

AMANAHRAYA REAL ESTATE INVESTMENT TRUST
 INTERIM FINANCIAL REPORT FOR PERIOD ENDED 30 SEPTEMBER 2009 (UNAUDITED)

CONDENSED BALANCE SHEETS

	Note	As At End of Current Quarter (Unaudited) 30.9.2009 RM	As At Preceding Financial Year Ended (Audited) 31.12.2008 RM
ASSETS			
Non-current asset			
Investment properties	B8	686,332,000	686,332,000
		686,332,000	686,332,000
Current assets			
Trade and other receivables		1,090,434	679,484
Security deposits in Trust accounts and financial institution		35,713,371	42,619,695
Deposits placed with licensed financial institutions	B8	15,449,917	22,896,129
Cash and bank balances		161,718	3,823
		52,415,440	66,199,131
TOTAL ASSETS		738,747,440	752,531,131
LIABILITIES			
Non-current liabilities			
Borrowings	B9	253,000,000	253,000,000
		253,000,000	253,000,000
Current liabilities			
Trade and other payables		37,693,309	44,604,180
Provision for income distribution (<i>Note 1</i>)	A8	7,950,355	14,822,829
		45,643,664	59,427,009
TOTAL LIABILITIES		298,643,664	312,427,009
NET ASSET VALUE (NAV)		440,103,776	440,104,122
FINANCED BY:			
UNITHOLDERS' FUND			
Unitholders' capital		403,291,776	403,291,776
Undistributed income (<i>Note 2</i>)		36,812,000	36,812,346
Total unitholders' fund		440,103,776	440,104,122
NUMBER OF UNITS IN CIRCULATIONS ('000)		431,553,191	431,553,191
NET ASSET VALUE (NAV) PER UNIT (RM):			
- Before income distribution		1.0382	1.0542
- After income distribution		1.0198	1.0198

Note 1:

The provision for income distribution is for the financial period from 1 July 2009 to 30 September 2009.

Note 2:

This is net appreciation on fair values of investment properties, a surplus of appraised values over acquisition costs arising from the last valuation carried out in the previous financial year. It is an unrealised gain and is not available for income distribution.

(The condensed balance sheet should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2008 and the accompanying explanatory notes attached to the financial statements).

AMANAHRAYA REAL ESTATE INVESTMENT TRUST
 INTERIM FINANCIAL REPORT FOR PERIOD ENDED 30 SEPTEMBER 2009 (UNAUDITED)

CONDENSED INCOME STATEMENTS

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Current Quarter 30.9.2009 RM	Preceding Corresponding Quarter 30.9.2008 RM	Current Year To-date 30.9.2009 RM	Preceding Year To-date 30.9.2008 RM
GROSS REVENUE	11,765,379	11,419,284	34,518,833	34,188,146
Assessment	(85,659)	(85,423)	(254,182)	(254,415)
Quit rent	(2,861)	(2,964)	(8,488)	(8,826)
Other property operating expenses	(203,369)	(173,168)	(1,105,727)	(500,681)
TOTAL PROPERTY EXPENSES	(291,889)	(261,555)	(1,368,397)	(763,922)
Net rental income	11,473,490	11,157,729	33,150,436	33,424,224
Interest income	111,176	200,254	337,850	552,124
TOTAL TRUST INCOME	11,584,666	11,357,983	33,488,286	33,976,348
TRUST EXPENSES				
Manager's fee	(342,963)	(315,875)	(1,014,687)	(932,609)
Trustee's fee	(45,729)	(42,117)	(135,292)	(124,348)
Administrative expenses	(59,307)	(100,806)	(176,000)	(300,566)
Interest expenses	(3,187,233)	(3,178,524)	(9,457,767)	(9,466,475)
TOTAL TRUST EXPENSES	(3,635,232)	(3,637,322)	(10,783,746)	(10,823,998)
NET TRUST INCOME	7,949,434	7,720,661	22,704,540	23,152,350
Net appreciation on fair values of investment properties	-	-	-	-
INCOME BEFORE TAXATION	7,949,434	7,720,661	22,704,540	23,152,350
Taxation	-	-	-	-
INCOME AFTER TAXATION	7,949,434	7,720,661	22,704,540	23,152,350
PROVISION FOR INCOME DISTRIBUTION	(7,949,434)	(7,720,661)	(22,704,540)	(23,152,350)
NET EARNINGS RETAINED	-	-	-	-

