

KIP REAL ESTATE INVESTEMENT TRUST
PRO FORMA STATEMENT OF COMPREHENSIVE INCOME
For the 2nd Quarter Ended 31 December 2016

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	Individual Quarter		Cumulative Period	
	Current Year Quarter 31 Dec 2016	Preceding Year Corresponding Quarter	Current Year To Date	Preceding Year Corresponding Period
	31 December 2016 RM '000	31 December 2015 RM '000	31 December 2016 RM '000	31 December 2015 RM '000
Gross rental income	13,687	-	26,935	-
Other income	2,115	-	4,667	-
Total revenue	15,801	-	31,601	-
Utilities Expenses	2,603	-	5,303	-
Maintenance Expenses	1,005	-	1,776	-
Marketing and advertisement	216	-	402	-
Reimbursement Cost	927	-	2,054	-
Quit Rent and Assessment	319	-	637	-
Other Operating Expenses	440	-	857	-
Property operating expenses	5,509	-	11,029	-
Net property income	10,293	-	20,573	-
Investment income	98	-	195	-
Net investment income	98	-	195	-
Finance expenses	1,115	-	2,230	-
Depreciation of property, plant and equipment	14	-	29	-
Management fee	683	-	1,366	-
External Auditor Fees	63	-	125	-
Trustee Fee	25	-	50	-
Internal Audit Fee	38	-	75	-
Valuation Fee	25	-	50	-
Other Advisor Fee	20	-	39	-
Other (Pre Listing)	196	-	392	-
Net income for the period	2,178	-	4,356	-
Other comprehensive income, net of tax	8,212	-	16,411	-
	365	-	731	-
Total Comprehensive income for the period	8,212	-	16,411	-
Net income for the period is made up as follow:				
- Realised	8,212	-	16,411	-
- Unrealised	-	-	-	-
	8,212	-	16,411	-
Earning Per Units (sen)	1.63	-	3.25	-

There are no actual financial results reported for KIP REIT for the period ended 2nd Quarter as the acquisition of assets were only completed on 6 February 2017, the date of Listing of KIP REIT.

The Pro Forma Statement of Comprehensive Income of KIP REIT for 2nd Quarter are compiled for illustrative purposes only.

The results above are illustrative, stated on a Pro Forma basis, as if the assets had been acquired at the relevant date, and are derived from the actual performances of the 6 assets which belonged to the respective vendors prior to 6 February 2017.

No comparative figures are available as this is the First Interim Financial Report of KIP REIT since it was constituted on 2 November 2016. The acquisitions of the assets by KIP REIT were completed on the listing date on 6 February 2017.

**KIP REAL ESTATE INVESTEMENT TRUST
PRO FORMA STATEMENT OF FINANCIAL POSITION**

	Unaudited As At End of Current Quarter 31 December 2016 RM ('000)	Audited As st Preceding Year Ended 31 December 2015 RM ('000)
ASSETS		
NON-CURRENT ASSETS		
Investment properties	580,000	-
Plant and equipment	291	-
	<u>580,291</u>	<u>-</u>
CURRENT ASSETS		
Cash and bank balances	18,168	-
Deposits with licensed bank	15,770	-
	<u>33,938</u>	<u>-</u>
TOTAL ASSETS	<u>614,229</u>	<u>-</u>
NON-CURRENT LIABILITIES		
Borrowings	85,900	-
Tenant deposits	4,592	-
	<u>90,492</u>	<u>-</u>
CURRENT LIABILITIES		
Deferred income	34	-
Tenant deposits	12,901	-
	<u>12,935</u>	<u>-</u>
NET ASSETS VALUE	<u>510,802</u>	<u>-</u>
REPRESENTED BY:		
Unitholders' capital	494,391	-
Undistributed income	16,411	-
TOTAL UNITHOLDERS' FUND	<u>510,802</u>	<u>-</u>
NUMBER OF UNIT IN CIRCULATION	<u>505,300</u>	<u>-</u>
NET ASSETS VALUE (NAV) PER UNIT (RM)	<u>1.01</u>	<u>-</u>

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The Pro Forma Financial Position of KIP REIT for 2nd Quarter are compiled for illustrative purposes only.

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KIP REAL ESTATE INVESTMENT TRUST
PRO FORMA STATEMENT OF CHANGES IN NET ASSETS VALUE
For the 2nd Quarter Ended 31 December 2016

	Unitholders' Capital	Distributable Undistributed Income Realised	Non-Distributable Undistributed Income Unrealised	Total Unitholders' Fund
	RM ('000)	RM ('000)	RM ('000)	RM ('000)
As at 2 November 2016	505,300.00	-	(10,909)	494,391
Total comprehensive income for the period	-	16,411	-	16,411
Unitholders' transactions				
Issuance of new units	-	-	-	-
Issuing expenses	-	-	-	-
Increase/ (Decrease) in net asset resulting from unitholders' transactions	-	-	-	-
As at 31 December 2016	<u>505,300</u>	<u>16,411</u>	<u>(10,909)</u>	<u>510,802</u>

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The Pro Forma Statements of Changes in Equity and Pro Forma Statement of Cash Flow of KIP REIT for 2nd Quarter are compiled for illustrative purposes only.

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KIP REAL ESTATE INVESTMENT TRUST
PRO FORMA STATEMENT OF CASH FLOWS
For the 2nd Quarter Ended 31 December 2016

	To Date	
	31 December 2016 RM ('000)	31 December 2015 RM ('000)
CASH FLOWS FROM OPERATING ACTIVITIES		
Net income before tax	16,411	
Adjustment for:		
Financing cost	2,230	-
Investment income	(195)	
Investment cost	-	-
Operating profit before working capital changes	<u>18,447</u>	<u>-</u>
Increase in receivables and prepayments	-	-
Increase in other payables and accruals	<u>(17,527)</u>	<u>-</u>
Cash generated from operations	920	-
Taxes paid	-	-
Net cash generated from operating activities	<u>920</u>	<u>-</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Investment income	195	-
Placement of fixed deposit	17,527	
Purchase of investment properties	<u>(580,291)</u>	<u>-</u>
Net cash used in investing activities	<u>(562,569)</u>	<u>-</u>
CASH FLOWS FROM FINANCING ACTIVITIES		
Proceeds from issue of new units less direct issue cost	494,391	-
Financing cost paid	(2,230)	-
Proceeds from issuance of long term financing direct issue cost	85,900	-
Net cash generated from financing activities	<u>578,061</u>	<u>-</u>
NET INCREASE IN CASH AND CASH EQUIVALENTS	16,411	-
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF FINANCIAL PERIOD	<u>1,757</u>	<u>-</u>
CASH AND CASH EQUIVALENTS AT END OF FINANCIAL PERIOD	<u>18,168</u>	<u>-</u>

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The Pro Forma Statement of Cash Flow of KIP REIT for 2nd Quarter are compiled for illustrative purposes only.

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