



ATRIUM REAL ESTATE INVESTMENT TRUST

Condensed Financial Statements

Fourth Quarter Ended 31 December 2016

Contents

Condensed Statement of Financial Position	1
Condensed Statement of Comprehensive Income	2
Condensed Statement of Changes In Net Asset Value	3 to 4
Condensed Statement of Cash Flows	5
Notes to the Financial Statements	6 to 14

ATRIUM REAL ESTATE INVESTMENT TRUST
CONDENSED STATEMENT OF FINANCIAL POSITION

	(Unaudited) As at 31.12.2016 RM	(Audited) As at 31.12.2015 RM
ASSETS		
Non-current asset		
Investment properties	236,300,000	221,900,000
Current assets		
Trade and other receivables	4,496,031	2,103,751
Deposits with licensed financial institution	1,372,338	14,649,240
Bank balance	835,739	143,445
	<u>6,704,108</u>	<u>16,896,436</u>
TOTAL ASSETS	<u>243,004,108</u>	<u>238,796,436</u>
LIABILITIES		
Non-current liabilities		
Trade and other payables	5,722,030	3,321,551
Borrowings	20,000,000	20,000,000
	<u>25,722,030</u>	<u>23,321,551</u>
Current liabilities		
Trade and other payables	6,543,599	2,602,563
Borrowings	39,600,000	39,600,000
	<u>46,143,599</u>	<u>42,202,563</u>
TOTAL LIABILITIES	<u>71,865,629</u>	<u>62,524,114</u>
NET ASSET VALUE (“NAV”)	<u>171,138,479</u>	<u>173,272,322</u>
FINANCED BY:		
UNITHOLDERS’ FUNDS		
Unitholders’ capital	119,351,580	119,351,580
Undistributed income	51,786,899	53,920,742
TOTAL UNITHOLDERS’ FUNDS	<u>171,138,479</u>	<u>173,272,322</u>
NUMBERS OF UNITS IN CIRCULATION (UNITS)	<u>121,801,000</u>	<u>121,801,000</u>
NAV PER UNIT (RM)		
- before proposed distribution	1.4051	1.4226
- after proposed distribution (Note 1)	1.3891	1.4096

The Condensed Statement of Financial Position should be read in conjunction with the Audited Financial Report for the year ended 31 December 2015 and the accompanying explanatory notes attached to the financial statements.

(Note 1 - Being Net Asset Value Per Unit after reflecting realised income to be distributed as fourth and final income distribution for 2016 of 1.60 sen per unit payable on 22 March 2017.)

ATRIUM REAL ESTATE INVESTMENT TRUST
CONDENSED STATEMENT OF COMPREHENSIVE INCOME (UNAUDITED)

	Individual Quarter		Cumulative Quarter	
	Current Year Quarter 31.12.2016 RM	Preceding Year Corresponding Quarter 31.12.2015 RM	Current Year to Date 31.12.2016 RM	Preceding Year to Date 31.12.2015 RM
Gross revenue	3,930,079	2,798,387	14,522,023	12,867,213
Property operating expenses	(390,732)	(487,037)	(2,185,124)	(1,933,862)
Net rental income	3,539,347	2,311,350	12,336,899	10,933,354
Interest income	(5,576)	119,852	198,622	531,834
Gain on disposal of investment property	-	341,874	-	4,600,000
Change in fair value of investment properties	(2,513,398)	4,291,163	(2,513,398)	4,291,163
Other income	52,000	1,050,000	64,817	1,081,652
Total income	1,072,373	8,114,239	10,086,940	21,438,003
Trust expenses				
Manager's fees	(348,024)	(337,788)	(1,384,599)	(1,355,407)
Trustee's fees	(30,102)	(27,445)	(120,497)	(110,127)
Auditors' fees	(8,900)	(7,250)	(26,000)	(23,000)
Tax agent's fees	(1,400)	(1,710)	(5,400)	(5,800)
Finance costs	(646,541)	(683,588)	(2,643,479)	(2,712,303)
Valuation fees	(37,736)	(40,000)	(35,472)	(40,000)
Administrative expenses	(651,826)	(825,489)	(1,161,480)	(1,247,179)
Others	(11,500)	(341,874)	(23,000)	(361,943)
Total Expenses	(1,736,029)	(2,265,144)	(5,399,927)	(5,855,759)
(Loss)/income before taxation	(663,656)	5,849,095	4,687,013	15,582,244
Taxation	-	-	-	(157,577)
Net (loss)/income/Total comprehensive income for the period	(663,656)	5,849,095	4,687,013	15,424,667
Net (loss)/income for the period is made up as follows:				
-Realised	1,849,742	1,557,932	7,200,411	11,133,504
-Unrealised	(2,513,398)	4,291,163	(2,513,398)	4,291,163
Earnings per unit (sen) (realised)				
- after manager's fees	1.52	1.28	5.91	9.14
- before manager's fees	1.81	1.56	7.05	10.25
Distribution per unit (sen)				
- Interim : paid	1.50	1.65	4.30	6.95
: proposed	1.60	1.30	1.60	1.30

