

IGB REAL ESTATE INVESTMENT TRUST

Interim Financial Report for the year ended 31 December 2021

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IGB Real Estate Investment Trust

Condensed Consolidated Statement of Comprehensive Income

(The figures have not been audited)

	Quarter		Period-To-Date	
	31.12.2021 RM'000	31.12.2020 RM'000	31.12.2021 RM'000	31.12.2020 RM'000
Gross rental income	85,330	112,148	283,173	330,846
Revenue from contracts with customers	34,037	35,357	116,354	134,393
Gross revenue	119,367	147,505	399,527	465,239
Utilities expenses	(8,713)	(8,797)	(27,254)	(36,060)
Maintenance expenses	(6,811)	(6,588)	(21,359)	(23,630)
Quit rent and assessment	(3,520)	(4,138)	(14,078)	(15,932)
Reimbursement costs	(4,068)	(33,018)	(54,532)	(68,038)
Upgrading costs	(2,596)	(1,870)	(7,203)	(4,901)
Property operating expenses	(25,708)	(54,411)	(124,426)	(148,561)
Net property income	93,659	93,094	275,101	316,678
Interest income	2,456	1,506	8,655	6,184
Net investment income	96,115	94,600	283,756	322,862
Manager fee	(8,609)	(8,577)	(29,155)	(31,425)
Trustees' fee	(81)	(80)	(320)	(320)
Other trust expenses	(467)	(473)	(1,073)	(1,119)
Finance costs	(13,373)	(13,374)	(53,060)	(53,205)
Profit before taxation	73,585	72,096	200,148	236,793
Taxation	-	-	-	-
Profit after taxation	73,585	72,096	200,148	236,793
Other comprehensive income, net of tax	-	-	-	-
Total comprehensive income for the period	73,585	72,096	200,148	236,793
Distribution adjustments ^{*1}	5,965	5,968	20,435	23,044
Distributable income	79,550	78,064	220,583	259,837
Profit for the period comprise the following:				
- Realised	73,585	72,096	200,148	236,793
- Unrealised	-	-	-	-
	73,585	72,096	200,148	236,793
Basic earnings per Unit (sen)				
- before Manager fee	2.30	2.27	6.43	7.54
- after Manager fee	2.06	2.03	5.61	6.66

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Condensed Consolidated Statement of Comprehensive Income (continued)

(The figures have not been audited)

Note:

*1 *The composition of distribution adjustments is as follows:-*

	Quarter		Period-To-Date	
	31.12.2021	31.12.2020	31.12.2021	31.12.2020
	RM'000	RM'000	RM'000	RM'000
Manager fee payable in Units	5,596	5,575	18,951	20,426
Amortisation of capitalised borrowing costs	65	65	260	260
Depreciation of plant & machinery	304	328	1,224	2,358
Distribution Adjustments	5,965	5,968	20,435	23,044

Statement of Income Distribution:-

	Quarter		Period-To-Date	
	31.12.2021	31.12.2020	31.12.2021	31.12.2020
	RM'000	RM'000	RM'000	RM'000
Gross rental income	85,330	112,148	283,173	330,846
Revenue from contracts with customers	34,037	35,357	116,354	134,393
Interest income	2,456	1,506	8,655	6,184
	121,823	149,011	408,182	471,423
Less: Expenses	(48,238)	(76,915)	(208,034)	(234,630)
Total comprehensive income for the period	73,585	72,096	200,148	236,793
Distribution adjustment	5,965	5,968	20,435	23,044
Distributable income	79,550	78,064	220,583	259,837
Previous period undistributed realised income	3,385	15,569	-	-
Total realised income available for distribution	82,935	93,633	220,583	259,837
Less: Proposed/declared income distribution	(77,652)	(74,310)	(215,300)	(240,514)
Balance undistributed realised income	5,283	19,323	5,283	19,323
Distribution per Unit ("DPU") (sen)	2.17	2.08	6.03	6.75

The unaudited condensed consolidated statement of comprehensive income and statement of income distribution should be read in conjunction with the audited financial statements for the financial year ended 31 December 2020 ("AFS FY2020") and the accompanying notes attached to this Interim Financial Report.

