



ATRIUM REAL ESTATE INVESTMENT TRUST

Condensed Financial Statements

First Quarter Ended 31 March 2017

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 31.03.2017 RM	(Audited) As at 31.12.2016 RM
ASSETS		
Non-current asset		
Investment properties	257,998,113	236,300,000
Current assets		
Trade and other receivables	4,303,548	4,496,031
Deposits with licensed financial institution	4,920,380	1,372,338
Bank balance	424,004	835,739
	<u>9,647,932</u>	<u>6,704,108</u>
TOTAL ASSETS	<u>267,646,045</u>	<u>243,004,108</u>
LIABILITIES		
Non-current liabilities		
Trade and other payables	5,722,030	5,722,030
Borrowings	47,370,658	20,000,000
	<u>53,092,688</u>	<u>25,722,030</u>
Current liabilities		
Trade and other payables	3,479,287	6,543,600
Borrowings	39,600,000	39,600,000
	<u>43,079,287</u>	<u>46,143,600</u>
TOTAL LIABILITIES	<u>96,171,975</u>	<u>71,865,630</u>
NET ASSET VALUE (“NAV”)	<u>171,474,070</u>	<u>171,138,478</u>
FINANCED BY:		
UNITHOLDERS’ FUNDS		
Unitholders’ capital	119,351,580	119,351,580
Undistributed income	52,122,490	51,786,898
TOTAL UNITHOLDERS’ FUNDS	<u>171,474,070</u>	<u>171,138,478</u>
NUMBERS OF UNITS IN CIRCULATION (UNITS)	<u>121,801,000</u>	<u>121,801,000</u>
NAV PER UNIT (RM)		
- before proposed distribution	1.4078	1.4051
- after proposed distribution (Note 1)	1.3893	1.3891

The Condensed Statement of Financial Position should be read in conjunction with the Audited Financial Report for the year ended 31 December 2016 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 first interim income distribution for 2017 of 1.85 sen per unit payable on 31 May 2017.)

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

	Individual Quarter		Cumulative Quarter	
	Current Year Quarter 31.03.2017 RM	Preceding Year Corresponding Quarter 31.03.2016 RM	Current Year to Date 31.03.2017 RM	Preceding Year to Date 31.03.2016 RM
Gross revenue	4,371,146	3,059,272	4,371,146	3,059,272
Property operating expenses	(439,883)	(439,266)	(439,883)	(439,266)
Net rental income	3,931,263	2,620,006	3,931,263	2,620,006
Interest income	31,388	126,583	31,388	126,583
Total income	3,962,651	2,746,589	3,962,651	2,746,589
Trust expenses				
Manager's fees	(337,026)	(343,116)	(337,026)	(343,116)
Trustee's fees	(33,277)	(27,878)	(33,277)	(27,878)
Auditors' fees	(6,300)	(5,700)	(6,300)	(5,700)
Tax agent's fees	(1,320)	(1,320)	(1,320)	(1,320)
Finance costs	(791,510)	(673,918)	(791,510)	(673,918)
Administrative expenses	(425,342)	(58,466)	(425,342)	(58,466)
Others	(83,468)	-	(83,468)	-
Total Expenses	(1,678,243)	(1,110,398)	(1,678,243)	(1,110,398)
Income before taxation	2,284,408	1,636,191	2,284,408	1,636,191
Taxation	-	-	-	-
Net income/Total comprehensive income for the period	2,284,408	1,636,191	2,284,408	1,636,191
Net income for the period is made up as follows:				
-Realised	2,284,408	1,636,191	2,284,408	1,636,191
-Unrealised	-	-	-	-
Earnings per unit (sen)				
- after manager's fees	1.88	1.34	1.88	1.34
- before manager's fees	2.15	1.63	2.15	1.63
Distribution per unit (sen)				
- Proposed first interim	1.85	1.30	1.85	1.30

The Condensed Statement of Comprehensive Income should be read in conjunction with the Audited Financial Report for the year ended 31 December 2016 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 01.01.2017 to 31.03.2017

