

IGB COMMERCIAL REAL ESTATE INVESTMENT TRUST**Interim Financial Report
for the quarter ended 30 September 2024**

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IGB COMMERCIAL REAL ESTATE INVESTMENT TRUST
Condensed Consolidated Statement of Comprehensive Income
(The figures have not been audited)

	Current Year	Preceding Year	Current	Preceding
	Quarter	Quarter	Year-To-Date	Year-To-Date
	30.9.2024	30.9.2023	30.9.2024	30.9.2023
	RM' 000	RM' 000	RM' 000	RM' 000
Lease revenue	35,152	32,348	106,244	97,518
Revenue from contracts with customers	<u>22,399</u>	<u>20,561</u>	<u>64,552</u>	<u>60,706</u>
Total revenue	57,551	52,909	170,796	158,224
Utilities expenses	(7,177)	(6,914)	(21,139)	(19,838)
Maintenance expenses	(6,135)	(4,175)	(15,881)	(12,488)
Quit rent and assessment	(3,342)	(3,522)	(9,976)	(10,568)
Reimbursement costs and operating expenses	(7,239)	(6,858)	(21,459)	(20,393)
Property operating expenses	(23,893)	(21,469)	(68,455)	(63,287)
Net property income	33,658	31,440	102,341	94,937
Interest income	788	871	2,366	2,397
Changes in fair value of investment properties	<u>(2,268)</u>	<u>-</u>	<u>(4,957)</u>	<u>-</u>
Net investment income	32,178	32,311	99,750	97,334
Manager's management fees	(4,165)	(4,050)	(12,587)	(12,096)
Trustee's fees	(117)	(117)	(347)	(347)
Other trust expenses	(113)	(68)	(404)	(259)
Finance costs	<u>(11,442)</u>	<u>(11,406)</u>	<u>(34,661)</u>	<u>(34,462)</u>
Profit before taxation	16,341	16,670	51,751	50,170
Taxation	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Profit after taxation	16,341	16,670	51,751	50,170
Other comprehensive income, net of tax	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total comprehensive income for the period	16,341	16,670	51,751	50,170
Distribution adjustments ^{note 1}	<u>6,582</u>	<u>4,198</u>	<u>17,991</u>	<u>12,542</u>
Distributable income	22,923	20,868	69,742	62,712
Profit for the period comprise the following:				
- Realised	18,609	16,670	56,708	50,170
- Unrealised	<u>(2,268)</u>	<u>-</u>	<u>(4,957)</u>	<u>-</u>
	<u>16,341</u>	<u>16,670</u>	<u>51,751</u>	<u>50,170</u>
Basic earnings per Unit (sen)				
- before Manager fee	0.86	0.88	2.70	2.65
- after Manager fee	<u>0.69</u>	<u>0.71</u>	<u>2.17</u>	<u>2.14</u>
Diluted earnings per Unit (sen)				
- before Manager fee	0.86	0.88	2.69	2.64
- after Manager fee	<u>0.68</u>	<u>0.71</u>	<u>2.17</u>	<u>2.13</u>

IGB COMMERCIAL REAL ESTATE INVESTMENT TRUST
Condensed Consolidated Statement of Comprehensive Income (continued)

(The figures have not been audited)

Note 1:

The composition of distribution adjustments is as follows:

	Current Year	Preceding Year	Current	Preceding
	Quarter	Quarter	Year-To-Date	Year-To-Date
	30.9.2024	30.9.2023	30.9.2024	30.9.2023
	RM' 000	RM' 000	RM' 000	RM' 000
Managers' management fees payable in Units	4,165	4,050	12,587	12,096
Amortisation of capitalised borrowing costs	149	148	447	446
Net fair value change of investment properties	2,268	-	4,957	-
Distribution adjustments	6,582	4,198	17,991	12,542
Statement of Income Distribution				
Lease revenue	35,152	32,348	106,244	97,518
Revenue from contract with customers	22,399	20,561	64,552	60,706
Interest income	788	871	2,366	2,397
	58,339	53,780	173,162	160,621
Net fair value change of investment properties	(2,268)	-	(4,957)	-
Less: Expenses	(39,730)	(37,110)	(116,454)	(110,451)
Total comprehensive income for the period	16,341	16,670	51,751	50,170
Distribution adjustments	6,582	4,198	17,991	12,542
Distributable income	22,923	20,868	69,742	62,712
Previous period undistributed realised income	750	826	-	-
Total realised income available for distribution	23,673	21,694	69,742	62,712
Less: Proposed/declared income distribution	(22,554)	-	(68,623)	(41,018)
Balance undistributed realised income	1,119	21,694	1,119	21,694
Distribution per Unit ("DPU")(sen)	0.94	-	2.87	1.74

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 year ended 31 December 2023 ("AFS FY2023") and the accompanying notes attached to this Interim Financial Report.

