AUDITED CONDENSED STATEMENT OF FINANCIAL POSITION

		AS AT
	AS AT END	PRECEDING
	OF CURRENT	FINANCIAL
	PERIOD	YEAR ENDED
	31.12.2019	31.12.2018
	(Audited)	(Audited)
	RM'000	RM'000
INVESTMENTS		
Real estate	409,689	438,991
Deposits with financial institutions	13,590	19,619
	423,279	458,610
OTHER ASSETS		
Equipment, furniture and fittings	6	9
Tax recoverable	-	675
Trade receivables	4,717	1,792
Other receivables	29,242	21,483
Cash and bank balances	296	212
	34,261	24,171
TOTAL ASSETS	457,540	482,781
LIABILITIES		
Financing	163,288	187,438
Rental deposits	5,057	5,560
Other payables	2,591	4,938
Amount due to Manager	241	243
Deferred tax liability	4,231	2,437
TOTAL LIABILITIES	175,408	200,616
FINANCED BY:-		
UNIT HOLDERS' FUND		
Unit holders' capital	219,121	219,121
Retained Earnings	63,011	63,044
TOTAL NET ASSET VALUE ATTRIBUTABLE TO UNIT HOLDERS	282,132	282,165
TOTAL UNIT HOLDERS' FUNDS AND LIABILITIES	457,540	482,781
NUMBER OF UNITS IN CIRCULATION	220,000	220,000
NET ASSET VALUE ("NAV")	282,132	282,165
NAV (EX-DISTRIBUTION) PER UNIT (RM)	1.2824	1.2826

(The Condensed Statement of Financial Position should be read in conjunction with the Annual Financial Report for the year ended December 31, 2018.)

AUDITED STATEMENT OF COMPREHENSIVE INCOME

	INDIVIDUA	L QUARTER	CUMULATIV	E QUARTER
	Current	Preceding	Current	Preceding
	Year	Year	Year	Year
	Quarter	Quarter	To-date	To-date
	31.12.2019	31.12.2018	31.12.2019	31.12.2018
	RM'000	RM'000	RM'000	RM'000
TOTAL REVENUE	7,788	8,128	31,247	31,848
Gross rental income				
Realised	7,674	8,000	30,674	31,242
Unrealised (unbilled lease income				
receivable) ¹	2,078	1,559	7,902	7,979
,	9,752	9,559	38,576	39,221
Less: Assessment	(219)	(232)	(893)	(919)
Quit rent	(13)	(14)	(52)	(55)
Other property operating	, , ,	、	、 /	、
expenditure	(1,559)	(2,220)	(5,551)	(6,748)
Depreciation	-	-	(2)	(2)
Net rental income	7,961	7,093	32,078	31,497
Interest income from deposits				
with financial institutions	114	128	573	606
Net gain/(loss) on real estate/				
non-real estate-related asset:				
Realised gain on disposal	-	-	1,835	-
Unrealised gain/(loss) on				
valuation ²	(2,308)	(1,642)	(8,232)	(8,062)
Other income	41	-	41	-
	5,808	5,579	26,295	24,041
EXPENSES				
Manager's fee	712	710	2,816	2,805
Trustee's fee	32	33	130	130
Auditors' remuneration	6	9	22	22
Valuation fee	17	20	30	20
Professional fee	50	5	92	16
Printing, postage and general				
expenses	74	21	138	92
Finance costs	1,860	2,223	8,146	8,715
Allowance for impairment of trade				
receivable ³		(60)	(17)	
	2,751	2,961	11,357	11,800
INCOME BEFORE TAXATION	3,057	2,618	14,938	12,241
TAXATION	(2,146)	78	(2,146)	78
INCOME AFTER TAXATION	911	2,696	12,792	12,319
OTHER COMPREHENSIVE INCOME	-	-	_	-
TOTAL COMPREHENSIVE				
INCOME FOR THE PERIOD	911	2,696	12,792	12,319
				-

