



ATRIUM REAL ESTATE INVESTMENT TRUST

Condensed Financial Statements

Third Quarter Ended 30 September 2019

Contents

Condensed Statement of Financial Position	1
Condensed Statement of Comprehensive Income	2
Condensed Statement of Changes in Net Asset Value	3 to 4
Condensed Statement of Cash Flows	5
Notes to the Financial Statements	6 to 14

ATRIUM REAL ESTATE INVESTMENT TRUST
CONDENSED STATEMENT OF FINANCIAL POSITION

	(Unaudited) As at 30.09.2019 RM	(Audited) As at 31.12.2018 RM
ASSETS		
Non-current asset		
Investment properties	280,051,108	278,000,000
Current assets		
Trade and other receivables	49,004,520	6,634,550
Deposits with licensed financial institution	12,169,240	1,900,000
Bank balance	30,700,594	1,049,904
	<u>91,874,354</u>	<u>9,584,454</u>
TOTAL ASSETS	<u>371,925,462</u>	<u>287,584,454</u>
LIABILITIES		
Non-current liabilities		
Trade and other payables	4,342,447	4,342,447
Borrowings	53,231,130	33,231,130
	<u>57,573,577</u>	<u>37,573,577</u>
Current liabilities		
Trade and other payables	6,087,584	4,977,954
Borrowings	41,484,489	62,430,000
	<u>47,572,073</u>	<u>67,407,954</u>
TOTAL LIABILITIES	<u>105,145,650</u>	<u>104,981,531</u>
NET ASSET VALUE (“NAV”)	<u>266,779,812</u>	<u>182,602,923</u>
FINANCED BY:		
UNITHOLDERS’ FUNDS		
Unitholders’ capital	204,129,836	119,351,580
Undistributed income	62,649,976	63,251,343
TOTAL UNITHOLDERS’ FUNDS	<u>266,779,812</u>	<u>182,602,923</u>
NUMBERS OF UNITS IN CIRCULATION (UNITS)	<u>204,625,680</u>	<u>121,801,000</u>
NAV PER UNIT (RM)		
- before proposed distribution	1.3037	1.4992
- after proposed distribution (Note 1)	1.2937	1.4782

The Condensed Statement of Financial Position should be read in conjunction with the Audited Financial Report for the year ended 31 December 2018 and the accompanying explanatory notes attached to the financial statements.

(Note 1 - Being Net Asset Value Per Unit after reflecting realised income to be distributed as third interim income distribution for 2019 of 1.00 sen per unit payable on 29 November 2019.)

ATRIUM REAL ESTATE INVESTMENT TRUST
CONDENSED STATEMENT OF COMPREHENSIVE INCOME (UNAUDITED)

	Individual Quarter		Cumulative Quarter	
	Current Year Quarter 30.09.2019 RM	Preceding Year Corresponding Quarter 30.09.2018 RM	Current Year to Date 30.09.2019 RM	Preceding Year to Date 30.09.2018 RM
Gross revenue	4,919,412	5,004,232	14,745,734	13,879,029
Property operating expenses	(486,731)	(455,506)	(1,466,544)	(1,412,894)
Net rental income	4,432,681	4,548,726	13,279,190	12,466,135
Interest income	101,566	21,891	204,029	100,179
Other income	-	-	-	813
Total income	4,534,247	4,570,617	13,483,219	12,567,127
Trust expenses				
Manager's fees	(456,210)	(365,797)	(1,229,185)	(1,079,174)
Trustee's fees	(45,621)	(36,580)	(122,919)	(91,571)
Auditors' fees	(7,500)	(6,900)	(22,500)	(20,700)
Impairment loss on trade receivables	-	(500,000)	-	(500,000)
Tax agent's fees	(1,410)	(1,810)	(5,080)	(4,580)
Finance costs	(1,058,467)	(1,087,337)	(3,337,541)	(3,122,059)
Valuation fees	-	(1,000)	(104,245)	(1,000)
Administrative expenses	(732,741)	(100,582)	(1,578,812)	(198,791)
Others	(240,885)	(743)	(498,045)	(69,732)
Total Expenses	(2,542,834)	(2,100,749)	(6,898,327)	(5,087,607)
Income before taxation	1,991,413	2,469,868	6,584,892	7,479,520
Taxation	-	-	-	-
Net income/Total comprehensive income for the period	1,991,413	2,469,868	6,584,892	7,479,520