The Condensed Statement of Comprehensive Income should be read in conjunction with the Audited Financial Report for the year ended 31 December 2015 and the accompanying explanatory notes attached to the financial statements.

ATRIUM REAL ESTATE INVESTMENT TRUST
CONDENSED STATEMENT OF CHANGES IN NET ASSET VALUE (UNAUDITED)
For The Period from 01.01.2016 to 31.12.2016

	← Undistributed Income →			
	Unitholders' Capital RM	Realised RM	Unrealised RM	Total RM
Net assets as at 1 January 2016	119,351,580	2,129,579	51,791,163	173,272,322
Operations for the period from - 1 January 2016 to 31 December 2016				
Net income for the period	-	7,200,411	(2,513,398)	4,687,013
Other comprehensive income, net of tax	-	-	-	-
Increase in net assets resulting from operations	-		-	
Unitholders' transactions				
Distributions to unitholders				
- 2015 Final	-	(1,583,413)	-	(1,583,413)
- 2016 Interim	-	(5,237,443)	-	(5,237,443)
Decrease in net assets resulting from unitholders' transactions	-	(6,820,856)	-	(6,820,856)
Net assets as at 31 December 2016	<u>119,351,580</u>	<u>2,509,134</u>	<u>49,277,765</u>	<u>171,138,479</u>

ATRIUM REAL ESTATE INVESTMENT TRUST
CONDENSED STATEMENT OF CHANGES IN NET ASSET VALUE (AUDITED)
For The Period from 01.01.2015 to 31.12.2015

	← Undistributed Income →			
	Unitholders' Capital RM	Realised RM	Unrealised RM	Total RM
Net assets as at 1 January 2015	119,351,580	2,753,663	46,400,000	168,505,243
Operations for the period from - 1 January 2015 to 31 December 2015				
Net income for the period	-	11,133,504	4,291,163	15,424,667
Realisation of unrealised loss	-	(1,100,000)	1,100,000	-
Increase in net assets resulting from operations	-	10,033,504	5,391,163	15,424,667
Unitholders' transactions				
Distributions to unitholders				
- 2014 Final	-	(2,192,418)	-	(2,192,418)
- 2015 Interim	-	(8,465,170)	-	(8,465,170)
Decrease in net assets resulting from unitholders' transactions	-	(10,657,588)	-	(10,657,588)
Net assets as at 31 December 2015	<u>119,351,580</u>	<u>2,129,579</u>	<u>51,791,163</u>	<u>173,272,322</u>

* *The disposal of Atrium Rawang resulted in the realisation of the fair value loss from revaluation of RM1,100,000.*

The Condensed Statement of Changes in Net Asset Value should be read in conjunction with the Audited Financial Report for the year ended 31 December 2015 and the accompanying explanatory notes attached to the financial statements.