	INDIVIDUA	L QUARTER	CUMULATIV	E QUARTER
	Current	Preceding	Current	Preceding
	Year	Year	Year	Year
	Quarter	Quarter	To-date	To-date
	31.12.2019	31.12.2018	31.12.2019	31.12.2018
	RM'000	RM'000	RM'000	RM'000
NET INCOME AFTER TAXATION				
IS MADE UP OF THE FOLLOWING:				
- Realised	3,287	2,775	15,221	12,398
- Unrealised	(2,376)	(79)	(2,429)	(79)
	911	2,696	12,792	12,319
EARNINGS PER UNIT (SEN) ⁴	0.41	1.23	5.81	5.60

AUDITED STATEMENT OF COMPREHENSIVE INCOME (cont'd)

- 1 Recognition of unrealised rental income unbilled lease income receivable pursuant to the requirements of MFRS 16 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.
- 2 Recognition of unrealised rental income as per Note 1 above and inclusive of fair value adjustment of real estate investment.
- 3 Reversal of the impairment due to the arrangement for the settlement of the outstanding amount by the tenant.
- 4 The earnings per unit has been calculated based on the income after taxation for the period divided by the number units in circulation.

(The Condensed Statement of Comprehensive Income should be read in conjunction with the Annual Financial Report for the year ended December 31, 2018.)

AUDITED CONDENSED STATEMENT OF CHANGES IN EQUITY FOR THE PERIOD ENDED DECEMBER 31, 2019

		Retained	Earnings	
			Non-	Total NAV
		Distributable	Distributable	Attributable
	Unit holders'	Realised	Unrealised	to unit
	Capital	Income	Income	Holders
	(RM'000)	(RM'000)	(RM'000)	(RM'000)
Current Year To-date				
At 1 January 2019	219,121	16,645	46,399	282,165
Transfer to realised income	-	6,104	(6,104)	-
Total comprehensive				
income for the period	-	15,221	(2,429)	12,792
Income distribution during				
the period:				
Final income distribution				
(Year ended Dec. 31, 2018)	-	(6,556)	-	(6,556)
Interim income distribution				
(Year ended Dec. 31, 2019)	-	(6,270)	-	(6,270)
At December 31, 2019	219,121	25,144	37,866	282,132
Preceeding Year To-date				
At 1 January 2018	219,121	15,577	46,478	281,176
Total comprehensive				
income for the period	-	12,398	(79)	12,319
Income distribution during				
the period:				
Final income distribution				
(Year ended Dec. 31, 2017)	-	(5,500)	-	(5,500)
Interim income distribution				
(Year ended Dec. 31, 2018)		(5,830)		(5,830)
At December 31, 2018	219,121	16,645	46,399	282,165

(The Condensed Statement of Changes in Equity should be read in conjunction with the Annual Financial Report for the year ended December 31, 2018.)

AUDITED CONDENSED STATEMENT OF CASH FLOW FOR THE PERIOD ENDED DECEMBER 31, 2019

	Current Year To-date 31.12.2019 (RM'000)	Preceeding Year To-date 31.12.2018 (RM'000)
CASH FLOWS FROM OPERATING ACTIVITIES		
Net income before taxation	14,938	12,241
Adjustments for non-cash flow:		
Non-cash items	314	8,064
Non-operating items	5,697	8,109
Operating profit before working capital changes	20,949	28,414
Changes in working capital	(0.1.1.0)	
Net change in current assets	(2,112)	(9,638)
Net change in current liabilities	(2,583)	1,139
Net cash generated from operating activities	16,254	19,915
CASH FLOWS FROM INVESTING ACTIVITIES		
Investment in real estate	(1,550)	(283)
Proceed from disposal of real estate	24,150	-
Interest received	591	591
Net cash generated from investing activities	23,191	308
CASH FLOW FROM FINANCING ACTIVITIES		
Payment of income distribution	(12,826)	(11,330)
Financing costs paid	(8,414)	(8,652)
Financing repayment	(24,150)	(2,348)
Net cash used in financing activities	(45,390)	(22,330)
	<u>`</u>	<u>`</u>
NET INCREASE IN CASH AND CASH EQUIVALENTS	(5,945)	(2,107)
CASH AND CASH EQUIVALENTS AT BEGINNING		
OF THE PERIOD	19,831	21,938
CASH AND CASH EQUIVALENTS AT END		
OF THE PERIOD	13,886	19,831
		_

(The Condensed Statement of Cash Flow should be read in conjunction with the Annual Financial Report for the year ended December 31, 2018.)

