (NAV) PER UNIT (RM)	1.2877	1.2585

The Unaudited Condensed Balance Sheet should be read in conjunction with the audited financial statements for the year ended 31 December 2008.

AL-HADHARAH BOUSTEAD REIT
UNAUDITED CONDENSED STATEMENT OF CHANGES IN NET ASSET VALUE

For the quarter ended 30 June 2009	Unitholders' Capital	Undistributed Profit		Unitholders' Fund
	RM'000	Realised	Unrealised	RM'000
At 1 January 2009	565,681	8,701	126,613	700,995
Net profit for the period	-	28,732	8,076	36,808
Transfer from unrealised to realised	-	69	(69)	-
Distribution to unitholders	-	(20,553)	-	(20,553)
At 30 June 2009	<u>565,681</u>	<u>16,949</u>	<u>134,620</u>	<u>717,250</u>
At 1 January 2008	472,181	3,490	(23)	475,648
Net profit for the period	-	18,920	14,726	33,646
Distribution to unitholders	-	(17,417)	-	(17,417)
At 30 June 2008	<u>472,181</u>	<u>4,993</u>	<u>14,703</u>	<u>491,877</u>

The Unaudited Condensed Statement of Changes in Net Asset Value should be read in conjunction with the audited financial statements for the year ended 31 December 2008.

AL-HADHARAH BOUSTEAD REIT
UNAUDITED CONDENSED CASH FLOW STATEMENT

For the quarter ended 30 June 2009

	2009	2008
	RM'000	RM'000
OPERATING ACTIVITIES		
Cash receipts from customers	53,466	37,874
Cash paid to suppliers	<u>(3,918)</u>	<u>(2,772)</u>
Cash generated from operations	49,548	35,102
Income taxes (paid)/refunded	-	-
Net cash from operating activities	<u>49,548</u>	<u>35,102</u>
INVESTING ACTIVITIES		
Purchase and enhancement of investment properties	(7,909)	(5,075)
Purchase of quoted Shariah-compliant securities	(1,424)	(2,671)
Proceeds from disposal of investment properties	6,933	-
Proceeds from disposal of quoted securities	80	185
Profit received from Shariah-based deposits	43	120
Net dividends received	<u>51</u>	<u>21</u>
Net cash used in investing activities	<u>(2,226)</u>	<u>(7,420)</u>
FINANCING ACTIVITIES		
Profit sharing expenses on financing paid	(2,541)	-
Distributions paid	<u>(40,883)</u>	<u>(34,079)</u>
Net cash from financing activities	<u>(43,424)</u>	<u>(34,079)</u>
NET INCREASE IN CASH AND CASH EQUIVALENTS	3,898	(6,397)
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	<u>7,855</u>	<u>17,721</u>
CASH AND CASH EQUIVALENTS AT END OF PERIOD	<u>11,753</u>	<u>11,324</u>
Cash and cash equivalents at end of year comprise:		
Cash and bank balances	13	11
Shariah-based deposits with financial institution	11,740	11,313
Cash line-i	-	-
Cash and cash equivalents at end of period	<u>11,753</u>	<u>11,324</u>

The Unaudited Condensed Cash Flow Statement should be read in conjunction with the audited financial statements for the period ended 31 December 2008.

AL-HADHARAH BOUSTEAD REIT

Notes to the Interim Financial Report for the Quarter Ended 30 June 2009

Part A - Explanation Notes Pursuant to FRS 134

A1 Basis of Preparation

The interim financial statements are unaudited and have been prepared in compliance with the requirements of FRS 134; Interim Financial Reporting and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad, and should be read in conjunction with the audited financial statements for the year ended 31 December 2008.

The accounting policies and methods of computations are consistent with those used in the preparation of the audited financial statements for the year ended 31 December 2008.

A2 Audit Report of Preceding Financial Year Ended 31 December 2008

The audit report of the preceding audited financial statements was not qualified.

A3 Seasonality or Cyclicity of Operations

The business operations of the Fund are not materially affected by any seasonal or cyclical factors.

A4 Unusual Items

There were no unusual items to be disclosed for the current quarter.