ATRIUM REAL ESTATE INVESTMENT TRUST
CONDENSED STATEMENT OF CASH FLOWS
For The Period from 01.01.2016 to 31.12.2016

	Current Year to Date 31.12.2016 RM	Preceding Year to Date 31.12.2015 RM
<u>Cash Flow From Operating Activities</u>		
Income before taxation	4,687,013	15,582,244
Adjustments for:		
Change in fair value of investment properties	2,513,398	(4,291,163)
Interest income	(198,622)	(556,197)
Interest expense	2,643,479	2,712,303
Gain on disposal of investment property	-	(4,258,126)
Operating income before working capital changes	9,645,268	9,189,060
Increase in trade and other receivables	(2,392,280)	(563,986)
Increase/(Decrease) in trade and other payables	6,341,515	(1,902,004)
Cash generated from operating activities	13,594,503	6,723,070
Tax paid	-	(270,000)
Net cash generated from operating activities	13,594,503	6,453,070
<u>Cash Flow From Investing Activity</u>		
Enhancement of investment properties	(16,913,398)	(308,837)
Interest income	198,622	556,197
Proceeds from disposal of investment property	-	13,500,000
Net cash (used in)/generated from investing activities	(16,714,776)	13,747,360
<u>Cash Flow From Financing Activities</u>		
Interest paid	(2,643,479)	(2,712,303)
Distribution to unitholders		
- In respect of previous financial year	(1,583,413)	(2,192,418)
- In respect of current financial year	(5,237,443)	(8,465,169)
Repayment of STRC	-	(5,400,000)
Net cash used in financing activities	(9,464,335)	(18,769,890)
Net Increase In Cash And Cash Equivalents	(12,584,608)	1,430,540
Cash And Cash Equivalents At The Beginning Of the Period	14,792,685	13,362,145
Cash And Cash Equivalents At The End Of the Period	2,208,077	14,792,685
<u>Cash and cash equivalents</u>		
Cash and bank balances	835,739	143,445
Deposits with licensed financial institution	1,372,338	14,649,240
	<u>2,208,077</u>	<u>14,792,685</u>

The Condensed Statement of Cash Flows should be read in conjunction with the Audited Financial Report for the year ended 31 December 2015 and the accompanying explanatory notes attached to the financial statements.

ATRIUM REAL ESTATE INVESTMENT TRUST
NOTES TO THE UNAUDITED CONDENSED FINANCIAL STATEMENTS
For The Quarter Ended 31 December 2016

Disclosure requirements as per Malaysian Financial Reporting Standards (“MFRS”) 134

A1. Basis of Preparation

The quarterly financial report is unaudited and has been prepared in accordance with the requirements of Malaysian Financial Reporting Standard (MFRS) 134: Interim Financial Reporting and paragraph 9.44 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad

The accounting policies and methods of computation used in the preparation of the quarterly financial report are consistent with those adopted in the preparation of the audited financial information of the Atrium Real Estate Investment Trust (“Atrium REIT”) for the year ended 31 December 2015.

A2. Audit Report of Preceding Financial Year Ended 31 December 2015

The Auditors Report on the financial statements of the preceding financial year was not qualified.

A3. Seasonality or Cyclicity of Operations

The business operations of the Atrium REIT are not materially affected by any seasonal or cyclical factor.

A4. Exceptional or Unusual Items

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

A5. Changes in Estimates of Amounts Reported

This is not applicable as no estimates were previously reported.

A6. Changes in Debt and Equity Securities

There was no issuance, cancellation, repurchase, resale and repayment of equity securities during the current financial quarter. The outstanding debt is disclosed in Note B15.

A7. Income Distribution

During the quarter under review, the Atrium REIT paid an interim income distribution of 1.50 sen per unit, amounting to RM1,827,015 in respect of the quarter ended 30 September 2016 on 30 November 2016. Based on the fourth quarter’s results ended 31 December 2016, there will be a final distribution of 1.60 sen per unit, amounting to RM1,948,816 to be distributed on the 22 March 2017.