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Condensed Consolidated Statement of Financial Position

(The figures have not been audited)

	As at 31.12.2021 RM'000	As at 31.12.2020 RM'000
Non-current assets		
Investment properties	4,960,000	4,960,000
Plant and equipment	2,600	3,602
	4,962,600	4,963,602
Current assets		
Trade and other receivables	47,475	35,444
Cash and bank balances	222,996	221,880
	270,471	257,324
TOTAL ASSET VALUE	5,233,071	5,220,926
FINANCED BY:		
Unitholders' fund		
Unitholders' capital	4,501,941	4,483,011
Accumulated losses	(682,242)	(678,521)
Current year profit	200,148	236,793
Income distribution	(215,300)	(240,514)
Total unitholders' fund	3,804,547	3,800,769
Non-current liabilities		
Borrowings	-	1,199,545
	-	1,199,545
Current liabilities		
Borrowings	1,214,705	14,755
Trade and other payables	213,819	205,857
	1,428,524	220,612
Total liabilities	1,428,524	1,420,157
TOTAL UNITHOLDERS' FUND AND LIABILITIES	5,233,071	5,220,926
Number of Units in circulation ('000 units)	3,571,851	3,560,560
NET ASSET VALUE ("NAV") (RM'000)		
- Before income distribution	4,019,847	4,041,283
- After income distribution	3,804,547	3,800,769
NAV per Unit (RM)		
- Before income distribution	1.1254	1.1350
- After income distribution	1.0651	1.0675

The unaudited condensed consolidated statement of financial position should be read in conjunction with the AFS FY2020 and the accompanying notes attached to this Interim Financial Report.

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Condensed Consolidated Statement of Changes in Net Asset Value

(The figures have not been audited)

	Unitholders' Capital RM'000	Accumulated Losses RM'000	Total Unitholders' Fund RM'000
As at 1 January 2021	4,483,011	(682,242)	3,800,769
Total comprehensive income for the year	-	200,148	200,148
Income distribution	-	(215,300)	(215,300)
Net total comprehensive loss for the year	-	(15,152)	(15,152)
Unitholders' transactions			
- Issue of new Units	18,930*	-	18,930
Manager fee paid in Units			
Increase in net assets resulting from unitholders' transactions	18,930	-	18,930
As at 31 December 2021	4,501,941	(697,394)	3,804,547
As at 1 January 2020	4,462,484	(678,521)	3,783,963
Total comprehensive income for the year	-	236,793	236,793
Income distribution	-	(240,514)	(240,514)
Net total comprehensive loss for the year	-	(3,721)	(3,721)
Unitholders' transactions			
- Issue of new Units	20,527	-	20,527
Manager fee paid in Units			
Increase in net assets resulting from unitholders' transactions	20,527	-	20,527
As at 31 December 2020	4,483,011	(682,242)	3,800,769

Note:

Issue of new Units involves:

	Units '000	Amount RM'000
Manager fee paid in Units:		
- for the financial quarter ended 31 December 2020	3,420	5,575
- for the financial quarter ended 31 March 2021	2,600	4,525
- for the financial quarter ended 30 June 2021	2,739	4,600
- for the financial quarter ended 30 September 2021	2,532	4,230
	11,291	18,930*

The unaudited condensed consolidated statement of changes in net asset value should be read in conjunction with the AFS FY2020 and the accompanying notes attached to this Interim Financial Report.

