

CONDENSED STATEMENT OF FINANCIAL POSITION AS AT 30 SEPTEMBER 2024

	As At 30.09.2024 RM (Unaudited)	As At 31.12.2023 RM (Audited)
ASSETS		
Non-current assets		
Investment properties	1,226,284,958	1,242,250,000
	1,226,284,958	1,242,250,000
Current assets		
Trade and other receivables	9,736,444	5,073,630
Security deposits in trust accounts	-	9,683,565
Cash and cash equivalents	43,348,804	16,936,661
Asset classified as held for sale	42,500,000	125,000,000
	95,585,248	156,693,856
TOTAL ASSETS	1,321,870,206	1,398,943,856
LIABILITIES		
Non-current liabilities		
Borrowings	533,333,591	550,427,965
Trade and other payables	1,890,551	1,698,471
	535,224,142	552,126,436
Current liabilities		
Borrowings	17,920,000	8,000,000
Trade and other payables	24,851,007	99,425,657
Deferred tax liabilities	13,425,000	13,425,000
	56,196,007	120,850,657
TOTAL LIABILITIES	591,420,149	672,977,093
NET ASSET VALUE ("NAV")	730,450,057	725,966,763
FINANCED BY:		
UNITHOLDERS' FUND		
Unitholders' capital	519,685,915	519,685,915
Distributable income - Realised	39,262,399	34,779,105
Non-distributable income - Unrealised	171,501,743	171,501,743
TOTAL UNITHOLDERS' FUND	730,450,057	725,966,763
NUMBER OF UNITS IN CIRCULATION	573,219,858	573,219,858
NET ASSET VALUE ("NAV") PER UNIT (RM):		
- Before income distribution	1.2743	1.2665

The Condensed Statement of Financial Position should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2023 and the accompanying explanatory notes attached.

**CONDENSED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE PERIOD ENDED 30 SEPTEMBER 2024
(UNAUDITED)**

	CURRENT		CUMULATIVE	
	Current Year Quarter 30.09.2024 RM	Preceding Year Quarter 30.09.2023 RM	Current Year To Date 30.09.2024 RM	Preceding Year To Date 30.09.2023 RM
Rental income	18,839,500	17,721,533	52,843,515	54,730,911
Property operating expenses	(6,742,121)	(6,234,100)	(18,836,362)	(18,616,350)
Net property income	12,097,380	11,487,433	34,007,153	36,114,561
Interest income	175,112	124,900	572,395	448,362
Other income	172,427	128,235	725,008	421,096
Net property and investment income	12,444,920	11,740,568	35,304,556	36,984,019
Trust expenses	(2,266,934)	(2,405,129)	(7,394,710)	(6,986,562)
Borrowing costs	(7,082,674)	(8,147,155)	(21,331,403)	(23,506,724)
Total trust expenses	(9,349,608)	(10,552,284)	(28,726,113)	(30,493,286)
Realised income before taxation	3,095,311	1,188,284	6,578,443	6,490,733
Changes in fair value of investment properties	-	-	-	-
Expected cost of disposal of asset classified as held for sale	-	-	-	-
Net Income before taxation	3,095,311	1,188,284	6,578,443	6,490,733
Deferred tax expense	-	-	-	-
Net income for the year	3,095,311	1,188,284	6,578,443	6,490,733
Distribution to unitholders				
- from previous period realised net income	-	-	-	-
- from current period realised net income	-	-	-	-
	-	-	-	-
Realised income retained	3,095,311	1,188,284	6,578,443	6,490,733
Unrealised income retained / (utilised)	-	-	-	-
Net income for the financial period is made up as follows:				
- realised	3,095,311	1,188,284	6,578,443	6,490,733
	3,095,311	1,188,284	6,578,443	6,490,733
EARNINGS PER UNIT (SEN)				
- After Manager's fees	0.5400	0.2073	1.1476	1.1323
- Before Manager's fees	0.8620	0.4806	2.0717	1.9478
EARNINGS PER UNIT (SEN)				
- Realised	0.5400	0.2073	1.1476	1.1323
DISTRIBUTION PER UNIT (SEN)				
- realised from previous period	-	-	-	-
- realised from current period	-	-	-	-
	-	-	-	-

The Condensed Statement of Profit or Loss and Other Comprehensive Income Statements should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2023 and the accompanying explanatory notes attached.

