



Investor Presentation

Q2 FY2023



Portfolio Highlights as at 30 September 2022



RM618.8 mil

Market Capitalisation



RM557.0 mil

Portfolio Market Value



3.4 Years

Weighted Average Lease Expiry
(by Net Lettable Area)⁽¹⁾



1.614 mil sq ft

Space under Management⁽¹⁾



6.4%

Gearing Ratio



34

No. of Properties



31

No. of Industrial Properties



100%

Occupancy Rate for Industrial
Properties



3

Industrial-Related Properties/
Dormitories



100%

Occupancy Rate for Industrial-
Related Properties/
Dormitories

Notes:

(1) Excluding dormitories.

Q2 FY2023 Highlights

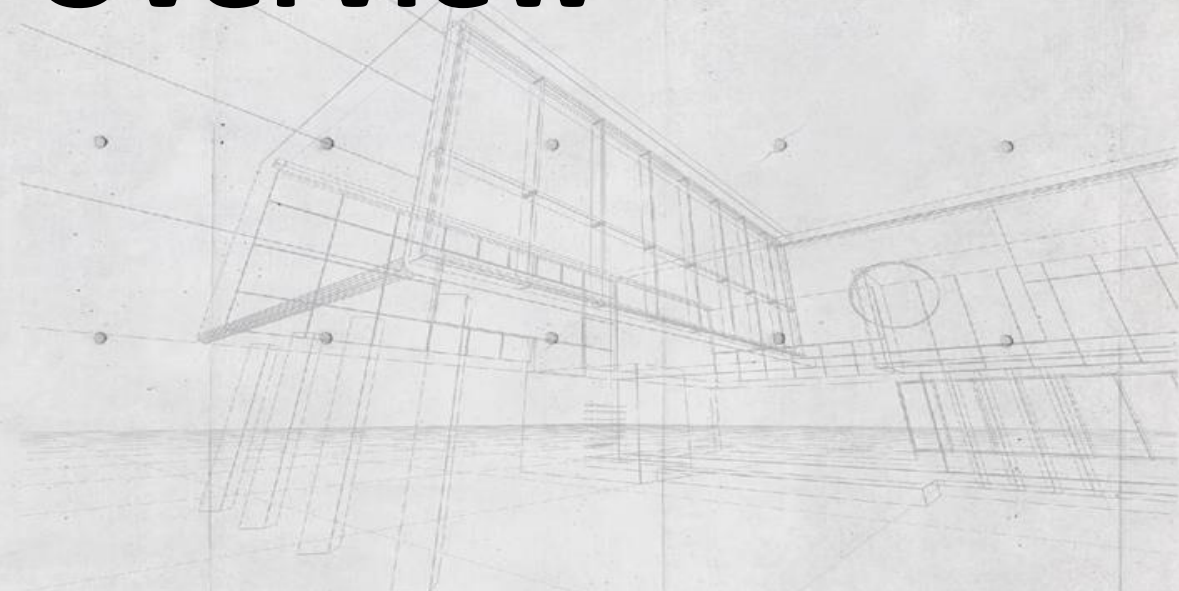
- 1 Total Revenue of RM1,308,000⁽¹⁾
- 2 Net Property Income of RM1,221,000⁽¹⁾
- 3 Distributable Income of RM1,082,000⁽¹⁾
- 4 Earnings Per Unit - 0.19 sen⁽¹⁾
- 5 Net Asset Value (“NAV”) of RM517,274,000, NAV per unit of RM0.9948⁽²⁾
- 6 520,000,000 number of units in issue⁽²⁾
- 7 Trading at a premium of 19.6% to NAV at RM1.19 per unit⁽²⁾
- 8 Investment properties currently stand at RM557.0 million⁽²⁾

Notes:

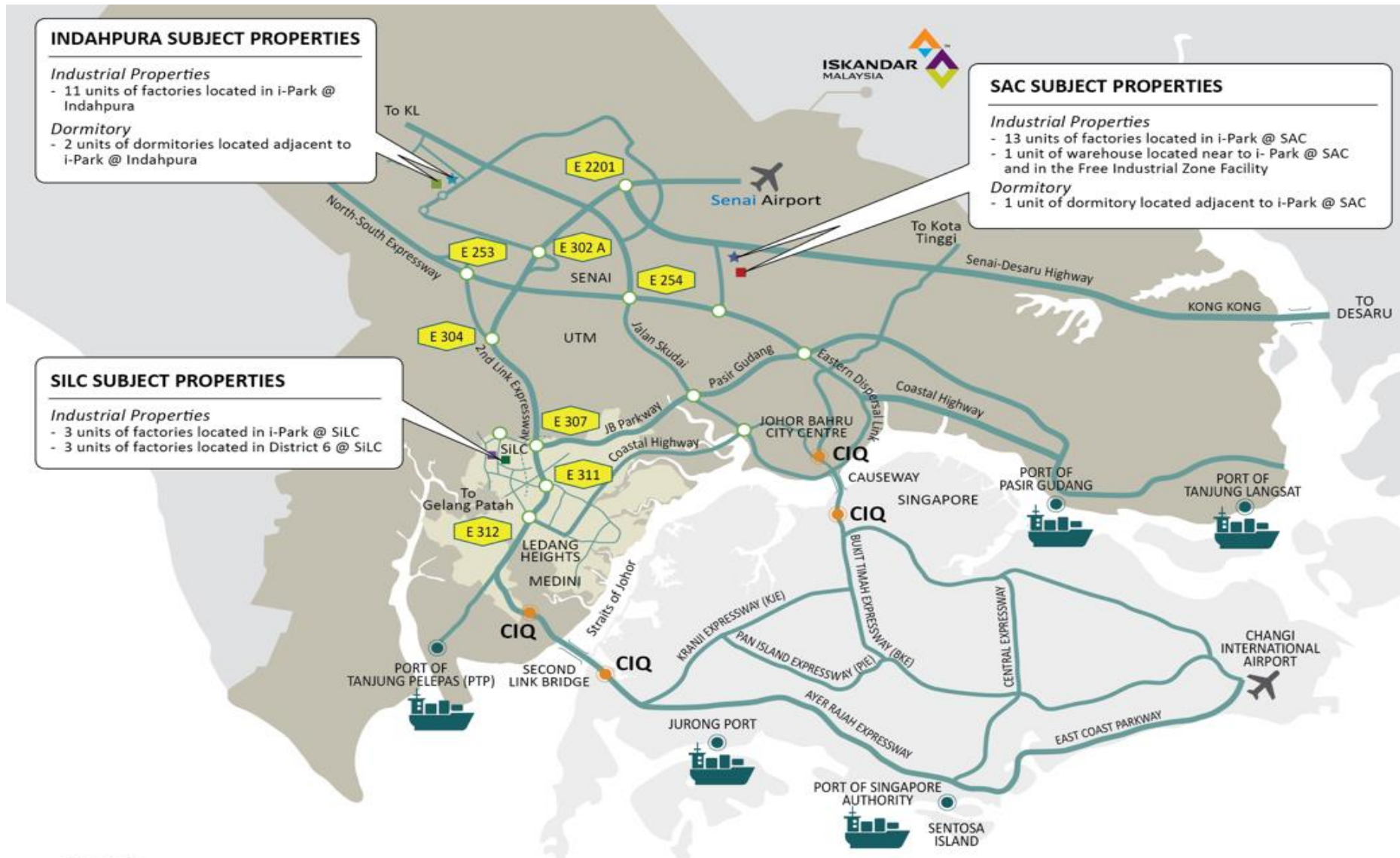
(1) Based on the financial results for the period from 20 September 2022 to 30 September 2022.

(2) As at 30 September 2022.

Portfolio Overview



Location of Subject Properties



Portfolio of Quality Tenants

- Multinational corporations occupy an aggregate NLA of 90.5% of net lettable area
- Top 10 tenants of Industrial Properties