	← Undistributed Income →			Total RM
	Unitholders' Capital RM	Realised RM	Unrealised RM	
At 1 January 2017	119,351,580	2,509,133	49,277,765	171,138,478
Operations for the period from - 1 January 2017 to 31 March 2017				
Net income for the period	-	2,284,408	-	2,284,408
Other comprehensive income, net of tax	-	-	-	-
Total comprehensive income	-	2,284,408	-	2,284,408
Unitholders' transactions				
Distributions to unitholders - 2016 Final	-	(1,948,816)	-	(1,948,816)
Decrease in net assets resulting from unitholders' transactions	-	(1,948,816)	-	(1,948,816)
Net assets as at 31 March 2017	<u>119,351,580</u>	<u>2,844,725</u>	<u>49,277,765</u>	<u>171,474,070</u>

ATRIUM REAL ESTATE INVESTMENT TRUST
CONDENSED STATEMENT OF CHANGES IN NET ASSET VALUE (AUDITED)
For The Period from 01.01.2016 to 31.03.2016

	← Undistributed Income →			
	Unitholders' Capital RM	Realised RM	Unrealised RM	Total RM
At 1 January 2016	119,351,580	2,129,579	51,791,163	173,272,322
Operations for the period from - 1 January 2016 to 31 March 2016				
Net income for the period	-	1,636,191	-	1,636,191
Other comprehensive income, net of tax	-	-	-	-
Total comprehensive income	-	1,636,191	-	1,636,191
Unitholders' transactions				
Distributions to unitholders - 2015 Final	-	(1,583,413)	-	(1,583,413)
Decrease in net assets resulting from unitholders' transactions	-	(1,583,413)	-	(1,583,413)
Net assets as at 31 March 2016	<u>119,351,580</u>	<u>2,182,357</u>	<u>51,791,163</u>	<u>173,325,100</u>

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 2016 and the accompanying explanatory notes attached to the financial statements.

ATRIUM REAL ESTATE INVESTMENT TRUST
CONDENSED STATEMENT OF CASH FLOWS
For The Period from 01.01.2017 to 31.03.2017

	01.01.2017 to 31.03.2017 RM	01.01.2016 to 31.03.2016 RM
<u>Cash Flow From Operating Activities</u>		
Income before taxation	2,284,408	1,636,191
Adjustments for:		
Interest income	(31,388)	(126,583)
Interest expense	791,510	673,918
Operating income before working capital changes	3,044,530	2,183,526
Decrease in trade and other receivables	192,483	81,910
(Decrease)/Increase in trade and other payables	(3,064,313)	2,234,311
Cash generated from operating activities	172,700	4,499,747
Tax paid	-	-
Net cash generated from operating activities	172,700	4,499,747
<u>Cash Flow From Investing Activity</u>		
Acquisition of investment property	(21,698,113)	-
Enhancement of investment property	-	(4,741,744)
Interest income	31,388	126,583
Net cash used in investing activity	(21,666,725)	(4,615,161)
<u>Cash Flow From Financing Activities</u>		
Interest paid	(791,510)	(673,918)
Distribution to unitholders	(1,948,816)	(1,583,413)
Borrowings	27,370,658	-
Net cash generated from/(used in) financing activities	24,630,332	(2,257,331)
Net Increase/(Decrease) In Cash And Cash Equivalents	3,136,307	(2,372,745)
Cash And Cash Equivalents At The Beginning Of the Period	2,208,077	14,792,685
Cash And Cash Equivalents At The End Of the Period	5,344,384	12,419,940
<u>Cash and cash equivalents</u>		
Cash and bank balances	424,004	698,129
Deposits with licensed financial institution	4,920,380	11,721,811
	<u>5,344,384</u>	<u>12,419,940</u>

The Condensed Statement of Cash Flows should be read in conjunction with the Audited Financial Report for the year ended 31 December 2016 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 March 2017

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” or “Trust”) for the year ended 31 December 2016.

A2. Audit Report of Preceding Financial Year Ended 31 December 2016

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 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 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 a final income distribution of 1.60 sen per unit, amounting to RM1,948,816 in respect of the quarter ended 31 December 2016 on 22 March 2017. Based on the first quarter’s results ended 31 March 2017, there will be an interim distribution of 1.85 sen per unit, amounting to RM2,253,318.50 to be payable on the 31 May 2017.

A8. Segment Reporting

No segment information is prepared as 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.

