

IGB REAL ESTATE INVESTMENT TRUST

Interim Financial Report for the period ended 30 September 2022

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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	
	30.09.2022 RM'000	30.09.2021 RM'000	30.09.2022 RM'000	30.09.2021 RM'000
Lease revenue	104,146	71,169	304,577	197,843
Revenue from contracts with customers	35,977	24,629	103,117	82,317
Total revenue	140,123	95,798	407,694	280,160
Utilities expenses	(11,392)	(4,359)	(32,270)	(18,541)
Maintenance expenses	(6,674)	(4,926)	(17,925)	(14,548)
Quit rent and assessment	(3,331)	(3,521)	(11,605)	(10,558)
Reimbursement costs	(15,425)	(25,233)	(26,587)	(50,464)
Upgrading costs	(2,116)	(1,839)	(4,699)	(4,607)
Property operating expenses	(38,938)	(39,878)	(93,086)	(98,718)
Net property income	101,185	55,920	314,608	181,442
Interest income	4,920	2,784	5,812	6,199
Net investment income	106,105	58,704	320,420	187,641
Manager fee	(8,994)	(6,507)	(27,695)	(20,546)
Trustees' fee	(80)	(80)	(239)	(239)
Other trust expenses	(247)	(208)	(536)	(606)
Finance costs	(13,406)	(13,374)	(39,719)	(39,687)
Profit before taxation	83,378	38,535	252,231	126,563
Taxation	-	-	-	-
Profit after taxation	83,378	38,535	252,231	126,563
Other comprehensive income, net of tax	-	-	-	-
Total comprehensive income for the period	83,378	38,535	252,231	126,563
Distribution adjustments ^{*1}	6,211	4,600	19,101	14,470
Distributable income	89,589	43,135	271,332	141,033
Profit for the period comprise the following:				
- Realised	83,378	38,535	252,231	126,563
- Unrealised	-	-	-	-
	83,378	38,535	252,231	126,563
Basic earnings per Unit (sen)				
- before Manager fee	2.58	1.26	7.82	4.13
- after Manager fee	2.33	1.08	7.05	3.55

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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	
	30.09.2022 RM'000	30.09.2021 RM'000	30.09.2022 RM'000	30.09.2021 RM'000
Manager fee payable in Units	5,846	4,230	18,002	13,355
Amortisation of capitalised borrowing costs	65	65	195	195
Depreciation of plant & machinery	300	305	904	920
Distribution Adjustments	6,211	4,600	19,101	14,470

Statement of Income Distribution:-

	Quarter		Period-To-Date	
	30.09.2022 RM'000	30.09.2021 RM'000	30.09.2022 RM'000	30.09.2021 RM'000
Lease revenue	104,146	71,169	304,577	197,843
Revenue from contracts with customers	35,977	24,629	103,117	82,317
Interest income	4,920	2,784	5,812	6,199
	145,043	98,582	413,506	286,359
Less: Expenses	(61,665)	(60,047)	(161,275)	(159,796)
Total comprehensive income for the period	83,378	38,535	252,231	126,563
Distribution adjustment	6,211	4,600	19,101	14,470
Distributable income	89,589	43,135	271,332	141,033
Previous period undistributed realised income	4,314	2,440	-	-
Total realised income available for distribution	93,903	45,575	271,332	141,033
Less: Proposed/declared income distribution	(87,577)	(42,190)	(265,006)	(137,648)
Balance undistributed realised income	6,326	3,385	6,326	3,385
Distribution per Unit ("DPU") (sen)	2.44	1.18	7.40	3.86

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 2021 ("AFS FY2021") 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 30.09.2022 RM'000	As at 31.12.2021 RM'000
Non-current assets		
Investment properties	4,960,000	4,960,000
Plant and equipment	1,926	2,600
	4,961,926	4,962,600
Current assets		
Trade and other receivables	35,322	47,475
Cash and bank balances	234,948	222,996
	270,270	270,471
TOTAL ASSET VALUE	5,232,196	5,233,071
FINANCED BY:		
Unitholders' fund		
Unitholders' capital	4,519,692	4,501,941
Accumulated losses	(697,394)	(682,242)
Current year profit	252,231	200,148
Income distribution	(265,006)	(215,300)
Total unitholders' fund	3,809,523	3,804,547
Non-current liabilities		
Borrowings	1,199,230	-
	1,199,230	-
Current liabilities		
Borrowings	1,624	1,214,705
Trade and other payables	221,819	213,819
	223,443	1,428,524
Total liabilities	1,422,673	1,428,524
TOTAL UNITHOLDERS' FUND AND LIABILITIES	5,232,196	5,233,071
Number of Units in circulation ('000 units)	3,583,184	3,571,851
NET ASSET VALUE ("NAV") (RM'000)		
- Before income distribution	4,074,529	4,019,847
- After income distribution	3,809,523	3,804,547
NAV per Unit (RM)		
- Before income distribution	1.1371	1.1254
- After income distribution	1.0632	1.0651