AMANAHRAYA REAL ESTATE INVESTMENT TRUST
INTERIM FINANCIAL REPORT FOR PERIOD ENDED 30 SEPTEMBER 2009 (UNAUDITED)

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Current Quarter 30.9.2009 RM	Preceding Corresponding Quarter 30.9.2008 RM	Current Year To-date 30.9.2009 RM	Preceding Year To-date 30.9.2008 RM
EARNINGS PER UNIT (SEN)				
- after manager fees (sen)	1.8421	1.7890	5.2611	5.3649
- before manager fees (sen)	1.9215	1.8622	5.4962	5.5810
DISTRIBUTION PER UNIT (SEN)	1.8421	1.7890	5.2611	5.3649
EARNINGS BEFORE TAXATION IS MADE UP AS FOLLOWS:				
Realised	7,949,434	7,720,661	22,704,540	23,152,350
Unrealised	-	-	-	-
	7,949,434	7,720,661	22,704,540	23,152,350

(The Condensed Income Statement should be read in conjunction with the Audited Financial Statement for the year ended 31 December 2008 and the accompanying explanatory notes attached to the financial statements).

AMANAHRAYA REAL ESTATE INVESTMENT TRUST
CONDENSED STATEMENT OF CHANGES IN NET ASSET VALUE

FROM 1 JANUARY 2009 TO 30 SEPTEMBER 2009 (Unaudited)

	Unitholder's Capital RM	Distributable/Undistributable Income		Total RM
		Realised RM	Unrealised RM	
At 1 January 2009	403,291,776	346	36,812,000	440,104,122
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Operation for the financial period ended 30 September 2009				
Net income for the financial period	-	22,704,540	-	22,704,540
Movement in revaluation reserves	-	-	-	-
<i>Increase in net assets resulting from operations</i>	-	22,704,540	-	22,704,540
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Unitholders' transactions				
Distribution to unitholders - current provision	-	(7,949,434)	-	(7,949,434)
Distribution to unitholders - underprovision	-	(656)	-	(656)
Distribution to unitholders - paid	-	(14,754,796)	-	(14,754,796)
Listing expenses	-	-	-	-
<i>Net increase in net assets resulting from unitholders' transactions</i>	-	(22,704,886)	-	(22,704,886)
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At 30 September 2009	403,291,776	-	36,812,000	440,103,776

AMANAHRAYA REAL ESTATE INVESTMENT TRUST
CONDENSED STATEMENT OF CHANGES IN NET ASSET VALUE

FROM 1 JANUARY 2008 TO 30 SEPTEMBER 2008

	Unitholder's Capital RM	Distributable/Undistributable Income		Total RM
		Realised RM	Unrealised RM	
At 1 January 2008	404,967,105	346	-	404,967,451
Operation for the financial period ended 30 September 2008				
Net income for the financial period	-	23,152,350	-	23,152,350
Movement in revaluation reserves	-	-	-	-
<i>Increase in net assets resulting from operations</i>	-	<i>23,152,350</i>	-	<i>23,152,350</i>
Unitholders' transactions				
Distribution to unitholders - provision	-	(7,720,661)	-	(7,720,661)
Distribution to unitholders - paid	-	(15,431,482)	-	(15,431,482)
Listing expenses *	(1,488,840)	-	-	(1,488,840)
<i>Decrease in net assets resulting from unitholders' transactions</i>	<i>(1,488,840)</i>	<i>(23,152,143)</i>	-	<i>(24,640,983)</i>
At 30 September 2008	403,478,265	553	-	403,478,818

* Listing expenses refers to expenses incurred for capital listing of shares issued under the second capital injection.

(The Condensed Statement of Changes in Net Asset Value should be read in conjunction with the Audited Financial Statement for the year ended 31 December 2008 and the accompanying explanatory notes attached to the financial statements).