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, 2018.

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 2018 except for the adoption of the following standards that became effective for financial period beginning 1 January 2019 :

MFRS 16 Leases

MFRS 16 replaces MFRS 117 Leases, IC Interpretation 4 Determining whether an Arrangement contains a Lease, IC Interpretation 115 Operating Lease-Incentives and IC Interpretation 127 Evaluating the Substance of Transactions Involving the Legal Form of a Lease. MFRS 16 sets out the principles for the recognition, measurement, presentation and disclosure of leases and requires lessees to account for all leases under a single on-balance sheet model similar to the accounting for finance leases under MFRS 117.

At the commencement date of a lease, a lessee will recognise a liability to make lease payments and an asset representing the right to use the underlying asset during the lease term. Lessees will be required to recognise interest expense on the lease liability and the depreciation expense on the right-of-use asset.

Lessor accounting under MFRS 16 is substantially the same as the accounting under MFRS 117. Lessors will continue to classify all leases using the same classification principle as in MFRS 117 and distinguish between two types of leases: operating and finance leases.

MFRS 16 is effective for annual periods beginning on or after 1 January 2019. Early application is permitted but not before an entity applies MFRS 15. A lessee can choose to apply the standard using either a full retrospective or a modified retrospective approach. The Trust does not expect the adoption of MFRS 16 to have a significant impact on the financial statements of the Trust upon the initial adoption.

A2. AUDIT REPORT FOR PRECEDING FINANCIAL YEAR

The audit report of the financial statements for the preceding year ended December 31, 2018, 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, save for the repayment of RM17.0 million of the Revolving Credit-I facility which was mainly to finance the upgrading and refurbishment of Plaza VADS. Consequently the gearing ratio has reduced to 35.7% from 38.2% recorded in September 2019.

A7. INCOME DISTRIBUTION PAID

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 valuation exercise was carried out on the entire real estate investments of AHP during the quarter under review pursuant to Clause 10.02(b) of the Guidelines on Listed REITs issued by the Securities Commission. The valuation exercise reveals total market value of RM438.5 million resulting in unrealised loss on valuation of RM0.33 million.

A10. MATERIAL EVENTS

There were no material event as at the latest practicable date from the date of this report.

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 period		<u>-</u>	
	(RM'000)	(%)	(RM'000)	(%)
Real estate Deposits with financial institutions, cash and	409,689	96.72	438,991	95.68
bank balances	13,886 423,575	<u> </u>	19,831 458,822	4.32

A12. CONTINGENT LIABILITIES OR CONTINGENT ASSETS

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

B1. REVIEW OF PERFORMANCE

Current quarter results

For the quarter ended December 31, 2019, the Trust recorded a total revenue of RM7.829 million, representing a decrease of RM0.299 million or 3.68% from RM8.128 million achieved in the corresponding quarter in 2018.

Total expenditure for the quarter under review was RM4.542 million, representing a decrease of RM0.885 million or 16.31% from RM5.427 million recorded in the corresponding period in 2018. The decrease was mainly due to the lower property operating expenditure during the current quarter in 2019.

For the quarter under review, the Trust recorded an income before taxation of RM3.057 million, an increase of RM0.439 million or 16.78% from RM2.618 million recorded in the corresponding quarter 2018.

Current year results

For the current year ended December 31, 2019, the Trust recorded a total revenue of RM31.247 million, representing a decrease of RM0.601 million or 1.89% from RM31.848 million achieved in 2018. The decrease was mainly due to the disposal of the three shopoffices during the year.