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 March 2017 RM	As at 31 December 2016 RM
<u>Realised</u>		
Distributable undistributed income	2,844,725	2,509,133
<u>Unrealised</u>		
Cumulative net changes arising from the fair value adjustments to the investment properties	49,277,765	49,277,765
	<u>52,122,490</u>	<u>51,786,898</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 March 2017	Immediate Preceding Quarter As at 31 December 2016
Net asset value (RM)	171,474,070	171,138,478
Units in circulation (units)	121,801,000	121,801,000
Net asset value per unit (RM)	1.4078	1.4051
Market price per unit (RM)	1.11	1.09
Highest traded price per unit during the quarter (RM)	1.14	1.15
Lowest traded price per unit during the quarter (RM)	1.08	1.05

Quarterly Results

For the quarter ended 31 March 2017, Atrium REIT recorded a gross revenue of RM4,371,146 which is 42.9% higher than the last corresponding quarter of RM3,059,272. Income before taxation for the quarter of RM2,284,408 represents an increase of 39.6% compared to RM RM1,636,191 achieved in the last corresponding quarter.

Gross revenue increased due mainly to the rental incomes from Atrium Shah Alam 2 (“ASA2”) and Atrium Puchong (“AP”) which were fully rented during quarter under review. During the last corresponding quarter ASA2 was vacant due to the Asset Enhancement Initiative whilst AP was only partially rented. Consequently, the income before taxation for the quarter under review increased even though there was an increase in the Trust expenses due to the additional finance costs and upfront fees for Term Loan 2 and 3, the balance real estate agents’ fees for ASA2 tenancy and consultancy fees.

B4. Comparison with Preceding Quarter

	Current Quarter 01.01.2017 To 31.03.2017 RM	Preceding Quarter 01.10.2016 To 31.12.2016 RM
Gross revenue	4,371,146	3,930,079
Property expenses	(439,883)	(390,732)
Net property income	<u>3,931,263</u>	<u>3,539,347</u>
Interest income	31,388	(5,576)
Change in fair value of investment properties	=	(2,513,398)
Other income	=	52,000
Total income	<u>3,962,651</u>	<u>1,072,373</u>
Trust expenses	(1,678,243)	(1,736,029)
Income/(loss) before taxation	<u>2,284,408</u>	<u>(663,656)</u>
Taxation	-	-
Net income/(loss)	<u>2,284,408</u>	<u>(663,656)</u>
Net income/(loss) for the financial quarter is made up as follows:		
-Realised	2,284,408	1,849,742
-Unrealised	-	(2,513,398)
	<u>2,284,408</u>	<u>(663,656)</u>

Atrium REIT's gross revenue for the quarter ended 31 March 2017 is higher compared to the preceding quarter due to the rental income from Phase 2 space of Atrium Shah Alam 2 which was handed over to the tenant with effect from 1 January 2017. Consequently, the net income (realised) for the current quarter is higher than the preceding quarter.

B5. Maintenance Costs and Major Capital Expenditure

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

B6. Prospects

Atrium Shah Alam 2 (“ASA2”)

The balance space, Phase 2 space, has been handed over to the tenant, Samsung SDS Global SCL Malaysia Sdn Bhd and rental for the said space commenced on 1 January 2017.

During the quarter under review, all the properties of Atrium REIT were fully tenanted, save and except Atrium Shah Alam 3 (“ASA3”). The Manager is targeting to hand over vacant possession of ASA3 to the tenant in May 2017 once the service providers have re-connected the utilities. The Manager expects the Trust to achieve 100% occupancy rates for all the Trust's properties in 2017.

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

During the quarter under review, Atrium REIT completed the acquisition of Atrium Shah Alam 3. With the completion of this acquisition, it brings the total number of properties held by Atrium REIT from 4 to 5 properties. As at 31 March 2017, the portfolio composition of Atrium REIT is as follows:

Investments in Real Estates

Description of property	Tenure of land	Occupancy rate as at 31.03.2017 %	Date of Valuation	Acquisition cost RM'000	Latest valuation RM'000	Net Book Value (A) RM'000	Percentage of (A) over Net Assets Value %
Atrium Shah Alam 1	Freehold	100	28.11.2016	57,200	80,000	80,000	46.7
Atrium Shah Alam 2	Freehold	100	28.11.2016	49,100	72,000	72,000	42.0
Atrium Shah Alam 3	Freehold	0	15.08.2016	21,698	22,000	21,698	12.7
Atrium Puchong	Freehold	100	28.11.2016	38,500	50,000	50,000	29.2
Atrium USJ	Freehold	100	28.11.2016	25,000	34,300	34,300	20.0
				201,498	258,300	257,998	

8. 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 Atrium REIT.