A8. Segment Reporting

No segment information is prepared as Atrium REIT’s activities are predominantly in one industry segment and occur predominantly in Malaysia.

A9. Valuation of Property, Plant & Equipment

The investment properties are valued based on valuations performed by independent registered valuers. During the quarter under review, a revaluation exercise was undertaken by the Trust in pursuant to Malaysian Financial Reporting Standard 140. The revaluation resulted in a loss of RM2,513,398 and has been incorporated into the financial statements of Atrium REIT as at 31 December 2016.

The details of the said revaluation carried out are tabled as follows:

Description of property	Tenure of land	Existing use	Location	Date of latest valuation	Net Book Value RM'000	Latest valuation RM'000	Revaluation Gain/(Loss) RM'000
Atrium Shah Alam 1	Freehold	Industrial	Shah Alam	28.11.2016	80,522	80,000	(522)
Atrium Shah Alam 2	Freehold	Industrial	Shah Alam	28.11.2016	78,391	72,000	(6,391)
Atrium Puchong	Freehold	Industrial	Puchong	28.11.2016	48,500	50,000	1,500
Atrium USJ	Freehold	Industrial	Subang	28.11.2016	31,400	34,300	2,900
				Total	238,813	236,300	(2,513)

A10. Material Events

On 4 October 2016, the Trustee of Atrium REIT, Pacific Trustee Berhad (“the Trustee”), entered into a Sale and Purchase Agreement (“SPA”) in respect of a double storey office with annexed two adjoining single storey factories located at No. 17, Persiaran Sabak Bernam, Section 26 Shah Alam Industrial Estate, 40000 Shah Alam, Selangor Darul Ehsan from Pacific BBA (Malaysia) Sdn Bhd at a purchase consideration of RM23,000,000 only (inclusive of GST of 6%) (“Proposed Acquisition”). The Proposed Acquisition will be funded partly by internal funds and partly by bank borrowings and will be fully rented to Nagatron Engineering Sdn Bhd upon completion of the SPA. Barring any unforeseen circumstances, the Proposed Acquisition is expected to be completed by February 2017.

On 5 October 2016, the Trustee of Atrium REIT, the Trustee, has accepted banking facilities from Public Bank Berhad in the form of a Term Loan and Bank Guarantee amounting to RM18,400,000 and RM300,000 for the purpose of financing 80% of the Proposed Acquisition and the issuance of guarantee to statutory bodies, local councils, state authorities and utilities companies in relation to the Proposed Acquisition respectively.

On 20 January 2017, RM8,970,658.56 of the Term Loan 2 facility of RM12,800,000 with Public Bank Berhad was drawn down to part finance the Asset Enhancement Initiative at Atrium Shah Alam 2.

A11. Changes in the Composition of Atrium REIT

There is no change in composition of Atrium REIT for the current financial quarter.

A12. Changes in Contingent Liabilities

There is no contingent liability to be disclosed.

A13. Supplementary Information on Realised and Unrealised Income

The Undistributed Income as at the end of the reporting period may be analysed as follows:

	As at 31 December 2016 RM	As at 31 December 2015 RM
<u>Realised</u>		
Distributable undistributed income	2,509,134	2,129,579
<u>Unrealised</u>		
Cumulative net changes arising from the fair value adjustments to the investment properties	49,277,765	51,791,163
	51,786,899	53,920,742

Additional disclosure requirement as per paragraph 9.44 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad

B1. Manager's Investment Objectives

The Manager's investment objectives are to maximise profits in order to reward Unitholders with a stable distribution of income and to acquire quality assets to achieve long term growth in the Net Asset Value ("NAV") per unit. The Manager has achieved its objective of rewarding Unitholders with stable and attractive return through consistent distribution of income since the listing of the Atrium REIT on 2 April 2007. There was no change in the investment objectives of the Atrium REIT as at the date of this report.