IGB COMMERCIAL REAL ESTATE INVESTMENT TRUST
Condensed Consolidated Statement of Financial Position
(The figures have not been audited)

	As at 30.9.2024	As at 31.12.2023 <i>(Audited)</i>
	RM' 000	RM' 000
Non-current assets		
Investment properties	<u>3,161,000</u>	<u>3,161,000</u>
Current assets		
Trade and other receivables	16,018	6,339
Cash and bank balances	<u>99,927</u>	<u>128,564</u>
	<u>115,945</u>	<u>134,903</u>
Total assets	<u>3,276,945</u>	<u>3,295,903</u>
Financed by:		
Unitholders' fund		
Unitholders' capital	2,347,246	2,334,673
Accumulated losses	<u>(55,479)</u>	<u>(38,611)</u>
Total Unitholders' fund	<u>2,291,767</u>	<u>2,296,062</u>
Non-current liabilities		
Borrowings	<u>848,833</u>	<u>848,387</u>
Current liabilities		
Borrowings	1,294	5,046
Trade and other payables	<u>135,051</u>	<u>146,408</u>
	<u>136,345</u>	<u>151,454</u>
Total liabilities	<u>985,178</u>	<u>999,841</u>
Total Unitholders' fund and liabilities	<u>3,276,945</u>	<u>3,295,903</u>
Net Asset Value ("NAV") (RM '000)		
- before income distribution	2,360,386	2,378,837
- after income distribution	<u>2,291,767</u>	<u>2,296,062</u>
Number of Units in circulation ('000 units)	<u>2,391,291</u>	<u>2,365,489</u>
NAV per Unit (RM)		
- before income distribution	0.9871	1.0056
- after income distribution	<u>0.9584</u>	<u>0.9707</u>

The unaudited condensed consolidated statement of financial position should be read in conjunction with the AFS FY2023 and the accompanying notes attached to this Interim Financial Report.

IGB COMMERCIAL REAL ESTATE INVESTMENT TRUST
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 2024	2,334,673	(38,611)	2,296,062
Total comprehensive income for the period	-	51,751	51,751
Income distribution	-	(68,619)	(68,619)
Net total comprehensive income for the period	-	(16,868)	(16,868)
Unitholders' transactions			
Manager's management fees paid in Units	12,573	-	12,573
Increase in net assets resulting from Unitholders' transactions	12,573	-	12,573
As at 30 September 2024	2,347,246	(55,479)	2,291,767
As at 1 January 2023	2,318,740	(21,077)	2,297,663
Total comprehensive income for the period	-	50,170	50,170
Income distribution	-	(41,229)	(41,229)
Net total comprehensive income for the period	-	8,941	8,941
Unitholders' transactions			
Manager's management fees paid in Units	11,883	-	11,883
Increase in net assets resulting from Unitholders' transactions	11,883	-	11,883
As at 30 September 2023	2,330,623	(12,136)	2,318,487

Note: the issuance of new Units is as follows:-

	Units '000	Amount RM '000
Manager's management fees paid in Units were as follows:		
- for the financial quarter ended 31 December 2023	8,419	4,151
- for the financial quarter ended 31 March 2024	8,641	4,216
- for the financial quarter ended 30 June 2024	8,743	4,206
Total	25,803	12,573

The unaudited condensed consolidated statement of changes in net asset value should be read in conjunction with the AFS FY2023 and the accompanying notes attached to this Interim Financial Report.

IGB COMMERCIAL REAL ESTATE INVESTMENT TRUST**Condensed Consolidated Statement of Cash Flows***(The figures have not been audited)*

