



ATRIUM REAL ESTATE INVESTMENT TRUST

Condensed Financial Statements

Fourth Quarter Ended 31 December 2012

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 16

ATRIUM REAL ESTATE INVESTMENT TRUST
CONDENSED STATEMENT OF FINANCIAL POSITION

	(Unaudited) As at 31.12.2012 RM	(Audited) As at 31.12.2011 RM
ASSETS		
Non-current assets		
Investment properties	208,100,000	194,700,000
Current assets		
Trade and other receivables	587,616	1,488,420
Deposits with licensed financial institution	13,095,751	14,546,371
Bank balance	191,795	734,298
	<u>13,875,162</u>	<u>16,769,089</u>
TOTAL ASSETS	<u>221,975,162</u>	<u>211,469,089</u>
LIABILITIES		
Non-current liabilities		
Trade and other payables	2,585,611	2,713,839
Borrowings	20,000,000	20,000,000
	<u>22,585,611</u>	<u>22,713,839</u>
Current liabilities		
Trade and other payables	3,683,256	6,604,332
Borrowings	45,000,000	45,000,000
	<u>48,683,256</u>	<u>51,604,332</u>
TOTAL LIABILITIES	<u>71,268,867</u>	<u>74,318,171</u>
NET ASSET VALUE ("NAV")	<u>150,706,295</u>	<u>137,150,918</u>
FINANCED BY:		
UNITHOLDERS' FUNDS		
Unitholders' capital	119,351,580	119,351,580
Undistributed income	31,354,715	17,799,338
TOTAL UNITHOLDERS' FUNDS	<u>150,706,295</u>	<u>137,150,918</u>
NUMBERS OF UNITS IN CIRCULATION (UNITS)	<u>121,801,000</u>	<u>121,801,000</u>
NAV PER UNIT (RM)		
- before proposed distribution	1.2373	1.1260
- after proposed distribution (Note 1)	1.2153	1.1047

The Condensed Balance Sheet should be read in conjunction with the Audited Financial Report for the year ended 31 December 2011 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 fourth interim income distribution for 2012 of 2.20 sen per unit payable on 28 February 2013.)

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

	Individual Quarter		Cumulative Quarter	
	Current Year Quarter 31.12.2012 RM	Preceding Year Corresponding Quarter 31.12.2011 RM	Current Year to Date 31.12.2012 RM	Preceding Year to Date 31.12.2011 RM
Gross revenue	4,117,229	3,572,556	16,348,320	14,134,235
Property operating expenses	(440,389)	(348,520)	(1,750,713)	(1,369,666)
Net rental income	3,676,840	3,224,036	14,597,607	12,764,569
Interest income	105,666	125,320	406,711	548,554
Change in fair value of investment properties	13,400,000	6,700,000	13,400,000	6,700,000
Miscellaneous income	-	-	-	5,873
Total income	17,182,506	10,049,356	28,404,318	20,018,996
Trust expenses				
Manager's fees	(275,376)	(196,035)	(1,023,701)	(775,303)
Trustee's fees	(22,374)	(13,069)	(80,248)	(51,687)
Auditors' fees	(4,500)	(4,500)	(18,000)	(18,000)
Tax agent's fees	(1,270)	(1,160)	(5,050)	(4,950)
Finance costs	(696,998)	(475,522)	(2,833,984)	(1,823,439)
Valuation fees	(50,000)	(40,000)	(50,000)	(55,000)
Administrative expenses	(109,187)	(43,867)	(204,658)	(135,001)
Others	-	(16,238)	(73)	(56,456)
Total Expenses	(1,159,705)	(790,391)	(4,215,714)	(2,919,836)
Income before taxation	16,022,801	9,258,965	24,188,604	17,099,160
Taxation	-	-	-	-
Net income/Total comprehensive income for the period	16,022,801	9,258,965	24,188,604	17,099,160

Net income for the period is made up as follows:

-Realised	2,622,801	2,558,965	10,788,604	10,399,160
-Unrealised	13,400,000	6,700,000	13,400,000	6,700,000

Earnings per unit (sen)

- after manager's fees	13.15	7.60	19.86	14.04
- before manager's fees	13.38	7.76	20.70	14.68

Distribution per unit (sen)

- Interim : paid	2.20	2.10	6.60	6.40
- Final : proposed	2.20	2.13	2.20	2.13

The Condensed Income Statement should be read in conjunction with the Audited Financial Report for the year ended 31 December 2011 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 01.01.2012 to 31.12.2012

