AUDITED CONDENSED STATEMENT OF FINANCIAL POSITION

AS AT END OF CURRENT QUARTER 31.12.2016 (Audited)	AS AT PRECEDING FINANCIAL YEAR ENDED 31.12.2015 (Audited) RM'000
QUARTER 31.12.2016 (Audited)	YEAR ENDED 31.12.2015 (Audited)
31.12.2016 (Audited)	31.12.2015 (Audited)
(Audited)	(Audited)
· · · · ·	` ′
	RM'000
RM'000	
INVESTMENTS	
Real estate 446,096	210,890
Real estate-related assets -	549
Non-real estate-related assets -	1,663
Deposits with financial institutions 9,488 455,584	6,291 219,393
400,004	219,393
OTHER ASSETS	
Equipment, furniture and fittings	16
Tax recoverable 601	601
Trade receivables 1,666	862
Other receivables 10,854	5,917
Cash and bank balances 92	65
13,226	
TOTAL ASSETS 468,810	226,854
LIABILITIES	
Financing 196,506	59,894
Rental deposits 4,951	4,576
Other payables 111,211	280
Amount due to Manager 138	
Deferred tax liability 2,127	2,414
TOTAL LIABILITIES 314,933	67,308
FINANCED BY:-	
UNIT HOLDERS' FUND	
Unit holders' capital 100,000	100,000
Retained Earnings 53,877	59,546
TOTAL NET ASSET VALUE ATTRIBUTABLE TO UNIT HOLDERS 153,877	159,546
TOTAL UNIT HOLDERS' FUNDS AND LIABILITIES 468,810	226,854
NUMBER OF UNITS IN CIRCULATION 100,000	
NET ASSET VALUE ("NAV") 153,877	159,546
NAV (EX-DISTRIBUTION) PER UNIT (RM) 1.5388	1.5955

(The Audited Condensed Statement of Financial Position should be read in conjunction with the Annual Financial Report for the year ended December 31, 2015).

AMANAH HARTA TANAH PNB AUDITED STATEMENT OF COMPREHENSIVE INCOME

	INDIVIDUA	L QUARTER	CUMULATIV	E QUARTER
				Preceding
	Current	Preceding	Current	Year
	Year	Year	Year	Corresponding
	Ouarter	Ouarter	Ouarter	Quarter
	31.12.2016	31.12.2015	31.12.2016	31.12.2015
	RM'000	RM'000	RM'000	RM'000
TOTAL REVENUE	9,291	3,438	21,147	13,681
Gross rental income				
Realised	9,194	3,373	20,836	13,299
Unrealised (unbilled lease income	7,	5,515		-5,-55
receivable)*	2,527	_	2,527	_
receivable)	11,721	3,373	23,363	13,299
Less: Assessment	(231)	(233)	(919)	(913)
Ouit rent	(14)	(14)	(55)	(55)
~	(14)	(14)	(00)	(55)
Other property operating	(1, 40.4)	(1.100)	(C 101)	(4.450)
expenditure	(1,404)	(1,162)	(5,161)	(4,456)
Depreciation	- 10.070	(1)	(2)	(3)
Net rental income	10,072	1,963	17,226	7,872
Interest income from deposits				
with financial institutions	98	47	260	275
Net gain/(loss) on real estate/				
non-real estate-related asset:				
Realised gain on disposal	(64)	12	(4)	33
Unrealised gain/(loss) on				
valuation	(8,214)	(151)	(8,278)	8,981
Dividend income	(1)	18	51	107
	1,891	1,889	9,255	17,268
EXPENSES			_	
Manager's fee	390	380	1,569	1,526
Trustee's fee	32	33	130	130
Auditors' remuneration	4	3	14	14
Valuation fee	24	-	24	5
Professional fee	4	-	4	125
Printing, postage and general				
expenses	17	124	108	498
Finance costs	2,158	579	4,549	2,202
Deemed finance cost	2,314	-	2,314	_,
	4,943	1,119	8,712	4,500
INCOME BEFORE TAXATION	(3,052)	770	543	12,768
TAXATION	287	-	287	(463)
INCOME AFTER TAXATION	(2,765)	770	830	12,305
	(2,100)			12,000
OTHER COMPREHENSIVE INCOME	-	-	-	-
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD	(2,765)	770	830	12,305
HACOME LOW THE PERIOD	(4,105)	110	030	14,505