Net income for the period is made up as follows:

-Realised	1,991,413	2,469,868	6,584,892	7,479,520
-Unrealised		-		-

Earnings per unit (realised) (sen)

- after manager's fees	1.36 [#]	2.03	4.77 [#]	6.14
- before manager's fees	1.67 [#]	2.33	5.66 [#]	7.03

Distribution per unit (sen)

- Proposed/Declared	1.00	2.00	4.40	6.00
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[#] Based on weighted average number of units in issue after the issuance and listing of 24,360,200 placement units and 58,464,480 rights units. (Note B19)

The Condensed Statement of Comprehensive Income should be read in conjunction with the Audited Financial Report for the year ended 31 December 2018 and the accompanying explanatory notes attached to the financial statements.

ATRIUM REAL ESTATE INVESTMENT TRUST
CONDENSED STATEMENT OF CHANGES IN NET ASSET VALUE (UNAUDITED)
For The Period from 01.01.2019 to 30.09.2019

	← Undistributed Income →			
	Unitholders' Capital RM	Realised RM	Unrealised RM	Total RM
At 1 January 2019	119,351,580	3,150,209	60,101,134	182,602,923
Operations for the period from - 1 January 2019 to 30 September 2019				
Net income for the period	-	6,584,892	-	6,584,892
Other comprehensive income, net of tax	-	-	-	-
Total comprehensive income	-	6,584,892	-	6,584,892
Unitholders' transactions				
Issue of Units				
- Placement	26,552,618	-	-	26,552,618
- Rights	59,633,770	-	-	59,633,770
Distributions to unitholders				
- 2018 final	-	(2,557,821)	-	(2,557,821)
- 2019 Interim	-	(4,628,438)	-	(4,628,438)
Listing expenses	(1,408,132)	-	-	(1,408,132)
Increase/(Decrease) in net assets resulting from unitholders' transactions	84,778,256	(7,186,259)	-	77,591,997
Net assets as at 30 September 2019	<u>204,129,836</u>	<u>2,548,842</u>	<u>60,101,134</u>	<u>266,779,812</u>

ATRIUM REAL ESTATE INVESTMENT TRUST
CONDENSED STATEMENT OF CHANGES IN NET ASSET VALUE (AUDITED)
For The Period from 01.01.2018 to 30.09.2018

	← Undistributed Income →			
	Unitholders' Capital RM	Realised RM	Unrealised RM	Total RM
At 1 January 2018	119,351,580	2,837,423	58,377,765	180,566,768
Operations for the period from - 1 January 2018 to 30 September 2018				
Net income for the period	-	7,479,520	-	7,479,520
Other comprehensive income, net of tax	-	-	-	-
Total comprehensive income	-	7,479,520	-	7,479,520
Unitholders' transactions				
Distributions to unitholders				
- 2017 Final	-	(2,253,319)	-	(2,253,319)
- 2018 Interim	-	(4,872,040)	-	(4,872,040)
Decrease in net assets resulting from unitholders' transactions	-	(7,125,359)	-	(7,125,359)
Net assets as at 30 September 2018	119,351,580	3,191,584	58,377,765	180,920,929

The Condensed Statement of Changes in Net Asset Value should be read in conjunction with the Audited Financial Report for the year ended 31 December 2018 and the accompanying explanatory notes attached to the financial statements.