	← Undistributed Income →			Total RM
	Unitholders' Capital RM	Realised RM	Unrealised RM	
Net assets as at 1 January 2012	119,351,580	2,899,338	14,900,000	137,150,918
Operations for the period from - 1 January 2012 to 31 December 2012				
Net income for the period	-	10,788,604	13,400,000	24,188,604
Increase in net assets resulting from operations	-	10,788,604	13,400,000	24,188,604
Unitholders' transactions				
Distributions to unitholders				
- 2011 Final	-	(2,594,361)	-	(2,594,361)
- 2012 Interim		(8,038,866)		(8,038,866)
Decrease in net assets resulting from unitholders' transactions	-	(10,633,227)	-	(10,633,227)
Net assets as at 31 December 2012	119,351,580	3,054,715	28,300,000	150,706,295

ATRIUM REAL ESTATE INVESTMENT TRUST
CONDENSED STATEMENT OF CHANGES IN NET ASSET VALUE (AUDITED)
For The Period from 01.01.2011 to 31.12.2011

	← Undistributed Income →			Total RM
	Unitholders' Capital RM	Realised RM	Unrealised RM	
Net assets as at 1 January 2011	119,351,580	295,442	8,200,000	127,847,022
Add : Effects of adopting FRS 110	-	2,679,622	-	2,679,622
Net assets as at 1 January 2011(as restated)	119,351,580	2,975,064	8,200,000	130,526,644
Operations for the period from - 1 January 2011 to 31 December 2011				
Net income for the period	-	10,399,160	6,700,000	17,099,160
Increase in net assets resulting from operations	-	10,399,160	6,700,000	17,099,160
Unitholders' transactions				
Distributions to unitholders				
- 2010 Final	-	(2,679,622)	-	(2,679,622)
- 2011 Interim	-	(7,795,264)	-	(7,795,264)
Decrease in net assets resulting from unitholders' transactions	-	(10,474,886)	-	(10,474,886)
Net assets as at 31 December 2011	119,351,580	2,899,338	14,900,000	137,150,918

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 2011 and the accompanying explanatory notes attached to the financial statements.

ATRIUM REAL ESTATE INVESTMENT TRUST
CONDENSED STATEMENT OF CASH FLOW
For The Period from 01.01.2012 to 31.12.2012

	(Unaudited) Current Year to Date 31.12.2012 RM	(Audited) Preceding Year to Date 31.12.2011 RM
<u>Cash Flow From Operating Activities</u>		
Income before taxation	24,188,604	17,099,160
Adjustments for:		
Change in fair value of investment properties	(13,400,000)	(6,700,000)
Interest income	(406,711)	(548,554)
Interest expense	2,833,984	1,823,439
Operating income before working capital changes	13,215,877	11,674,045
Decrease/(increase) in trade and other receivables	900,804	(909,166)
(Decrease)/increase in trade and other payables	(3,049,304)	940,681
Cash generated from operating activities	11,067,377	11,705,560
Tax paid	-	-
Net cash generated from operating activities	11,067,377	11,705,560
<u>Cash Flow From Investing Activities</u>		
Acquisition of investment property	-	(25,000,000)
Interest income	406,711	548,554
Net cash (used in)/generated from investing activities	406,711	(24,451,446)
<u>Cash Flow Form Financing Activities</u>		
Interest paid	(2,833,984)	(1,823,439)
Borrowings	-	20,000,000
Distribution to unitholders	(10,633,227)	(10,474,886)
Net generated from/(cash used) in financing activities	(13,467,211)	7,701,675
Net Decrease In Cash And Cash Equivalents	(1,993,123)	(5,044,211)
Cash And Cash Equivalents At The Beginning Of the Period	15,280,669	20,324,880
Cash And Cash Equivalents At The End Of the Period	13,287,546	15,280,669
<u>Cash and cash equivalents</u>		
Cash and bank balances	191,795	734,298
Deposits with licensed financial institution	13,095,751	14,546,371
	<u>13,287,546</u>	<u>15,280,669</u>

The Condensed Cash Flow Statement should be read in conjunction with the Audited Financial Report for the year ended 31 December 2011 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 31 December 2012

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 2011.

A2. Audit Report of Preceding Financial Year Ended 31 December 2011

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 B13.

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 September 2012 on 30 November 2012. Based on the fourth quarter's results ended 31 December 2012, there will be a final distribution of 2.20 sen per unit, amounting to RM 2,679,622 to be distributed on the 28 February 2013.

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. During the quarter under review, a revaluation exercise was undertaken for the investment properties of the Atrium REIT in pursuant to Section 10.03 of the Guidelines on Real Estate Investment Trusts issued by the Securities Commission and MFRS 140. The revaluation resulted in a surplus of RM13,400,000 and has been incorporated into the financial statements of the Atrium REIT as at 31 December 2012.