NET INCOME AFTER TAXATION IS MADE UP OF THE FOLLOWING:				
- Realised	2,635	921	6,294	3,787
- Unrealised	(5,400)	(151)	(5,464)	8,518
	(2,765)	770	830	12,305
EARNINGS PER UNIT (SEN)	(2.77)	0.77	0.83	12.31

^{*} Recognition of unrealised rental income - unbilled lease income receivable pursuant to the requirements of MFRS 117 Leases, to recognise income from operating lease on a straight-line basis, including contractual increase in rental rates over the fixed tenure of the lease agreement.

(The Audited Condensed Statement of Comprehensive Income should be read in conjunction with the Annual Financial Report for the year ended December 31, 2015).

AUDITED CONDENSED STATEMENT OF CHANGES IN EQUITY THE PERIOD ENDED DECEMBER 31, 2016

Retained Earnings

Current Year To-date	Unit holders' Capital (RM'000)	Distributable Realised Income (RM'000)	Non- Distributable Unrealised Income (RM'000)	Total NAV Attributable to unit Holders (RM'000)
At 1 January 2016	100,000	13,588	45,959	159,547
Total comprehensive income for the period Income distribution during the period:	-	6,294	(5,464)	830
Final income distribution				
(Year ended Dec. 31, 2015)	-	(3,500)	-	(3,500)
Interim income distribution (Year ended Dec. 31, 2016)	_	(3,000)	_	(3,000)
At December 31, 2016	100,000	13,382	40,495	153,877
Preceeding Year To-date				
At 1 January 2015	100,000	17,002	37,439	154,441
Total comprehensive income for the period Income distribution during the period:	-	3,787	8,518	12,305
Final income distribution (Year ended Dec. 31, 2014) Interim income distribution	-	(3,700)	-	(3,700)
(Year ended Dec. 31, 2013)		(3,500)		(3,500)
At December 31, 2015	100,000	13,589	45,957	159,546

(The Audited Condensed Statement of Changes in Equity should be read in conjunction with the Annual Financial Report for the year ended December 31, 2015).

AUDITED CONDENSED STATEMENT OF CASH FLOW FOR THE PERIOD ENDED DECEMBER 31, 2016

	Current Year To-date 31.12.2016 (RM'000)	Preceeding Year To-date 31.12.2015 (RM'000)
CASH FLOWS FROM OPERATING ACTIVITIES		
Net income before taxation Adjustments for non-cash flow:	543	12,768
Non-cash items Non-operating items	8,280 4,242	(8,978) 1,787
Operating profit before working capital changes Changes in working capital	13,065	5,577
Net change in current assets Net change in current liabilities	(5,741) 109,674	(292) (533)
Net cash generated from operating activities	116,998	4,752
CASH FLOWS FROM INVESTING ACTIVITIES		
Real estate	(243,483)	(20,657)
Real estate-related asset/non-real estate-related asset Interest received	2,312 264	88 266
Net cash generated from investing activities	(240,907)	(20,303)
CASH FLOW FROM FINANCING ACTIVITIES		
Payment of income distribution Proceed from revolving credit facility	(6,500) 136,611	(7,200) 21,428
Financing costs paid Net cash used in financing activities	(2,090) 128,021	(2,478) 11,750
NET INCREASE IN CASH AND CASH EQUIVALENTS CASH AND CASH EQUIVALENTS AT BEGINNING	4,112	(3,801)
OF THE PERIOD	5,468	10,157
CASH AND CASH EQUIVALENTS AT END OF THE PERIOD	9,580	6,356

(The Audited Condensed Statement of Cash Flow should be read in conjunction with the Annual Financial Report for the year ended December 31, 2015).

EXPLANATORY NOTES AS REQUIRED BY MFRS 134 INTERIM FINANCIAL REPORTING ("MFRS 134")

A1. BASIS OF PREPARATION

The quarterly financial report has been prepared in accordance with MFRS 134: Interim Financial Reporting and should be read in conjunction with the audited financial statements for the year ended December 31, 2015.