ATRIUM REAL ESTATE INVESTMENT TRUST
CONDENSED STATEMENT OF CASH FLOWS
For The Period from 01.01.2019 to 30.09.2019

	01.01.2019 to 30.09.2019 RM	01.01.2018 to 30.09.2018 RM
<u>Cash Flow From Operating Activities</u>		
Income before taxation	6,584,892	7,479,520
Adjustments for:		
Interest income	(204,029)	(100,179)
Interest expense	3,337,541	3,122,059
Operating income before working capital changes	9,718,404	10,501,400
Increase in trade and other receivables	(42,369,970)	(635,227)
Decrease in trade and other payables	1,109,630	(416,963)
Net cash (used in)/generated from operating activities	(31,541,936)	9,449,210
<u>Cash Flow From Investing Activity</u>		
Acquisition of investment property	-	-
Enhancement of investment property	(2,051,108)	(7,458,084)
Interest income	204,029	100,179
Net cash used in investing activity	(1,847,079)	(7,357,905)
<u>Cash Flow From Financing Activities</u>		
Interest paid	(3,337,541)	(3,122,059)
Distribution to unitholders	(7,186,259)	(7,125,359)
(Repayment of)/Proceeds from financing	(945,511)	3,540,091
Proceeds from issue of units	86,186,388	-
Placement expenses	(1,408,132)	-
Net cash generated from/(used in) financing activities	73,308,945	(6,707,327)
Net Increase/(Decrease) In Cash And Cash Equivalents	39,919,930	(4,616,022)
Cash And Cash Equivalents At The Beginning Of the Period	2,949,904	7,570,707
Cash And Cash Equivalents At The End Of the Period	42,869,834	2,954,685
<u>Cash and cash equivalents</u>		
Cash and bank balances	30,700,594	1,131,493
Deposits with licensed financial institution	12,169,240	1,823,192
	<u>42,869,834</u>	<u>2,954,685</u>

The Condensed Statement of Cash Flows should be read in conjunction with the Audited Financial Report for the year ended 31 December 2018 and the accompanying explanatory notes attached to the financial statements.

ATRIUM REAL ESTATE INVESTMENT TRUST
NOTES TO THE UNAUDITED CONDENSED FINANCIAL STATEMENTS
For the Quarter Ended 30 September 2019

Disclosure requirements as per Malaysian Financial Reporting Standards (“MFRS”) 134

A1. Basis of Preparation

The quarterly financial report is unaudited and has been prepared in accordance with the requirements of Malaysian Financial Reporting Standard (MFRS) 134: Interim Financial Reporting and paragraph 9.44 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad

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 the Atrium Real Estate Investment Trust (“Atrium REIT” or “Trust”) for the year ended 31 December 2018.

A2. Audit Report of Preceding Financial Year Ended 31 December 2018

The Auditors Report on the financial statements of the preceding financial year was not qualified.

A3. Seasonality or Cyclicity of Operations

The business operations of Atrium REIT are not materially affected by any seasonal or cyclical factor.

A4. Exceptional or Unusual Items

There were no unusual items to be disclosed for the quarter under review.

A5. Changes in Estimates of Amounts Reported

This is not applicable as no estimates were previously reported.

A6. Changes in Debt and Equity Securities

There was no issuance, cancellation, repurchase, resale and repayment of equity securities during the current financial quarter. The outstanding debt is disclosed in Note B16.

A7. Income Distribution

During the quarter under review, Atrium REIT paid an interim income distribution of 2.00 sen per unit, amounting to RM2,923,224.00 in respect of the realized income for the period from 1 March 2019 to 30 June 2019, on 8 August 2019.

Based on the third quarter’s results ended 30 September 2019, there will be an interim distribution of 1.00 sen per unit, amounting to RM2,046,256.80 to be payable on 29 November 2019.

A8. Segment Reporting

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

A9. Valuation of Property, Plant & Equipment

The investment properties are valued based on valuations performed by independent registered valuers.

