

AMANAH HARTA TANAH PNB

UNAUDITED CONDENSED STATEMENT OF FINANCIAL POSITION

	AS AT END OF CURRENT QUARTER 31.03.2017 (Unaudited) RM'000	AS AT PRECEDING FINANCIAL YEAR ENDED 31.12.2016 (Audited) RM'000
INVESTMENTS		
Real estate	444,168	446,096
Real estate-related assets	-	-
Non-real estate-related assets	-	-
Deposits with financial institutions	15,137	9,488
	<u>459,305</u>	<u>455,584</u>
OTHER ASSETS		
Equipment, furniture and fittings	13	13
Tax recoverable	601	601
Trade receivables	668	1,666
Other receivables	18,522	10,854
Cash and bank balances	227	92
	<u>20,031</u>	<u>13,226</u>
TOTAL ASSETS	<u>479,336</u>	<u>468,810</u>
LIABILITIES		
Financing	196,506	196,506
Rental deposits	4,954	4,951
Other payables	1,462	111,211
Amount due to Manager	716	138
Deferred tax liability	2,126	2,127
TOTAL LIABILITIES	<u>205,764</u>	<u>314,933</u>
FINANCED BY:-		
UNIT HOLDERS' FUND		
Unit holders' capital	219,121	100,000
Retained Earnings	54,451	53,877
TOTAL NET ASSET VALUE ATTRIBUTABLE TO UNIT HOLDERS	<u>273,572</u>	<u>153,877</u>
TOTAL UNIT HOLDERS' FUNDS AND LIABILITIES	<u>479,336</u>	<u>468,810</u>
NUMBER OF UNITS IN CIRCULATION	<u>220,000</u>	<u>100,000</u>
NET ASSET VALUE ("NAV")	<u>273,572</u>	<u>153,877</u>
NAV (EX-DISTRIBUTION) PER UNIT (RM)	<u>1.2435</u>	<u>1.5388</u>

(The Condensed Statement of Financial Position should be read in conjunction with the Annual Financial Report for the year ended December 31, 2016).

AMANAH HARTA TANAH PNB
UNAUDITED STATEMENT OF COMPREHENSIVE INCOME

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Current Year Quarter 31.03.2017 RM'000	Preceding Year Quarter 31.03.2016 RM'000	Current Year Quarter 31.03.2017 RM'000	Preceding Year Corresponding Quarter 31.03.2016 RM'000
TOTAL REVENUE	<u>8,550</u>	<u>3,305</u>	<u>8,550</u>	<u>3,305</u>
Gross rental income				
Realised	8,459	3,232	8,459	3,232
Unrealised (unbilled lease income receivable)*	2,106	-	2,106	-
	<u>10,565</u>	<u>3,232</u>	<u>10,565</u>	<u>3,232</u>
Less: Assessment	(226)	(228)	(226)	(228)
Quit rent	(14)	(14)	(14)	(14)
Other property operating expenditure	(1,208)	(1,467)	(1,208)	(1,467)
Depreciation	(1)	(1)	(1)	(1)
Net rental income	<u>9,116</u>	<u>1,522</u>	<u>9,116</u>	<u>1,522</u>
Interest income from deposits with financial institutions	91	55	91	55
Net gain/(loss) on real estate/ non-real estate-related asset:				
Realised gain on disposal	-	11	-	11
Unrealised gain/(loss) on valuation	(2,106)	21	(2,106)	21
Dividend income	-	18	-	18
	<u>7,101</u>	<u>1,627</u>	<u>7,101</u>	<u>1,627</u>
EXPENSES				
Manager's fee	674	391	674	391
Trustee's fee	33	33	33	33
Auditors' remuneration	3	3	3	3
Valuation fee	-	-	-	-
Professional fee	25	-	25	-
Printing, postage and general expenses	84	35	84	35
Finance costs	2,138	682	2,138	682
Deemed finance cost	270	-	270	-
	<u>3,227</u>	<u>1,144</u>	<u>3,227</u>	<u>1,144</u>
INCOME BEFORE TAXATION	<u>3,874</u>	<u>483</u>	<u>3,874</u>	<u>483</u>
TAXATION	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
INCOME AFTER TAXATION	<u>3,874</u>	<u>483</u>	<u>3,874</u>	<u>483</u>
OTHER COMPREHENSIVE INCOME	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD	<u>3,874</u>	<u>483</u>	<u>3,874</u>	<u>483</u>

NET INCOME AFTER TAXATION				
IS MADE UP OF THE FOLLOWING:				
- Realised	3,874	462	3,874	462
- Unrealised	-	21	-	21
	<u>3,874</u>	<u>483</u>	<u>3,874</u>	<u>483</u>
EARNINGS PER UNIT (SEN)	<u>1.76</u>	<u>0.48</u>	<u>1.76</u>	<u>0.48</u>

* 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 Condensed Statement of Comprehensive Income should be read in conjunction with the Annual Financial Report for the year ended December 31, 2016).

