

# AmFIRST REIT

## Financial Results For The Financial Quarter Ended 30 June 2012



17 August 2012

# Contents

• Overview	Slide 3
• Financial Performance for the quarter ended 30 June 2012	Slide 4
• Statement of Financial Position	Slide 5
• Strategically Located Portfolio of Buildings	Slide 6
• Unit Price Performance during 1 April 2012 to 30 June 2012	Slide 7

# Overview

Item	Description
Approved Fund Size	429,001,000 units
Manager	Am ARA REIT Managers Sdn Bhd
Listing Date	21 December 2006
Unit Price	RM 1.12 (Closing as at 29 June 2012)
Market Capitalization	RM 480.5 million (as at 29 June 2012)
Borrowings/Gearing	RM 557.2 million / 46.7% (as at 30 June 2012)
No. of Investment Properties	8
Sector / Type of Properties	Office commercial & retail
Assets Under Management	RM 1,182.1 million (as at 30 June 2012) Commercial (78%) & Retail (22%)
Total Assets	RM 1,193.3 million (as at 30 June 2012)
Net Asset Value per unit	
- Before income distribution	RM 1.4146 (as at 30 June 2012)
- After income distribution	RM 1.3917 (as at 30 June 2012)
No. of Unitholders	12,344 (as at 29 June 2012)

# Financial Performance

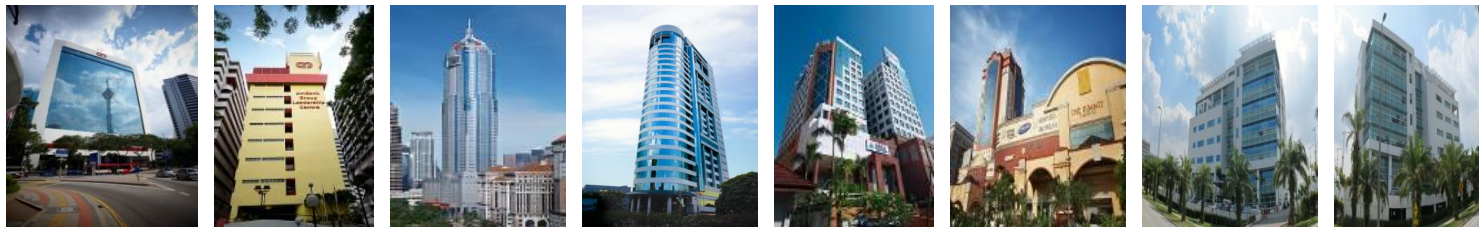
## Current Vs Preceding Corresponding Period For The Financial Period Ended 30 June 2012

(RM '000)	Current YTD Ended 30 June12	Preceding YTD Ended 30 June 2011	% Change
<b>Gross Revenue</b>	<b>26,610</b>	<b>22,748</b>	<b>+16.9</b>
Property Expenses	(8,974)	(7,438)	+20.6
<b>Net Property Income</b>	<b>17,636</b>	<b>15,310</b>	<b>+15.2</b>
Interest & Others Income	49	49	-
<b>Total Income</b>	<b>17,685</b>	<b>15,359</b>	<b>+15.2</b>
Non-Property Expenses	(1,872)	(1,500)	+24.8
Interest Expense	(5,934)	(4,256)	+39.4
<b>Net Income for the period</b>	<b>9,879</b>	<b>9,603</b>	<b>+2.9</b>
Loss arising from measuring non-current financial liabilities measured at amortized cost	(62)	(165)	-62.6
<b>Total Comprehensive Income for the period</b>	<b>9,817</b>	<b>9,438</b>	<b>+4.0</b>
<b><i>Total Comprehensive Income for the period is made up as follows:</i></b>			
- Realized	9,879	9,603	+2.9
- Unrealized	(62)	(165)	-62.6
	<b>9,817</b>	<b>9,438</b>	<b>+4.0</b>

# Statements of Financial Position

(RM '000)	30 June 2012 (Unaudited)	31 March 2012 (Audited)
<b>No. of Properties</b>	<b>8</b>	<b>8</b>
Investment Properties	1,182,098	1,179,844
Other Assets	11,215	18,698
<b>Total Assets</b>	<b>1,193,313</b>	<b>1,198,542</b>
Borrowings	(557,200)	(550,000)
Other Liabilities	(29,252)	(30,777)
<b>Net Asset Value (NAV)</b>	<b>606,861</b>	<b>617,765</b>
<b>NAV Per Unit (RM)</b>		
- before income distribution	<b>1.4146</b>	<b>1.4400</b>
- after income distribution	<b>1.3917</b>	<b>1.3917</b>
<b>Gearing (%)</b>	<b>46.7%</b>	<b>45.9%</b>