	Current Year-To-Date 30.9.2024 RM'000	Preceding Year-To-Date 30.9.2023 RM '000
Operating Activities		
Profit before tax	51,751	50,170
Adjustment for:		
Non-cash items	17,544	12,096
Non-operating items	32,295	32,065
Operating profit before changes in working capital	<u>101,590</u>	<u>94,331</u>
Net change in current assets	(8,600)	(5,705)
Net change in current liabilities	5,874	5,378
Net cash generated from operating activities	<u>98,864</u>	<u>94,004</u>
Investing Activities		
Interest received	3,033	2,893
Addition of investment properties	(4,957)	-
Net cash (used in)/generated from investing activities	<u>(1,924)</u>	<u>2,893</u>
Financing Activities		
Interest paid	(34,766)	(34,072)
Income distribution paid to Unitholders	(87,611)	(74,888)
Repayment of borrowings	(3,200)	-
Net cash used in financing activities	<u>(125,577)</u>	<u>(108,960)</u>
Net decrease in cash and cash equivalents	(28,637)	(12,063)
Cash and cash equivalents at beginning of the period	<u>128,564</u>	<u>118,963</u>
Cash and cash equivalents at end of the period	<u>99,927</u>	<u>106,900</u>

Non-cash transactions:

The principal non-cash transaction was the issuance of 25,802,634 Units to the Manager as payment for management fee amounting to RM12,572,583.

The unaudited condensed consolidated statement of cash flows should be read in conjunction with the AFS FY2023 and the accompanying notes attached to this Interim Financial Report.

IGB COMMERCIAL REAL ESTATE INVESTMENT TRUST

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 the Deed of Trust dated 31 March 2021, as supplemented on 7 September 2021 (“Deed”) between IGB REIT Management Sdn Bhd (“Manager”) and MTrustee Berhad (“Trustee”), MFRS 134 “Interim Financial Reporting” issued by Malaysian Accounting Standards Board, the Main Market Listing Requirement (“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 FY2023 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 FY2023.

A2 Auditors’ report of preceding financial statements

The Auditor’s Report for FY2023 was not subject to any audit qualification.

A3 Seasonal or cyclical factors

IGB Commercial Real Estate Investment Trust (“IGB Commercial 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	Amount
	'000	RM '000
As at 1 January 2024	2,365,489	2,334,673
Manager's management fees paid in unit		
- for the financial quarter ended 31 December 2023	8,419	4,151
- for the financial quarter ended 31 March 2024	8,641	4,216
- for the financial quarter ended 30 June 2024	8,742	4,206
As at 30 September 2024	<u>2,391,291</u>	<u>2,347,246</u>

Save for the above, there were no other issuance, cancellation, repurchase, resale and repayment of debt and equity securities for the current period-to-date.

IGB COMMERCIAL REAL ESTATE INVESTMENT TRUST

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

A7 Income distribution

For the first quarter ended 31 March 2024, the Manager paid a distribution amounting to RM22.9 million or 0.96 sen per Unit (0.94 sen taxable and 0.02 sen non-taxable) on 27 May 2024, representing approximately 97.5% of total distributable income.

For the second quarter ended 30 June 2024, the Manager paid a distribution amounting to RM23.2 million or 0.97 sen per Unit (0.94 sen taxable and 0.03 sen non-taxable) on 30 August 2024 representing approximately 97.5% of total distributable income.

For the third quarter ended 30 September 2024, the Manager had approved a distribution of 97.5% of IGB Commercial REIT’s quarterly distributable income amounting to RM22.6 million or 0.94 sen per Unit (0.92 sen taxable and 0.02 sen non-taxable) to be payable on 28 November 2024 to every Unitholder who is entitled to receive such distribution as at 5.00p.m. on 12 November 2024.

Subject to IGB Commercial 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 Commercial REIT’s distributable income on a quarterly basis for the year ending 31 December 2024 (or such other intervals as the Manager may determine at its absolute discretion).

A8 Segmental reporting

The segmental financial information by business or geographical segments is not presented as there is only one (1) business activity which is primarily generating rental income from the office tower tenants within the investment properties portfolio of IGB Commercial REIT, of which all properties are located in Kuala Lumpur.

A9 Valuation of investment properties

The fair value of the investment properties as at 30 September 2024 were as follows:-

Investment Property	Fair Value	Fair Value
	30.9.2024	30.6.2024
	RM'000	RM '000
1 Menara IGB & IGB Annexe	189,000	189,000
2 Centrepoint South	193,000	193,000
3 Centrepoint North	196,000	196,000
4 The Gardens South Tower	396,000	396,000
5 The Gardens North Tower	386,000	386,000
6 Southpoint Offices & Retail	572,000	572,000
7 Boulevard Offices & Retail, Blocks 25 & 27	80,000	80,000
8 Menara Tan & Tan	248,000	248,000
9 GTower	723,000	723,000
10 Hampshire Place Office	178,000	178,000
	<u>3,161,000</u>	<u>3,161,000</u>
Addition resulting from subsequent capital expenditure	4,957	2,689
Net changes of fair value	<u>(4,957)</u>	<u>(2,689)</u>
	<u>3,161,000</u>	<u>3,161,000</u>

IGB COMMERCIAL REAL ESTATE INVESTMENT TRUST
Part A – Disclosure Requirements Pursuant to Malaysian Financial Reporting Standards (“MFRS”) 134
(continued)

A10 Material events subsequent to the end of the financial year

There were no material events subsequent to the end of the current financial year up to the date of this Interim Financial Report.

