

ATRIUM REAL ESTATE INVESTMENT TRUST

SUMMARY OF KEY FINANCIAL INFORMATION

6/30/2007

	INDIVIDUAL PERIOD		CUMULATIVE PERIOD	
	CURRENT YEAR QUARTER	PRECEDING YEAR CORRESPONDING QUARTER	CURRENT YEAR TO DATE	PRECEDING YEAR CORRESPONDING PERIOD
	6/30/2007	6/30/2006	6/30/2007	6/30/2006
	RM'000	RM'000	RM'000	RM'000
1 Revenue	3,316	0	3,316	0
2 Profit/(loss) before tax	2,517	0	2,517	0
3 Profit/(loss) after tax and minority interest	2,517	0	2,517	0
4 Net profit/(loss) for the period	2,517	0	2,517	0
5 Basic earnings/(loss) per share (sen)	2.07	0.00	2.07	0.00
6 Dividend per share (sen)	2.00	0.00	2.00	0.00
			AS AT END OF CURRENT QUARTER	AS AT PRECEDING FINANCIAL YEAR END
7 Net assets per share (RM)			0.98	0.00

ATRIUM REAL ESTATE INVESTMENT TRUST

INTERIM FINANCIAL REPORT

Interim financial report on result for the financial quarter ended 30 June 2007

The figures have not been audited.

CONDENSED INCOME STATEMENTS

	INDIVIDUAL CURRENT QUARTER 4/2/2007 TO 6/30/2007 RM'000	QUARTER PRECEDING YEAR CORRESPONDING QUARTER 6/30/2006 RM'000	CUMULATIVE QUARTER CURRENT YEAR TO DATE 6/30/2007 RM'000	PRECEDING YEAR TO DATE 6/30/2006 RM'000
GROSS RECEIPTS	3,316	N/A	3,316	N/A
PROPERTY OPERATING EXPENSES	(205)	N/A	(205)	N/A
NET PROPERTY INCOME	3,111	N/A	3,111	N/A
OTHER INCOME	183	N/A	183	N/A
TRUST EXPENSES	(355)	N/A	(355)	N/A
FINANCE COSTS	(422)	N/A	(422)	N/A
INCOME BEFORE TAXATION	2,517	N/A	2,517	N/A
TAXATION	-	N/A	-	N/A
DISTRIBUTABLE INCOME	2,517	N/A	2,517	N/A
PROVISION FOR INCOME DISTRIBUTION	(2,436)	N/A	(2,436)	N/A
NET INCOME RETAINED	81	N/A	81	N/A
EARNINGS PER UNIT (SEN)	2.07	N/A	2.07	N/A
GROSS DISTRIBUTION UNIT (SEN)	2.00	N/A	2.00	N/A

As this is the first interim financial report prepared by the Trust, the comparative financial information for corresponding period is not available.

ATRIUM REAL ESTATE INVESTMENT TRUST

INTERIM FINANCIAL REPORT

CONDENSED BALANCE SHEETS

	AS AT 6/30/2007 RM'000	AS AT 6/30/2006 RM'000
INVESTMENT PROPERTIES	<u>155,053</u>	<u>N/A</u>
CURRENT ASSETS		
Trade receivables	-	N/A
Other receivables	484	N/A
Unit trust in bonds	8,092	
Fixed deposits at banks	9,710	N/A
Bank balance	<u>114</u>	<u>N/A</u>
	<u>18,400</u>	<u>N/A</u>
CURRENT LIABILITIES		
Trade payables	465	N/A
Other payables	364	N/A
Short term loan	43,700	<u>N/A</u>
Provision for income distribution	<u>2,436</u>	
	<u>46,965</u>	<u>N/A</u>
NET CURRENT ASSETS	<u>(28,565)</u>	<u>N/A</u>
	<u>126,488</u>	<u>N/A</u>
UNITHOLDERS' FUNDS		
Unitholders' capital	121,801	N/A
Listing expenses	(2,450)	N/A
Retained income	<u>81</u>	<u>N/A</u>
	119,432	N/A
UNITHOLDERS' FUNDS		<u>N/A</u>
NON-CURRENT LIABILITIES		
Rental deposits received	<u>7,056</u>	<u>N/A</u>
	<u>126,488</u>	<u>N/A</u>
Net asset value per unit (RM)	<u>0.980</u>	<u>N/A</u>

As this is the first interim financial report prepared by the Trust, the comparative financial information for corresponding period is not available.

