

AmFIRST REIT

Financial Results For The Financial Period Ended 30 September 2012



6 November 2012

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Overview

Item	Description
Approved Fund Size	686,401,600 units
Manager	Am ARA REIT Managers Sdn Bhd
Listing Date	21 December 2006
Unit Price	RM 1.10 (Closing as at 28 September 2012)
Market Capitalization	RM 755.0 million (as at 28 September 2012)
Borrowings/Gearing	RM 345.1 million / 28.7% (as at 30 September 2012)
No. of Investment Properties	8 (as at 30 September 2012)
Sector / Type of Properties	Commercial office & retail
Assets Under Management	RM 1,182.7 million (as at 30 September 2012) Commercial (78%) & Retail (22%)
Total Assets	RM 1,203.1 million (as at 30 September 2012)
Net Asset Value per unit	RM 1.2075 (as at 30 September 2012)
No. of Unitholders	12,854 (as at 28 September 2012)

Financial Performance

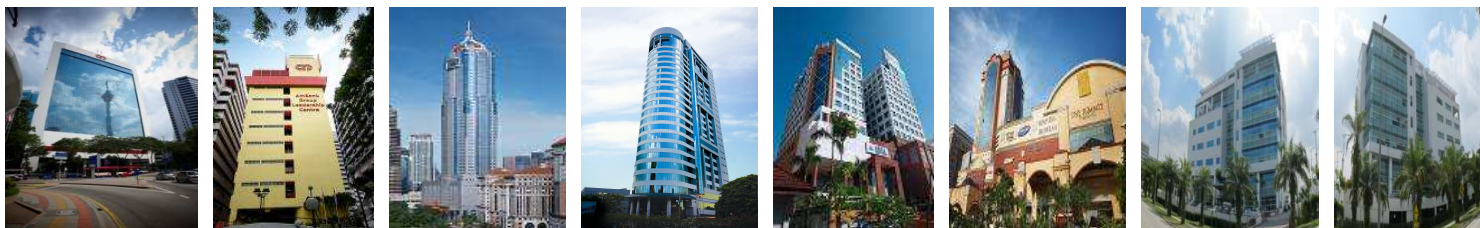
Current Vs Preceding Corresponding Period For The Financial Period Ended 30 September 2012

RM '000	Current YTD Ended 30 September 2012	Preceding YTD Ended 30 September 2011	% Change
Gross Revenue	53,440	46,178	+15.7
Property Expenses	(17,607)	(14,907)	+18.1
Net Rental Income	35,833	31,207	+14.8
Interest and Other Income	270	78	+246.2
Total Income	36,103	31,348	+15.2
Non-Property Expenses	(3,711)	(3,307)	+12.2
Interest Expense	(10,722)	(8,757)	+22.4
Net Income for the period	21,670	19,284	+12.4
Gain/(loss) arising from measuring non-current financial liabilities measured at amortized cost	234	(333)	+170.3
Total Comprehensive Income for the period	21,904	18,951	+15.6
<i>Total Comprehensive Income for the period is made up as follows:</i>			
- Realized	21,670	19,284	+12.4
- Unrealized	234	(333)	+170.3
	21,904	18,951	+15.6

Statements of Financial Position

RM '000	As at 30 September 2012 (Unaudited)	As at 31 March 2012 (Audited)
No. of Properties	8	8
Investment Properties	1,182,676	1,179,844
Other Assets	20,463	18,698
Total Assets	1,203,139	1,198,542
Borrowings	(345,155)	(550,000)
Other Liabilities	(29,145)	(30,777)
Net Asset Value (NAV)	828,839	617,765
Unit in Circulation ('000 unit)	686,402	429,001
NAV Per Unit (RM)	1.2075	1.4400
Market Capitalization	755,042	510,511
Gearing (%)	28.7%	45.9%