CONDENSED STATEMENT OF CHANGES IN NET ASSET VALUE FOR THE CUMULATIVE QUARTER ENDED 30 SEPTEMBER 2024

	Unitholder's capital RM	Distributable Realised income RM	Non- distributable Unrealised income RM	Total unitholder's funds RM
At 1 January 2024	519,685,915	34,779,105	171,501,743	725,966,763
Operation for the financial period ended 30 September 2024				
Net income for the year	-	6,578,443	-	6,578,443
Total comprehensive income for the year	-	6,578,443	-	6,578,443
Contributions by and distributions to unitholders:				
Distribution to unitholders - 2023 2nd half	-	(2,095,149)	-	(2,095,149)
Distribution to unitholders - 2024 1st half	-	-	-	-
Total transactions with unitholders	-	(2,095,149)	-	(2,095,149)
At 30 September 2024	519,685,915	39,262,399	171,501,743	730,450,057

	Unitholder's capital RM	Distributable Realised income RM	Non- distributable Unrealised income RM	Total unitholder's funds RM
At 1 January 2023	519,685,915	42,010,227	174,092,021	735,788,163
Operation for the financial period ended 31 December 2023				
Net income for the year	-	7,630,168	(2,590,278)	5,039,890
Total comprehensive income for the year	-	7,630,168	(2,590,278)	5,039,890
Contributions by and distributions to unitholders:				
Distribution to unitholders - 2023 interim	-	(4,772,002)	-	(4,772,002)
Distribution to unitholders - 2022 final	-	(10,089,288)	-	(10,089,288)
<i>Decrease in net assets resulting from unitholders' transactions</i>	-	(14,861,290)	-	(14,861,290)
At 31 December 2023	519,685,915	34,779,105	171,501,743	725,966,763

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 2023 and the accompanying explanatory notes attached.

CONDENSED STATEMENT OF CASH FLOWS (UNAUDITED) FOR THE PERIOD ENDED 30 SEPTEMBER 2024

	Year To-date 30.09.2024 RM	Year To-date 31.12.2023 RM
Cash flows from operating activities		
Net income before taxation	6,578,443	4,750,890
<i>Adjustments for:-</i>		
Finance costs	13,927,712	31,724,922
Finance income	(347,540)	(531,247)
Changes in fair value of investment properties		
- as per valuation	-	2,879,278
Reclassification of asset previously classified as asset held for sale	-	-
Operating income before changes in working capital	20,158,615	38,823,843
Change in trade and other receivables	5,020,751	166,673
Change in trade and other payables	(4,382,570)	4,469,663
Net cash from operating activities	20,796,796	43,460,179
Cash flows from investing activities		
Interest received	347,540	531,247
Proceeds from disposal of investment properties	100,000,000	-
Enhancement of investment properties	(1,534,958)	(4,829,278)
Net cash from/(used in) investing activities	98,812,582	(4,298,031)
Cash flows from financing activities		
Distribution paid to unitholders	(2,095,149)	(14,861,290)
Repayment of term loan	(70,000,000)	(8,000,000)
Interest paid	(21,102,086)	(31,433,760)
Net cash used in financing activities	(93,197,235)	(54,295,050)
Net increase/(decrease) in cash and cash equivalents	26,412,143	(15,132,902)
Cash and cash equivalents at beginning of financial period	16,936,661	32,069,563
Cash and cash equivalents at end of financial period	43,348,804	16,936,661

The Condensed Statement of Cash Flows should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2023 and the accompanying explanatory notes attached.

A. EXPLANATORY NOTES FOR THE QUARTER ENDED 30 SEPTEMBER 2024 PURSUANT TO MALAYSIA FINANCIAL REPORTING STANDARD ("MFRS")

A1. BASIS OF PREPARATION

This quarterly financial report is unaudited and has been prepared in accordance with Malaysian Financial Reporting Standards (MFRSs) where applicable to AmanahRaya Real Estate Investment Trust ("ARREIT" or "Trust") that are effective for annual periods beginning on or after 1 January 2024. In preparing this quarterly financial report MFRS 134: Interim Financial Reporting has been applied. In addition, this quarterly financial report has been prepared in accordance with Paragraph 9.44 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad. This financial report comprise ARREIT and its wholly-owned special purpose company, ARREIT MTN 1 Sdn Bhd, company incorporated in Malaysia, of which the principal activity is to raise financing and on behalf of ARREIT.

