



ATRIUM REAL ESTATE INVESTMENT TRUST

Condensed Financial Statements

Third Quarter Ended 30 September 2014

Contents

Condensed Statement of Financial Position	1
Condensed Statement of Comprehensive Income	2
Condensed Statement of Changes In Net Asset Value	3 to 4
Condensed Statement of Cash Flows	5
Notes to the Financial Statements	6 to 13

ATRIUM REAL ESTATE INVESTMENT TRUST
CONDENSED STATEMENT OF FINANCIAL POSITION

	(Unaudited) As at 30.09.2014 RM	(Audited) As at 31.12.2013 RM
ASSETS		
Non-current assets		
Investment properties	221,700,000	221,700,000
Current assets		
Trade and other receivables	1,393,621	955,298
Deposits with licensed financial institution	12,886,510	12,536,171
Bank balance	324,268	234,969
	<u>14,604,399</u>	<u>13,726,438</u>
TOTAL ASSETS	<u>236,304,399</u>	<u>235,426,438</u>
LIABILITIES		
Non-current liabilities		
Trade and other payables	2,512,873	330,043
Borrowings	20,000,000	20,000,000
	<u>22,512,873</u>	<u>20,330,043</u>
Current liabilities		
Trade and other payables	4,220,405	5,695,270
Borrowings	45,000,000	45,000,000
	<u>49,220,405</u>	<u>50,695,270</u>
TOTAL LIABILITIES	<u>71,733,278</u>	<u>71,025,313</u>
NET ASSET VALUE (“NAV”)	<u>164,571,121</u>	<u>164,401,125</u>
FINANCED BY:		
UNITHOLDERS’ FUNDS		
Unitholders’ capital	119,351,580	119,351,580
Undistributed income	45,219,541	45,049,545
TOTAL UNITHOLDERS’ FUNDS	<u>164,571,121</u>	<u>164,401,125</u>
NUMBERS OF UNITS IN CIRCULATION (UNITS)	<u>121,801,000</u>	<u>121,801,000</u>
NAV PER UNIT (RM)		
- before proposed distribution	1.3511	1.3498
- after proposed distribution (Note 1)	1.3291	1.3278

The Condensed Balance Sheet should be read in conjunction with the Audited Financial Report for the year ended 31 December 2013 and the accompanying explanatory notes attached to the financial statements.

(Note 1 - Being Net Asset Value Per Unit after reflecting realised income to be distributed as third interim income distribution for 2014 of 2.20 sen per unit payable on 28 November 2014.)

ATRIUM REAL ESTATE INVESTMENT TRUST
CONDENSED STATEMENT OF COMPREHENSIVE INCOME (UNAUDITED)

	Individual Quarter		Cumulative Quarter	
	Current Year Quarter 30.09.2014 RM	Preceding Year Corresponding Quarter 30.09.2013 RM	Current Year to Date 30.09.2014 RM	Preceding Year to Date 30.09.2013 RM
Gross revenue	4,114,134	4,118,714	12,512,475	12,361,948
Property operating expenses	(463,969)	(453,103)	(1,399,675)	(1,334,325)
Net rental income	3,650,165	3,665,611	11,112,800	11,027,623
Interest income	105,393	93,675	302,550	301,985
Other income	58,800	-	58,800	-
Total income	3,814,358	3,759,286	11,474,150	11,329,608
Trust expenses				
Manager's fees	(330,317)	(302,495)	(979,787)	(897,480)
Trustee's fees	(26,838)	(24,578)	(79,607)	(72,920)
Auditors' fees	(4,500)	(4,500)	(13,500)	(13,500)
Tax agent's fees	(1,290)	(1,260)	(3,690)	(3,730)
Finance costs	(718,033)	(695,531)	(2,086,698)	(2,068,206)
Administrative expenses	(21,190)	(22,547)	(101,006)	(114,327)
Others	-	-	(1,000)	-
Total Expenses	(1,102,168)	(1,050,911)	(3,265,288)	(3,170,163)
Income before taxation	2,712,190	2,708,375	8,208,862	8,159,445
Taxation	-	-	-	-
Net income/Total comprehensive income for the period	2,712,190	2,708,375	8,208,862	8,159,445