The unaudited condensed consolidated statement of financial position should be read in conjunction with the AFS FY2021 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 2022	4,501,941	(697,394)	3,804,547
Total comprehensive income for the year	-	252,231	252,231
Income distribution	-	(265,006)	(265,006)
Net total comprehensive loss for the year	-	(12,775)	(12,775)
Unitholders' transactions			
- Issue of new Units	17,751*	-	17,751
Manager fee paid in Units	-	-	-
Increase in net assets resulting from unitholders' transactions	17,751	-	17,751
As at 30 September 2022	4,519,692	(710,169)	3,809,523
As at 1 January 2021	4,483,011	(682,242)	3,800,769
Total comprehensive income for the year	-	126,563	126,563
Income distribution	-	(137,648)	(137,648)
Net total comprehensive loss for the year	-	(11,085)	(11,085)
Unitholders' transactions			
- Issue of new Units	14,700	-	14,700
Manager fee paid in Units	-	-	-
Increase in net assets resulting from unitholders' transactions	14,700	-	14,700
As at 30 September 2021	4,497,711	(693,327)	3,804,384

Note:

Issue of new Units involves:

	Units '000	Amount RM'000
Manager fee paid in Units:		
- for the financial quarter ended 31 December 2021	3,587	5,596
- for the financial quarter ended 31 March 2022	3,990	6,183
- for the financial quarter ended 30 June 2022	3,756	5,972
	11,333	17,751*

The unaudited condensed consolidated statement of changes in net asset value should be read in conjunction with the AFS FY2021 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 30.09.2022 RM'000	Period-To-Date 30.09.2021 RM'000
Operating activities		
Profit before tax	252,231	126,563
Adjustment for:		
Non-cash items	2,030	22,337
Non-operating items	33,907	33,488
Operating profit before changes in working capital	288,168	182,388
Net change in current assets	29,209	(28,738)
Net change in current liabilities	(2,039)	(617)
Net cash generated from operating activities	315,338	153,033
Investing activities		
Purchase of plant and equipment	(282)	(131)
Interest received	5,684	6,302
Movement in pledged deposit	(379)	(373)
Net cash generated from investing activities	5,023	5,798
Financing activities		
Interest paid	(53,570)	(52,655)
Distribution paid to unitholders	(255,218)	(169,752)
Net cash used in financing activities	(308,788)	(222,407)
Net increase/(decrease) in cash and cash equivalents	11,573	(63,576)
Cash and cash equivalents at beginning of period	193,381	192,764
Cash and cash equivalents at end of period	204,954	129,188
<i>Note:</i>		
<i>Cash and bank balances</i>	234,948	158,677
<i>Less:-</i>		
<i>Pledged deposit</i>	(29,994)	(29,489)
<i>Cash and cash equivalents</i>	204,954	129,188

The unaudited condensed consolidated statement of cash flows should be read in conjunction with the AFS FY2021 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 FY2021 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 FY2021.

A2 Auditors’ report of preceding financial statements

The auditors’ report for FY2021 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

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 2021	3,587	5,596
- for the financial quarter ended 31 March 2022	3,990	6,183
- for the financial quarter ended 30 June 2022	3,756	5,972
	<u>11,333</u>	<u>17,751</u>

Save for the issuance of new Units of IGB REIT as payment for Manager fee and redemption of borrowings as disclosed in Note B9, 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 2022, the Manager paid a distribution amounting to RM89.7 million or 2.51 sen per Unit (@ 2.50 sen taxable and 0.01 sen non-taxable) on 30 May 2022, representing approximately 97.5% of total distributable income.

For the second quarter ended 30 June 2022, the Manager paid a distribution amounting to RM87.7 million or 2.45 sen per Unit (@ 2.43 sen taxable and 0.02 sen non-taxable) on 29 August 2022, representing approximately 97.5% of total distributable income.

For the third quarter ended 30 September 2022, the Manager had approved a distribution of 97.5% of IGB REIT's quarterly distributable income amounting to RM87.6 million or 2.44 sen per Unit (@ 2.41 sen taxable and 0.03 sen non-taxable), to be payable on 30 November 2022 to every unitholder who is entitled to receive such distribution as at 5.00 p.m. on 17 November 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 letters dated 3 October 2022, the market value of Mid Valley Megamall and The Gardens Mall as at 30 September 2022 remained at RM3.665 billion and RM1.295 billion respectively from previous quarter.