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Condensed Consolidated Statement of Cash Flows

(The figures have not been audited)

	Period-To-Date 31.12.2021 RM'000	Period-To-Date 31.12.2020 RM'000
Operating activities		
Profit before tax	200,148	236,793
Adjustment for:		
Non-cash items	21,254	58,557
Non-operating items	44,405	47,021
Operating profit before changes in working capital	265,807	342,371
Net change in current assets	(13,150)	(30,878)
Net change in current liabilities	4,541	(24,424)
Net cash generated from operating activities	257,198	287,069
Investing activities		
Purchase of plant and equipment	(237)	(316)
Proceeds from disposal of plant and equipment	-	6
Interest received	8,710	6,636
Movement in pledged deposit	(499)	(695)
Net cash generated from investing activities	7,974	5,631
Financing activities		
Interest paid	(52,655)	(53,090)
Distribution paid to unitholders	(211,900)	(243,934)
Net cash used in financing activities	(264,555)	(297,024)
Net increase/(decrease) in cash and cash equivalents	617	(4,324)
Cash and cash equivalents at beginning of period	192,764	197,088
Cash and cash equivalents at end of period	193,381	192,764
Note:		
<i>Cash and bank balances</i>	222,996	221,880
<i>Less:-</i>		
<i>Pledged deposit</i>	(29,615)	(29,116)
<i>Cash and cash equivalents</i>	193,381	192,764

The unaudited condensed consolidated statement of cash flows should be read in conjunction with the AFS FY2020 and the accompanying notes attached to this Interim Financial Report.

Part A – Disclosure Requirements Pursuant to Malaysian Financial Reporting Standards (“MFRS”) 134

A1 Basis of preparation

This Interim Financial Report is unaudited and has been prepared in accordance with MFRS 134 “Interim Financial Reporting” issued by Malaysian Accounting Standards Board, the MMLR and the Securities Commission’s Guidelines on Listed Real Estate Investment Trusts (“REIT Guidelines”). This Interim Financial Report should be read in conjunction with the AFS FY2020 and the accompanying notes attached to this Interim Financial Report. The accounting policies and methods of computation adopted in this Interim Financial Report are consistent with those disclosed in the AFS FY2020.

A2 Auditors’ report of preceding financial statements

The auditors’ report for FY2020 was not subject to any audit qualification.

A3 Seasonal or cyclical factors

IGB REIT’s operations were not significantly affected by seasonal or cyclical factors.

A4 Significant unusual items

Save and except for disclosure in Note A10, there were no significant unusual items that affect the assets, liabilities, equity, net property income or cash flow during the period-to-date under review.

A5 Material changes in estimates

Not applicable.

A6 Debt and equity securities

Issue of new Units:-

	Units ‘000	Amount RM’000
Manager fee paid		
- for the financial quarter ended 31 December 2020	3,420	5,575
- for the financial quarter ended 31 March 2021	2,600	4,525
- for the financial quarter ended 30 June 2021	2,739	4,600
- for the financial quarter ended 30 September 2021	2,532	4,230
	11,291	18,930

Save for the issuance of new Units of IGB REIT as payment for Manager fee, there were no issuance, cancellation, repurchase, resale and repayment of debt and equity securities for the current period-to-date.

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A7 Income distribution

For the first quarter ended 31 March 2021, the Manager paid a distribution amounting to RM47.4 million or 1.33 sen per Unit (@ 1.32 sen taxable and 0.01 sen non-taxable) on 31 May 2021, representing approximately 97.5% of total distributable income.

For the second quarter ended 30 June 2021, the Manager paid a distribution amounting to RM48.1 million or 1.35 sen per Unit (@ 1.33 sen taxable and 0.02 sen non-taxable) on 30 August 2021, representing approximately 97.5% of total distributable income.

For the third quarter ended 30 September 2021, the Manager paid a distribution amounting to RM42.2 million or 1.18 sen per Unit (@ 1.16 sen taxable and 0.02 sen non-taxable) on 30 November 2021, representing approximately 97.5% of total distributable income.

For the fourth quarter ended 31 December 2021, the Manager had approved a distribution of 97.5% of IGB REIT's quarterly distributable income amounting to RM77.7 million or 2.17 sen per Unit (@ 2.16 sen taxable and 0.01 sen non-taxable), to be payable on 25 February 2022 to every unitholder who is entitled to receive such distribution as at 5.00 p.m. on 14 February 2022.