The accounting policies and methods of computation used in the preparation of the interim financial statements are consistent with those adopted in the audited financial statements for the financial year ended 31 December 2015.

A2. AUDIT REPORT FOR PRECEDING FINANCIAL YEAR

The audit report of the financial statements for the preceding year ended December 31, 2015, was not qualified.

A3. SEASONALITY OR CYCLICALITY OF OPERATIONS

The business operations of the Trust are not affected by material seasonal or cyclical factors.

A4. UNUSUAL ITEMS

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

A5. CHANGES IN ESTIMATES

This is not applicable as no estimates were previously reported.

A6. DEBT AND EQUITY SECURITIES

There were no issuance, cancellation, repurchase, resale and repayment of debt and equity securities for the current quarter and year-to-date.

A7. INCOME DISTRIBUTION

No income distribution was paid during the current quarter.

A8. SEGMENTAL REPORTING

No segment information is prepared as the Trust's assets are located in Malaysia and hence, revenue is generated in Malaysia.

A9. VALUATIONS OF INVESTMENT IN REAL ESTATE

A revaluation exercise was carried out on the entire real estate investments of AHP during the quarter under review pursuant to Clause 10.03 of the REIT Guidelines issued by the Securities Commission. The revaluation exercise reveals total market value of RM448.46 million resulting in unrealised loss on revaluation of RM5.751 million or 1.27% from carrying value of RM454.21 million.

A10. MATERIAL EVENTS

In relation to the acquisition of a property for a purchase consideration of RM240 million and issuance of 120 million new units via rights issues as disclosed in the Audited Financial Report of the Trust for the year ended 31 December 2015, the following announcement were made during the quarter under review:

- (i) On 24 October 2016, it was announced that Cut-Off Period for the Acquisition has been extended from 27 October 2016 to 27 November 2016 and on 23 November 2016 it was announced that the Cut-Off Period has been extended further to 27 December 2016;
- (ii) On 23 November 2016, it was announced that the Cut-Off Period has been extended further to 27 December 2016;
- (iii) On 28 November 2016, it was announced that:
 - a. the entitlement date for the rights issue is on 13 December 2016 and that the Rights Issue is priced at RM1.00 per unit;
 - b. the Trustee, for and on behalf of AHP, and the Manager, had entered into an Underwriting Agreement with the Joint Underwriters;
 - c. the Trustee and the Manager have released ASB from its obligation to subscribe for the excess Rights Units up to two per centum (2%) of the enlarged Units in circulation and PNB from the Additional Undertaking.
- (iv) On 8 December 2016, it was announced that all CP of the SPA, the Supplemental Agreement and the Second Supplemental Agreement have been met and that the Abridged Prospectus ("AP") in relation to the Rights Issue has been duly registered and lodged with the SC; and
- (v) On 14 December 2016, the AP together with the relevant notice of provisional allotment and rights subscription form were despatched to the unit holders.

On 5 January 2017, it was announced that AHP had received valid acceptances and excess applications for 128,582,161 Rights Units representing an over-subscription of 8,582,161 Rights Units or approximately 7.15% over the total number of Rights Units available for subscription under the Rights Issue.

On 12 January 2017, the entire 120 million new units of AHP arising from the Rights Issue was listed on the main board of Bursa Securities.

All. EFFECT OF CHANGES IN THE COMPOSITION OF THE TRUST

The composition of the investment portfolio of the Trust is as follows:

Investments	Audited as a	at end of	Audited as at p	receeding
	current q	uarter	financial ye	ear end
	(RM'000)	(%)	(RM'000)	(%)
Real estate	446,096	97.90	210,890	96.10
Real estate related-assets	-	-	549	0.25
Non-real estate-related				
assets	-	-	1,663	0.75
Deposits with financial				
institutions, cash and				
bank balances	9,580	2.10	6,356	2.90
	455,676	100.00	219,458	100.00

A12. CONTINGENT LIABILITIES OR CONTINGENT ASSETS

There were no contingent liabilities or contingent assets to be disclosed.