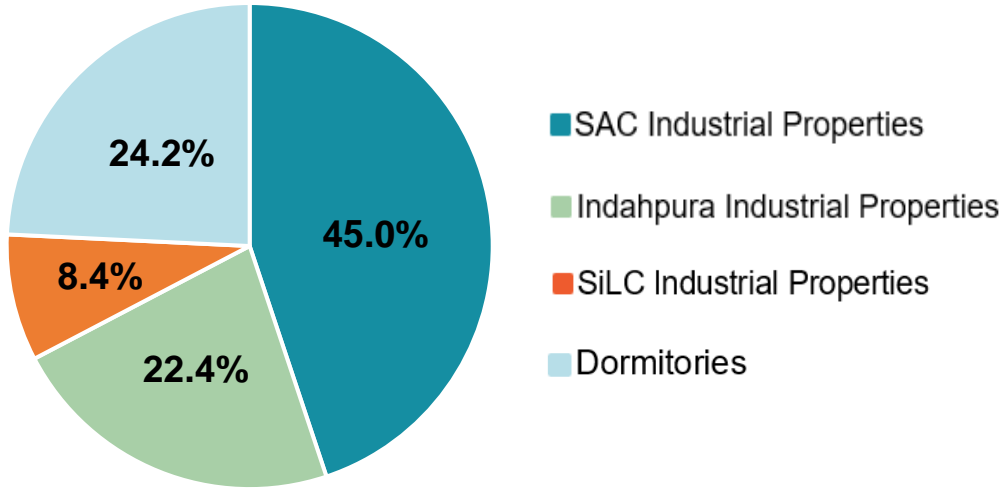


Malaysian subsidiary of a
foreign multinational
electronics manufacturing
services company