A10. Material Events

There was no material event as at the latest practicable date from the date of this report except for the following:

Acquisition of Lumileds Properties

- On 7 October 2019, the Proposed Acquisition of Lumileds Property 2 was completed with the payment of the remaining balance purchase consideration of RM117.0million under SPA 2 following the successful completion of the Rights Issue and the drawdown of the MTN Programme; and
- On 10 October 2019, the Majlis Bandar Pulau Pinang issued the Certificate of Completion and Compliance (“CCC”) for Property 1. Following the obtainment of the CCC/CFO for Property 1 by Lumileds, the Trustee has on 17 October 2019 exercised the Call Option under the Option Agreement. The Trustee shall proceed to enter into SPA 1 with Lumileds pursuant to the exercise of the Call Option.

New Property Acquisition

- On 2 July 2019, Pacific Trustees Berhad, on behalf of Atrium REIT, had accepted the letter of offer dated 20 June 2019 from Permodalan Nasional Berhad in relation to the proposed acquisition of a single storey factory building and ancillary area (comprising guard house, TNB sub-station and surau) and single storey office-cum-canteen building (“Property”) for a total cash consideration of RM45,000,000.00. The Property is erected on the following parcels of land:-
 - a) A parcel of leasehold land of 99 years expiring on 5 September 2073 held under Geran H.S.(D) 172494, Town of Shah Alam, Mukim of Damansara, District of Petaling and State of Selangor Darul Ehsan, measuring 8,007.98 square metres; and
 - b) A parcel of leasehold land of 99 years expiring on 7 November 2067 held under Geran H.S.(D) 167421, Town of Shah Alam, Mukim of Damansara, in the District of Petaling and State of Selangor Darul Ehsan, measuring 20,252.20 sq mt

The parties are currently in the midst of finalizing the terms and conditions of the Sale and Purchase Agreement.

A11. Effect of Changes in the Fund Size of Atrium REIT

During the quarter under review, Atrium REIT’s fund size was increased from 146,161,200 units to 204,625,680 units with the successful issuance and listing of 58,464,480 renounceable rights units on 30 September 2019.

A12. Changes in Contingent Liabilities

There is no contingent liability to be disclosed.

Additional disclosure requirement as per paragraph 9.44 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad

B1. Manager's Investment Objectives

The Manager's investment objectives are to maximise profits in order to reward Unitholders with a stable distribution of income and to acquire quality assets to achieve long term growth in the Net Asset Value ("NAV") per unit. The Manager has achieved its objective of rewarding Unitholders with stable and attractive return through consistent distribution of income since the listing of the Atrium REIT on 2 April 2007. There was no change in the investment objectives of the Atrium REIT as at the date of this report.

B2. Strategies and Policies

There was no change in strategies and policies employed since the preceding financial year.

B3. Review of Performance

	Current Quarter As at 30 September 2019	Immediate Preceding Quarter As at 30 June 2019
Net asset value (RM)	266,779,811	208,954,932
Units in circulation (units)	204,625,680	146,161,200
Net asset value per unit (RM)		
- before distribution	1.3037	1.4296
- after distribution	1.2937	1.4096
Market price per unit (RM)	1.04	1.17
Highest traded price per unit during the quarter (RM)	1.21	1.27
Lowest traded price per unit during the quarter (RM)	1.04	1.11

Analysis of Changes in Net Asset Value and Net Asset Value/Unit

The increase in Net Asset Value was due to the successful issuance and listing of 58,464,480 renounceable rights units during the quarter. However, the Net Asset Value per unit was lower due to the increased units in circulation

Quarter Results

For the quarter under review, Atrium REIT's gross revenue decreased slightly to RM4,919,412 compared to the last corresponding quarter of RM5,004,232. Income before taxation (realized) for the quarter decreased by 19.4% as compared to the last corresponding quarter due mainly to higher trust expenses.

The trust expenses were higher compared to the last corresponding quarter mainly due to the higher Manager's fees, administrative and other expenses even though there was a provision for impairment loss for the last corresponding quarter. The increase in Manager's fees is due to the increase in Net Asset Value as a result of the issuance of new units under placement and rights exercise. The administrative expenses increased substantially due to the regulatory fees, professional fees and service taxes incurred for the corporate exercise and proposed acquisitions, subscription fee for Tranche 2 of the MTN programme, stamp duty for new bank facility and rent-free amortization costs. The increase

in other expenses was due mainly to the increase in legal fees and professional fees incurred for the corporate exercise and the proposed acquisition of Lumileds properties.