Total expenditure for the current period ended December 31, 2019 was RM17.855 million, representing a decrease of RM1.669 million or 8.55% from RM19.524 million recorded in 2018. The decrease was mainly due to the lower property operating expenditure during the year.

Overall, for the year under review, the Trust recorded an income before taxation of RM14.938 million which represents an increase of RM2.697 million or 22.03% from income before taxation of RM12.241 million recorded in 2018. Income before taxation for 2019 was higher due to the gain on disposal of three shopoffices located in Taman Tun Dr Ismail, Taman Melawati and Taman Setiawangsa during the year.

Total net asset value for the year was RM282.132 million (RM1.2824 per unit), representing decrease of RM0.033 million or 0.01% from RM282.165 million (RM1.2826 per unit) recorded in 2018.

B2. MATERIAL CHANGE IN INCOME BEFORE TAXATION FOR THE QUARTER AS COMPARED WITH THE IMMEDIATE PRECEDING QUARTER

Income before taxation for the quarter ended December 31, 2019 was RM3.057 million, representing a decrease of RM0.699 million or 18.61% as compared to income before taxation of RM3.756 million recorded in the immediate preceding quarter ended September 30, 2019. This was mainly due to higher property expenses in the current quarter for additional repair and maintenance. In addition, income in the current quarter was lower compared to the immediate preceding quarter as there was additional income recorded in the quarter ended September 30, 2019 in the form of compensation from early termination of tenancy.

B3. CHANGES IN THE STATE OF AFFAIRS

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

B4. SUMMARY OF EARNINGS PER UNIT, NET ASSET VALUE AND MARKET PRICE

A	s at Preceeding
Current Year	Financial
To-date	Year End
220,000 *	220,000 *
12,792	12,319
5.81	5.60
282,132	282,165
1.2824	1.2826
0.765	0.780
	Current Year To-date 220,000 * 12,792 5.81 282,132 1.2824

* 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 as at December 31, 2019 (11,139,700 units, representing approximately 5.06% as at preceeding financial year end).

B5. PROSPECTS

Moving forward into 2020, the Malaysian economy is expected to grow by 4.8%, which is slightly stronger than the rate of 4.7% in 2019 as predicted by the Ministry of Finance (MOF) in its Economic Outlook 2019/20 report. The anticipated stronger growth is underpinned by resilient domestic demand, particularly household spending resultant from the stable labour market and low inflation. However, MOF warned that despite the anticipated expansion, external uncertainties may pose downside risks to growth prospects.

AHP will continue being committed to strengthen its core business segment while adjusting to the current market challenges. The key highlights for 2020 are the completion of the Asset Enhancement Initiative ("AEI") and obtaining the increase in plot ratio for Bangunan AHP, located in Taman Tun Dr Ismail. Both initiatives are expected to be completed in 2020.

PHNB as the manager of AHP will continue to strive to improve the portfolio's performance by sourcing for new accretive assets with the aim of generating better yield to ensure sustainable income stream for its unit holders.

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 were no pending material litigation since the date of the last audited financial statements up to the date 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 RM0.23 million has been incurred during the quarter under review.

B11. SOFT COMMISSION

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

B12. INCOME RECOGNITION

(i) Rental

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

Pursuant to the requirements of MFRS 116 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) 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% (2018: 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 during the quarter.

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 RM32,500 (2018: RM32,500).

B15. TRANSACTIONS WITH STOCKBROKING COMPANIES

No transaction recorded during the current quarter.

B16. COMPOSITION OF THE INVESTMENT PORTFOLIO

				Percentage
				of Fair
				Value Over
		Total	Fair	Net Asset
Investments	<u>Units</u>	<u>Cost</u>	<u>Value</u>	<u>Value</u>
		(RM'000)	(RM'000)	(%)
Real estate	4	396,089	409,689	145.21
Deposits with financial institutions,				
cash and bank balances		13,886	13,886	4.92
Total		409,975	423,575	150.13

B17. TAXATION

The Trust is 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, 2019.