Subject to IGB REIT's financial position, earnings, funding, capital management requirements and in keeping with the Manager's key objective of providing investors with regular and stable income distribution, the Board of Directors of the Manager has decided to make a distribution of at least 90% of IGB REIT's distributable income on a quarterly basis for the year ending 31 December 2022 (or such other intervals as the Manager may determine at its absolute discretion).

A8 Segmental reporting

The segmental financial information by operating segments is not presented as IGB REIT is the owner of Mid Valley Megamall and The Gardens Mall both located in Kuala Lumpur, Malaysia, which is considered as one operating segment.

A9 Valuation of investment properties

A valuation on Mid Valley Megamall and The Gardens Mall had been conducted by Henry Butcher Malaysia Sdn Bhd (as an independent registered valuer) and based on the valuation reports dated 3 January 2022, the market value of Mid Valley Megamall and The Gardens Mall as at 31 December 2021 remained at RM3.665 billion and RM1.295 billion respectively from previous quarter.

A10 Material events subsequent to the end of the interim period

The number of Covid-19 cases had impacted the retail sales of tenants in the retail malls. Despite the initial signs for gradual recovery in footfall and vehicle traffic volume, the Manager is still monitoring the Omicron-dominant infections and takes appropriate and timely actions to mitigate the impact on IGB REIT's operations and financial performance.

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A11 Changes in the composition of IGB REIT

IGB REIT's fund size increased from 3,560.560 million Units as at 31 December 2020 to 3,571.851 million Units as at 31 December 2021 arising from the issuance of new Units as disclosed in Note A6.

A12 Contingent liabilities and contingent assets

There were no material contingent liabilities or contingent assets as at 31 December 2021.

A13 Capital commitment

There were no major capital commitments as at 31 December 2021.

Part B – Additional Disclosures Pursuant to Paragraph 9.44 of the MMLR

B1 Review of performance

	Quarter			Period-To-Date		
	31.12.2021	31.12.2020	Variance	31.12.2021	31.12.2020	Variance
	RM'000	RM'000	%	RM'000	RM'000	%
Gross revenue	119,367	147,505	-19.1%	399,527	465,239	-14.1%
Net property income	93,659	93,094	0.6%	275,101	316,678	-13.1%
Profit before taxation	73,585	72,096	2.1%	200,148	236,793	-15.5%
Profit after taxation	73,585	72,096	2.1%	200,148	236,793	-15.5%
Total comprehensive income for the period	73,585	72,096	2.1%	200,148	236,793	-15.5%

Current quarter results

For the current quarter, IGB REIT's gross revenue was RM119.4 million, decreased 19.1% against the corresponding quarter in 2020 of RM147.5 million. Net property income was RM93.7 million, increased 0.6% compared with the corresponding quarter in 2020 of RM93.1 million. Profit after taxation was RM73.6 million, increased 2.1% compared with the corresponding quarter in 2020 of RM72.1 million.

The lower gross revenue was mainly due to the higher rental support provided to tenants in the current quarter, whereas the higher net property income and profit after taxation were mainly due to the reversal for impairment of trade receivables in the current quarter.

The distributable income for the current quarter amounted to RM79.6 million, consisting of realised profit of RM73.6 million and the non-cash adjustments arising mainly from Manager fee payable in Units of RM5.6 million.

Current period-to-date results

For the current period-to-date, IGB REIT's gross revenue was RM399.5 million, declined 14.1% against the corresponding period-to-date in 2020 of RM465.2 million. Net property income was RM275.1 million, decreased 13.1% compared with the corresponding period-to-date in 2020 of RM316.7 million. Profit after taxation was RM200.1 million, reduced 15.5% compared with the corresponding quarter in 2020 of RM236.8 million.