A2. AUDIT REPORT OF PRECEDING FINANCIAL YEAR ENDED 31 DECEMBER 2023

The audit report of the Trust's financial statements for the financial year ended 31 December 2023 was not subject to any qualification.

A3. SEASONALITY OR CYCLICALITY OF OPERATIONS

The business operations of the Trust are not affected by any material seasonal or cyclical factor.

A4. SIGNIFICANT UNUSUAL ITEMS AFFECTING THE FINANCIAL STATEMENTS

There were no items of unusual nature that affect the assets, liabilities, equities, net income or cash flows to be disclosed for the quarter under review.

A5. CHANGES IN ACCOUNTING ESTIMATES

There were no changes in estimates that have had material effect in the current quarter.

A6. DEBTS AND EQUITY SECURITIES

There were no issuance, cancellation, repurchase, resale and repayment of debt and equity securities for the current quarter and financial year-to-date. The borrowing costs were recorded at RM7.1 million, a 13.1% reduction or RM1.1 million lower than the preceding quarter mainly due to redemption of RM78m of the term loan and MTN at the end of 2023. The current borrowings and debt securities in place are disclosed in Note B9.

A7. INCOME DISTRIBUTION

On 28 February 2024, ARREIT declared the final income distribution of RM0.3655 per unit for the financial period ending 31 December 2023. The said income distribution was paid on 16 April 2024 amounting to RM2,095,149.

On 28 August 2024, ARREIT declared the interim income distribution of RM0.5477 per unit for the financial semi-annual period ending 30 June 2024. The said income distribution was paid on 11 October 2024 amounting to RM3,139,442.

AMANAHRAYA REAL ESTATE INVESTMENT TRUST
 SECOND QUARTER ENDED 30 SEPTEMBER 2024
 FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2024 (UNAUDITED)

A. EXPLANATORY NOTES FOR THE QUARTER ENDED 30 SEPTEMBER 2024 PURSUANT TO MALAYSIA FINANCIAL REPORTING STANDARD ("MFRS") (cont'd)

A8. Segmental Reporting

Segmental profit or loss for the second quarter ended 30 September 2024 and 30 September 2023 are as follows:

Business segmets	Third Quarter ended 30.09.2024						Third Quarter ended 30.09.2023					
	Office RM	Retail RM	Education RM	Hotel RM	Industrial RM	Total RM	Office RM	Retail RM	Education RM	Hotel RM	Industrial RM	Total RM
Gross revenue	9,388,382	3,940,131	5,084,984	6,900	419,104	18,839,500	6,745,237	3,689,278	6,151,033	716,882	419,104	17,721,533
Property operating expenses	(4,298,884)	(1,563,267)	(573,749)	(49,365)	(256,855)	(6,742,121)	(3,439,066)	(2,093,396)	(479,798)	(109,428)	(112,412)	(6,234,100)
Net property income	5,089,498	2,376,863	4,511,235	(42,465)	162,250	12,097,380	3,306,171	1,595,881	5,671,235	607,454	306,692	11,487,433
Interest income						175,112						124,900
Other income						172,427						128,235
Trust expenses						(2,266,934)						(2,405,129)
Finance costs						(7,082,674)						(8,147,155)
Profit before tax						3,095,311						1,188,284
Deferred tax expenses						-						-
Profit for the period						3,095,311						1,188,284

Segmental profit or loss for the cumulative period ended 30 September 2024 and 30 September 2023 are as follows:

Business segmets	Cumulative period ended 30.09.2024						Cumulative period ended 30.09.2023					
	Office RM	Retail RM	Education RM	Hotel RM	Industrial RM	Total RM	Office RM	Retail RM	Education RM	Hotel RM	Industrial RM	Total RM
Gross Revenue	23,850,922	11,780,365	15,941,116	13,800	1,257,313	52,843,515	21,290,473	11,013,198	18,452,399	2,717,528	1,257,313	54,730,911
Property operating expenses	(10,427,393)	(5,639,751)	(1,855,562)	(463,703)	(449,953)	(18,836,362)	(10,695,932)	(5,851,983)	(1,441,257)	(324,630)	(302,549)	(18,616,350)
Net property income	13,423,528	6,140,614	14,085,554	(449,903)	807,360	34,007,153	10,594,541	5,161,215	17,011,141	2,392,898	954,764	36,114,561
Interest income						572,395						448,362
Other income						725,008						421,096
Trust expenses						(7,394,710)						(6,986,562)
Finance costs						(21,331,403)						(23,506,724)
Profit before tax						6,578,443						6,490,733
Deferred tax expenses						-						-
Profit for the period						6,578,443						6,490,733