A5 Changes in Estimates

There were no material changes in estimates of amounts previously reported.

A6 Changes in Debt and Equity Securities

There were no issuance, cancellation, repurchase, resale and repayment of debt and equity securities for the quarter under review.

A7 Income Distributed

No distribution was made in the current quarter.

A8 Segmental Information

This is not applicable.

A9 Valuation of Investment Properties

There has been no revaluation of investment properties in the current quarter.

A10 Material Events

There were no material events as at the latest practicable date from the date of this report.

A11 Changes in Composition of The Fund

There was no change in the composition of the fund size for the current quarter and the fund size stands at 557,001,000.

A12 Contingent Liabilities and Contingent Assets

No contingent liabilities or contingent assets have arisen since the financial year-end.

Part B - Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of Bursa Malaysia Securities Berhad

B1 Performance Review

Al-Hadharah Boustead REIT (Fund) posted an unaudited profit after tax of RM16.6 million for the current quarter, a slight improvement when compared with last year's corresponding quarter. For the six months period ended 30 June 2009, the Fund achieved a profit after tax of RM36.8 million (2008:RM33.6 million) on a revenue of RM33.6 million (2008: RM36.3 million). Revenue was slightly lower because of lower performance-based rental which was pegged to the lower palm oil prices while the net profit was boosted by a gain of RM6.5 million on the compulsory acquisition of investment property by the Government. The unit price of the Fund for the quarter gained 13 sen to close at RM1.17 as at 30 June 2009.

B2 Comparison with Preceding Quarter

	Current Quarter 30.6.2009 RM'000	Preceding Quarter 31.3.2009 RM'000
Revenue	17,802	15,810
Profit after taxation	16,572	20,236

The performance-based rental income of RM4.5 million resulted in a higher revenue for the current quarter. Meanwhile, the preceding quarter's profit was higher due to the gain from the disposal of investment property.

B3 Prospects

The Fund should perform satisfactorily for the rest of the year with palm oil prices currently above the RM2,000 per MT

B4 Variance of Profit Forecast or Profit Guarantee

This is not applicable.

B5 Taxation

Pursuant to S.61A of the Income Tax Act 1967, the Fund will be exempted from income tax on all its income as the Fund intends to distribute at least 90% of its taxable profit to unitholders within 2 months from the end of the financial year.

B6 Unquoted Investments in Securities or Properties

There were no purchase or sale of unquoted investments in securities or properties during the current quarter.

B7 Quoted Investments

	Current Period 2009 RM'000	Cumulative Period 2009 RM'000
<u>Purchases and disposals:</u>		
Total purchase consideration	1,425	1,425
Total sale proceeds	80	80
Total profit/(loss) on disposal	30	30
<u>Investment as at 30 June 2009:</u>		RM'000
At cost		7,835
At carrying value/book value		6,560
At market value		6,560

Investments in quoted securities are Shariah-compliant and marked to market value.

B8 Corporate Developments

There were no outstanding proposals as at 22 July 2009.

B9 Financing/Borrowings and Debt Securities

	30.6.2009	31.12.2008
	RM'000	RM'000
Shariah-compliant financing facilities - secured	95,000	95,000

B10 Off Balance Sheet Financial Instruments

There were no off balance sheet financial instruments as at 22 July 2009.

B11 Material Litigation

There was no litigation as at 22 July 2009.

B12 Income Distribution

An interim distribution of 3.69 sen per unit amounting to RM20,553,337 would be payable on 28 August 2009.

B13 Earnings per unit

	Current Period		Cumulative Period	
	2009	2008	2009	2008
Net profit for the period (RM'000)	16,572	16,332	36,808	33,646
Weighted average number of units in issue ('000)	557,001	472,001	557,001	472,001
Basic earnings per unit (sen)	2.97	3.46	6.61	7.13
Distributions per unit (sen)	3.69	3.69	3.69	3.69

By Order of the Board

TAN LEH KIAH
SUZANA BINTI AHMAD (BAR COUNCIL NO. BC/S/356)
Company Secretary
Boustead REIT Managers Sdn Bhd (90953-K)
As the Manager of Al-Hadharah Boustead REIT
Kuala Lumpur

23 July 2009