The lower gross revenue, net property income and profit after taxation were mainly due to the higher rental support provided to tenants in the current period-to-date arising from the Covid-19 pandemic, resultant MCOs and/or NRP.

The distributable income for the current period-to-date amounted to RM220.6 million, consisting of realised profit of RM200.1 million and the non-cash adjustments arising mainly from Manager fee payable in Units of RM19.0 million.

B2 Material changes in quarterly results

	Quarter		
	31.12.2021 RM'000	30.09.2021 RM'000	Variance %
Gross revenue	119,367	95,798	24.6%
Net property income	93,659	55,920	67.5%
Profit before taxation	73,585	38,535	91.0%
Profit after taxation	73,585	38,535	91.0%
Total comprehensive income for the period	73,585	38,535	91.0%

For the current quarter, IGB REIT’s gross revenue was RM119.4 million, 24.6% higher compared with the immediate preceding quarter of RM95.8 million. Net property income was RM93.7 million, 67.5% higher compared with RM55.9 million in the immediate preceding quarter. Profit after taxation was RM73.6 million, increased 91.0% compared with the immediate preceding quarter of RM38.5 million.

The favourable variance in gross revenue, net property income and profit after taxation were mainly due to the lower rental support provided to tenants and reversal for impairment of trade receivables in the current quarter arising from the initial signs for gradual recovery in footfall and vehicle traffic volume, which contributed to improving retail sales of tenants, arising from relaxation of containment measures and economic reopening.

B3 Prospects

Retail Group Malaysia projected in November 2021, a 6% growth in retail sales for 2022, reflecting the gradual recovery from the impact of Covid-19 pandemic. Retailers expect retail sales to pick-up in December 2021 and early 2022 during the Christmas and Chinese New Year festivals.

The rising vaccination rate, relaxation of containment measures, economic reopening, and steady employment growth set the stage for strong consumer spending in 4Q’21 as well as for 2022. Overall, private consumption is expected to expand by 6%. However, there are downside risks: including the impact of the new Omicron-dominant Covid-19 infections, weakness in labour market recovery, inflationary pressure, and continuing global supply bottlenecks.

The outlook for consumer spending looks promising, with tenants’ retail sales as well as the shopping centre owners/operators expect to gain greater positivity, IGB REIT will stay resilient through the Covid-19 pandemic. It remains committed to bringing about long-term value for its stakeholders.

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B4 Investment objectives and strategies

The Manager's key objective for IGB REIT is to provide the unitholders with regular and stable distributions and achieve long term growth in NAV per Unit, while maintaining an appropriate capital structure. The Manager intends to increase the income and the value of the investment properties through active asset management, asset enhancement initiatives, acquisition growth as well as capital and risk management strategies.

B5 Portfolio composition

During the financial period under review, the portfolio of IGB REIT consists of two (2) investment properties, Mid Valley Megamall and The Gardens Mall.

B6 Utilisation of proceeds raised from issuance of new Units

A total of 11.29 million new Units were issued by IGB REIT as payment for 65% of Manager fee in the current period-to-date.

B7 Taxation

(i) Taxation of IGB REIT

IGB REIT is regarded as Malaysian resident for Malaysian income tax purpose since the Trustee is resident in Malaysia. The income of IGB REIT will be taxable at corporate tax rate.

The tax transparency system under Section 61A of the Malaysian Income Tax Act 1967 ('Act') however, exempts IGB REIT from such taxes in a year of assessment ("YA") if IGB REIT distributes at least 90% of its total taxable income in the same YA.

If less than 90% of its total taxable income is distributed in a YA, then the tax transparency system under Section 61A of the Act would not apply and total taxable income of IGB REIT would continue to be taxed. Income which has been taxed at IGB REIT level will have tax credits attached when subsequently distributed to unitholders.

As the Manager has decided to declare more than 90% of the total taxable income of IGB REIT to unitholders for the year ended 31 December 2021, no provision for taxation has been made for the current period-to-date.