A11 Changes in the composition of IGB Commercial REIT

IGB Commercial REIT’s fund size increased to 2,391,291,213 Units as at 30 September 2024 from 2,365,488,579 Units as at 31 December 2023 arising from the issue 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 2024.

A13 Capital commitment

Capital expenditure not provided for in the financial statements were as follows:

	RM '000	RM '000
Approved and contracted for:		
- Investment properties, subsequent capital expenditure	<u><u>1,222</u></u>	<u><u>-</u></u>

IGB COMMERCIAL REAL ESTATE INVESTMENT TRUST
Part B – Additional Disclosures Pursuant to Paragraph 9.44 of the MMLR

B1 Review of performance

	Quarter ended			Year-to-date		
	30.9.2024	30.9.2023	Variances	30.9.2024	30.9.2023	Variances
	RM' 000	RM' 000	%	RM' 000	RM' 000	%
Total revenue	57,551	52,909	8.8%	170,796	158,224	7.9%
Net property income	33,658	31,440	7.1%	102,341	94,937	7.8%
Profit before taxation	16,341	16,670	-2.0%	51,751	50,170	3.2%
Profit after taxation	16,341	16,670	-2.0%	51,751	50,170	3.2%
Total comprehensive income for the period	16,341	16,670	-2.0%	51,751	50,170	3.2%

Current year quarter results

Total revenue increased by 8.8% to RM57.6 million in the current quarter compared to RM52.9 million in the corresponding quarter of 2023. In addition, net property income increased to RM33.7 million from RM31.4 million in the corresponding quarter of 2023, representing an increase of 7.1%. Profit after taxation for the quarter was RM16.3 million, 2.0% lower than RM16.7 million in the corresponding quarter of 2023.

The higher total revenue and net property income were mainly due to the higher rental income in the current quarter. The lower profit after taxation is mainly due to net fair value changes in the current quarter.

The distributable income for the current quarter amounted to RM22.9 million, comprised of a profit of RM16.3 million, and the non-cash adjustments arising mainly from the Manager's management fee payable in Units of RM4.2 million and net fair value changes of RM2.3 million.

Current year-to-date results

For the nine months to 30 September 2024, the total revenue amounted to RM170.8 million, an increase of 7.9% compared to the corresponding period in 2023 at RM158.2 million. Net property income also improved by 7.8%, from RM102.3 million compared to RM94.9 million in the corresponding period of 2023. Profit after taxation amounted to RM51.8 million, an increase of 3.2% compared to RM50.2 million in the corresponding period in 2023.

The higher total revenue, net property income and profit after taxation were mainly due to the higher rental income in the current period.

The distributable income for the current period ended 30 September 2024 amounted to RM69.7 million, comprised of a profit of RM51.8 million, and the non-cash adjustments arising primarily from the Manager's management fee payable in Units of RM12.6 million and net fair value changes of RM5.0 million.

The Occupancy Rate and Average Rental Rate of the investment properties were as follows:-

Investment Property	Occupancy Rate		Average Rental Rate	
	30.9.2024	30.9.2023	30.9.2024	30.9.2023
	%	%	RM per sq.ft.	RM per sq.ft.
Mid Valley City Properties	93.80	89.30	6.72	6.63
Kuala Lumpur Properties	74.90	67.40	5.62	5.60
TOTAL	86.60	80.90	6.36	6.24

Notes:

Mid Valley City Properties comprising of seven properties ie. Menara IGB & IGB Annexe, Centrepoint South, Centrepoint North, The Gardens South Tower, The Gardens North Tower, Boulevard Offices and Retail and Southpoint Offices and Retail, and Kuala Lumpur Properties comprising of three properties ie. Menara Tan & Tan, GTower and Hampshire Place Office.