Nine Months Results

For the nine months ended 30 September 2019, Atrium REIT recorded a gross revenue of RM14,745,734, an increase of 6.2% compared to the last corresponding period of RM13,879,029. However, income before taxation (realized) for the quarter decreased by 12.0% as compared to the last corresponding quarter due mainly to higher trust expenses.

Gross revenue increased due mainly to the rental income from Atrium Shah Alam 3. The trust expenses were higher compared to the last corresponding quarter due to the higher Manager's fees, finance costs, administrative and other expenses. The increase in Manager's fees is due to the increase in Net Asset Value as a result of the issuance of new units under placement and rights exercise. The higher finance cost was due mainly to the additional bank borrowings utilised for the upgrading works at Atrium Shah Alam 3 and working capital requirements. The administrative expenses increased substantially due to the regulatory fees, professional fees and service taxes incurred for the corporate exercise and proposed acquisitions, upfront fee/subscription fee for a new term loan/ Tranche 2 of the MTN programme, stamp duty for new bank facility, commitment fees for bank facilities and rent-free amortization costs. The increase in other expenses was due mainly to the legal fees and professional fees incurred for the corporate exercise and the proposed acquisition of Lumileds properties

B4. Comparison with Preceding Quarter

	Current Quarter 01.07.2019 To 30.09.2019 RM	Preceding Quarter 01.04.2019 To 30.06.2019 RM
Gross revenue	4,919,412	4,913,161
Property expenses	(486,731)	(490,079)
Net property income	<u>4,432,680</u>	<u>4,423,082</u>
Interest income	101,567	88,353
Total income	<u>4,534,247</u>	<u>4,511,435</u>
Trust expenses	(2,542,834)	(2,403,466)
Income before taxation	<u>1,991,413</u>	<u>2,107,969</u>
Taxation	-	-
Net income	<u>1,991,413</u>	<u>2,107,969</u>
 Net income for the financial quarter is made up as follows:		
-Realised	1,991,413	2,107,969
-Unrealised	-	-
	<u>1,991,413</u>	<u>2,107,969</u>

Atrium REIT's net income (realised) for the quarter ended 30 September 2019 was lower compared to the preceding quarter due mainly to the higher trust expenses. Trust expenses in the current quarter were much higher due mainly to the one-off subscription fee for the Tranche 2 facility of the MTN programme.

B5. Maintenance Costs and Major Capital Expenditure

A total of RM1,183,878 capital expenditure was recognized/incurred for the enhancement of the property of Atrium REIT during the quarter under review.

B6. Prospects

The occupancy rate for the Trust's portfolio of properties as at 30 September 2019 is 100%. Barring any unforeseen circumstances, the Manager expects the Trust's existing portfolio of properties to maintain at 100% occupancy for the remaining period of the financial year.

Lumileds Plant 2 (to be renamed Atrium Bayan Lepas 2) will start contributing positively to the earnings of the Trust in the 4th quarter with the completion of the acquisition on 7 October 2019,

B7. Portfolio Composition

During the quarter under review, Atrium REIT did not acquire and/or dispose any property. As at 30 September 2019, the portfolio composition of Atrium REIT is as follows:

Investments in Real Estates

Description of property	Tenure of land	Occupancy rate as at 30.09.2019 %	Date of Valuation	Acquisition cost RM'000	Latest valuation RM'000	Net Book Value (A) RM'000	Percentage of (A) over Net Assets Value %
Atrium Shah Alam 1	Freehold	100	24.10.2018	57,200	85,200	86,067	32.3
Atrium Shah Alam 2	Freehold	100	15.11.2018	49,100	77,300	77,300	29.0
Atrium Shah Alam 3	Freehold	100	15.11.2018	21,698	26,100	27,271	10.2
Atrium Puchong	Freehold	100	15.11.2018	38,500	52,100	52,113	19.5
Atrium USJ	Freehold	100	28.09.2018	25,000	37,300	37,300	14.0
				191,498		280,051	