B1. REVIEW OF PERFORMANCE

For the quarter ended December 31, 2016, the Trust recorded a total revenue of RM9.291 million, representing an increase of RM5.853 million or 170.24% from RM3.438 million achieved in the corresponding quarter in 2015.

Total expenditure for the quarter under review was RM6.592 million, representing an increase of RM4.063 million or 160.66% from RM2.529 million recorded in the corresponding period in 2015.

For the quarter under review, the Trust recorded a loss before taxation of RM3.052 million which represents a decrease of RM3.822 million or 496.36% from RM0.770 million of profit recorded in the corresponding period last year. This is due to the unrealised loss on revaluation of real estates of RM5.751 million in the current quarter.

B2. CHANGES IN THE STATE OF AFFAIRS

There was no material change in the state of affairs of the Trust for the quarter under review.

B3. SUMMARY OF EARNINGS PER UNIT, NET ASSET VALUE AND MARKET PRICE

	Current Year To-date	as at Preceeding Financial Year End
Authorised units ('000)	1,000,000	1,000,000
Number of units in issue ('000)	100,000 *	100,000 *
Total comprehensive income (RM'000)	830	12,305
Earnings per unit (sen)	0.83	12.31
Net asset value (RM'000)	153,877	159,546
Net asset value per unit (RM)	1.5388	1.5955
Market price per unit (RM)	0.975	1.000

^{*} The Manager did not hold any unit in the Trust, however, Permodalan Nasional Berhad, a holding company of the Manager, held 5,063,500 units, representing approximately 5.06% of the total units in issue.

B4. REVIEW OF COMMERCIAL PROPERTY MARKET

In general, Malaysia's property market in 2016 has remained soft in almost all subsectors, including Purpose Built Office (PBO) and shopping complex just as it was last year, particularly for the PBO and retail subsectors. This observation is backed by National Property Information Centre's (NAPIC) statistics suggesting that the demand and supply of properties have remained soft during the year. Meanwhile, data from Bank Negara Malaysia (BNM) continued to point to a reduction in loans applied and approved for the purchase of residential and non-residential properties.

For PBO segment, some 218,395 sq. m of new space entered the market in 1H16, reflecting a modest increase of 1.1% from the end of 2H15 level. Some 170,318 sq. m new shopping complex space was supplied into the market in 1H16, recording a marginal 1.3% increase from the end of 2H15 level.

On the demand side, occupancy rate for privately-owned PBO in 1H16 stood at 78.2%, easing slightly from 2H15's level of 78.5%. Similar trend was recorded for occupancy rate of shopping complex in which it slipped marginally from the 82.4% occupancy rate recorded nationwide in 2H15 to 82.2% in 1H16.

B4. REVIEW OF COMMERCIAL PROPERTY MARKET (CONTD.)

As at the end of 1H16, Kuala Lumpur accounted for 52.3% of the total privately-owned PBO space nationwide. The share of Kuala Lumpur's privately-owned PBO against the total national privately-owned PBO had increased modestly from 51.6% recorded at the end of 2H15. This would indicate a rising concentration of commercial activities in the capital.

The latest available statistics from NAPIC show that average rental of PBO in Kuala Lumpur City Centre/Golden Triangle extending to areas such as Jalan Ampang, Jalan Tun Razak, and Jalan Pinang during 1H16, had risen by 2.4% to RM63.40 per sq. m/month (RM5.89 per sq. f/month) from RM61.89 per sq. m/month (RM5.75 per sq. f/month) recorded in 2H15. The rental of PBO Within City Centre (WCC) which covers areas such as Jalan Bangsar, Wangsa Maju and Mid Valley for the same period rose by 0.8% to RM55.43 per sq. m/month (RM5.15 per sq. f/month). On the same note, average PBO rental in suburban areas including Sri Petaling, Damansara and Cheras, increased by 3.1% to RM46.28 per sq. m/month (RM4.30 per sq. f/month) in 1H16 from RM44.89 per sq. m (RM4.17 per sq. f/month) in 2H15.