IGB COMMERCIAL REAL ESTATE INVESTMENT TRUST
Part B – Additional Disclosures Pursuant to Paragraph 9.44 of the MMLR (continued)

B2 Material changes in quarterly results

	Current Quarter 30.9.2024 RM' 000	Preceding Quarter 30.6.2024 RM' 000	Variance %
Total revenue	57,551	57,292	0.5%
Net property income	33,658	34,450	-2.3%
Profit before taxation	16,341	16,525	-1.1%
Profit after taxation	16,341	16,525	-1.1%
Total comprehensive income for the period	16,341	16,525	-1.1%

Total revenue for the current quarter was RM57.6 million, a slight increase compared with the immediate preceding quarter of RM57.3 million. The net property income for the current quarter amounted to RM33.7 million, a reduction of 2.3% compared with the immediate preceding quarter of RM34.4 million. The increase in total revenue was mainly due to higher rental income in the current quarter.

However, net property income was lower due to higher maintenance costs in the current quarter. Profit before taxation for the current quarter amounted to RM16.3 million, 1.1% lower than the immediate preceding quarter of RM16.5 million. The reduction was mainly due to higher maintenance costs in the current quarter.

B3 Prospects

The Malaysian economy advanced to 5.9% in Q2 2024 (compared to 4.2% in Q1 2024), exceeding the earlier prediction of 5.8%. This growth is driven by resilient domestic spending, sector-wide expansion, improved global trade prospects, and advancements in the global technology cycle. Bank Negara Malaysia has kept the Overnight Policy Rate (OPR) unchanged and it will likely maintain OPR at this level for an extended period based on the positive domestic economic prospects and inflation trajectories towards 2025.

Additionally, the implementation of various budget measures and catalytic initiatives outlined in national master plans are expected to sustain this growth momentum. With the market appearing resilient and a more stable domestic political landscape, there may be potential for renewed investor confidence and activity. Despite the challenging office market situation observed with the oversupply of office space, the Manager is cautiously optimistic on the office sector's future prospects on the back of positive fundamentals in place, especially within Greater Kuala Lumpur, driven by tenants rightsizing to accommodate hybrid work models, emphasis on high-quality buildings in the flight to quality and also prioritizing Environmental, Social, and Governance (ESG) considerations.

In view of the above, IGB Commercial REIT is adopting proactive strategies to maintain competitiveness. We are prioritizing the alignment of our business with the values and expectations of the tenants we serve, including upgrading and enhancing our building facilities to achieve operational efficiencies and performance. Our focus on tenant value and portfolio enhancement should position us well to capitalize on emerging opportunities and delivering long-term value for all stakeholders. This focus also enables us to create a sustainable positive impact that not only boosts tenant retention, yet enhances engagement and satisfaction through our corporate social responsibility programs.

B4 Investment objectives and strategies

The Manager's key objective for IGB Commercial REIT is to provide Unitholders with regular and stable distributions, sustainable long-term Unit price and Distributable Income and capital growth, while maintaining an appropriate capital structure.

The Manager intends to achieve the investment objectives by having a pro-active asset management and asset enhancement strategy, seeking potential yield accretive investments, seeking acquisitions that may enhance the diversification of the portfolio by location and tenant profile and adopting an appropriate mix of debt and equity to finance acquisitions.

B5 Portfolio composition

During the financial period under review, the portfolio of IGB Commercial REIT consists of ten (10) investment properties as listed in Note A9.

IGB COMMERCIAL REAL ESTATE INVESTMENT TRUST
Part B – Additional Disclosures Pursuant to Paragraph 9.44 of the MMLR (continued)

B6 Utilisation of proceeds raised from the issuance of new Units

There was no issuance of new Units other than as disclosed in Note A6.

B7 Taxation

(i) Taxation of IGB Commercial REIT

IGB Commercial REIT is regarded as a Malaysian resident for Malaysian income tax purposes and the income of IGB Commercial REIT will be taxable at the corporate tax rate.

The tax transparency system under Section 61A of the Malaysian Income Tax Act 1967 (“Act”) however, exempts IGB Commercial REIT from such taxes in a year of assessment (“YA”) if IGB Commercial REIT distributes at least 90% of its total taxable income in the same YA within 2 months after the close of the financial year.

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 the total taxable income of IGB Commercial REIT would continue to be taxed. Income which has been taxed at IGB Commercial 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 Commercial REIT to unitholders for the year ending 31 December 2024, no provision for taxation has been made for the current year-to-date.

(ii) Taxation of Unitholders

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

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

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

	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) IGB Commercial REIT distributes less than 90% of total taxable income

Where less than 90% of the total taxable income is distributed by IGB Commercial REIT, then exemption under Section 61A of the Act will not apply and IGB Commercial REIT would have to pay taxes on the taxable income for the YA. The distributions made by IGB Commercial 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 Commercial 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 Commercial 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 and the entitlement to any tax credits depend on their home country’s tax legislation.

