

AmFIRST REIT

Results for Financial Period Ended 30 Jun 2008



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Results Highlights

	Current Qtr 30.06.2008 (RM'000)	Corresponding Qtr 30.06.2007 (RM'000)	Preceding Qtr 31.03.2008 (RM'000)
Gross Revenue	22,522	12,822	14,813
Net Property Income	15,069	9,239	10,357
DPU (sen)	2.238	1.746	1.800
DPU Yield (annualised)*	10.20%	7.03%	8.20%

* Based on closing price on the respective dates

	As at 30 June 2008 (RM'000)	As at 30 June 2007 (RM'000)
Total Assets	876,911	591,128
Total Liabilities	440,436	156,767
NAV (RM per Unit)	1.02	1.01

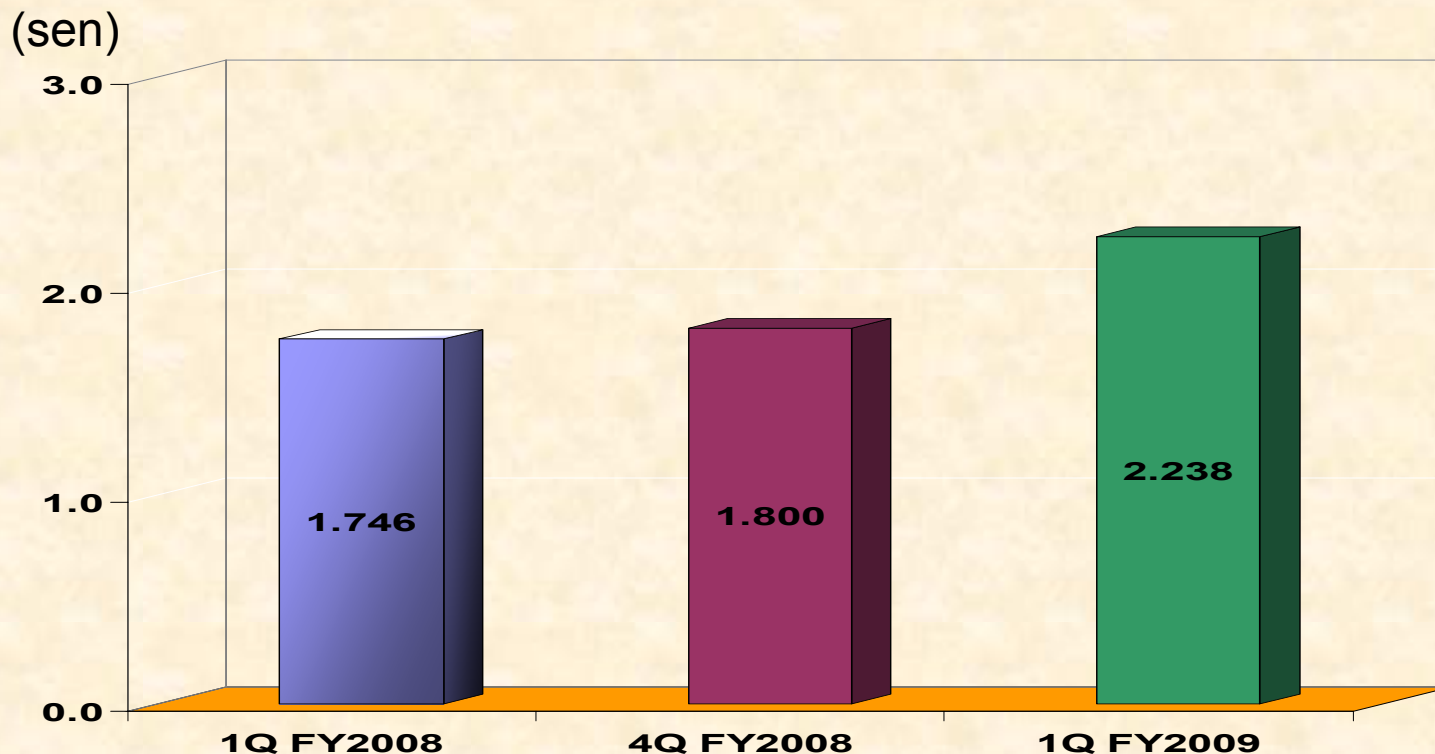
Trust Income

Compared with Corresponding Quarter
Gross Revenue outperformed by 75.7%
Net Property Income outperformed by 63.1%
Distributable Income Per Unit increased by 28.2%