Net income for the period is made up as follows:

-Realised	2,712,190	2,708,375	8,208,862	8,159,445
-Unrealised	-	-	-	-

Earnings per unit (sen)

- after manager's fees	2.23	2.22	6.73	6.70
- before manager's fees	2.50	2.47	7.54	7.44

Distribution per unit (sen)

Interim : Paid	2.20	2.20	4.40	4.40
: Proposed	2.20	2.20	2.20	2.20

The Condensed Income Statement should be read in conjunction with the Audited Financial Report for the year ended 31 December 2013 and the accompanying explanatory notes attached to the financial statements.

ATRIUM REAL ESTATE INVESTMENT TRUST
CONDENSED STATEMENT OF CHANGES IN NET ASSET VALUE (UNAUDITED)
For The Period from 01.01.2014 to 30.09.2014

	← Undistributed Income →			Total RM
	Unitholders' Capital RM	Realised RM	Unrealised RM	
Net assets as at 1 January 2014	119,351,580	3,149,545	41,900,000	164,401,125
Operations for the period from - 1 January 2014 to 30 September 2014				
Net income for the period	-	8,208,862	-	8,208,862
Increase in net assets resulting from operations	-	8,208,862	-	8,208,862
Unitholders' transactions				
Distributions to unitholders				
- 2013 Final	-	(2,679,622)	-	(2,679,622)
- 2014 Interim	-	(5,359,244)	-	(5,359,244)
Decrease in net assets resulting from unitholders' transactions	-	(8,038,866)	-	(8,038,866)
Net assets as at 30 September 2014	119,351,580	3,319,541	41,900,000	164,571,121

ATRIUM REAL ESTATE INVESTMENT TRUST
CONDENSED STATEMENT OF CHANGES IN NET ASSET VALUE (UNAUDITED)
For The Period from 01.01.2013 to 30.09.2013

	← Undistributed Income →			
	Unitholders' Capital RM	Realised RM	Unrealised RM	Total RM
Net assets as at 1 January 2013	119,351,580	3,054,714	28,300,000	150,706,294
Operations for the period from - 1 January 2013 to 30 September 2013				
Net income for the period	-	8,159,445	-	8,159,445
Increase in net assets resulting from operations	-	8,159,445	-	8,159,445
Unitholders' transactions				
Distributions to unitholders				
- 2012 Final	-	(2,679,622)	-	(2,679,622)
- 2013 Interim		(5,359,244)		(5,359,244)
Decrease in net assets resulting from unitholders' transactions	-	(8,038,866)	-	(8,038,866)
Net assets as at 30 September 2013	119,351,580	3,175,293	28,300,000	150,826,873

The Condensed Statement of Changes in Net Asset Value should be read in conjunction with the Audited Financial Report for the year ended 31 December 2013 and the accompanying explanatory notes attached to the financial statements.

ATRIUM REAL ESTATE INVESTMENT TRUST
CONDENSED STATEMENT OF CASH FLOW (UNAUDITED)
For The Period from 01.01.2014 to 30.09.2014

	Current Year to Date 30.09.2014 RM	Preceding Year to Date 30.09.2013 RM
<u>Cash Flow From Operating Activities</u>		
Income before taxation	8,208,862	8,159,445
Adjustments for:		
Interest income	(302,550)	(301,985)
Interest expense	2,086,698	2,068,206
Operating income before working capital changes	9,993,010	9,925,666
Increase in trade and other receivables	(438,323)	(349,087)
Increase/(Decrease) in trade and other payables	707,965	(649,815)
Cash generated from operating activities	10,262,652	8,926,764
Tax paid	-	-
Net cash generated from operating activities	10,262,652	8,926,764
<u>Cash Flow From Investing Activities</u>		
Interest income	302,550	301,985
Net cash (used in)/generated from investing activities	302,550	301,985
<u>Cash Flow Form Financing Activities</u>		
Interest paid	(2,086,698)	(2,068,206)
Distribution to unitholders	(8,038,866)	(8,038,866)
Net cash used in financing activities	(10,125,564)	(10,107,072)
Net Decrease In Cash And Cash Equivalents	439,638	(878,323)
Cash And Cash Equivalents At The Beginning Of the Period	12,771,140	13,287,546
Cash And Cash Equivalents At The End Of the Period	13,210,778	12,409,223
<u>Cash and cash equivalents</u>		
Cash and bank balances	324,268	323,108
Deposits with licensed financial institution	12,886,510	12,086,115
	<u>13,210,778</u>	<u>12,409,223</u>