# Strategically Located Portfolio of Buildings



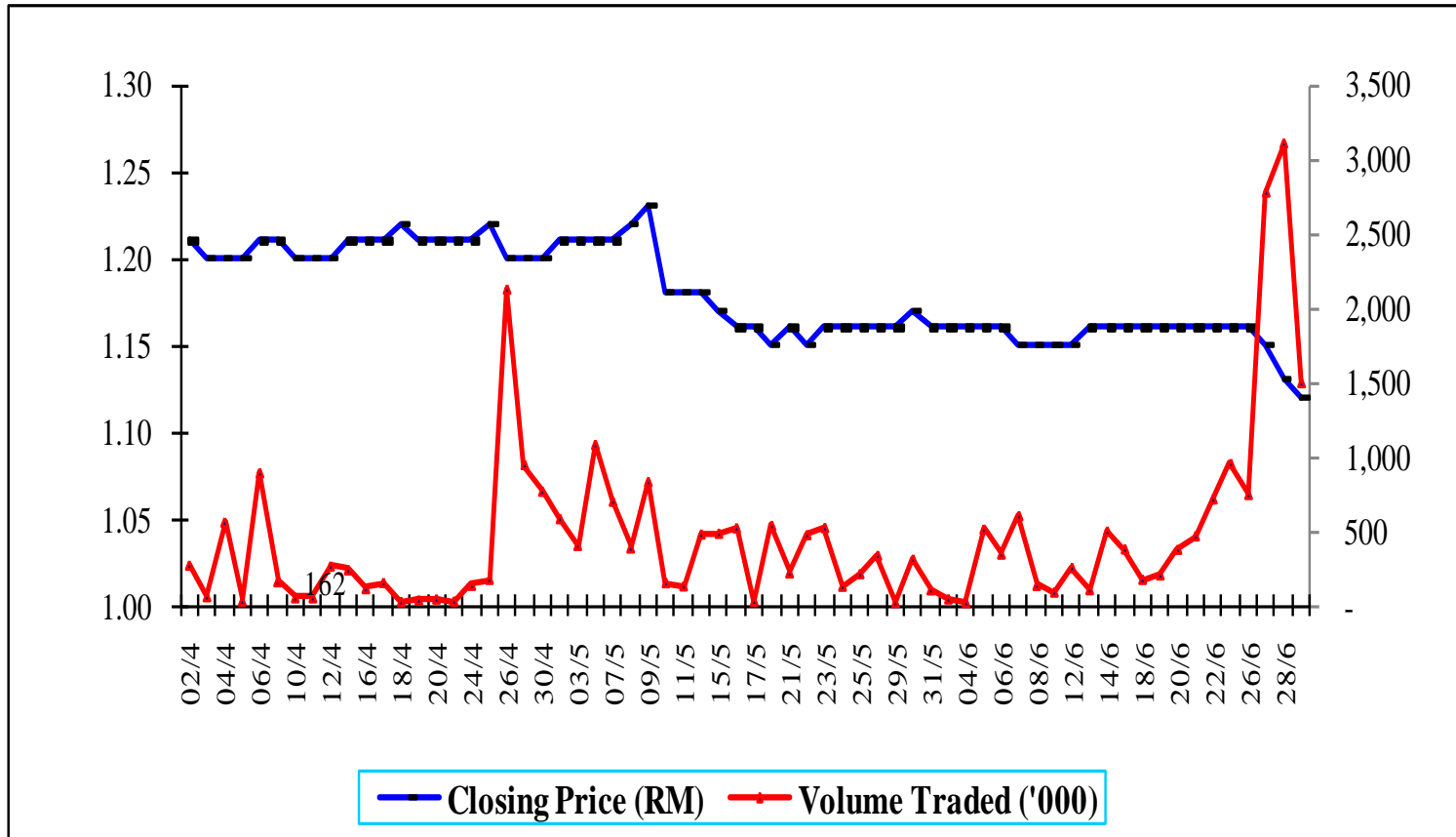
<b>Bangunan AmBank Group ('BAG')</b>	<b>AmBank Group Leadership Centre ('AGLC')</b>	<b>Menara AmBank ('MAB')</b>	<b>Menara AmFIRST (Formerly known as Menara Merais)</b>	<b>Wisma AmFIRST (formerly known as Kelana Brem Towers)</b>	<b>The Summit Subang USJ ('The Summit')</b>	<b>Prima 9 Cyberjaya ('Prima 9')</b>	<b>Prima 10 Cyberjaya ('Prima 10')</b>
--------------------------------------	--	------------------------------	---	---	---	--------------------------------------	--

Location	Golden Triangle	Golden Triangle	Golden Triangle	Petaling Jaya	Kelana Jaya	Subang Jaya	Prima 9	Prima 10	Total
<b>NLA (sq. ft.)</b>	360,166	57,801	458,187	159,001	285,461	991,762*	111,224	100,272	2,523,874
<b>Tenure</b>	99-year	Freehold	Freehold	Freehold	99- year	Freehold	Freehold	Freehold	
<b>Car Park Lots</b>	522	57	776	324	645	1,966	374	310	4,993
<b>Valuation**</b>	RM237.5m**	RM20.7m**	RM306m**	RM67.8m**	RM111m**	RM302.2m**	RM72.9m***	RM61.7m***	RM1,179.8m
<b>Occupancy****</b>	100.0%	100.0%	97.1%	65.7%	70.6%	^Retail-93.7% ^Office-62.4%	100.0%	100.0%	89.3%

\* Including hotel  
 \*\* As at March 2012  
 \*\*\* As at 12 April 2011  
 \*\*\*\* Committed occupancy as at 30 June 2012  
 ^ Excluding hotel

# Unit Price Performance

## 1 April 2012 to 30 June 2012



**Highest RM1.23 / Lowest RM1.12**

# Disclaimer

- ❖ The information contained herein does not carry any right of publication or disclosure to any other party. Neither this proposal nor its content may be used for any other purpose without prior written consent of Am ARA REIT Managers Sdn Bhd.
- ❖ The information may contain forward-looking statements that involves risks and uncertainties. Prospective investors are cautioned that actual results may differ materially from those set forth in any forward-looking statements herein as a result of a number of risks, uncertainties and assumptions.
- ❖ The information does not constitute an offer or invitation to purchase or subscribe for any shares in the REIT. Any decision to purchase shares in the offering should be made solely on the basis of the information contained in the prospectus to be published in due course in conjunction with the listing exercise.
- ❖ Am ARA REIT Managers Sdn Bhd expressly disclaims any and all liabilities to any parties or representations, expressed or implied, contained in or omissions from the documents or any other written or oral communications transmitted as a result of the circulation, publication, reproduction or use of this document.



**THANK YOU**