ATRIUM REAL ESTATE INVESTMENT TRUST**INTERIM FINANCIAL REPORT****CONDENSED CASH FLOW STATEMENTS
FOR THE QUARTER ENDED 30 JUNE 2007**

	For the quarter ended 30.6.07 RM'000
CASH FLOW FROM OPERATING ACTIVITIES	
Profit before taxation	2,517
Adjustments for:	
Interest income	(183)
Interest expense	422
Operating profit before changes in working capital	
Decrease/(Increase) in receivables	(484)
(Decrease)/Increase in payables	7,885
Net cash generated from /(used in) operating activities	<u>10,157</u>
CASH FLOW FROM INVESTING ACTIVITIES	
Acquisition of properties	(155,053)
Interest income	183
Net Cash generated from/(used in) investing activities	<u>(154,870)</u>
CASH FLOW FROM FINANCING ACTIVITIES	
Unitholders' capital	121,801
Interest paid	(422)
Listing expenses	(2,450)
Borrowings	43,700
Distribution to Unitholders	-
Net cash generated from/(used in) financing activities	<u>162,629</u>
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS	17,916
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF PERIOD	-
CASH AND CASH EQUIVALENTS AT THE END OF PERIOD (a)	<u><u>17,916</u></u>
Note (a)	30.06.07
Cash and cash equivalents	RM'000
Unit trust in bonds	8,092
Bank balance	114
Fixed Deposits at banks	9,710
Cash and cash equivalent at end of the period	<u><u>17,916</u></u>

As this is the first interim financial report prepared by the Trust, the comparative financial information for corresponding period is not available.

ATRIUM REAL ESTATE INVESTMENT TRUST

INTERIM FINANCIAL REPORT

**CONDENSED STATEMENT OF CHANGES IN NET ASSET
VALUE
FOR THE PERIOD ENDED 30 JUNE 2007**

	Unitholders' capital RM'000	Retained Income Rm'000	Total RM'000
Net assets as at date of establishment 28-11-2006	-	-	-
Proceeds from promoter unit	1		1
Proceeds from Initial Public Offering	121,800	-	121,800
Listing expenses	(2,450)	-	(2,450)
Distributable income for the period	-	2,517	2,517
Provision for income distribution	-	(2,436)	(2,436)
	<hr/>	<hr/>	<hr/>
As at 30 June 2007	<u>119,351</u>	<u>81</u>	<u>119,432</u>

A1. Basis of Preparation

The quarterly financial report is unaudited and has been prepared in accordance with the requirements of Financial Reporting Standard (FRS) 134 “Interim Financial Reporting” and Paragraph 9.22 of the Listing Requirements of the Bursa Malaysia Securities Berhad.

The accounting policies and methods of computation adopted by the Trust in this quarterly financial report are consistent with those adopted in the prospectus of Atrium REIT dated 28 February 2007.

A2. Audit Report of preceding financial year ended 31 December 2006

There was no annual report of preceding financial year ended 31 December 2006 as the Trust was established on the 28 November 2006 and commenced operations on the 2 April 2007.

A3. Seasonality or Cyclicity of Operations

The business operations of the Trust are not materially affected by any seasonal or cyclical factor.

A.4 Exceptional or Unusual Items

During the current financial quarter, there was no item of an exceptional or unusual nature that affects the assets, liabilities, equity, net income or cash flows of the Trust.

A.5 Changes in estimates of amounts reported

This is not applicable as there was no estimate of amount reported.

A.6 Changes in Debt and Equity Securities

There was no issuance, cancellation, repurchase, resale and repayment of debts and equity securities during the current financial quarter. The outstanding debt is disclosed in Note B9.

A.7 Income Distribution

Based on the quarter result ended 30 June 2007, there will be an Interim Distribution of 2.0 sen per unit, amounting to RM2,436,020 to be made on the 28 August 2007.