The Condensed Cash Flow Statement should be read in conjunction with the Audited Financial Report for the year ended 31 December 2013 and the accompanying explanatory notes attached to the financial statements.

ATRIUM REAL ESTATE INVESTMENT TRUST
NOTES TO THE UNAUDITED CONDENSED FINANCIAL STATEMENTS
For The Quarter Ended 30 September 2014

Disclosure requirements as per Malaysian Financial Reporting Standards (“MFRS”) 134

A1. Basis of Preparation

The quarterly financial report is unaudited and has been prepared in accordance with the requirements of Malaysian Financial Reporting Standard (MFRS) 134: Interim Financial Reporting and paragraph 9.44 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad

The accounting policies and methods of computation used in the preparation of the quarterly financial report are consistent with those adopted in the preparation of the audited financial information of the Atrium Real Estate Investment Trust (“Atrium REIT”) for the year ended 31 December 2013.

A2. Audit Report of Preceding Financial Year Ended 31 December 2013

The Auditors Report on the financial statements of the preceding financial year was not qualified.

A3. Seasonality or Cyclicity of Operations

The business operations of the Atrium REIT are not materially affected by any seasonal or cyclical factor.

A4. Exceptional or Unusual Items

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

A5. Changes in Estimates of Amounts Reported

This is not applicable as no estimates were previously reported.

A6. Changes in Debt and Equity Securities

There was no issuance, cancellation, repurchase, resale and repayment of debts and equity securities during the current financial quarter. The outstanding debt is disclosed in Note B15.

A7. Income Distribution

During the quarter under review, the Atrium REIT paid an interim income distribution of 2.20 sen per unit, amounting to RM 2,679,622 in respect of the quarter ended 30 June 2014 on 29 August 2014. Based on the third quarter’s results ended 30 September 2014, there will be an interim distribution of 2.20 sen per unit, amounting to RM 2,679,622 to be distributed on the 28 November 2014.

A8. Segment Reporting

No segment information is prepared as the Atrium REIT’s activities are predominantly in one industry segment and occur predominantly in Malaysia.

A9. Valuation of Property, Plant & Equipment

The investment properties are valued based on valuations performed by independent registered valuers. The valuations of the investment properties have been bought forward without amendment from the audited financial statements for the year ended 31 December 2013.

A10. Material Events

There was no material event subsequent to the end of the current financial quarter.

A11. Changes in the Composition of Atrium REIT

There is no change in composition of Atrium REIT for the current financial quarter.

A12. Changes in Contingent Liabilities

There is no contingent liability to be disclosed.

A13. Supplementary Information on Realised and Unrealised Income

The Undistributed Income as at the end of the reporting period may be analysed as follows:

	As at 30 September 2014 RM	As at 31 December 2013 RM
<u>Realised</u>		
Distributable undistributed income	3,319,541	3,149,545
<u>Unrealised</u>		
Cumulative net changes arising from the fair value adjustments to the investment properties	41,900,000	41,900,000
	<u>45,219,541</u>	<u>45,049,545</u>

Additional disclosure requirement as per paragraph 9.44 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad

B1. Manager's Investment Objectives

The Manager's investment objectives are to maximise profits in order to reward Unitholders with a stable distribution of income and to acquire quality assets to achieve long term growth in the Net Asset Value ("NAV") per unit. The Manager has achieved its objective of rewarding Unitholders with stable and attractive return through consistent distribution of income since the listing of the Atrium REIT on 2 April 2007. There was no change in the investment objectives of the Atrium REIT as at the date of this report.