AMANAHRAYA REAL ESTATE INVESTMENT TRUST
 INTERIM FINANCIAL REPORT FOR PERIOD ENDED 30 SEPTEMBER 2009 (UNAUDITED)

CONDENSED CASH FLOW STATEMENT

	Current Year To-date 30.9.2009 RM	Preceding Year To-date 30.9.2008 RM
Cash Flows From Operating Activities		
Income before taxation	22,704,540	23,152,350
Adjustment for:-		
Interest expense	9,457,767	9,466,475
Interest income	(337,850)	(552,124)
Operating income before working capital changes	<u>31,824,457</u>	<u>32,066,701</u>
Changes in working capital:-		
(Increase)/Decrease in trade and other receivables	(410,950)	84,994,704
Decrease/(Increase) in security deposits in Trust accounts and financial institution	6,906,324	(1,230,886)
Decrease in trade and other payables	(6,910,871)	(81,745,316)
Net cash from operating activities	<u>31,408,960</u>	<u>34,085,203</u>
Cash Flows From Investing Activities		
Interest received	337,850	552,124
Enhancement of investment properties	-	(4,000,000)
Net cash from/(used in) investing activities	<u>337,850</u>	<u>(3,447,876)</u>
Cash Flows From Financing Activities		
Distribution paid to unitholders	(29,577,360)	(21,716,965)
Listing expenses	-	(1,488,840)
Interest paid	(9,457,767)	(9,466,475)
Net cash used in financing activities	<u>(39,035,127)</u>	<u>(32,672,280)</u>
Net (decrease)/increase in cash and cash equivalents	(7,288,317)	(2,034,953)
Cash and cash equivalents at beginning of the period	22,899,952	17,670,858
Cash and cash equivalents at end of the period	<u>15,611,635</u>	<u>15,635,905</u>
Cash and cash equivalents comprise:-		
Cash and bank balances	161,718	163,511
Deposits placed with licensed financial institutions	15,449,917	15,472,394
	<u>15,611,635</u>	<u>15,635,905</u>

(The Condensed Cash Flow Statement should be read in conjunction with the Audited Financial Statement for the year ended 31 December 2008 and the accompanying explanatory notes attached to the financial statements).

AMANAHRAYA REAL ESTATE INVESTMENT TRUST
QUARTERLY UNAUDITED FINANCIAL RESULT FOR THE 3RD QUARTER ENDED
30 SEPTEMBER 2009

A. DISCLOSURE REQUIREMENTS AS PER FINANCIAL REPORTING STANDARDS (FRS) 134

A1. BASIS OF PREPARATION

The quarterly financial report is unaudited and has been prepared in accordance with FRS 134: Interim Financial Reporting and Paragraph 9.44 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad.

A2. CHANGES IN ACCOUNTING POLICIES

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 AmanahRaya Real Estate Investment Trust (ARREIT or "Trust") for year ended 31 December 2008.

A3. AUDIT REPORT OF PRECEDING FINANCIAL YEAR ENDED 31 DECEMBER 2008

The audit report of the Trust's financial statements for the financial year ended 31 December 2008 was not subject to any qualification.

A4. SEASONALITY OR CYCLICALITY OF OPERATIONS

The business operations of the Trust are not affected by any material seasonal or cyclical factors.

A5. EXCEPTIONAL OR UNUSUAL ITEMS

There were no items of exceptional or unusual nature that affects the assets, liabilities, equities, net income or cash flows to be disclosed for the quarter under review.

A6. CHANGES IN ESTIMATES

This is not applicable as no estimates were previously reported.

A7. DEBTS AND EQUITY SECURITIES

There were no issuance, cancellation, repurchase, resale and repayment of debt and equity securities for the current quarter and financial year-to-date.