B2. Strategies and Policies

There was no change in strategies and policies employed since the preceding financial year.

B3. Review of Performance

	Current Quarter As at 31 December 2016	Immediate Preceding Quarter As at 30 September 2016
Net asset value (RM)	171,138,479	173,629,151
Units in circulation (units)	121,801,000	121,801,000
Net asset value per unit (RM)	1.4051	1.4255
Market price per unit (RM)	1.09	1.08
Highest traded price per unit during the quarter (RM)	1.15	1.09
Lowest traded price per unit during the quarter (RM)	1.06	1.05

Quarterly Results

For the quarter ended 31 December 2016, Atrium REIT recorded total income of RM1,072,373 which is substantially lower than the last corresponding quarter of RM8,114,239. However, net income (realised)

for the quarter of RM1,849,742 represents an increase of 18.7% compared to RM RM1,557,932 achieved in the last corresponding quarter.

The total income for the quarter under review decreased significantly due mainly to the fair value loss of the investment properties of RM2,513,398 as compared to the fair value gain of the investment properties of RM4,291,163 in the last corresponding quarter even though the net rental income for the current quarter increased significantly. The increase in net rental income is due to the increase in gross revenue as a result of the additional rental income from Atrium Puchong which was fully rented out to a local logistics company from 1 November 2016, rental income from Atrium Shah Alam 2 and a decrease in property operating expenses.

Twelve Months Results

For the financial year ended 31 December 2016, Atrium REIT recorded total income of RM10,086,940 which is significantly lower than the last financial year due mainly to fair value loss of the investment properties in the current financial year and the one-off gain on disposal of Atrium Rawang recorded in the last financial year. The increase in the property operating expenses, a decrease in other income and interest income as a result of lower funds available also contributed to the lower total income even though the gross revenue increased during the current year.

The gross revenue increased due mainly to the rental income from Atrium Puchong and the incremental rental income from Atrium Shah Alam 1 as a result of the positive rental reversion on the new lease that commenced on 1 June 2015. However, the increase was moderated by the loss of rental at Atrium Shah Alam 2 for the 1st quarter of 2016 due to the implementation of the Asset Enhancement Initiative. Consequently, the net income for the current financial year is significantly lower than the last financial year.

B4. Comparison with Preceding Quarter

	Current Quarter 01.10.2016 To 31.12.2016 RM	Preceding Quarter 01.07.2016 To 30.09.2016 RM
Gross revenue	3,930,079	3,839,655
Property expenses	(390,732)	(890,792)
Net property income	<u>3,539,347</u>	<u>2,948,862</u>
Interest income	(5,576)	30,356
Change in fair value of investment	(2,513,398)	-
Other income	52,000	12,000
Total income	<u>1,072,373</u>	<u>2,991,218</u>
Trust expenses	(1,736,029)	(1,132,656)
(Loss)/income before taxation	<u>(663,656)</u>	<u>1,858,562</u>
Taxation	-	-
Net (loss)/income	<u>(663,656)</u>	<u>1,858,562</u>
Net (loss)/income for the financial quarter is made up as follows:		
-Realised	1,849,742	1,858,562
-Unrealised	(2,513,398)	-
	<u>(663,656)</u>	<u>1,858,562</u>

Atrium REIT's net loss for the current quarter of RM663,656 is due mainly to the fair value loss of the investment properties registered in the current quarter. However, the net income (realised) is slightly higher compared to the preceding quarter due to the increase in gross revenue and a decrease in property expenses even though there was an increase in trust expenses. Gross revenue increased due to the incremental rental income from Atrium Puchong which was fully taken up in the current quarter. The Trust expenses is significantly higher in the current quarter due to the real estate agency fees for the new tenancy of Atrium Puchong, stamp duty for the Term Loan 2 and 3 facilities and consultant's fee.