B2. Strategies and Policies

There was no change in strategies and policies employed since the preceding financial year.

B3. Review of Performance

	Current Quarter As at 30 September 2014	Immediate Preceding Quarter As at 30 June 2014
Net asset value (RM)	164,571,121	164,538,553
Units in circulation (units)	121,801,000	121,801,000
Net asset value per unit (RM)	1.3511	1.3509
Market price per unit (RM)	1.28	1.26
Highest traded price per unit during the quarter (RM)	1.28	1.33
Lowest traded price per unit during the quarter (RM)	1.24	1.25

Quarterly Results

For the quarter ended 30 September 2014, Atrium REIT recorded total income of RM3,814,358 which is marginally higher than the last corresponding quarter of RM3,759,286. Net income for the quarter of RM2,712,190 represents a slight increase compared to RM2,708,375 achieved in the last corresponding quarter. The increase in net income is due to the increase in other income and interest income even though there was an increase in the Property and Trust Expenses.

The increase in Property Expenses is due to increase in the insurance premium and utilities. The increase in Trust Expenses is due mainly to the increase in Manager's fees, Trustee's fees and finance costs. The Manager's and Trustee's fees increased as a result of higher net asset value. The finance costs increased as a result of Bank Negara raising the Overnight Policy Rate to 3.25% in July 2014.

Nine Months Results

For the nine months financial period ended 30 September 2014, Atrium REIT recorded total income of RM11,474,150 which is slightly higher than the corresponding period of RM11,329,608. Net income for the period increased marginally to RM8,208,862 from RM8,159,445 achieved in the last corresponding period.

The slight improvement in the result is due to the positive rental reversion in tenancies renewed and an increase in other income even though there was an increase in the Property and Trust Expenses. The increase in Property Expenses is due to increase in the insurance premium, repair and maintenance costs and utilities. The Trust Expenses increased as a result of the increase in Manager's Fees, Trustee's Fees and finance costs.

B4. Comparison with Preceding Quarter

	Current Quarter 01.07.2014 To 30.09.2014 RM	Preceding Quarter 01.04.2014 To 30.06.2014 RM
Gross revenue	4,114,134	4,199,171
Property expenses	(463,999)	(470,959)
Net property income	<u>3,650,165</u>	<u>3,728,212</u>
Interest income	105,393	100,266
Other income	58,800	-
Total income	<u>3,814,358</u>	<u>3,828,478</u>
Trust expenses	(1,102,168)	(1,083,249)
Income before taxation	<u>2,712,190</u>	<u>2,745,229</u>
Taxation	-	-
Net income	<u>2,712,190</u>	<u>2,745,229</u>
Net income for the financial quarter is made up as follows:		
-Realised	2,712,190	2,745,229
-Unrealised	-	-
	<u>2,712,190</u>	<u>2,745,229</u>

Atrium REIT's net income for the quarter ended 30 September 2014 is lower compared to the preceding quarter due to the decrease in gross revenue and an increase in Trust Expenses even though there was an increase in other income and decrease in Property Expenses. The decrease in gross revenue is due to the rental void in Atrium Puchong as a result of the tenant, DHL Supply Chain (Malaysia) Sdn Bhd. not renewing the lease which expired on 18 September 2014. The Trust expenses increased due mainly to the increase in the finance costs as a result of Bank Negara raising the Overnight Policy Rate to 3.25% in July 2014.

B5. Maintenance Costs and Major Capital Expenditure

Atrium Shah Alam 2

Since the remedial works carried out in 2009 on the warehouse floor slab due to soil settlement, the Manager has been closely monitoring the state and condition of the affected area. There appears to be some soil movement which however, is not significant enough to render damage to the floor slab.

No major capital expenditure was incurred by Atrium REIT during the quarter under review.