A10 Material events subsequent to the end of the interim period

There were no material events subsequent to the current period-to-date under review up to the date of this Interim Financial Report that required disclosure.

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A11 Changes in the composition of IGB REIT

IGB REIT's fund size increased from 3,571.851 million Units as at 31 December 2021 to 3,583.184 million Units as at 30 September 2022 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 30 September 2022.

A13 Capital commitment

There were no major capital commitments as at 30 September 2022.

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

B1 Review of performance

	Quarter			Period-To-Date		
	30.09.2022 RM'000	30.09.2021 RM'000	Variance %	30.09.2022 RM'000	30.09.2021 RM'000	Variance %
Total revenue	140,123	95,798	46.3%	407,694	280,160	45.5%
Net property income	101,185	55,920	80.9%	314,608	181,442	73.4%
Profit before taxation	83,378	38,535	116.4%	252,231	126,563	99.3%
Profit after taxation	83,378	38,535	116.4%	252,231	126,563	99.3%
Total comprehensive income for the period	83,378	38,535	116.4%	252,231	126,563	99.3%

Current quarter results

For the current quarter, IGB REIT's total revenue was RM140.1 million, increased 46.3% against the corresponding quarter in 2021 of RM95.8 million. Net property income was RM101.2 million, increased 80.9% compared with the corresponding quarter in 2021 of RM55.9 million. Profit after taxation was RM83.4 million, increased 116.4% compared with the corresponding quarter in 2021 of RM38.5 million.

The higher total revenue, net property income and profit after taxation were mainly due to the lower rental support provided to tenants in the current quarter arising from the economic reopening and improving retail sales of tenants.

The distributable income for the current quarter amounted to RM89.6 million, consisting of realised profit of RM83.4 million and the non-cash adjustments arising mainly from Manager fee payable in Units of RM5.8 million.

Current period-to-date results

For the current period-to-date, IGB REIT's total revenue was RM407.7 million, increased 45.5% against the corresponding period-to-date in 2021 of RM280.2 million. Net property income was RM314.6 million, increased 73.4% compared with the corresponding period-to-date in 2021 of RM181.4 million. Profit after taxation was RM252.2 million, increased 99.3% compared with the corresponding quarter in 2021 of RM126.6 million.

The higher total revenue, net property income and profit after taxation were mainly due to the lower rental support provided to tenants in the current period-to-date arising from the economic reopening and improving retail sales of tenants.

The distributable income for the current period-to-date amounted to RM271.3 million, consisting of realised profit of RM252.2 million and the non-cash adjustments arising mainly from Manager fee payable in Units of RM18.0 million.

B2 Material changes in quarterly results

	Quarter		
	30.09.2022 RM'000	30.06.2022 RM'000	Variance %
Total revenue	140,123	133,759	4.8%
Net property income	101,185	105,715	-4.3%
Profit before taxation	83,378	83,466	-0.1%
Profit after taxation	83,378	83,466	-0.1%
Total comprehensive income for the period	83,378	83,466	-0.1%

For the current quarter, IGB REIT's total revenue was RM140.1 million, 4.8% higher compared with the immediate preceding quarter of RM133.8 million. This was mainly due to the higher rental income in the current quarter.

Despite the higher total revenue in the current quarter, the net property income was RM101.2 million, 4.3% lower compared with RM105.7 million in the immediate preceding quarter. Profit after taxation was RM83.4 million, decreased 0.1% compared with the immediate preceding quarter of RM83.5 million. The lower net property income and profit after taxation were mainly due to the higher maintenance expenses in the current quarter.

B3 Prospects

Retail Group Malaysia (RGM) has revised upwards the retail industry growth forecast for full year 2022 to 31.7% from a previous estimate of 13.1%, taking into consideration the firm recovery since beginning of 2022 with the retail industry stepping off the Covid-19 wave.

RGM has also revised the third-quarter 2022 retail sales estimate by up to 50% from the previous estimate of 3.4%. The higher-than-expected growth rate is due to large contractions during the third quarters of 2020 (-9.7%) and 2021 (-27.8%). On the other hand, the fourth-quarter 2022 retail sales estimate has been revised downwards to 1% from 3.6% estimated earlier in June 2022, based on the high base a year ago as well as the current challenges of the retail industry.

The prices of retail goods continue to rise, and affected the purchasing power of majority of consumers. In addition, the manpower shortage has also affected the sales and operation hours of retail outlets as well as the retail supply chain.