B5. Maintenance Costs and Major Capital Expenditure

A total of RM5,398,830 capital expenditure was incurred for the enhancement of the properties of Atrium REIT during the quarter under review.

B6. Prospects

Atrium Puchong ("AP")

The total lettable area for AP has been handed over to the tenant on 1 November 2016. As disclosed in the last quarter's report, the new tenancy commenced on 1 August 2016 and will be for tenure of 3 years with option of renewal for another 3+1 years.

Atrium Shah Alam 2 ("ASA2")

As of 1 January 2017, ASA2 will be fully occupied as the balance space under Phase 2 has been handed over to the tenant as per the tenancy agreement.

The Manager expects all the properties of the Trust to maintain fully occupancy in 2017. Moving forward, the Manager will continue to actively identify good assets for new acquisition to improve the yield and to continue focusing on the strategy of having the investment properties leased long-term to reputable tenants.

B7. Portfolio Composition

There was no change to the total numbers of properties held by the Atrium REIT since the last reporting period. As at 31 December 2016, the portfolio composition of Atrium REIT is as follow:

Investments in Real Estates

Description of property	Tenure of land	Occupancy rate as at 31.12.2016 %	Date of Valuation	Acquisition cost RM'000	Latest valuation (A) RM'000	Net Book Value RM'000	Percentage of (A) over Net Assets Value %	
Atrium Shah Alam 1	Freehold	100	28.11.2016	57,200	80,000	80,522	47	
Atrium Shah Alam 2	Freehold	71	28.11.2016	49,100	72,000	78,391	42	
Atrium Puchong	Freehold	100	28.11.2016	38,500	50,000	48,500	29	
Atrium USJ	Freehold	100	28.11.2016	25,000	34,300	31,400	20	
					179,800	236,300	238,813	

B8. Utilisation of Proceeds Raised from Issuance of New Units

This is not applicable as there are no proceeds raised from any issuance of new units during the current financial quarter.

B9. Corporate Development

There was no corporate proposal announced during the current financial quarter.

B10. Material Litigation

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

B11. Soft Commission

During the financial quarter, the Manager did not receive any soft commission (i.e. goods and services) from the brokers or agents by virtue of transactions conducted by the Atrium REIT.

B12. Revenue Recognition

Rental and interest income are recognized on an accrual basis.

B13. Manager's Fees

Pursuant to the Restated Trust Deed dated 24 March 2016 and the Supplementary Deed dated 21 April 2016, the Manager is entitled to receive a fee of up to 1.0% per annum of the Net Asset Value ("NAV") of the Trust. For the quarter ended 31 December 2016, the Manager received a fee of 0.8% per annum of the NAV of the Trust.

B14. Trustee's Fees

For the quarter ended 31 December 2016, the Trustee received a fee of 0.060% per annum of the NAV of the Trust.

B15. Borrowings and Debt Securities

	As at 31 December 2016 RM	As at 31 December 2015 RM
<u>Short Term Financing</u>		
Short Term Revolving Credit ("STRC") - secured	39,600,000	39,600,000
<u>Long Term Financing</u>		
Term Loan ("TL") - secured	20,000,000	20,000,000
	<u>59,600,000</u>	<u>59,600,000</u>

The STRC facility is secured by way of a first party legal charge over Atrium Shah Alam 1. This financing facility is renewable on a yearly basis subject to the Bank's review. The interest rate for the STRC facility ranges from 4.21 to 4.23% per annum for the quarter under review.

The interest rate for the TL facility ranges from 4.505 to 4.535% per annum for the quarter under review. The TL facility is secured by all monies First Party charge over Atrium USJ. This financing facility has a maturity of 7 years from the date of first drawdown and will be repaid in full via a bullet repayment at maturity.