B12. Revenue Recognition

Rental and interest income are recognized on an accrual basis.

B13. Manager's Fees

Pursuant to the Restated Deed dated 24 March 2016 and the Supplementary Deed dated 21 April 2016, 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 March 2017, 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 March 2017, the Trustee received a fee of 0.06% per annum of the NAV of the Trust.

B15. Borrowings and Debt Securities

	As at 31 March 2017 RM	As at 31 December 2016 RM
<u>Short Term Financing</u>		
Short Term Revolving Credit ("STRC Facility") - secured	39,600,000	39,600,000
<u>Long Term Financing</u>		
Term Loan ("TL Facility") - secured	20,000,000	20,000,000
Term Loan 2 ("TL 2 Facility") - secured	8,970,658	-
Term Loan 3 ("TL 3 Facility") - secured	18,400,000	-
	<hr/>	<hr/>
	86,970,658	59,600,000
	<hr/>	<hr/>

Bank Facility	Security	Interest Rates for Quarter Under Review	Tenor/Repayment
STRC	First party legal charge over Atrium Shah Alam 1	4.30% to 4.31%	Renewable on a yearly basis subject to Bank's review
TL	A registered open all monies First Party charge over Atrium USJ	4.545% to 4.565%	7 years from the date of first drawdown and will be repaid in full via a bullet repayment at end of tenor.
TL 2	A registered open all monies First Party charge over Atrium Shah Alam 2	4.545% to 4.565%	5 years from the date of full drawdown with option to renew for another period subject to terms and conditions to be mutually agreed. To be repaid in full via a bullet repayment at end of tenor.
TL 3	A registered open all monies First Party charge over Atrium Shah Alam 3	4.545% to 4.565%	10 years from the date of first drawdown with option to renew for another period subject to terms and conditions to be mutually agreed. To be repaid in full via a bullet repayment at end of tenor.

B16. Unitholdings of Directors and their Related Parties

As at 31.03.2017	Number of units held	Percentage of total units %	Market value RM
Direct unit holdings in Atrium REIT			
Atrium REIT Managers Sdn Bhd	750,800	0.62	833,388
Directors of the Manager:			
Dato' Dr Ir Mohamad Khir Bin Harun	-	-	-
Wong Sui Ee	373,000	0.31	414,030
Tor Peng Sie	100,000	0.08	111,000
How Hu Son	100,000	0.08	111,000
Soong Kwong Heng	55,000	0.05	61,050
Glory Blitz Industries Sdn Bhd	10,024,800	8.23	11,127,528
Sparkle Skyline Sdn Bhd	4,258,900	3.50	4,727,379
Chan Kam Tuck (note 1)	30,281,400	24.86	33,612,354
Chan Kum Chong	70,000	0.06	77,700

The market value is determined by multiplying the number of units with the closing market price of RM1.11 per unit.

Note 1- Unitholding under Chan Kam Tuck is made up of his individual holding of 10,281,400 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 2017, which is exempt from tax pursuant to Section 61A(1) of Income Tax Act, 1967 under the Finance Act, 2006. Thus, Atrium REIT is not expected to incur any tax expenses for the financial year and as such, has not provided any tax expense for this current financial quarter.

B18. Distribution to Unitholders

Distributions to unitholders are from the following sources:

	01.01.2017 To 31.03.2017 RM	01.01.2016 To 31.03.2016 RM
Net property income	3,931,263	2,620,006
Interest income	31,388	126,583
	<hr/>	<hr/>
	3,962,651	2,746,589
Less: Expenses	(1,678,243)	(1,110,398)
	<hr/>	<hr/>
Net income	2,284,408	1,636,191
Less: Proposed first interim distribution	(2,253,318)	(1,583,413)
	<hr/>	<hr/>
Balance undistributed income	31,090	52,778
	<hr/>	<hr/>
Distribution per unit (sen)		
- First interim distribution payable on 31 May 2017 (2016: paid on 31 May 2016)	1.85	1.30

For the financial quarter ended 31 March 2017, the Board of Directors of the Manager has declared a first interim income distribution of 1.85 sen per unit to be payable on 31 May 2017 to the unitholders registered in the Record of Depositors on 16 May 2017.

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 24% for Year of Assessment 2017)

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 Atrium REIT as at 31 March 2017 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 27 April 2017.

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: 27 April 2017