The Condensed Statement of Profit or Loss and Other Comprehensive Income Statements should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2023 and the accompanying explanatory notes attached.

A. EXPLANATORY NOTES FOR THE QUARTER ENDED 30 SEPTEMBER 2024 PURSUANT TO MALAYSIA FINANCIAL REPORTING STANDARD ("MFRS") (cont'd)

A9. VALUATION OF INVESTMENT PROPERTIES

The fair value of the investment properties as at 31 December 2023 were derived by the Directors of the Manager's assessment based on values obtained from latest valuations conducted by independent firms of professional valuers. The properties were valued by the appointed valuers adopting suitable valuation approaches depending on the type of properties. **(Refer B5 for details)**

A10. SUBSEQUENT MATERIAL EVENT

There was no material event as at the latest practicable date from the date of this report.

A11. CHANGES IN THE COMPOSITION AND FUND SIZE OF THE TRUST

There were no changes in the composition of ARREIT for the current quarter and the total number of units issued stands at 573,219,858.

A12. CONTINGENT LIABILITIES OR CONTINGENT ASSETS

There were no contingent liabilities or contingent assets to be disclosed.

A13. RELATED PARTY TRANSACTION

Related party transactions have been entered into in the normal course of business and have been established on terms and conditions that are not materially different from those obtainable in transactions with unrelated parties.

	30.09.2024	30.09.2023
	RM	RM
Security deposits from lessees placed with the holding company of the Manager	-	9,629,106
Manager's fees	3,451,115	4,674,582

The related party transactions described above were entered into in the normal course of business and are based on negotiated and mutually agreed terms.

A14. RENTAL INCOME FROM TENANCIES (MFRS 117)

Rental income receivable under tenancy agreement is recognised as straight-line basis over the term of the lease.

The following are recognised in profit and loss in respect of revenue from investment properties.

	30.09.2024	30.09.2023
	RM	RM
Realised rental income	52,843,515	54,730,911

B. ADDITIONAL INFORMATION PURSUANT TO PARAGRAPH 9.44 OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

B1. REVIEW OF PERFORMANCE

Review of third quarter ended 30 September 2024

Rental Revenue

For the period Q3 FY24 ending 30 September 2024, ARREIT recorded revenue of RM18.8 million, a 6.3% or RM1.1 million improvement compared to the preceding quarter. The increase was mainly due to the following achievements:

i) Vista Tower:

Improved occupancy by 22.5% at the end of 3Q 2024 (2024: 58.0%; 2023: 35.5%) contributed to the increase in revenue by RM612.1k per month. Total of 6 new tenants commenced rental in 3Q 2024 with further 3 potential tenants expected to commit their occupancy by end of the year contributing to further 10.3% occupancy rate for this building and RM350.8k additional rental income per month.

ii) Selayang Mall:

Active marketing effort contributed to 10 new tenants opening their outlets in this premise (2024: 173; 2023:163). Furthermore, with the increase in number of visitors resulted to 41 existing tenants renewed their tenancies with committed rental increment. These positive results are contributing additional RM85.3k of rental per month with further RM3.5k increment in car park rental.

Property Expenses

The property expenses were recorded at RM6.7 million, a 8.1% increment or RM508.0k higher than the preceding quarter mainly due to higher repair and maintenance work required on the assets under management as they are now in good condition as a result of extensive upkeep exercise to accommodate new tenants occupying Vista Tower, Dana 13 and ALFA University College.

Trust Expenses

The trust expenses were recorded at RM2.3 million, a 5.7% reduction or RM138.2k lower than the preceding quarter mainly due to the legal fee incurred in the preceding quarter for the purpose of disposal of Holiday Villa Langkawi.