B5. PROSPECTS

According to NAPIC, the commercial property subsector is forecast to expand by 19% over the next three years (annualised 6.5%). Meanwhile, the PBO subsector is expected to receive another 2 million sq. m or 10% of stock within the next three years (annualised 3.3%). A large number of incoming supply of PBO is expected to be in Kuala Lumpur and Selangor area. Combined, they are estimated to receive another 0.67 million sq. m (33.8% from national incoming supply) and 0.51 million sq. m (25.7% of national incoming supply), respectively during the same period.

Likewise, the shopping complex and industrial subsectors are estimated to expand by 13% (annualised 4.3%) and 7.8% (annualised 2.6%) respectively within the next three years. It is estimated that 1.86 million sq. m of shopping complex and 8,304 units of industrial units would be added within the next three years which will continue to buoy the overall commercial property supply going forward.

In 2017, the property market is expected to remain soft as in 2015 and 2016, especially in the office and retail subsectors. The incoming supply of commercial and office stocks is set to flood the already oversupplied commercial market. This in turn will create additional pressure for developers and commercial property speculators to match the flattish growth of demand due to tightened financing requirements and consumption tax.

B6. STATUS OF CORPORATE PROPOSALS

There were no proceeds raised from any corporate proposal.

B7. UTILISATION OF PROCEEDS RAISED FROM ANY ISSUANCE OF NEW UNITS

There were no issuances of new units for the quarter under review.

B8. CIRCUMSTANCES AFFECTING INTEREST OF UNIT HOLDERS

There were no unusual circumstances which materially affect the interest of the unit holders for the quarter under review.

B9. MATERIAL LITIGATION

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

B10. MAINTENANCE COST AND MAJOR CAPITAL EXPENDITURE

There were no major maintenance cost incurred during the quarter under review. However, capital expenditure amounting to RM0.163 million has been incurred during the quarter under review.

B11. SOFT COMMISSION

There was no soft commission received by the Manager or its delegates during the quarter under review.

B12. INCOME RECOGNITION

(i) Rental Income

Rental income from real estates is accounted for on a straight-line basis over the term of the lease, except where an alternative basis is more representative of the pattern of benefits to be derived

(ii) Gross Dividend Income

Gross dividend income from quoted shares are recognised on a declared basis, when the right to receive dividends has been established.

(iii) Other Income

Interest income, car park income and other real estate income are accounted for on an accrual basis.

B13. MANAGEMENT FEE

The Manager is entitled to a fee not exceeding 2% per annum of the net asset value of the Trust on each day of the accrual period, as defined in the Deed of Trust. The management fee charged for the current quarter is 1% (2015: 1%) per annum of the daily net asset value of the Trust.

No other fee, commission or initial service charges has been paid or is payable to the Manager.

B14. TRUSTEE'S FEE

The Trustee is entitled to a fee not exceeding 0.1% per annum of the net asset value of the Trust on each day of the accrual period, as defined in the Deed of Trust. The Trustee's fee charged for the current quarter is RM130,000 (2015: RM130,000).

B15. TRANSACTIONS WITH STOCKBROKING COMPANIES

No transaction recorded during the current quarter.

B16. REAL ESTATE ACQUIRED DURING THE PERIOD

The following real estate was acquired during the quarter:

Real Estate	Tenure	Vendor	Price (RM)
Mydin Mall/Hypermarket	Freehold	Mydin Mohamed Holdings	240 million
Seremban 2, Negeri Sembilan		Berhad	

The above real estate was acquired with a leaseback arrangement with the Vendor. Pursuant to the relevant Second Supplemental Sale and Purchase Agreement, financing from the Commodity Murabahah Term Financing-i facility totalling RM125 million was disbursed via two tranches on August 25, 2016 and September 13, 2016, to part finance the acquisition. In return for the full disbursement of the RM125 million, the Vendor surrendered the Title to the real estate and on September 13, 2016, the 30-year lease of the real estate commences. The rental payable by the Vendor, as the Lessee, is proportionate to the acquisition price which has been paid.

As such, as at September 30, 2016, the acquisition of the real estate has been substantively completed with all CPs for the Acquisition have been met save for the approval of the SC for the Abridged Prospectus ("AP") in relation to the rights issue to part finance the acquisition. Accordingly, the real estate has been accounted for in full. Subsequently, on December 8, 2016, the approval of the SC for the AP was obtained and all CPs for the Acquisition have been met.