B8. Utilisation of Proceeds Raised from Issuance of New Units Placement of 24,360,200 units

Purpose	Proposed Utilisation RM (million)	Actual Utilisation RM (million)	Deviation RM (million)	Balance		Intended Time Frame for Utilisation (from date of listing)
				RM (million)	%	
Part finance proposed acquisition of Lumileds properties	26.2	12.2	-	14.0	53.4	Within 12 months*
Defray estimated expenses relating to the Placement	0.6	0.6	-	-	-	Within 1 month
Total	26.8	12.8	-	14.0	52.2	

* The Board of the Manager has resolved to extend the timeframe for the utilisation of proceeds which have been earmarked to part finance the proposed acquisition of Lumileds properties for an additional 6 months to 3 April 2020 as the Manager envisaged that the acquisition of property 1 will only be completed by 1st quarter of 2020.

Rights Issue of 58,464,480 units

Purpose	Proposed Utilisation RM (million)	Actual Utilisation RM (million)	Deviation RM (million)	Balance		Intended Time Frame for Utilisation (from date of listing)
				RM (million)	%	
Part finance proposed acquisition of Lumileds properties and its related expenses	58.2	31.8	-	26.4	45.4	Within 6 months
Defray estimated expenses relating to the Rights Issue	1.4	1.4	-	-	-	Within 1 month
Total	59.6	33.2	-	26.4	44.3	

B9. Status of Corporate Proposal

There were no corporate proposals announced but not completed as at the latest practicable date from the issuance of this report.

B10. Material Litigation

There was no material litigation as at the latest practicable date from the date of this report save as disclosed below:

Kuala Lumpur High Court
(Civil Division)
Suit No: WA-22NCvC-780-11/2018

Pacific Trustees Berhad
(acting as Trustee on behalf of Atrium REIT) ...Plaintiff

Biforst Logistics Sdn Bhd ...Defendant

The above legal suit was filed by the Trustees on behalf of Atrium REIT to recover the outstanding rentals, utilities, repairs and maintenance costs and all incidental costs and expenses in relation to the tenancy for Atrium Puchong. As the parties could not reach a settlement on 9 August.2019, the case was fixed for further case management on 26 September 2019. During the case management on 26 September, the Court directed as follows:-

- (a) parties are to finalize the filing of
 - (i) common bundle of documents;
 - (ii) statement of agreed facts; and
 - (iii) issues to be tried on or before 6.11.2019;
- (b) the matter is fixed for further case management on 6.11.2019; and

(c) the Court will also update the parties on 6.11.2019 on the possibility that the trial might be brought forward to March or June 2020 subject to the parties' agreement.

B11. Soft Commission

During the financial quarter, the Manager did not receive any soft commission (i.e. goods and services) from the brokers or agents by virtue of transactions conducted by Atrium REIT.

B12. Revenue Recognition

Rental and interest income are recognized on an accrual basis.

B13. Trade Receivables

	As at 30 September 2019	As at 31 December 2018
	RM	RM
Trade receivables		
Third parties	2,346,473	2,292,007
Less: Impairment losses	(1,390,344)	(1,390,344)
Total trade receivables	956,129	901,663
Other receivables, deposits and prepayments	48,048,391	5,732,887
Trade and Other Receivables	49,004,520	6,634,550

The impairment losses related to a debtor that has defaulted in rental payments. The Manager has made full provision for impairment of trade receivable for the long outstanding amount owing by the said debtor in compliance to the latest accounting standards. The Manager has commenced legal proceedings against the said debtor and is of the opinion that the potential recovery of the outstanding impaired amount is good.

Included in other receivables, deposits and prepayments is the amount of RM44 million paid as deposits for the proposed acquisitions of the Lumileds properties.