(RM'000)	1 st Qtr ended 30.06.2008	1 st Qtr ended 30.06.2007	Change (%)
Gross Revenue	22,522	12,822	75.7
Property Expenses	(7,453)	(3,583)	108.0
Net Property Income	15,069	9,239	63.1
Other Income	87	112	(22.3)
Trust Expenses ¹	(1,209)	(942)	28.3
Interest Expense	(4,346) ²	(920)	372.4
Distributable Income	9,601	7,489	28.2
Distribution Per Unit (sen)	2.238	1.746	28.2

1. Include Manager's fee amounting to RM1.09 million and RM0.70 million for 1st Qtr 2009 and 1st Qtr 2008 respectively.
2. Includes interest expense attributable to the acquisition of The Summit Subang USJ which was completed on 31 Mar 08

Distribution Per Unit



1Q FY2009 DPU increased 24.3% compared to the previous quarter due to the contribution from the Summit Subang USJ which was completed on 31 Mar 2008. When compared to the same period last year, DPU increased by 28.2% due to contribution from The Summit Subang USJ as well as Kelana Brem Towers which was completed on 21 Jun 2007

Note: FY 2009 refers to the period beginning 1 April 2008 and ending 31 March 2009

Balance Sheet

*AmFIRST REIT - attractive discount of **13.7%** to NAV*

(RM'000)	As at 30 Jun 2008	As at 31 Mar 2008
Investment Properties	836,303	835,990
Other Assets	40,608	40,724
Total Assets	876,911	876,714
Borrowings	400,127	395,606
Other Liabilities	40,309	38,465
Total Liabilities	440,436	434,071
Net Assets	436,475	442,643
Units in issue ('000)	429,001	429,001
Net Asset Value (RM Per Unit)	1.02	1.03
AmFIRST REIT Unit Price (30 Jun 08)	RM0.880	
Discount to NAV	13.7%	

Debt Management

As at 30 Jun 2008	Term Loan	Revolving Credit	Total
Debt (RM'000)	147,000	253,127	400,127
Effective Interest Rate	4.28% - 5.00%	4.28% - 4.35%	

Percentage of Loans on fixed rate basis	14.2%
Interest Cover	3.2x (Earnings before Interest / Interest Expense)

The Manager actively monitors interest rate trend and would consider locking in fixed rates if deemed appropriate after consultation with its bankers

The long term desired level of gearing for AmFIRST REIT is between 30% to 35%

Portfolio Performance - Summary

For the Quarter ended 30 June 2008

- Tenancy renewals during the quarter enjoyed positive reversion of 15%
- Occupancy rate of 3 office buildings located in Golden Triangle averaged 94%
- 280,000 sf of space in these 3 buildings are due for renewal over next 9 months
- Kelana Brem Towers achieved 100% occupancy
- Plans are underway to carry out asset enhancement works to enhance the quality and competitive standing of Menara Merais to attract quality tenants
- Car park income jumped by 89% with contribution from The Summit Subang USJ
- The Summit Hotel occupancy rate was 75%, with Average Room Rate of RM157/- per night
- Office tower occupancy at Menara Summit was 98% with retail podium occupancy at 70%. Professional retail Consultant firm is being engaged to re-position the complex to improve its competitive standing and performance



**Comments by Mr. Anthony Ooi
Acting Chief Executive Officer,
Am ARA REIT Managers Sdn Bhd
(Manager of AmFIRST REIT)
in conjunction with the latest results release**

“We are indeed very happy to present our latest quarterly results to our Unitholders. This is a milestone for AmFIRST and represents a quantum leap in our performance - with a 28.2% jump in our distributable income as compared with the corresponding quarter for our last financial year. This sizeable increase in our DPU has catapulted us to a higher level of performance. Once again, we have demonstrated that we are able to deliver good income growth for our Unitholders”.

“Given our fundamentally strong property portfolio, management quality, established Sponsor (AmInvestment Bank Group) and experienced partner in Singapore-listed ARA Asset Management Limited Group (who manages a total of four REITs as well as Private Real Estate Funds - with Total Assets Under Management of US\$7.7 billion as at end of June 2008), we will continue to build upon our unique strengths and we are confident that we would be able to differentiate ourselves and emerge at the forefront of the Malaysian REIT market”.

Contact

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