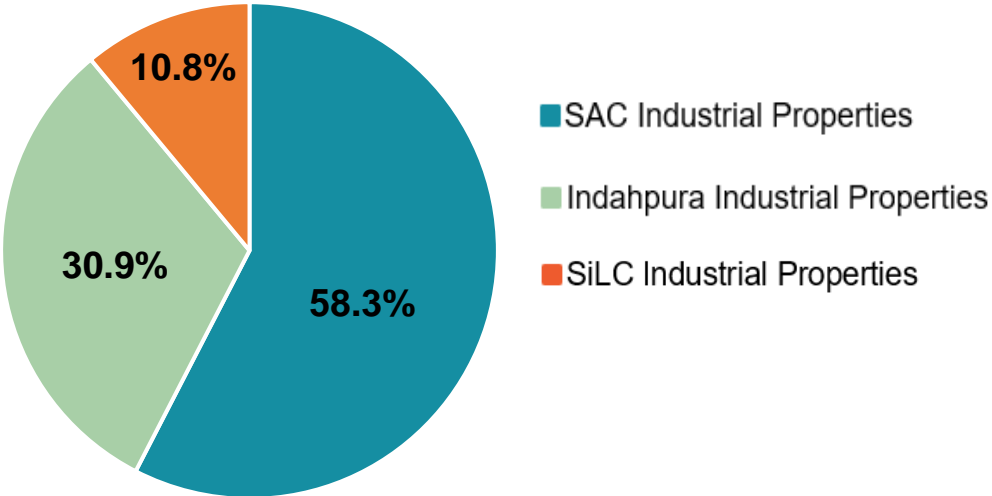


Portfolio Diversification

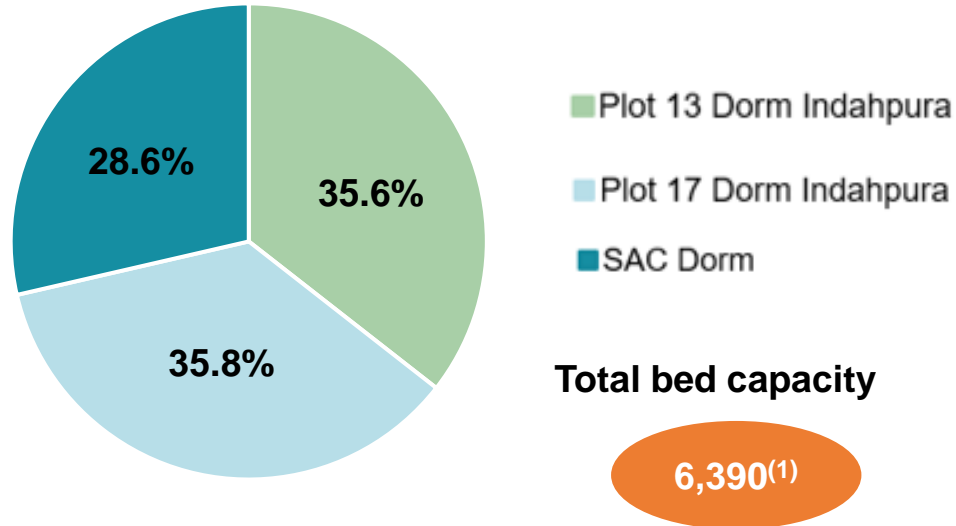
Portfolio by Market Value



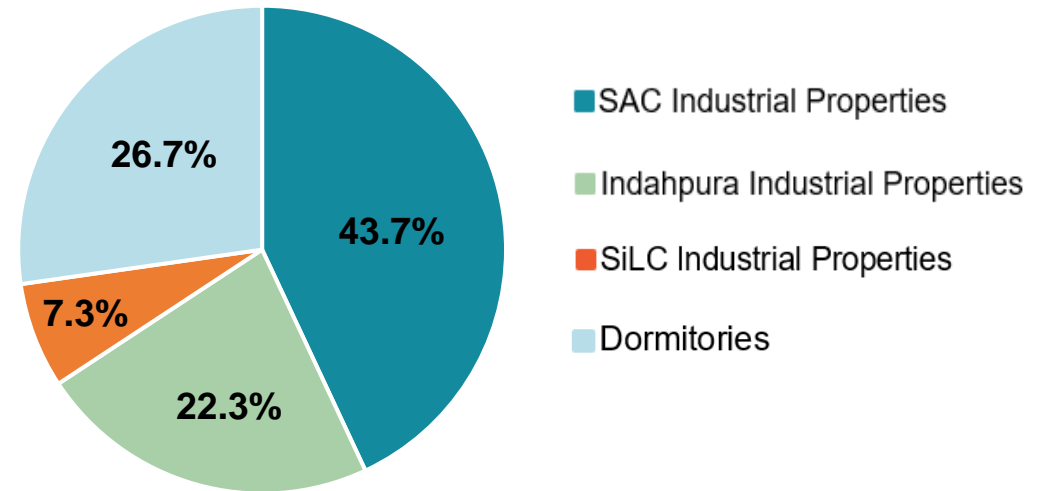
Portfolio by Occupied NLA



**Portfolio by Industrial-Related Properties
(by Number of Beds)**



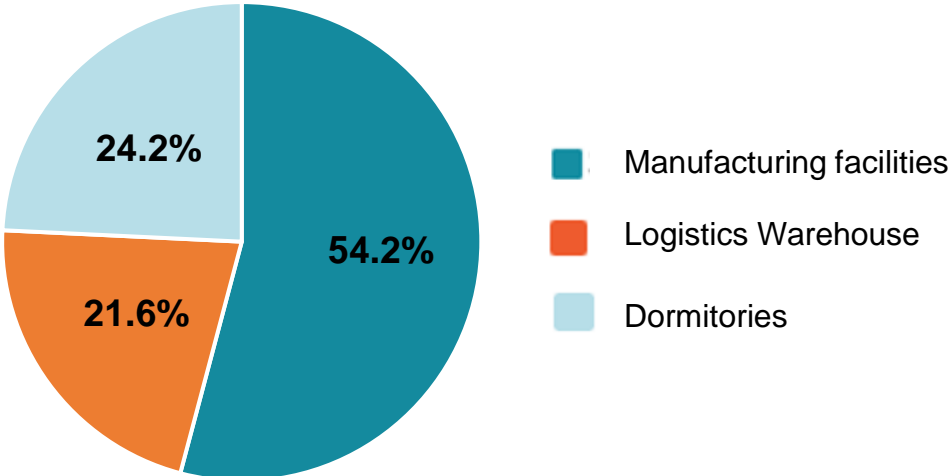
Portfolio by Gross Monthly Rental Income