Borrowing Costs

The borrowing costs were recorded at RM7.1 million, a 13.1% reduction or RM1.1 million lower than the preceding quarter mainly due to redemption of RM78m of the term loan and MTN at the end of 2023. In addition, the effective interest rates currently being charged has also reduced from 5.00% in Q1 FY24 to 4.90% in June 2024.

B2. COMPARISON OF INCOME BEFORE TAXATION

	Current Quarter 30.09.2024 RM	Preceding Corresponding Quarter 30.09.2023 RM
Revenue		
- Gross revenue (rental income)	18,839,500	17,721,533
- Interest and other income	347,540	253,135
Total	19,187,040	17,974,668
Expenses		
- Property expenses	(6,742,121)	(6,234,100)
- Non-property expenses	(9,349,608)	(10,552,284)
Total	(16,091,729)	(16,786,384)
Realised income before taxation	3,095,311	1,188,284

The net realised income before tax recorded at RM3.1 million, an increase by RM1.9m or 160.5% compared to the preceding corresponding quarter mainly due to the improvement in Net Property Income by RM704.4k and reduction in Trust and Borrowing costs.

B. ADDITIONAL INFORMATION PURSUANT TO PARAGRAPH 9.44 OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD (Cont'd)

B3. PROSPECTS

Strategic Overview for 4Q FY2024:

Key Growth Areas

We are optimistic on the growth prospects in the near future. These initiatives are part of a broader cost optimisation strategy aimed at sustainable growth and improved profitability. Resources are optimised to concentrate on the following key growth areas:

- Net Property Income (NPI) Enhancement: Focus on increasing NPI through strategic improvements and efficient management.
- Tenant Retention: Implementing measures to retain existing tenants and work closely to cater to their business expansion.
- Positive Rent Reversion: Achieving rent increases and favourable lease terms.
- Strategic Collaboration: Working closely with tenants in providing strategic spaces or assets to achieve long term goal for both parties.

Asset Re-balancing Strategy and Yield Enhancement

The Manager is actively seeking to acquire high-quality assets while divesting underperforming office buildings. Focusing on long-leased assets under triple net lease arrangements that will achieve yield accretive assets. This strategy is designed to secure reputable tenants with long-term leases and improve occupancy rates. These efforts are expected to significantly enhance the Distribution Per Unit (DPU) and contribute to the overall yield growth of the portfolio.

Leasing Strategy and Performance

Focus on Increasing Occupancy

Aggressive marketing and leasing initiatives have been deployed for multi-tenanted properties such as Vista Tower, Dana 13 and Wisma Comcorp. Approach via leasing program, social media & email marketing and tenant referral program.

Occupancy Rate Projections

As of 30 September 2024, the average portfolio occupancy rate is 75.0%, a 5.0% increase from 2Q 2024 partly contributed by ALFA University College replacing SEGi College at the property located in Subang Jaya, Selangor. Post 30 September 2024, occupancy is expected to improve significantly:

- Vista Tower: Projected to see a 12.0% increase with 3 potential tenants in the midst of finalising the terms.
- Dana 13: Projected to see a 10.0% increase in occupancy with additional 2 new tenants in the process of moving in and 1 new tenant finalising the terms.

By end of Q4 2024, the average portfolio occupancy rate is projected to rise close to 80%.

Sustainability Initiatives

These initiatives below reflect the Manager's commitment to ESG principles, reducing energy consumption and mitigating operational risks:

- Lift enhancement project at Help University and Vista Tower incorporates energy-efficient systems and safety improvements for better service.
- LED light replacement program at Vista Tower, Selayang Mall, Dana 13 and Wisma Comcorp to significantly reduce the energy consumption.
- Coordinating efforts to convert Vista Tower into an intelligent Grade A building to enhance its market positioning and energy efficiency.
- Introduction of ARREIT Touch (the Property Management System) to all tenants across all properties to provide better services to the tenants.
- Chiller retrofit project at Vista Tower to significantly reduce energy consumption and improve air-conditioning efficiency.

These initiatives are part of a broader cost optimisation strategy aimed at sustainable growth and improved profitability.

Financial Performance Outlook

Economic Outlook

The remainder of 2024 forecasts robust growth in the local economy, driven by sector-wide expansion and favourable developments. This positive economic environment is expected to benefit ARREIT significantly. Encouraging GDP growth in Malaysia supports the optimistic outlook for improved financial performance throughout the year.