A.8 Segment Reporting

No segment information is prepared as the Trust’s activities are predominantly in one industry segment and occur predominantly in Malaysia.

A.9 Valuation of Property, Plant & Equipment

The valuations of property, plant and equipment have been brought forward without any amendments from the valuation report dated 29 January 2007.

A10. Material Events Subsequent to the end of the interim period

There is no material event subsequent to the end of the interim period.

A11. Changes in the Composition of the Trust

There is no change in composition of the Trust during the current financial quarter.

A12. Changes in Contingent Liabilities

There is no contingent liability to be disclosed.

B. EXPLANATORY NOTES REQUIRED BY BURSA MALAYSIA REVISED LISTING REQUIREMENTS.

B1. Review of Performance

The Trust recorded RM3.316 million and RM2.517 million revenue and profit before taxation respectively for the quarter ended 30 June 2007.

B2. Comparison with Preceding Quarter

There was no comparison with preceding quarter as this is the first interim financial report prepared by the Trust.

B3. Prospects

The Trust, after considering the strength of the industrial real estate portfolio invested which is 100% leased to multi-national corporations, is expected to achieve expected performance for financial year ending 31 December 2007 as disclosed in the prospectus dated 28 February 2007.

B.4 Profit Forecast

This is not applicable as the Trust did not issue any profit forecast or profit guarantee for the current financial quarter.

B.5 Taxation

Pursuant to the present tax system for Real Estate Investment Trust ("REIT"), a REIT will be fully exempted from income tax provided at least 90% of its income is distributed to unitholders with effect from the year of assessment 2007.

B.6 Sales of Unquoted Investment and /or Properties

There was no sale of unquoted investment or properties during the current financial quarter.

B.7 Quoted Investment

During the current financial quarter, there was no purchase or disposal of quoted investment.

B.8 Corporate Development

There was no corporate proposal announced during the current financial quarter.

B.9 Borrowings and Debt Securities

The borrowing of RM43.7 million is a short term revolving credit with 5 years maturity and secured.

The interest rate charged per annum is 0.3% above cost of fund. The present interest payable is about 4.0% p.a.

The financial institution took a first legal charge over two investment properties costing RM67.2 million as their securities. This financing facility has a maturity of 5 years from the date of first drawdown and will be repaid in full via a bullet repayment at maturity.

B10. Off Balance Sheet Financial Instruments

No off balance sheet financial instruments were utilised for the current financial quarter.

B11. Material litigation

There was no material litigation as at the end of current financial quarter.

B12. Income distribution

The Board of Atrium Reit Managers Sdn Bhd has declared an interim income distribution of 2.0 sen of the income after taxation (realised) for the quarter ended 30 June 2007, to be paid on 28 August 2007 to the unitholders registered in the Record of Depositors on 8 August 2007. The interim distribution is slightly higher than the forecasted annualized Distribution per unit of 7.80 sen as contained in the Prospectus dated 28 February 2007.

Withholding tax will be deducted for distribution made to the following types of unitholders :

- Resident individual (withholding tax at 15%)
- Non Resident individual (withholding tax at 15%)
- Resident institutional investors (withholding tax at 20%)
- Non-resident institutional investors (withholding tax at 20%)
- Resident companies (No withholding tax. Subject to corporate tax at prevailing rate of 27%)
- Non-resident companies (withholding tax at 27% for Year of Assessment 2007)

B13. Distribution Per Unit

The distribution per unit of the Trust has been computed by dividing the provision for income distribution for the current financial quarter by the total number of units in issue during the current financial quarter.

	Period 3.4.07 To 30.6.07 RM'000	Preceding Year Corresponding Quarter 30.6.06 RM'000
Provision for income distribution	<u>2,436</u>	<u>N/A</u>
Number of units in issue	<u>121,801,000</u>	<u>N/A</u>
Distribution per unit (sen)	<u>2.00</u>	<u>N/A</u>

By Order of the Board
Ho Hea Ming
Secretary
Atrium Reit Managers Sdn Bhd
Company No : 710526-V
(As the Manager of Atrium Real Estate Investment Trust)
Kuala Lumpur
Dated : 18 July 2007