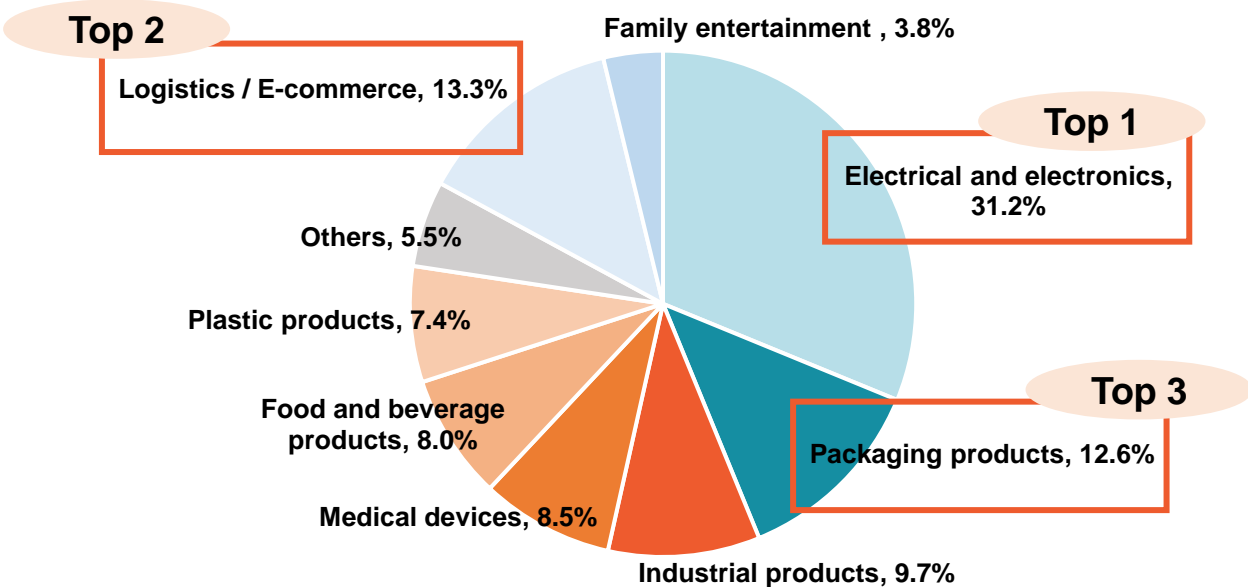
Notes:

(1) The total bed capacity has increased to 6,407 following the issuance of Certificate for Accommodation for Plot 13 Dorm Indahpura dated 17 October 2022.