With a broad subsidisation policy keeping inflation down, retail sales have been surging partly on a low-base effect and also arising from the pent-up demand, reflective particularly festivity-driven spending.

The retail industry is expected to stay relatively buoyant for the time being, amidst risks of higher inflation, more interest rate hikes and possible recession which could further reduce consumers' disposable income and spending. Beyond 2022, the retail sales growth is expected to normalise.

Despite the developments, IGB REIT will stay resilient and 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 11.33 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 ending 31 December 2022, no provision for taxation has been made for the current period-to-date.

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").

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B7 Taxation (continued)

(i) Taxation of IGB REIT (continued)

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%

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B7 Taxation (continued)

(ii) Taxation of Unitholders (continued)

(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:-

- 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 January 2023.

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B9 Borrowings and debt securities

IGB REIT's debts securities were as follows:-

	As at 30.09.2022 RM'000	As at 30.09.2021 RM'000
Non-current borrowings		
- secured medium term notes	1,199,230	-
Current borrowings		
- secured medium term notes	1,624	1,201,332
	<u>1,200,854</u>	<u>1,201,332</u>

All debt securities are denominated in Ringgit Malaysia.

Medium term notes ("MTN") programme of up to RM5.0 billion in nominal value ("MTN Programme")

On 20 September 2022, IGB REIT Capital Sdn Bhd, a special purpose vehicle wholly-owned by IGB REIT via MTrustee Berhad (in its capacity as the trustee of IGB REIT), issued the second tranche AAA-rated MTN ("Tranche 2, MTN") of RM1.2 billion to fully redeem the Tranche 1, MTN. The Tranche 2, MTN has a tenure of 7.5 years ("Legal Maturity") effective 20 September 2022. For the first 5 years ("Expected Maturity"), the Tranche 2, MTN bears a fixed coupon rate of 4.49% per annum. The RM1.2 billion has to be fully repaid on Expected Maturity, otherwise it will constitute a trigger event that will result in a coupon step-up to 5.49% per annum for the subsequent 2.5 years. The Tranche 2, MTN is secured against Mid Valley Megamall.

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.

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B12 Summary of NAV, EPU, DPU and market price

	Unit of measurement	Current quarter ended 30.09.2022	Immediate preceding quarter ended 30.06.2022
Number of Units in issue	'000 units	3,583,184	3,579,428
NAV (after income distribution)	RM'000	3,809,523	3,807,750
NAV per Unit (after income distribution)	RM	1.0632	1.0638
Total comprehensive income	RM'000	83,378	83,466
Weighted average number of Units in issue	'000 units	3,577,949	3,575,953
Earnings per Unit after Manager fee	sen	2.33	2.33
Distributable income	RM'000	89,589	89,805
DPU	sen	2.44	2.45
Closing market price per Unit	RM	1.60	1.60

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 RM27,695,000, as follows:-

Type	Quarter 30.09.2022 RM'000	Quarter 30.09.2021 RM'000	Period-To-Date 30.09.2022 RM'000	Period-To-Date 30.09.2021 RM'000
Base fee	3,934	3,916	11,763	11,675
Performance fee	5,060	2,591	15,932	8,871
Total	<u>8,994</u>	<u>6,507</u>	<u>27,695</u>	<u>20,546</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.

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B15 Unitholdings of the Manager and parties related to the Manager

Based on the Register of Unitholders of IGB REIT as at 30 September 2022, 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	183,183,614	5.112	-	-
IGB Berhad	1,733,617,754	48.382	183,729,100	5.128
Dato' Seri Robert Tan Chung Meng	16,272,721	0.454	1,932,436,971	53.931
Pauline Tan Suat Ming	-	-	1,932,436,971	53.931
Tony Tan Choon Keat	1,000,000	0.028	1,932,436,971	53.931
Tan Chin Nam Sendirian Berhad	-	-	1,928,668,785	53.826
Tan Kim Yeow Sendirian Berhad	14,764,772	0.412	1,917,672,199	53.519
Wah Seong (Malaya) Trading Co. Sdn Bhd	-	-	1,917,346,854	53.510

B16 Notes to the Statement of Comprehensive Income

	Quarter 30.09.2022 RM'000	Quarter 30.09.2021 RM'000	Period-To- Date 30.09.2022 RM'000	Period-To- Date 30.09.2021 RM'000
Depreciation Allowance/ (Reversal) for impairment of trade receivables	300	305	904	920
	<u>1,773</u>	<u>15,506</u>	<u>(7,852)</u>	<u>18,879</u>

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 30 September 2022 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 3 November 2022.