Ageing analysis of trade receivables

	Total Due (RM)	0 – 15 days (RM)	16 – 30 days (RM)	31 – 45 days (RM)	> 45 days (RM)
Related Parties	0	0	0	0	0
Non-Related Parties	2,346,473	31,738	50,658	9,188	2,254,889
TOTAL	2,346,473	31,738	50,658	9,188	2,254,889

B14. Manager's Fees

Pursuant to the Restated Deed dated 24 March 2016 and the Supplementary Deed dated 21 April 2016, the Manager is entitled to receive a fee of up to 1.0% per annum of the Net Asset Value ("NAV") of the Trust.

For the quarter ended 30 September 2019, the Manager received a fee of 0.8% per annum of the NAV of the Trust.

B15. Trustee's Fees

For the quarter ended 30 September 2019, the Trustee received a fee of 0.08% per annum of the NAV of the Trust.

B16. Borrowings and Debt Securities

	As at 30 September 2019 RM	As at 31 December 2018 RM
<u>Short Term Financing (secured)</u>		
Short Term Revolving Credit	39,600,000	39,600,000
Overdraft	1,884,489	22,830,000
<u>Long Term Financing (secured)</u>		
Term Loan	20,000,000	-
Term Loan 2	10,765,288	10,765,288
Term Loan 3	18,400,000	18,400,000
Term Loan 4	4,065,842	3,540,091
	94,715,619	95,135,379

B17. Taxation

Atrium REIT intends to distribute at least 90% of the distributable income (realised) to unitholders for the financial year 2019, which is exempt from tax pursuant to Section 61A(1) of Income Tax Act, 1967 under the Finance Act, 2006. Thus, Atrium REIT is not expected to incur any tax expenses for the financial year and as such, has not provided any tax expense for this current financial quarter.

B18. Distribution to Unitholders

Distributions to unitholders are from the following sources:

	Current Quarter RM	Corresponding Quarter RM	Current Year to Date RM	Corresponding Year to Date RM
Rental income	4,919,412	5,004,232	14,745,734	13,879,029
Interest income	101,566	21,891	204,029	100,179
Other income	-	-	-	813
Total income	5,020,978	5,026,123	14,949,763	13,980,021
Property operating expenses	(486,731)	(455,506)	(1,466,544)	(1,412,894)
Trust expenses	(2,542,834)	(2,100,749)	(6,898,327)	(5,087,607)
Total Expenses	(3,029,565)	(2,556,255)	(8,364,871)	(6,500,501)
Realised income before taxation	1,991,413	2,469,868	6,584,892	7,479,520
Taxation		-	-	-
Realised income for the period	1,991,413	2,469,868	6,854,892	7,479,520
Undistributed realised income				
- Previous year's	592,388	584,104	592,388	584,104
- Previous quarter's	(34,960)	137,612	-	-
Total realised income available for distribution	2,548,841	3,191,584	7,177,280	8,063,624
Proposed/declared income distribution	(2,046,256)	(2,436,020)	(6,674,695)	(7,308,060)
Balance undistributed realised income	502,585	755,564	502,585	755,564
Distribution per unit (sen)				
- Proposed/Declared	1.00	2.00	4.40	6.00

B.19 Earnings Per Unit

	Current Quarter ended 30 September 2019	Year to Date ended 30 September 2019
Units in circulation (units)	204,625,680	204,625,680
Weighted Average units in circulation (units)	146,796,683	138,078,657
Net Income for the period (RM)	1,991,413	6,584,892
Earnings per unit (RM)		
- after Manager's fees	1.36	4.77
- before Manager's fees	1.67	5.66

B20. Responsibility Statement

In the opinion of the Directors of the Manager, this quarterly report has been prepared in accordance with MFRS 134: Interim Financial Reporting and Paragraph 9.44 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad so as to give a true and fair view of the financial position of Atrium REIT as at 30 September 2019 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 29 October 2019.

By Order of the Board

WONG SUI EE
Executive Director
Atrium REIT Managers Sdn Bhd
Company No: 710526-V
(As the Manager of Atrium Real Estate Investment Trust)
Kuala Lumpur
Dated: 29 October 2019