A8. INCOME DISTRIBUTION

A provision was made to distribute 100% of the income before tax (unaudited) for the period ended 30 September 2009. The following reflect the movements of provision which have been made during the reported financial period:

Provisions as at 1 January 2009	346
Underprovision for the previous quarters	265
Actual distribution paid	(14,754,796)
Provision made for 6th income distribution in 30 June 2009	14,755,106
Provision for third quarter ended 30 September 2009	7,949,434
Provisions as at 30 September 2009	<u><u>7,950,355</u></u>

**AMANAHRAYA REAL ESTATE INVESTMENT TRUST
QUARTERLY UNAUDITED FINANCIAL RESULT FOR THE 3RD QUARTER ENDED
30 SEPTEMBER 2009**

**A. DISCLOSURE REQUIREMENTS AS PER FINANCIAL REPORTING STANDARDS (FRS) 134
- Cont'd**

A9. SEGMENTAL REPORTING

No segmental information was prepared as the Trust's activities are predominantly in one segment of the industry and occur predominantly in Malaysia.

A10. VALUATION OF INVESTMENT PROPERTIES

For the quarter under review, there were no changes in the values of the investment properties held.

A11. SIGNIFICANT SUBSEQUENT EVENTS

There was no material event as at the latest practicable date from the date of this report.

A12. CHANGES IN THE COMPOSITION OF THE TRUST

There were no changes in the composition of ARREIT for the current quarter and the total number of units issued stands at 431,553,191 units.

A13. CONTINGENT LIABILITIES

There were no contingent liabilities to be disclosed.

AMANAHRAYA REAL ESTATE INVESTMENT TRUST
QUARTERLY UNAUDITED FINANCIAL RESULT FOR THE 3RD QUARTER ENDED
30 SEPTEMBER 2009

B. ADDITIONAL INFORMATION PURSUANT TO PARAGRAPH 9.44 OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

B1. REVIEW OF PERFORMANCE

For the quarter ended 30 September 2009, the Trust recorded a total revenue of RM11,876,555 (preceding corresponding quarter - RM11,619,538) including interest income of RM111,176 (preceding corresponding quarter - RM200,254). Total expenditure for the quarter under review was RM3,927,121 (preceding corresponding quarter - RM3,898,877), of which RM291,889 (preceding corresponding quarter - RM261,555) were attributable to property expenses and RM3,635,232 (preceding corresponding quarter - RM3,637,322) to non property expenses.

For the quarter under review, income before taxation (realised) and available for distribution amounted to RM7,949,434 (preceding corresponding quarter - RM7,720,661).

ARREIT has made a provision for income distribution amounting to RM14,775,106 (equivalent to 100% of the realised income before tax) in the previous quarter ended 30 June 2009 and has been paid out on 28 August 2009.

B2. COMPARISON OF INCOME BEFORE TAXATION BETWEEN CURRENT QUARTER AND PRECEDING QUARTER

	Current Quarter 30.9.2009 RM	Preceding Quarter 30.6.2009 RM
Revenue		
- Gross revenue (rental income)	11,765,379	11,283,917
- Interest income	111,176	92,314
Total	<u>11,876,555</u>	<u>11,376,231</u>
Expenses		
Property expenses	(291,889)	(789,735)
Non property expenses	(3,635,232)	(3,593,976)
Total	<u>(3,927,121)</u>	<u>(4,383,711)</u>
Total trust income (realised)	7,949,434	6,992,520
Net appreciation on fair values of investment properties (unrealised)	-	-
Earnings before taxation	<u>7,949,434</u>	<u>6,992,520</u>

The Trust's revenue for the current quarter ended 30 September 2009 increased from RM11,376,231 to RM11,876,555, whereas earnings before taxation rose from RM6,992,520 to RM7,949,434.

The higher revenue in the current quarter was mainly due to increase in rentals for certain properties, despite of the reduction in rental income for Wisma AmanahRaya Berhad, Jalan Semantan in the previous quarter which was due to a landslip in the last quarter of year 2008. Reduction in the property expenses from RM789,735 to RM291,889 is mainly due to provision for landslip recuperation being allocated in the previous quarter.

The Manager is of the opinion that additional provision is not required to be made in the current reported quarter.

B3. PROSPECTS

The Manager is continuously ensuring the existing assets within the portfolio are well maintained to ensure the stability of rental incomes and the fund benefits from capital appreciations.

Apart from that, the Manager is actively identifying good assets for new acquisition to continuously improve the yield and further diversify the portfolio to balance the sectoral risks.