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	3,057	14,938
Taxation at Malaysian statutory tax rate of 24%	734	3,585
Effect on income not subject to tax	(27)	(578)
Effect on expenses not deductible for tax purposes	124	157
Effect on income distribution exempted from		
tax at trust level	(831)	(3,164)
Overprovision of tax expense in previous years	47	47
Effect of deferred tax recognised at RPGT rate	2,099	2,099
Tax expense for the period	2,146	2,146

B18. BORROWINGS AND DEBT SECURITIES

As at 31 December 2019, there were no debt securities issued.

Total borrowings as at 31 December 2019 were as follows:

	Secured
Denominated in RM	RM'000
Islamic revolving credit (current)	38,288
Islamic term loan (non-current)	125,000
	163,288

B19. INCOME DISTRIBUTION DECLARED

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

	Gross	Net	Payment
	RM'000	RM'000	Date
Interim income distribution of 2.85 sen			
per unit (Entitlement based on Record of	6,270	6,270	30 Aug. 2019
Depositors as at August 22, 2019)			
Proposed final income distribution of 2.90 sen	6,380	6,380	28 Feb. 2020
per unit (Entitlement to be based on Record of			
Depositors as at 20 February 2020)			
Total distribution for the period/year	12,650	12,650	
Interim income distribution per unit (sen)	2.85	2.85	
Proposed final income distribution per unit (sen)	2.90	2.90	
Distribution per unit (sen)	5.75	5.75	

The effect of the final income distribution on the net asset value per unit: The effect of the interim income distribution on the net asset value per unit:

	Before	After
	Distribution	Distribution
	RM	RM
Net asset value per unit	1.2824	1.2534

Income distribution for the previous corresponding period, is as follows:

	Gross	Net	Payment
	RM'000	RM'000	Date
Interim income distribution of 2.65 sen			
per unit (Entitlement based on Record of	5,830	5,830	30 Aug. 2018
Depositors as at August 23, 2018)			
Proposed final income distribution of 2.98 sen	6,556	6,556	28 Feb. 2019
per unit (Entitlement based on Record of			
Depositors as at 21 February 2019)			
Total distribution for the period/year	12,386	12,386	
Interim income distribution per unit (sen)	2.65	2.65	
Final income distribution per unit (sen)	2.98	3.05	
Distribution per unit (sen)	5.63	5.63	

B20. STATEMENT OF INCOME DISTRIBUTION

Net rental income Interest and other income	Current Quarter RM'000 5,883 155	Corres- ponding Quarter RM'000 5,534 128	Current year-to- date RM'000 24,176 614	Corres- ponding year-to- date RM'000 23,518 606
Realised gain/(loss) on sale of real estate/investment	6,038	5,662	1,835 26,625	
Less:	0,000	0,002	20,020	
Expenses Taxation	(2,751) (47)	(2,961) 74	(11,357) (47)	(11,800) 74
Realised income for the period/year Transfer to realised income Previous year's undistributed realised	3,240	2,775	15,221 6,104	12,398
income	28,174	19,700	16,645	15,577
Total realised income available for distribution	31,414	22,475	37,970	27,975
<u>Less:</u> Final income distribution paid (for previous financial year)	_	_	(6,556)	(5,500)
Interim income distribution for the six-month period ended June 30, 2019	(6,270)	(5,830)	(6,270)	(5,830)
Balance undistributed realised income	25,144	16,645	25,144	16,645
Distribution per unit (sen): Final income distribution paid (for previous				
financial year) Interim income distribution for the	2.90	2.90	2.98	2.50
six-month period ended June 30, 2019	2.85	2.65	2.85	2.65

B20. OTHER INFORMATION

The following items which are required to be disclosed pursuant to Part A of Appendix 9B of the Main Market Listing Requirements are not applicable to the Trust:

- a. provision for and write off of inventories
- b. foreign exchange gain or loss
- c. gain or loss on derivatives

B21. 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, 2019 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 17 January 2020.

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)