Strategic Initiatives and Cost Optimisation

The Manager is implementing several key initiatives to enhance the Fund's performance:

- Operating Cost Optimisation: Rigorous measures are in place to control and reduce operating costs.
- Financial Relationships: Strengthening and broadening relationships with financial institutions to secure favourable financing arrangements and reduce costs which includes consideration in debt and equity securities issuance to encourage investors participation.

Capital Management Outlook and Future Growth

The Manager's strategic focus on asset enhancement, cost efficiency and financial optimisation is designed to support sustainable growth and enhance the overall Fund performance through the following areas:

Prudent Capital Management

The Management follows a cautious capital management approach, with a strong focus on actively monitoring the gearing ratio. Compliance with the Trust Deed and Securities Commission regulations is strictly maintained to ensure proper financing practices.

Liquidity Position

As of 30 June 2024, the Fund holds a cash balance of RM45.0 million. Additionally, there is an undrawn financing facility of RM400.0 million. This strong liquidity position supports the Fund's ability to meet working capital and operational needs while positioning it well for portfolio growth.

B. ADDITIONAL INFORMATION PURSUANT TO PARAGRAPH 9.44 OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD (Cont'd)

B4. TAXATION

Pursuant to Section 61A(1) of the Income Tax Act , 1967 under the Finance Act 2006, where 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.

Based on the income distribution made for the current quarter, the Trust has not provided any tax expenses for the period. A numerical reconciliation between the applicable income tax expense and effective income tax expense on the Trust is as follows:

	Current Year To Date 30.09.2024 RM	Preceding Year To Date 30.09.2023 RM
Income before taxation	6,578,443	6,490,733
Income tax using Malaysian tax rate at 24%	1,578,826	1,557,776
Effect of income exempted from tax	(1,578,826)	(1,557,776)
Effect of changes in real property gains tax	-	-
Total tax benefit	-	-

B5. As at 30 September 2024 The Trust's composition of investment portfolio are as follows:

	Fair value as at 30.09.2024 RM	Cost as at 30.09.2024 RM	Percentage of fair value to Net Asset Value as at 30.09.2024 %
Investment properties			
<i>Office</i>			
* Vista Tower	521,000,000	457,715,633	71.33%
Dana 13	111,000,000	100,077,473	15.20%
* Wisma Comcorp	36,800,000	30,000,000	5.04%
Toshiba TEC	31,000,000	32,342,972	4.24%
<i>Education</i>			
* SEGi University	187,534,958	149,135,700	25.67%
* Help University	78,100,000	55,476,889	10.69%
* SEGi College	70,000,000	53,107,807	9.58%
<i>Industrial</i>			
* RHF Stone Factory	26,850,000	24,216,510	3.68%
<i>Hospitality</i>			
Ex-Holiday Villa Alor Setar	25,000,000	31,000,000	3.42%
<i>Retail</i>			
Selayang Mall	139,000,000	136,582,208	19.03%
Investment properties	1,226,284,958	1,069,655,192	
Net Asset Value ("NAV")	730,450,057		
* <i>Charged to financial institution for credit facility</i>			
Others			
Deposits placed with licensed financial institutions	10,000,000		

B6. VARIANCES OF PROFIT FORECAST OR PROFIT GUARANTEE

This is not applicable as no profit forecast or profit guarantee was issued for this financial quarter.

B. ADDITIONAL INFORMATION PURSUANT TO PARAGRAPH 9.44 OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD (Cont'd)

B7. ACQUISITION OR DISPOSAL OF INVESTMENT PROPERTIES

On 1 January 2024, ARREIT completed the disposal of Holiday Villa Langkawi which was held for sale as at 31 December 2023. The purchase consideration net of transaction costs was RM100,000,000, which was the same as its carrying amount as at 31 December 2023 and the asset has been derecognised accordingly.

On 26 June 2024, ARREIT entered into a conditional sale and purchase agreement for the proposed disposal of Contraves for a total lump sum cash consideration of RM42,500,000, which is the same as its carrying amount as at 31 December 2023. The asset is now recognised as held for sale as at 30 June 2024.

