

## GENERAL ANNOUNCEMENT

Date Announced : 28/01/2014  
Type : Announcement  
Subject : ATRIUM REAL ESTATE INVESTMENT TRUST ("the Atrium REIT")  
- Revaluation of Atrium Shah Alam 1, Atrium Shah Alam 2, Atrium Puchong, Atrium Rawang and Atrium USJ (collectively known as "the Investment Properties")

Contents : 1) INTRODUCTION

The Board of Directors of Atrium REIT Managers Sdn Bhd, the Manager of Atrium REIT, wishes to announce that CIMB Commerce Trustee Berhad, the trustee of Atrium REIT, has carried out the revaluation of the investment properties held by Atrium REIT, the details of which are as appended below ("Revaluation"):-

- a) an industrial premises comprising an office and warehouse complex erected on a piece of freehold land held under GRN 177482 (formerly known as H.S.(D) No. 80053) for Lot No. 38264 (formerly known as P.T. 14366), Pekan Baru Hicom, District of Petaling, State of Selangor Darul Ehsan bearing postal address Lot 1-8, Persiaran Jubli Perak, Seksyen 22, 40300 Shah Alam, Selangor Darul Ehsan ("**Atrium Shah Alam 1**");
- b) an industrial premises comprising an office and warehouse complex erected on a piece of freehold land held under H.S.(D) No. 188265, P.T. 90, Pekan Baru Hicom, District of Petaling, State of Selangor Darul Ehsan bearing the postal address Lot 7A, Persiaran Jubli Perak, Seksyen 22, 40300 Shah Alam, Selangor Darul Ehsan ("**Atrium Shah Alam 2**");
- c) an industrial premises comprising of a four (4) storey office block with an annexed single storey warehouse and a two (2) storey building loading area on the ground floor and warehouse/storage erected on a piece of freehold land held under Geran No. 44178, Lot No. 65108 Pekan Puchong Perdana, District of Petaling,

State of Selangor Darul Ehsan bearing the postal address No. 2, Jalan PPU 1, Taman Perindustrian Puchong Utama, Batu 12 1/2 Jalan Puchong, 47100 Puchong, Selangor Darul Ehsan ("**Atrium Puchong**");

- d) an industrial premises comprising of a two (2) storey office and factory together with an engineering building and a guard house erected on a piece of freehold land held under GRN 205542, Lot 19007, Seksyen 20, Bandar Rawang, District of Gombak, State of Selangor Darul Ehsan bearing the postal address Lot 23, Rawang Integrated Industrial Park, Jalan Batu Arang, 48000 Rawang, Selangor Darul Ehsan ("**Atrium Rawang**"); and
- e) an industrial premise comprising of a single-storey warehouse with an annexed double storey office buildings (Block A), a single-storey warehouse (Block B), a single-storey warehouse with an annexed double storey office buildings (Block C), a guard house, a refuse chamber and a pump room erected on all that piece of freehold land held under GRN 75650, Lot 46914, Mukim Damansara, District of Petaling, State of Selangor Darul Ehsan bearing the postal address No.16, Jalan TP 6, Taman Perindustrian UEP, 47620 Subang Jaya, Selangor Darul Ehsan ("**Atrium USJ**").

## 2) PURPOSE OF THE REVALUATION

*Compliance with Malaysian Financial Reporting Standard ("MFRS") 140*

To ascertain the current market values of the Investment Properties for accounting purposes in line with the MFRS 140. Under the fair value model of MFRS 140, the fair value of the investment property shall reflect market conditions at the balance sheet date. Atrium REIT will be required to conduct a yearly revaluation of all its real estate properties, as Atrium REIT adopts the fair value model stipulated in MFRS 140.

The revaluation is not subject to the approval of the Securities Commission ("SC"). Notwithstanding that, pursuant to Clause 10.10 of the SC's Guidelines on REITs, the valuation reports will be deposited with the SC together with the annual report of the fund.

3) DETAILS OF REVALUATION

The details of the revaluation are set out in Appendix A attached.

4) EFFECTS ON NET ASSET VALUE

Based on the unaudited results as at 31 December 2013, the net asset value per unit of Atrium REIT (after provision for income distribution) will be RM1.3278 upon incorporation of the revaluation surplus of RM13.60 million.

5) NAME OF VALUER

The valuations of the Investment Properties were conducted by Messrs. Raine & Horne Zaki + Partners Sdn Bhd, an independent firm of professional valuers.

6) DOCUMENTS AVAILABLE FOR INSPECTION

The valuation reports in relation to the Revaluation of the Investment Properties are available for inspection at the registered address of Atrium REIT Managers Sdn Bhd at Level 18, The Gardens North Tower, Mid Valley City, Lingkaran Syed Putra, 59200 Kuala Lumpur during office hours from Monday to Friday (except public holidays) for a period of three (3) months from the date of this Announcement.

## APPENDIX A

### ATRIUM REAL ESTATE INVESTMENT TRUST

	Name of Property	Valuation date	Net Book Value as at 31 December 2013 (RM'000)	Open Market Value (RM'000)	Revaluation Surplus/ (Deficit) (RM'000)
1.	Atrium Shah Alam 1	31.12.2013	69,700	74,000	4,300
2.	Atrium Shah Alam 2	31.12.2013	57,000	62,400	5,400
3.	Atrium Puchong	31.12.2013	43,600	45,800	2,200
4.	Atrium Rawang	31.12.2013	8,800	8,600	(200)
5.	Atrium USJ	31.12.2013	29,000	30,900	1,900
	TOTAL		208,100	221,700	13,600