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B7 Taxation (continued)

(i) Taxation of IGB REIT (continued)

Generally, gains on disposal of investments by IGB REIT are regarded as capital gains and hence, will not be subject to income tax. However, where the investments represent real properties and shares in real property companies, such gains will be subject to real property gains tax (“RPGT”).

With effect from 1 January 2019, any gains on disposal of real properties or shares in real property companies, for which the disposer is a company incorporated in Malaysia or a trustee of a trust or a society registered under the Societies Act 1966, would be subject to RPGT at the following rates:-

Disposal time frame	Rates
Disposal within 3 years of acquisition	30%
Disposal in the 4th year of acquisition	20%
Disposal in the 5th year of acquisition	15%
Disposal after 5 years of acquisition	10%

(ii) Taxation of Unitholders

The tax treatment is dependent on whether IGB REIT has distributed 90% or more of its total taxable income.

(a) REIT distributes 90% or more of total taxable income

Where 90% or more of the total taxable income is distributed by IGB REIT, distributions to unitholders will be subject to tax based on a withholding tax mechanism. The current withholding tax rates are as follows:-

Unitholders	Withholding tax rate
Individuals & All Other Non-Corporate Investors such as institutional investors (resident and non-resident)	10%
Non-resident corporate investors	24%
Resident corporate investors	0%

(b) REIT distributes less than 90% of total taxable income

Where less than 90% of the total taxable income is distributed by IGB REIT, then exemption under Section 61A of the Act will not apply and IGB REIT would have to pay taxes on the taxable income for the year. The distributions made by IGB REIT of such taxed income will have tax credits attached. The tax treatment for unitholders would be as follows:-

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B7 Taxation (continued)

(ii) Taxation of Unitholders (continued)

(b) REIT distributes less than 90% of total taxable income (continued)

- Resident individuals will be subject to tax at their own marginal rates on the distributions and be entitled to tax credits representing tax already paid by IGB REIT.
- Resident corporate investors are required to report the distributions from REITs in their normal corporate tax return and bring such income to tax at the normal corporate tax rate. Where tax has been levied at IGB REIT level, the resident corporate investors are entitled to tax credits.
- No further taxes or withholding tax would be applicable to foreign unitholders. Foreign unitholders may be subject to tax in their respective jurisdictions depending on the provisions of their country's tax legislation and the entitlement to any tax credits would be dependent on their home country's tax legislation.

Distributions representing specific exempt income or gains on disposal of investments at IGB REIT level will not be subjected to further income tax when distributed to all unitholders.

B8 Status of corporate proposal

Save and except for the following, there were no corporate proposals announced but not completed as at the date of this Interim Financial Report.

For Mid Valley Megamall, the application for amalgamation of Lot 80 and Lot 20004 (formerly known as Lot 25), was approved by Pejabat Pengarah Tanah dan Galian Wilayah Persekutuan ("PTGWP"). PTGWP had issued the final title for the amalgamated lot known as Lot 20013. An application for subdivision into strata titles will be made to PTGWP. Upon issuance of the strata titles, the transfer of title for Mid Valley Megamall in favour of MTrustee Berhad (acting in its capacity as trustee for IGB REIT) ("Transfer") will be presented to PTGWP for registration. The extended validity period of PTGWP's consent for the Transfer expires on 11 July 2022.

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B9 Borrowings and debt securities

IGB REIT's debts securities were as follows:-

	As at 31.12.2021 RM'000	As at 31.12.2020 RM'000
Non-current borrowings		
- secured medium term notes	-	1,199,545
Current borrowings		
- secured medium term notes	<u>1,214,705</u>	<u>14,755</u>
	<u>1,214,705</u>	<u>1,214,300</u>

All debt securities are denominated in Ringgit Malaysia.

The secured medium term notes will be expiring in September 2022 and reclassified from non-current borrowings to current borrowings and would be refinanced prior to the expected maturity date.

B10 Material litigation

The Board of Directors of the Manager is not aware of any pending material litigation as at the date of this Interim Financial Report.