AMANAH HARTA TANAH PNB

UNAUDITED CONDENSED STATEMENT OF CHANGES IN EQUITY
THE PERIOD ENDED MARCH 31, 2017

	Unit holders' Capital (RM'000)	Retained Earnings		Total NAV Attributable to unit Holders (RM'000)
		Distributable Realised Income (RM'000)	Non- Distributable Unrealised Income (RM'000)	
Current Year To-date				
At 1 January 2017	100,000	13,382	40,495	153,877
Issuance of right issue units	120,000			120,000
Expenses related to right issue	(879)			(879)
Total comprehensive income for the period	-	3,874	-	3,874
Income distribution during the period:				
Final income distribution (Year ended Dec. 31, 2016)	-	(3,300)	-	(3,300)
At March 31, 2017	<u>219,121</u>	<u>13,956</u>	<u>40,495</u>	<u>273,572</u>
Preceding Year To-date				
At 1 January 2016	100,000	13,588	45,959	159,547
Total comprehensive income for the period	-	462	21	483
Income distribution during the period:				
Final income distribution (Year ended Dec. 31, 2015)	-	(3,500)	-	(3,500)
At March 31, 2016	<u>100,000</u>	<u>10,550</u>	<u>45,980</u>	<u>156,530</u>

(The Condensed Statement of Changes in Equity should be read in conjunction with the Annual Financial Report for the year ended December 31, 2016).

AMANAH HARTA TANAH PNB

UNAUDITED CONDENSED STATEMENT OF
CASH FLOW FOR THE PERIOD ENDED MARCH 31, 2017

	Current Year To-date 31.03.2017 (RM'000)	Preceding Year To-date 31.03.2016 (RM'000)
CASH FLOWS FROM OPERATING ACTIVITIES		
Net income before taxation	3,874	483
Adjustments for non-cash flow:		
Non-cash items	2,105	(20)
Non-operating items	2,047	598
Operating profit before working capital changes	<u>8,026</u>	<u>1,061</u>
Changes in working capital		
Net change in current assets	(7,036)	(73)
Net change in current liabilities	<u>(109,169)</u>	<u>117</u>
Net cash generated from operating activities	<u>(108,179)</u>	<u>1,105</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Real estate	(178)	(64)
Real estate-related asset/non-real estate-related asset	-	140
Interest received	83	59
Net cash generated from investing activities	<u>(95)</u>	<u>135</u>
CASH FLOW FROM FINANCING ACTIVITIES		
Payment of income distribution	(3,300)	(3,500)
Proceed from right issue	120,000	-
Proceed from revolving credit facility	-	2,348
Financing costs paid	<u>(2,642)</u>	<u>(661)</u>
Net cash used in financing activities	<u>114,058</u>	<u>(1,813)</u>
NET INCREASE IN CASH AND CASH EQUIVALENTS	5,784	(573)
CASH AND CASH EQUIVALENTS AT BEGINNING OF THE PERIOD	<u>9,580</u>	<u>6,356</u>
CASH AND CASH EQUIVALENTS AT END OF THE PERIOD	<u>15,364</u>	<u>5,783</u>

(The Condensed Statement of Cash Flow should be read in conjunction with the Annual Financial Report for the year ended December 31, 2016).

AMANAH HARTA TANAH PNB

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, 2016.

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 2016.

A2. AUDIT REPORT FOR PRECEDING FINANCIAL YEAR

The audit report of the financial statements for the preceding year ended December 31, 2016, 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 quarter 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

An income distribution of RM3.30 million or 1.50 sen a unit (tax exempt at trust level) for the six-month period ended December 31, 2016, 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

The value of the real estate has been brought forward from the previous annual financial statements without amendment. During the quarter under review, AHP has incurred a capital expenditure amounting to RM0.178 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 2016, the following announcement were made during the quarter under review:

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.