The details of the said revaluation carried out are tabled as follows:

Description of property	Tenure of land	Existing use	Location	Date of latest valuation	Net Book Value RM'000	Latest valuation RM'000	Revaluation Surplus RM'000
Atrium Shah Alam 1	Freehold	Industrial	Shah Alam	31.12.2012	64,600	69,700	5,100
Atrium Shah Alam 2	Freehold	Industrial	Shah Alam	31.12.2012	56,000	57,000	1,000
Atrium Puchong	Freehold	Industrial	Puchong	31.12.2012	40,300	43,600	3,300
Atrium Rawang	Freehold	Industrial	Rawang	31.12.2012	8,600	8,800	200
Atrium USJ	Freehold	Industrial	Subang	31.12.2012	25,200	29,000	3,800
				Total	194,700	208,100	13,400

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 31 December 2012 RM	As at 31 December 2011 RM
<u>Realised</u>		
Distributable undistributed income	3,054,715	2,899,338
<u>Unrealised</u>		
Cumulative net changes arising from the fair value adjustments to the investment properties	<u>28,300,000</u>	<u>14,900,000</u>
	<u>31,354,715</u>	<u>17,799,338</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 31 December 2012	Immediate Preceding Quarter As at 30 September 2012
Net asset value (RM)	150,706,295	137,363,116
Units in circulation (units)	121,801,000	121,801,000
Net asset value per unit (RM)	1.2373	1.1278
Market price per unit (RM)	1.29	1.22
Highest traded price per unit during the quarter (RM)	1.30	1.23
Lowest traded price per unit during the quarter (RM)	1.22	1.18

Quarterly Results

For the quarter ended 31 December 2012, the Atrium REIT recorded total income of RM17,182,506 which is 70.98% higher than the last corresponding quarter of RM10,049,356. Income before taxation for the quarter of RM16,022,801 represents an increase of 73.05% compared to RM9,258,965 achieved in the last corresponding quarter. This substantial increase is due mainly to the revaluation gains on the investment properties.

Income before taxation (realised) for the quarter under review increased by 2.49% to RM2,622,801 from RM2,558,965 achieved in the last corresponding quarter. The slight increase is due to contribution from Atrium USJ even though the Trust recorded higher expenses, borrowing costs and lower interest income for the quarter under review as compared to the last corresponding quarter.

B3. Review of Performance (cont)

Financial Year End Result

For the financial year ended 31 December 2012 (“FY2012”), the Atrium REIT recorded total income of RM28,404,318 which is 41.89% higher than the RM20,018,996 achieved for the last financial year while net income before taxation (realised) for FY2012 increased by 3.74% to RM10,788,604 as compared to RM10,399,160 achieved in the last financial year.

The improved result is due mainly to the additional contribution from Atrium USJ. Correspondingly, the property operating expenses and the finance costs have increased as a result of Atrium USJ. Interest income decreased due to a decrease in deposits with licensed financial institutions as part of the funds were used for financing the acquisition of Atrium USJ and also for refunding the excess security deposits back to the tenant/lessee.

The increase in Trust Expenses is due to the increase in Manager’s fees, Trustee’s fees, administrative expenses and finance costs. The Manager’s and Trustee’s fees increased to 0.8% per annum and 0.065% per annum respectively with effect from 1 April 2012. The increase in administrative expenses is due to the incidental costs incurred to secure a new tenant for Atrium USJ-Block C.

The Finance costs for FY2012 have increased as compared to the last financial year mainly due to the increase in bank borrowings via a new RM20.0 million Term Loan facility from Public Bank Berhad, secured to part finance the acquisition of Atrium USJ.

B4. Comparison with Preceding Quarter

	Current Quarter 01.10.2012 To 31.12.2012 RM	Preceding Quarter 01.07.2012 To 30.09.2012 RM
Gross revenue	4,117,229	4,117,229
Property expenses	(440,389)	(441,682)
Net property income	3,676,840	3,675,547
Interest income	105,666	100,991
Change in fair value of investment properties	13,400,000	-
Miscellaneous income	-	-
Total income	17,182,506	3,776,538
Trust expenses	(1,159,705)	(1,015,487)
Income before taxation	16,022,801	2,761,051
Taxation	-	-
Net income	16,022,801	2,761,051

Atrium REIT’s net income for the quarter ended 31 December 2012 increased as compared to the preceding quarter mainly due to the positive change in fair value of the investment properties.

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

Currently, all the properties of the Atrium REIT are fully tenanted and the Manager expects to maintain its 100% occupancy rates for all the Trust's properties in 2012. The 100% occupancy rates of the properties are due to their strong tenants, competitive rental rates, strategic locations and excellent facilities.