On January 12, 2017, the rights issue exercise was completed with the listing of the 120 million rights units on the Main Board of Bursa Securities. The Balance Purchase Price (less retention sum) was paid to the Vendor on January 13, 2017, from the proceeds of the rights issue.

Parcentage

B17. COMPOSITION OF THE INVESTMENT PORTFOLIO

				of Fair
				Value Over
		Total	Fair	Net Asset
<u>Investments</u>	<u>Units</u>	<u>Cost</u>	<u>Value</u>	<u>Value</u>
		(RM'000)	(RM'000)	(%)
Real estate	7	406,093	446,096	289.90
Deposits with financial institutions,				
cash and bank balances		9,580	9,580	6.23
Total		415,673	455,676	296.13

B18. TAXATION

The Trust has been exempted from income tax on all income provided that at least 90% of its total chargeable income pursuant to Section 61A of the Income Tax Act 1967, is distributed to the unit holders in the basis period effective from year of assessment 2007.

The Trust estimates that it will distribute at least 90% of its chargeable income for the whole financial year and accordingly the Trust is not subject to income tax for the year ended December 31, 2016.

A reconciliation of income tax expense applicable to income before taxation at the statutory income tax rate to income tax expenses at the effective income tax rate of the Trust is as follows:-

	Current	Year
	Quarter	to-date
	RM'000	RM'000
Income before taxation	(3,052)	543
Taxation at Malaysian statutory tax rate of 24%	(732)	130
Effect on income not subject to tax	1,356	1,306
Effect on expenses not deductible for tax purposes	19	57
Effect on income distribution exempted from		
tax at trust level	(69)	(919)
Utilisation of current year capital allowances	-	-
Effect of deferred tax recognised at RPGT rate	(287)	(287)
Tax expense for the period	287	287

B19. BORROWINGS AND DEBT SECURITIES

There were no borrowings or debt securities except for the Revolving Credit-i Facility of RM71.51 million mainly to finance the upgrading and refurbishment of Plaza VADS and the Commodity Murabahah Term Financing-i Facility of RM125 million to part finance the acquisition of Mydin Mall/Hypermarket in Seremban 2.

B20. INCOME DISTRIBUTION

Income distribution for the current year to-date, is as follows:

	Gross RM'000	Net RM'000
Interim income distribution of 3.00 sen		
per unit (Payment date : 30 August 2016)	3,000	3,000
Proposed final income distribution of 1.50 sen* per unit (Payment date: 28 February 2017)	3,300	3,300
Total distribution for the period	6,300	6,300
Interim income distribution per unit (sen)	3.00	3.00
Proposed final income distribution per unit (sen)	1.50 *	1.50 *

^{*} Based on the enlarged units in circulation of 220 million units following the completion of the rights issue exercise which was prior to the entitlement date of the final income distribution.

B21. SOURCE OF DISTRIBUTION

Distribution to unit holders is from the following sources:

<u> </u>	RM'000
Net rental income	14,699
Gross dividends from investments	51
Interest income from deposits with financial institutions	260
	15,010
Less: Expenses	(8,710)
Total distribution	6,300
Per Unit (ser	n)
Gross/net interim income distribution 3.00	3,000
Gross/net proposed final income distribution 1.50	3,300
Total distribution	6,300

B22. STATEMENT BY THE DIRECTORS OF THE MANAGER

In the opinion of the Directors of the Manager, the quarterly report has been prepared in accordance with MFRS 134: Interim Financial Reporting and Paragraph 9.44 of the Main Market Listing Requirements of the Bursa Malaysia Securities Berhad so as to give a true and fair view of the financial position of Amanah Harta Tanah PNB as at December 31, 2016 and its results and the cash flows for the quarter ended on that date and duly authorised for release by the Board of the Manager on January 18, 2017.

BY ORDER OF THE BOARD

ADIBAH KHAIRIAH BINTI ISMAIL @ DAUD (MIA 13755) Company Secretary PELABURAN HARTANAH NASIONAL BERHAD (175967-W) (as the Manager of Amanah Harta Tanah PNB)