IGB COMMERCIAL REAL ESTATE INVESTMENT TRUST
Part B – Additional Disclosures Pursuant to Paragraph 9.44 of the MMLR (continued)

B8 Status of corporate proposal

There were no corporate proposals announced but not completed as at the date of this Interim Financial Report.

B9 Borrowings and debt securities

IGB Commercial REIT's debt securities were as follows:

	As at 30.9.2024	As at 31.12.2023 (Audited)
	RM '000	RM '000
Non-current borrowing		
- secured unrated Medium Term Notes	848,833	848,387
Current borrowings		
- secured unrated Medium Term Notes	1,294	1,803
- revolving credit	-	3,243
Total	850,127	853,433

All debt securities are denominated in Ringgit Malaysia.

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 30.9.2024	Immediate preceding quarter ended 30.6.2024
Number of Units in issue	'000 units	2,391,291	2,382,549
NAV (after income distribution)	RM '000	2,291,767	2,293,773
NAV per Unit (after income distribution)	RM	0.9584	0.9627
Total comprehensive income	RM '000	16,341	16,525
Weighted average number of Units in issue	'000 units	2,379,951	2,375,612
Basic Earnings per Unit after Manager's management fee	sen	0.69	0.70
Distributable Income	RM '000	22,923	23,568
DPU	sen	0.94	0.97
Closing market price per Unit	RM	0.515	0.480
Distribution yield (annualised)	%	7.43	8.08

IGB COMMERCIAL REAL ESTATE INVESTMENT TRUST
Part B – Additional Disclosures Pursuant to Paragraph 9.44 of the MMLR (continued)

B13 Manager’s management fees

Based on the Deed, the Manager is entitled to receive the following fees from IGB Commercial 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.

The total Manager’s management fees were as follows:-

	Current Year	Preceding Year	Current	Preceding
	Quarter	Quarter	Year-To-Date	Year-To-Date
	30.9.2024	30.9.2023	30.9.2024	30.9.2023
	RM' 000	RM' 000	RM' 000	RM' 000
Base fee	2,482	2,478	7,470	7,349
Performance fee	<u>1,683</u>	<u>1,572</u>	<u>5,117</u>	<u>4,747</u>
Total	<u><u>4,165</u></u>	<u><u>4,050</u></u>	<u><u>12,587</u></u>	<u><u>12,096</u></u>

For the current year-to-date, 100% of the total Manager’s management fees is payable in Units.

B14 Trustee’s fee

Based on the Deed, an annual trustee’s fee of up to 0.03% per annum of the NAV of IGB Commercial 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 Commercial REIT as at 30 September 2024, the Unitholdings of the Manager and parties related to the Manager were as follows:-

	Direct		Indirect	
	No. of Units	%	No. of Units	%
IGB Berhad	1,199,890,022	50.20	83,991,213	3.51
IGB REIT Management Sdn Bhd	83,991,213	3.51	-	-
Dato' Seri Robert Tan Chung Meng	15,330,424	0.64	1,553,695,441	64.97
Tan Chin Nam Sendirian Berhad	114,579,261	4.79	1,554,738,554	65.02
Tan Kim Yeow Sendirian Berhad	67,735,407	2.83	1,485,960,034	62.14
Wah Seong (Malaya) Trading Co. Sdn Bhd	174,080,712	7.28	1,311,879,322	54.86
Pauline Tan Suat Ming	4,227,385	0.18	1,553,695,441	64.97
Tony Tan Choon Keat	-	-	1,553,695,441	64.97

IGB COMMERCIAL REAL ESTATE INVESTMENT TRUST
Part B – Additional Disclosures Pursuant to Paragraph 9.44 of the MMLR (continued)

B16 Notes to the Statement of Comprehensive Income

	Current Year	Preceding Year	Current	Preceding
	Quarter	Quarter	Year-To-Date	Period-To-Date
	30.9.2024	30.9.2023	30.9.2024	30.9.2023
	RM' 000	RM' 000	RM' 000	RM' 000
Allowance for impairment on receivables	-	-	-	34
	<u> </u>	<u> </u>	<u> </u>	<u> </u>

B17 Responsibility statement

In the opinion of the Directors of the Manager, this Interim Financial Report has been prepared in accordance with the Deed, 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 Commercial REIT as at 30 September 2024 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 28 October 2024.