B6. Prospects

Atrium Puchong ("AP")

The lease for AP has expired on 18 September 2014 and the Manager has been working closely with property agents to actively source for a new tenant. In the meantime, DHL is still occupying part of

the warehouse and the office space totaling approximately 44,000 sq. ft. DHL has informed the Manager that they would like to continue renting the said areas until middle of December 2014 or when a new tenant is secured, whichever is earlier.

The Manager expects the rental void in Atrium Puchong to affect the financial performance of the REIT in the 4th quarter of 2014 but will endeavor to lessen the impact by working with agents and existing tenants to source for a new tenant.

Atrium USJ-Block A (“AUSJ-A”)

The renewal of the tenancy for another 3 years is now pending the execution of the relevant documentations by the parties.

The Manager will continue to actively identify good assets for new acquisition to improve the yield and to continue focusing on the strategy of having the investment properties leased long-term to reputable tenants.

B7. Portfolio Composition

There was no change to the total numbers of properties held by the Atrium REIT since the last reporting period. As at 30 September 2014, the portfolio composition of Atrium REIT is as follow:

Investments in Real Estates

Description of property	Tenure of land	Existing use	Occupancy rate as at 30.09.2014 %	Date of valuation	Acquisition cost RM'000	Latest valuation (A) RM'000	Percentage of (A) over Net Assets Value %
Atrium Shah Alam 1	Freehold	Industrial	100	31.12.2013	57,200	74,000	45.0
Atrium Shah Alam 2	Freehold	Industrial	100	31.12.2013	49,100	62,400	37.9
Atrium Puchong	Freehold	Industrial	22	31.12.2013	38,500	45,800	27.8
Atrium Rawang	Freehold	Industrial	100	31.12.2013	10,000	8,600	5.2
Atrium USJ	Freehold	Industrial	100	31.12.2013	25,000	30,900	18.8
						179,800	221,700

B8. Utilisation of Proceeds Raised from Issuance of New Units

This is not applicable as there are no proceeds raised from any issuance of new units during the current financial quarter.

B9. Corporate Development

There was no corporate proposal announced during the current financial quarter.

B10. Material Litigation

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

B11. Soft Commission

During the financial quarter, the Manager did not receive any soft commission (i.e. goods and services) from the brokers or agents by virtue of transactions conducted by the Atrium REIT.

B12. Revenue Recognition

Rental and interest income are recognized on an accrual basis.

B13. Manager's Fees

Pursuant to the Deed dated 20 November 2006 and the Supplementary Trust Deed dated 25 November 2008, the Manager is entitled to receive a fee of up to 1.0% per annum of the Net Asset Value ("NAV") of the Trust.

For the quarter ended 30 September 2014, the Manager received a fee of 0.8% per annum of the NAV of the Trust.

B14. Trustee's Fees

For the quarter ended 30 September 2014, the Trustee received a fee of 0.065% per annum of the NAV of the Trust.

B15. Borrowings and Debt Securities

	As at 30 September 2014 RM	As at 31 December 2013 RM
<u>Short Term Financing</u>		
Short Term Revolving Credit ("STRC") - secured	45,000,000	45,000,000
<u>Long Term Financing</u>		
Term Loan ("TL") - secured	20,000,000	20,000,000
	65,000,000	65,000,000

The STRC facility is secured by way of a first party legal charge over Atrium Shah Alam 1 and Atrium Rawang. This financing facility is renewable on a yearly basis subject to the Bank's review. The interest rate for the STRC facilities ranged from 4.10% to 4.35% per annum for the quarter under review. Maybank has renewed the STRC facilities of RM45.0 million for another year.

The interest rate for the TL facility is 4.625% per annum for the quarter under review. The TL facility is secured by all monies First Party charge over Atrium USJ. This financing facility has a maturity of 7 years from the date of first drawdown and will be repaid in full via a bullet repayment at maturity.

