

GENERAL ANNOUNCEMENT

Date Announced	: 21/01/2010
Type	: Announcement
Subject	: Deviation Of Unaudited Results For The Financial Year Ended 31 December 2009 By More Than 10% From The Forecast Contained In The Prospectus Dated 28 February 2007
Contents	: For the financial year ended 31 December 2009, the Atrium REIT recorded net income after tax of RM 8.598 million compared to the forecasted net income after tax of RM 10.121 million as shown in the Prospectus dated 28 February 2007. The negative deviation of RM 1.523 million representing 15.0% between the projections and actual results were attributed mainly to a fall in revenue and an increase in property operating expenses on Atrium Shah Alam 2 during the year even though there is a savings in the non property operating expenses.

Reconciliation of Income Deviation

	Actual RM '000	Forecast RM '000	Deviation RM '000
Gross rental income	12,984	13,750	(766)
Interest income	411	656	(245)
Miscellaneous income	19	-	19
	<hr/> 13,414	<hr/> 14,406	<hr/> (992)
Less:			
Property operating expenses	2,544	801	(1,743)
Non property operating expenses	2,272	3,484	1,212
Income before taxation	<hr/> 8,598	<hr/> 10,121	<hr/> (1,523)
Taxation	-	-	-
Net income after tax for the year	<hr/> 8,598	<hr/> 10,121	<hr/> (1,523)
Deviation			(15.0%)