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 31 December 2012, 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 31.12.2012 %	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	31.12.2012	57,200	69,700	46.2
Atrium Shah Alam 2	Freehold	Industrial	100	31.12.2012	49,100	57,000	37.8
Atrium Puchong	Freehold	Industrial	100	31.12.2012	38,500	43,600	28.9
Atrium Rawang	Freehold	Industrial	100	31.12.2012	10,000	8,800	5.8
Atrium USJ	Freehold	Industrial	100	31.12.2012	25,000	29,000	19.2
						179,800	208,100

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 31 December 2012, the Manager received a fee of 0.8% per annum of the NAV of the Trust.

B14. Trustee's Fees

For the quarter ended 31 December 2012, the Trustee received a fee of 0.065% per annum of the NAV of the Trust.

B15. Borrowings and Debt Securities

	As at 31 December 2012 RM	As at 31 December 2011 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
	<hr/>	<hr/>
	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 rates for the STRC facility ranged from 4.11% to 4.20% per annum for the quarter under review.

The interest rate for the TL facility is 4.405% 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 31.12.2012	Number of units held	Percentage of total units %	Market value RM
Direct unit holdings in Atrium REIT			
Atrium REIT Managers Sdn Bhd	454,800	0.37	586,692
Directors of the Manager:			
Dato’ Dr Ir Mohamad Khir Bin Harun	-	-	-
Wong Sui Ee	323,000	0.27	416,670
Tor Peng Sie	100,000	0.08	129,000
How Hu Son	100,000	0.08	129,000
Soong Kwong Heng	55,000	0.05	70,950

B16. Unitholdings of Directors and their Related Parties (cont)

Direct unit holdings in Atrium REIT

As at 31.12.2012	Number of units held	Percentage of total units %	Market value RM
Glory Blitz Industries Sdn Bhd	20,024,800	16.44	25,831,992
Sparkle Skyline Sdn Bhd	9,258,900	7.60	11,943,981
Chan Kam Tuck	15,664,500	12.86	20,207,205
Chan Kum Chong	70,000	0.06	90,300

The market value is determined by multiplying the number of units with the closing market price of RM1.29 per unit.

B17. Taxation

The Atrium REIT intends to distribute at least 90% of the distributable income (realised) to unitholders for the financial year 2012, which is exempt from tax pursuant to Section 61A(1) of Income Tax Act, 1967 under the Finance Act, 2006. Thus, the 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:

	01.01.2012 To 31.12.2012 RM	01.01.2011 To 31.12.2011 RM
Current tax expense	-	-
Reconciliation of effective tax expense		
Income before taxation	24,188,604	17,099,160
Income tax using Malaysian tax rate of 25%	6,047,151	4,274,790
Effect of income exempted from tax	(6,047,151)	(4,274,790)
Tax expense	-	-

B18. Distribution to Unitholders

Distributions to unitholders are from the following sources:

	01.01.2012 to 31.12.2012 RM	01.01.2011 to 31.12.2011 RM
Net property income	14,597,607	12,764,569
Interest income	406,711	548,554
Change in fair value of investment properties	13,400,000	6,700,000
Other income	-	5,873
	<hr/>	<hr/>
	28,404,318	20,018,996
Less: Expenses	(4,215,714)	(2,919,836)
Net income	<hr/>	<hr/>
	24,188,604	17,099,160
Less: Income distributed	(8,038,866)	(7,795,264)
Less: Proposed final distribution	(2,679,622)	(2,594,361)
Less: Unrealised income	(13,400,000)	(6,700,000)
Balance undistributed income	<hr/>	<hr/>
	70,116	9,535

Distribution per unit (sen)

- First Interim distribution payable on 31 May 2012 (2011: paid on 31 May 2011)	2.20	2.15
- Second Interim distribution payable on 27 August 2012 (2011: paid on 26 August 2011)	2.20	2.15
- Third Interim distribution payable on 30 November 2012 (2011: paid on 30 November 2011)	2.20	2.10
- Fourth and final distribution payable on 28 February 2013 (2012: paid on 29 February 2012)	2.20	2.13

For the financial quarter ended 31 December 2012, the Board of Directors of the Manager has declared a final income distribution of 2.20 sen per unit to be paid on 28 February 2013 to the unitholders registered in the Record of Depositors on 13 February 2013.

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

- Resident individual (withholding tax at 10%)
- Non Resident individual (withholding tax at 10%)
- Resident institutional investors (withholding tax at 10%)
- 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 2012)

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 31 December 2012 and of its financial performance and cash flows for the quarter/ period ended on that date and duly authorized for release by the Board of the Manager on 22 January 2013.

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: 22 January 2013