The strategy of having assets with long-term leases by reputable lessees shall continue to be the focus of ARREIT.

**AMANAHRAYA REAL ESTATE INVESTMENT TRUST
 QUARTERLY UNAUDITED FINANCIAL RESULT FOR THE 3RD QUARTER ENDED
 30 SEPTEMBER 2009**

**B. ADDITIONAL INFORMATION PURSUANT TO PARAGRAPH 9.44 OF THE MAIN MARKET
 LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD - Cont'd**

B4. VARIANCES

This is not applicable as no profit forecast or profit guarantee was issued for this financial quarter.

B5. PURCHASE OF INVESTMENT PROPERTIES

There was no acquisition of investment property during the quarter under review.

B6. INCOME TAX EXPENSE

In accordance with the amendment of Section 61A of the Income Tax Act, 1967 under the Finance Act 2006 , where in the basis period for a year of assessment, 90% or more of the total income of the Trust is distributed to unitholders, the total income of the trust for the year of assessment shall be exempted from tax.

Thus, based on a 100% income distribution for the current quarter, the Trust has not provided any tax expenses for the period.

A reconciliation between the applicable income tax expense and effective income tax expense on the Trust is as follows:

	Current Quarter Year 30.9.2009 RM	Preceding Corresponding Quarter 30.9.2008 RM	Current Year To-date 30.9.2009 RM	Preceding Year To-date 30.9.2008 RM
Earnings before taxation	7,949,434	7,720,661	22,704,540	23,152,350
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Taxation at Malaysia				
Statutory tax rate @ 25% *	1,987,359	2,007,372	5,676,135	6,019,611
Non-deductible expenses	26,259	37,160	202,823	110,477
Effect of tax exempt income	(27,794)	(52,066)	(84,462)	(143,552)
Effect of income distribution exempted from tax	(1,985,824)	(1,992,466)	(5,794,496)	(5,986,536)
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Tax expenses	-	-	-	-
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* For year 2009, the corporation tax rate has been revised from 26% to 25%

AMANAHRAYA REAL ESTATE INVESTMENT TRUST
QUARTERLY UNAUDITED FINANCIAL RESULT FOR THE 3RD QUARTER ENDED
30 SEPTEMBER 2009

B. ADDITIONAL INFORMATION PURSUANT TO PARAGRAPH 9.44 OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD - Cont'd

B7. CORPORATE PROPOSAL AND DEVELOPMENT

There were no corporate proposals during the current quarter and period-to-date.

B8.

As at 30 September 2009, The Trust's composition of investment portfolio are as follows:

	Acquisition cost RM	Fair value as at 30 September 2009 RM	Percentage of fair value to Net Asset Value %
Investment properties			
<i>Hospitality</i>			
Holiday Villa Alor Setar	31,000,000	34,000,000	8.00
Holiday Villa Langkawi	55,000,000	58,310,000	13.25
<i>Education</i>			
SEGi College	52,500,000	54,000,000	12.26
SEGi Campus College	145,000,000	152,000,000	34.54
<i>Commercial</i>			
Block A & B, South City Plaza	18,300,000	19,500,000	4.43
Wisma AmanahRaya	68,000,000	73,000,000	16.59
Wisma Amanah Raya Berhad	53,000,000	60,000,000	13.63
Wisma UEP	35,500,000	38,000,000	6.63
<i>Industrial</i>			
Permanis Factory	27,550,000	28,222,000	6.41
Silver Bird Factory	92,000,000	95,000,000	21.58
AIC Factory	19,200,000	20,000,000	4.54
Gurun Automotive Warehouse	23,970,000	24,800,000	5.63
Tamadam Bonded Warehouse	28,500,000	29,500,000	6.7
	<u>649,520,000</u>	<u>686,332,000</u>	
Others			
Deposits placed with licensed financial institutions		<u>15,449,917</u>	3.51

B9.

BORROWINGS AND DEBT SECURITIES

	Current Year To-date 30.9.2009 RM	Preceding Year To-date 31.12.2008 RM
Long term borrowings - secured	<u>253,000,000</u>	<u>253,000,000</u>

The borrowings are secured by way of legal charge on certain properties of the Trust.