B11 Soft commission received

There was no soft commission received by the Manager and/or its delegates during the current period-to-date.

B12 Summary of NAV, EPU, DPU and market price

	Unit of measurement	Current quarter ended 31.12.2021	Immediate preceding quarter ended 30.09.2021
Number of Units in issue	'000 units	3,571,851	3,569,319
NAV (after income distribution)	RM'000	3,804,547	3,804,384
NAV per Unit (after income distribution)	RM	1.0651	1.0659
Total comprehensive income	RM'000	73,585	38,535
Weighted average number of Units in issue	'000 units	3,566,981	3,565,637
Earnings per Unit after Manager fee	sen	2.06	1.08
Distributable income	RM'000	79,550	43,135
DPU	sen	2.17	1.18
Closing market price per Unit	RM	1.65	1.69

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B13 Manager fee

Based on the Deed, the Manager is entitled to receive the following fees from IGB REIT:-

- (i) Base fee of up to 1.0% per annum of total asset value;
- (ii) Performance fee of 5.0% per annum of net property income;
- (iii) Acquisition fee of 1.0% of the transaction value of any real estate and real estate related assets directly or indirectly acquired from time to time by the Trustee; and
- (iv) Divestment fee of 0.5% of the transaction value of any real estate and real estate related assets directly or indirectly sold or divested from time to time by the Trustee.

Total Manager fee for the current period-to-date was RM29,155,000, as follows:-

	Quarter 31.12.2021 RM'000	Quarter 31.12.2020 RM'000	Period-To- Date 31.12.2021 RM'000	Period-To- Date 31.12.2020 RM'000
Type				
Base fee	3,926	3,922	15,601	15,591
Performance fee	4,683	4,655	13,554	15,834
Total	<u>8,609</u>	<u>8,577</u>	<u>29,155</u>	<u>31,425</u>

For the current period-to-date, 65% of the total Manager fee has been paid in Units.

B14 Trustee fee

Based on the Deed, an annual trustee fee of up to 0.03% per annum of the NAV of IGB REIT would be paid to the Trustee.

B15 Unitholdings of the Manager and parties related to the Manager

Based on the Register of Unitholders of IGB REIT as at 31 December 2021, the unitholdings of the Manager and parties related to the Manager were as follows:-

Unitholders of IGB REIT	Direct		Indirect	
	No. of Units	%	No. of Units	%
IGB REIT Management Sdn Bhd	171,851,404	4.811	-	-
IGB Berhad	1,733,617,754	48.536	172,396,890	4.827
Dato' Seri Robert Tan Chung Meng	16,272,721	0.456	1,921,104,761	53.785
Pauline Tan Suat Ming	-	-	1,921,104,761	53.785
Tony Tan Choon Keat	1,000,000	0.028	1,921,104,761	53.785
Tan Chin Nam Sendirian Berhad	11,038,131	0.309	1,906,298,444	53.370
Tan Kim Yeow Sendirian Berhad	14,764,772	0.413	1,906,339,989	53.371
Wah Seong (Malaya) Trading Co. Sdn Bhd	-	-	1,906,014,644	53.362

IGB Real Estate Investment Trust**B16 Notes to the Statement of Comprehensive Income**

	Quarter 31.12.2021 RM'000	Quarter 31.12.2020 RM'000	Period-To-Date 31.12.2021 RM'000	Period-To-Date 31.12.2020 RM'000
Depreciation	304	328	1,224	2,358
(Reversal)/ Allowance for impairment of trade receivables	(6,993)	23,108	11,866	24,769

B17 Responsibility statement

In the opinion of the Directors of the Manager, this Interim Financial Report has been prepared in accordance with MFRS 134: Interim Financial Reporting, the MMLR and the REIT Guidelines so as to give a true and fair view of the financial position of IGB REIT as at 31 December 2021 and of its financial performance and cash flows for the financial period ended on that date and duly authorised for release by the Board of Directors of the Manager on 26 January 2022.