Strategically Located Portfolio of Buildings



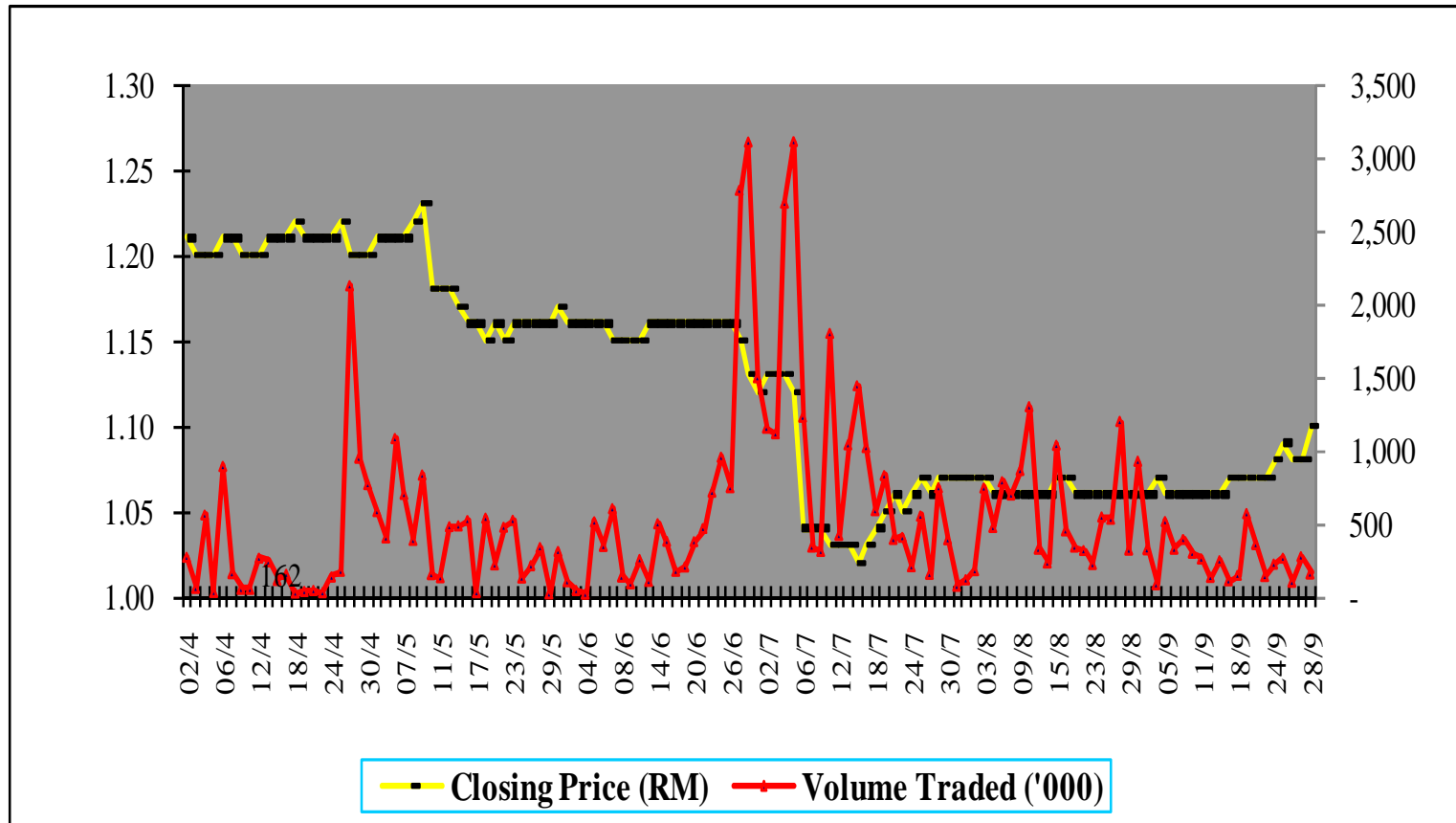
Bangunan AmBank Group ("BAG")	AmBank Group Leadership Centre ("AGLC")	Menara AmBank ("MAB")	Menara AmFIRST (Formerly known as Menara Merais)	Wisma AmFIRST (formerly known as Kelana Brem Towers)	The Summit Subang USJ ("The Summit")	Prima 9 Cyberjaya ("Prima 9")	Prima 10 Cyberjaya ("Prima 10")
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Location	Golden Triangle	Golden Triangle	Golden Triangle	Petaling Jaya	Kelana Jaya	Subang Jaya	Prima 9	Prima 10	Total
NLA (sq. ft.)	360,166	57,801	458,187	159,001	285,461	1,024,549	111,224	100,272	2,556,661
Tenure	99-year	Freehold	Freehold	Freehold	99- year	Freehold	Freehold	Freehold	
Car Park Lots	522	57	776	324	645	1,966	374	310	4,993
Valuation*	RM237.5 m	RM20.7m	RM306m	RM67.8m	RM111m	RM302.2m	RM72.9m	RM61.7m	RM1,179.8m
Occupancy **	100.0%	100.0%	96.5%	71.3%	71.0%	^Retail-93.8% ^Office-72.8%	100.0%	100.0%	90.3%

* As at 31 March 2012
 ** Committed occupancy as at 30 September 2012
 ^ Excluding hotel

Unit Price Performance

1 April 2012 to 30 September 2012



Highest RM1.23 / Lowest RM1.02

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