B16. Unitholdings of Directors and their Related Parties

As at 31.12.2016	Number of units held	Percentage of total units %	Market value RM
Direct unit holdings in Atrium REIT			
Atrium REIT Managers Sdn Bhd	750,800	0.62	818,372
Directors of the Manager:			
Dato' Dr Ir Mohamad Khir Bin Harun	-	-	-
Wong Sui Ee	373,000	0.31	406,570
Tor Peng Sie	100,000	0.08	109,000
How Hu Son	100,000	0.08	109,000
Soong Kwong Heng	55,000	0.05	59,950
Glory Blitz Industries Sdn Bhd	10,024,800	8.23	10,927,032
Sparkle Skyline Sdn Bhd	4,258,900	3.50	4,642,201
Chan Kam Tuck (note 1)	30,281,400	24.86	33,006,726
Chan Kum Chong	70,000	0.06	76,300

The market value is determined by multiplying the number of units with the closing market price of RM1.09 per unit.

Note 1- Unitholding under Chan Kam Tuck is made up of his individual holding of 10,281,400 units and his deemed holding under a trust where he is the beneficiary.

B17. Taxation

Atrium REIT intends to distribute at least 90% of the distributable income (realised) to unitholders for the financial year 2016, which is exempt from tax pursuant to Section 61A(1) of Income Tax Act, 1967 under the Finance Act, 2006. Thus, Atrium REIT should not incur any tax expenses for the financial year and has not provided any tax expense for this current financial quarter.

B18. Distribution to Unitholders

Distributions to unitholders are from the following sources:

	01.01.2016 To 31.12.2016 RM	01.01.2015 To 31.12.2015 RM
Net rental income	12,336,899	10,933,354
Interest income	198,622	531,834
Gain on disposal of investment property	-	4,600,000
Change in fair value	(2,513,398)	4,291,163
Other income	64,817	1,081,652
	<hr/>	<hr/>
Total Income	10,086,940	21,438,003
Less: Expenses	(5,399,927)	(5,855,759)
Income before taxation	4,687,013	15,582,244
Taxation	-	(157,577)
Net income	4,687,013	15,424,667
Less: Income distributed	(5,237,443)	(8,465,169)
Less: Proposed fourth and final distribution	(1,948,816)	(1,583,413)
Less: Unrealised income	2,513,398	(4,291,163)
Balance undistributed income	14,152	1,084,922
	<hr/>	<hr/>
Distribution per unit (sen)		
- First interim distribution paid on 31 May 2016 (2015: paid on 29 May 2015)	1.30	1.70
- Second interim distribution payable on 6 September 2016 (2015: paid on 11 September 2015)	1.50	3.60
- Third Interim distribution payable on 30 November 2016 (2015: paid on 27 November 2015)	1.50	1.65
- Fourth and final distribution payable on 22 March 2017 (2015: paid on 29 February 2016)	1.60	1.30

For the financial quarter ended 31 December 2016, the Board of Directors of the Manager has declared a fourth and final income distribution of 1.60 sen per unit to be paid on 22 March 2017 to the unitholders registered in the Record of Depositors on 2 March 2017.

Withholding tax will be deducted for distributions made to the following categories of unitholders :

- Resident individual (withholding tax at 10%)
- Non Resident individual (withholding tax at 10%)
- Resident institutional investors (withholding tax at 10%)
- Non-resident institutional investors (withholding tax at 10%)
- Resident companies (No withholding tax. Subject to corporate tax at prevailing rate)
- Non-resident companies (withholding tax at 24% for Year of Assessment 2017)

B19. Responsibility Statement

In the opinion of the Directors of the Manager, this quarterly report has been prepared in accordance with MFRS 134: Interim Financial Reporting and Paragraph 9.44 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad so as to give a true and fair view of the financial position of the Atrium REIT as at 31 December 2016 and of its financial performance and cash flows for the quarter/ period ended on that date and duly authorised for release by the Board of the Manager on 15 February 2017.

By Order of the Board

WONG SUI EE

Executive Director

Atrium REIT Managers Sdn Bhd

Company No: 710526-V

(As the Manager of Atrium Real Estate Investment Trust)

Kuala Lumpur

Dated: 15 February 2017