**AMANAHRAYA REAL ESTATE INVESTMENT TRUST
QUARTERLY UNAUDITED FINANCIAL RESULT FOR THE 3RD QUARTER ENDED
30 SEPTEMBER 2009**

**B. ADDITIONAL INFORMATION PURSUANT TO PARAGRAPH 9.44 OF THE MAIN MARKET
LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD - Cont'd**

B10. UTILISATION OF PROCEEDS RAISED FROM ISSUANCE OF NEW UNITS

There is no issuance of new units during the financial quarter under review.

B11. SOFT COMMISSION

During the financial quarter ended 30 September 2009, the Manager or its delegates did not receive any soft commission from its broker, by virtue of transactions conducted by the Trust.

B12. PURCHASE OR DISPOSAL OF INVESTMENT IN QUOTED SECURITIES

During the financial quarter ended 30 September 2009, there was no purchase or disposal of investment in quoted securities.

B13. OFF BALANCE SHEET FINANCIAL INSTRUMENTS

The Trust has no financial instrument with off balance sheet risks as at the latest practicable date from the date of the issuance of this report that might materially affect the position or business of the Trust.

B14. MATERIAL LITIGATION

There was no material litigation as at the date of issuance of this report.

B15. INCOME DISTRIBUTION

The following withholding tax rates would be applicable on distribution of income which is tax exempt at Trust level:-

<u>Type of unit holder</u>	<u>Rate of tax</u>
Resident unitholders;	
- Resident company	No withholding tax; tax at prevailing corporate tax rate
- Unitholders other than a resident company	Withholding tax at 10%; effective from 1 January 2009 to 31 December 2011 (2008 - withholding tax 15%)
Non-resident unitholders;	
- Non-resident company	Withholding tax at 25%; effective from 1 January 2009 to 31 December 2011 (2008 - withholding tax 26%)
- Non-resident institutional investor	Withholding tax at 10%; effective from 1 January 2009 to 31 December 2011 (2008 - withholding tax 20%)
- Non-resident other than company and institutional investors	Withholding tax at 10%; effective from 1 January 2009 to 31 December 2011 (2008 - withholding tax 15%)

AMANAHRAYA REAL ESTATE INVESTMENT TRUST
QUARTERLY UNAUDITED FINANCIAL RESULT FOR THE 3RD QUARTER ENDED
30 SEPTEMBER 2009

B. ADDITIONAL INFORMATION PURSUANT TO PARAGRAPH 9.44 OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD - Cont'd

B16. EARNINGS PER UNIT

The earnings per unit of the Trust have been computed by dividing the income after taxation for the period by the total number of units issued during the period.

	Current Quarter 30.9.2009 RM	Current Year To-date 30.9.2009 RM
Earnings after taxation	7,949,434	22,704,540
Total number of units issued	431,553,191	431,553,191
Earnings per unit (sen)	1.8421	5.2611

B17. DISTRIBUTION PER UNIT

The distribution per unit of the Trust has been computed by dividing the provision for income distribution for the period by the total number of units issued.

	Current Quarter 30.9.2009 RM	Current Year To-date 30.9.2009 RM
Provision for income distribution	7,949,434	22,704,540
Total number of units issued	431,553,191	431,553,191
Distribution per unit (sen)	1.8421	5.2611

B18. STATEMENT BY THE DIRECTORS OF THE MANAGER

In the opinion of the Directors of the Manager, the quarterly report has been prepared in accordance with FRS 134: Interim Financial Reporting and Paragraph 9.44 of the Main Market Listing Requirements of the Bursa Malaysia Securities Berhad so as to give a true fair view of the financial position of ARREIT as at 30 September 2009 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 16 September 2009 .

By Order of the Board
ZAINUL ABIDIN BIN HJ. AHMAD
CHU KUM YOON (f)
SEE SIEW CHENG (f)
Joint Company Secretaries
AmanahRaya-REIT Managers Sdn Bhd (Company No. 856167-A)
(As the Manager of AmanahRaya Real Estate Investment Trust)
Kuala Lumpur
Dated: 16 September 2009