B16. Unitholdings of Directors and their Related Parties

As at 30.09.2014	Number of units held	Percentage of total units %	Market value RM
Direct unit holdings in Atrium REIT			
Atrium REIT Managers Sdn Bhd	650,800	0.53	833,024
Directors of the Manager:			
Dato' Dr Ir Mohamad Khir Bin Harun	-	-	-
Wong Sui Ee	363,000	0.30	464,640
Tor Peng Sie	100,000	0.08	128,000
How Hu Son	100,000	0.08	128,000
Soong Kwong Heng	55,000	0.05	70,400
Glory Blitz Industries Sdn Bhd	10,024,800	8.23	12,831,744
Sparkle Skyline Sdn Bhd	9,258,900	7.60	11,851,392
Chan Kam Tuck (note 1)	25,186,400	20.68	32,238,592
Chan Kum Chong	70,000	0.06	89,600

The market value is determined by multiplying the number of units with the closing market price of RM1.28 per unit.

Note 1- Unitholding under Chan Kam Tuck is made up of his individual holding of 10,186,400 units and his deemed holding under a trust where he is the beneficiary.

B17. Taxation

Atrium REIT intends to distribute at least 90% of the distributable income (realised) to unitholders for the financial year 2014, which is exempt from tax pursuant to Section 61A(1) of Income Tax Act, 1967 under the Finance Act, 2006. Thus, Atrium REIT should not incur any tax expenses for the financial year and has not provided any tax expense for this current financial quarter.

Reconciliation between applicable income tax expense and effective income tax expense of the Atrium REIT is as follows:

	01.01.2014 To 30.09.2014 RM	01.01.2013 To 30.09.2013 RM
Current tax expense	-	-
Reconciliation of effective tax expense		
Income before taxation	8,208,862	8,159,445
Income tax using Malaysian tax rate of 25%	2,052,216	2,039,861
Effect of income exempted from tax	(2,052,216)	(2,039,861)
Tax expense	-	-

B18. Distribution to Unitholders

Distributions to unitholders are from the following sources:

	01.01.2014 To 30.09.2014 RM	01.01.2013 To 30.09.2013 RM
Net rental income	11,112,800	11,027,623
Interest income	302,550	301,985
Other income	58,800	-
	<hr/>	<hr/>
	11,474,150	11,329,608
Less: Expenses	(3,265,288)	(3,170,163)
	<hr/>	<hr/>
Net income	8,208,862	8,159,445
Less: Income distributed	(5,359,244)	(5,359,244)
Less: Proposed third interim distribution	(2,679,622)	(2,679,622)
	<hr/>	<hr/>
Balance undistributed income	169,996	120,579
	<hr/>	<hr/>
Distribution per unit (sen)		
- First interim distribution payable on 30 May 2014 (2013: paid on 31 May 201)	2.20	2.20
- Second interim distribution payable on 29 August 2014 (2013: paid on 30 August 2013)	2.20	2.20
- Third Interim distribution payable on 28 November 2014 (2013: paid on 29 November 2013)	2.20	2.20

For the financial quarter ended 30 September 2014, the Board of Directors of the Manager has declared an interim income distribution of 2.20 sen per unit to be paid on 28 November 2014 to the unitholders registered in the Record of Depositors on 12 November 2014.

Withholding tax will be deducted for distributions made to the following categories of unitholders :

- Resident and non-resident individual (withholding tax at 10%)
- Resident and non-resident institutional investors (withholding tax at 10%)
- Resident companies (No withholding tax. Subject to corporate tax at prevailing rate)
- Non-resident companies (withholding tax at 25% for Year of Assessment 2014)

B19. Responsibility Statement

In the opinion of the Directors of the Manager, this quarterly report has been prepared in accordance with MFRS 134: Interim Financial Reporting and Paragraph 9.44 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad so as to give a true and fair view of the financial position of the Atrium REIT as at 30 September 2014 and of its financial performance and cash flows for the quarter/ period ended on that date and duly authorised for release by the Board of the Manager on 28 October 2014.

By Order of the Board
WONG SUI EE
Executive Director
Atrium REIT Managers Sdn Bhd
Company No: 710526-V
(As the Manager of Atrium Real Estate Investment Trust)
Kuala Lumpur

Dated: 28 October 2014