A11. EFFECT OF CHANGES IN THE COMPOSITION OF THE TRUST

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

Investments	Audited as at end of current quarter		Audited as at preceeding financial year end	
	(RM'000)	(%)	(RM'000)	(%)
Real estate	444,168	96.66	446,096	97.90
Real estate related-assets	-	-	-	-
Non-real estate-related assets	-	-	-	-
Deposits with financial institutions, cash and bank balances	15,364	3.34	9,580	2.10
	<u>459,532</u>	<u>100.00</u>	<u>455,676</u>	<u>100.00</u>

A12. CONTINGENT LIABILITIES OR CONTINGENT ASSETS

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

ADDITIONAL INFORMATION PURSUANT TO PARAGRAPH 9.44 OF BURSA MALAYSIA SECURITIES BERHAD'S MAIN MARKET LISTING REQUIREMENTS

B1. REVIEW OF PERFORMANCE

For the quarter ended March 31, 2017, the Trust recorded a total revenue of RM8.550 million, representing an increase of RM5.245 million or 158.70% from RM3.305 million achieved in the corresponding quarter in 2016. The increase was mainly due to rental income from the newly acquired Mydin Seremban 2.

Total expenditure for the quarter under review was RM4.676 million, representing an increase of RM1.822 million or 63.84% from RM2.854 million recorded in the corresponding period in 2016. The increase was mainly due to the financing cost incurred in relation to the acquisition of Mydin Seremban 2.

For the quarter under review, the Trust recorded a profit before taxation of RM3.874 million which represents a increase of RM3.391 million or 702.07% from RM0.483 million of profit recorded in the corresponding period last year.

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 Preceding Financial Year End
Authorised units ('000)	1,000,000	1,000,000
Number of units in issue ('000)	220,000 *	100,000 *
Total comprehensive income (RM'000)	3,874	830
Earnings per unit (sen)	1.76	0.83
Net asset value (RM'000)	273,572	153,877
Net asset value per unit (RM)	1.2435	1.5388
Market price per unit (RM)	0.960	0.975

* The Manager did not hold any unit in the Trust, however, Permodalan Nasional Berhad, a holding company of the Manager, held 11,139,700 units, representing approximately 5.06% of the total units in issue.

B4. PROSPECTS

In view of the sustainable level of occupancy of the real estate of AHP, Management anticipates that the performance of the real estate of AHP will remain positive for the current financial year.

B5. STATUS OF CORPORATE PROPOSALS

There were no proceeds raised from any corporate proposal.

B6. UTILISATION OF PROCEEDS RAISED FROM ANY ISSUANCE OF NEW UNITS

The entire proceeds from the rights issue amounting to RM120 million has been utilised for the acquisition of Mydin Mall/Hypermarket, Seremban 2, and the expenses relating to the acquisition and the rights issue.

B7. 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.

B8. MATERIAL LITIGATION

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

B9. MAINTENANCE COST AND MAJOR CAPITAL EXPENDITURE

There were no major maintenance cost incurred during the quarter under review. However, capital expenditure amounting to RM0.178 million has been incurred during the quarter under review.

B10. SOFT COMMISSION

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

B11. INCOME RECOGNITION

(i) Rental Income

Rental income arising from operating lease on real estates is accounted for on a straight-line basis over the lease terms.

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, unrealised rental income relating to the unbilled rental income receivable are also included in the rental income for the year.

(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.

B12. 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.

B13. 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 RM32,500 (2015: RM32,500).

B14. TRANSACTIONS WITH STOCKBROKING COMPANIES

No transaction recorded during the current quarter.

B15. REAL ESTATE ACQUIRED DURING THE PERIOD

The following real estate was acquired during the quarter:

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

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.

B16. COMPOSITION OF THE INVESTMENT PORTFOLIO

<u>Investments</u>	<u>Units</u>	<u>Total Cost</u> (RM'000)	<u>Fair Value</u> (RM'000)	<u>Percentage of Fair Value Over Net Asset Value</u> (%)
Real estate	7	406,271	444,168	162.36
Deposits with financial institutions, cash and bank balances		15,364	15,364	5.62
Total		<u>421,635</u>	<u>459,532</u>	167.97

B17. 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 Quarter RM'000	Year to-date RM'000
Income before taxation	<u>3,874</u>	<u>3,874</u>
Taxation at Malaysian statutory tax rate of 24%	930	930
Effect on income not subject to tax	483	483
Effect on expenses not deductible for tax purposes	24	24
Effect on income distribution exempted from tax at trust level	<u>(1,437)</u>	<u>(1,437)</u>
Tax expense for the period	<u>-</u>	<u>-</u>

B18. 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.

B19. INCOME DISTRIBUTION

No income distribution has been declared for the quarter ended March 31, 2017.

B20. 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 March 31, 2017 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 May 17, 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)