On 29 August 2024, ARREIT entered into a conditional sale and purchase agreement for the proposed acquisition of a commercial building located within Glenmarie Shah Alam, Selangor for a lump sum cash consideration of RM31,400,000, which is based on the market value of the property as appraised by an independent firm of registered valuers in its valuation report dated 9 July 2024.

B8. CORPORATE PROPOSAL AND DEVELOPMENT

AmanahRaya REIT's strategy focuses on sustainable growth, diversification and innovation to deliver long-term value for investors as defined below:

Financial Resilience: Maintaining a balanced debt-to-equity ratio, improving occupancy rates, and generating new revenue from education and industrial sectors.

Portfolio Growth: Expanding into high-potential growth across Malaysia and diversifying into logistics, wellness and industrial parks, with a focus on acquiring sustainable properties align with our environmental goals.

Asset Enhancement: Upgrading office and retail spaces to attract premium tenants and repurposing underperforming assets to meet current market demand.

Market Adaptation: Addressing demand for flexible workspaces, expanding logistics for e-commerce growth, and revitalising retail property into family-friendly hubs.

Technology Adoption: Leveraging smart building technologies and digital platforms for energy efficiency, tenant experience and streamlined operations.

Sustainability: Embedding ESG principles in investments, prioritising energy-efficient buildings, green certifications, and impactful CSR initiatives.

This approach ensures consistent returns and resilience, making AmanahRaya REIT a forward-thinking and reliable investment.

B9. BORROWINGS AND DEBT SECURITIES

	Current Year To-date 30.09.2024 RM	Preceding Year To-date 31.12.2023 RM
Long term borrowings		
- Term Loan PBB	17,920,000	17,920,000
- Unrated medium term notes	533,752,837	541,000,000
- Unamortised transaction costs	(419,246)	(492,035)

The borrowings are secured by way of first legal charge on investment properties. The weighted average effective interest rate (annualised) for these borrowings is 4.90% (preceding corresponding quarter: 5.15%). The gearing ratio is currently 42.10%.

B10. SOFT COMMISSION

During the financial quarter ended 30 September 2024, the Manager or its delegates did not receive any soft commission from its broker by virtue of transactions conducted by the Trust.

B11. UTILISATION OF PROCEEDS RAISED FROM ISSUANCE OF NEW UNITS

There is no issuance of new units during the financial quarter under review.

B12. PURCHASE OR DISPOSAL OF INVESTMENT IN QUOTED SECURITIES

During the financial quarter ended 30 September 2024, no purchase or disposal of investment in quoted securities.

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B. ADDITIONAL INFORMATION PURSUANT TO PARAGRAPH 9.44 OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD (Cont'd)

B13. OFF BALANCE SHEET FINANCIAL INSTRUMENTS

The Trust has no financial instrument with off balance sheet risks as at the latest practicable date from the date of the issuance of this report that might materially affect the position of the business of the Trust.

B14. MATERIAL LITIGATION

No material litigation took place during the financial quarter ended 30 September 2024.

B15. EARNINGS PER UNIT

The earnings per unit of the Trust have been computed by dividing the income after taxation for the period by the total number of units issued during the period.

	CURRENT YEAR 30.09.2024 RM	CORRESPONDING PRECEDING YEAR 30.09.2023 RM
Earnings after taxation	6,578,443	6,490,733
Total number of units issued	573,219,858	573,219,858
Realised earnings per unit (sen)	1.1476	1.1323

B16. STATEMENT BY THE DIRECTORS OF THE MANAGER

In the opinion of the Directors of the Manager, the quarterly report has been prepared in accordance with MFRS 134: Interim Financial Reporting and Paragraph 9.44 of the Main Market Listing Requirements of the Bursa Malaysia Securities Berhad so as to give a true and fair view of the financial position of ARREIT as of 30 September 2024 and of its financial performance and cash flows for the quarter and year ended on that date and duly authorised for the release by the Board of the Manager on 25 November 2024.

By Order of the Board
JERRY JESUDIAN A/L JOSEPH ALEXANDER
LEONG SHIAK WAN (f)
RIZANA BINTI AHMAD RITHAUDDEEN
Joint Company Secretary
AmanahRaya-KENEDIX REIT Manager Sdn Bhd (Company No. 856167-A)
(As the Manager of AmanahRaya Real Estate Investment Trust)
Kuala Lumpur
Dated: 25 November 2024