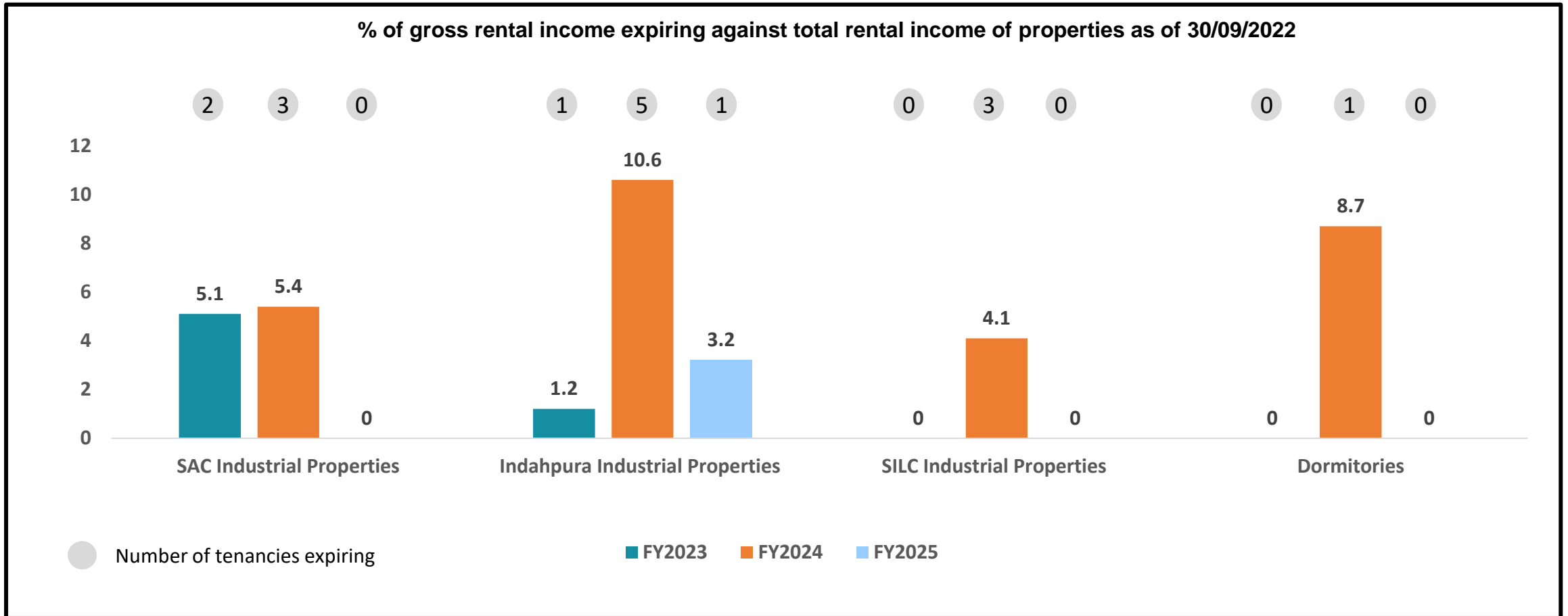
Portfolio by Asset Category



Diversification by Trade Sectors By NLA (excl. Dormitories)

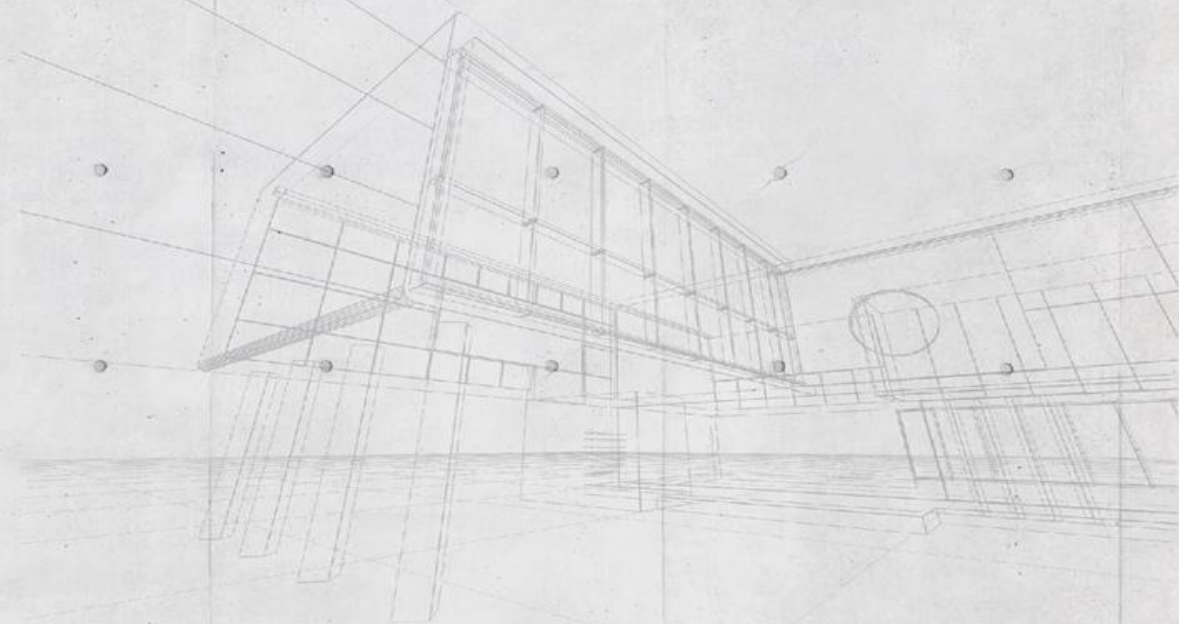


Tenancy Expiry Profile



- For FYE2023, there are 3 tenancies that will be expiring. The Manager has successfully secured new leases for the 3 expiring tenancies.
- For FYE2024, there are 12 tenancies that will be expiring. The Manager is actively engaging the tenants on the renewal of tenancies.

Financial Overview



Financial Highlights



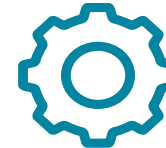
RM571.1 mil

Total Assets



RM36.6 mil

Total Financing



6.4%

Gearing Ratio



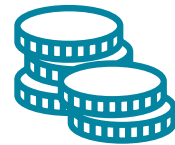
100%

Income Distribution for FY2023



RM517.3 mil

Total Unitholders' Funds



RM0.9948

Net Asset Value Per Unit



0.19 sen

Earnings Per Unit



RM1.19

Market Price per Unit

Financial Statements

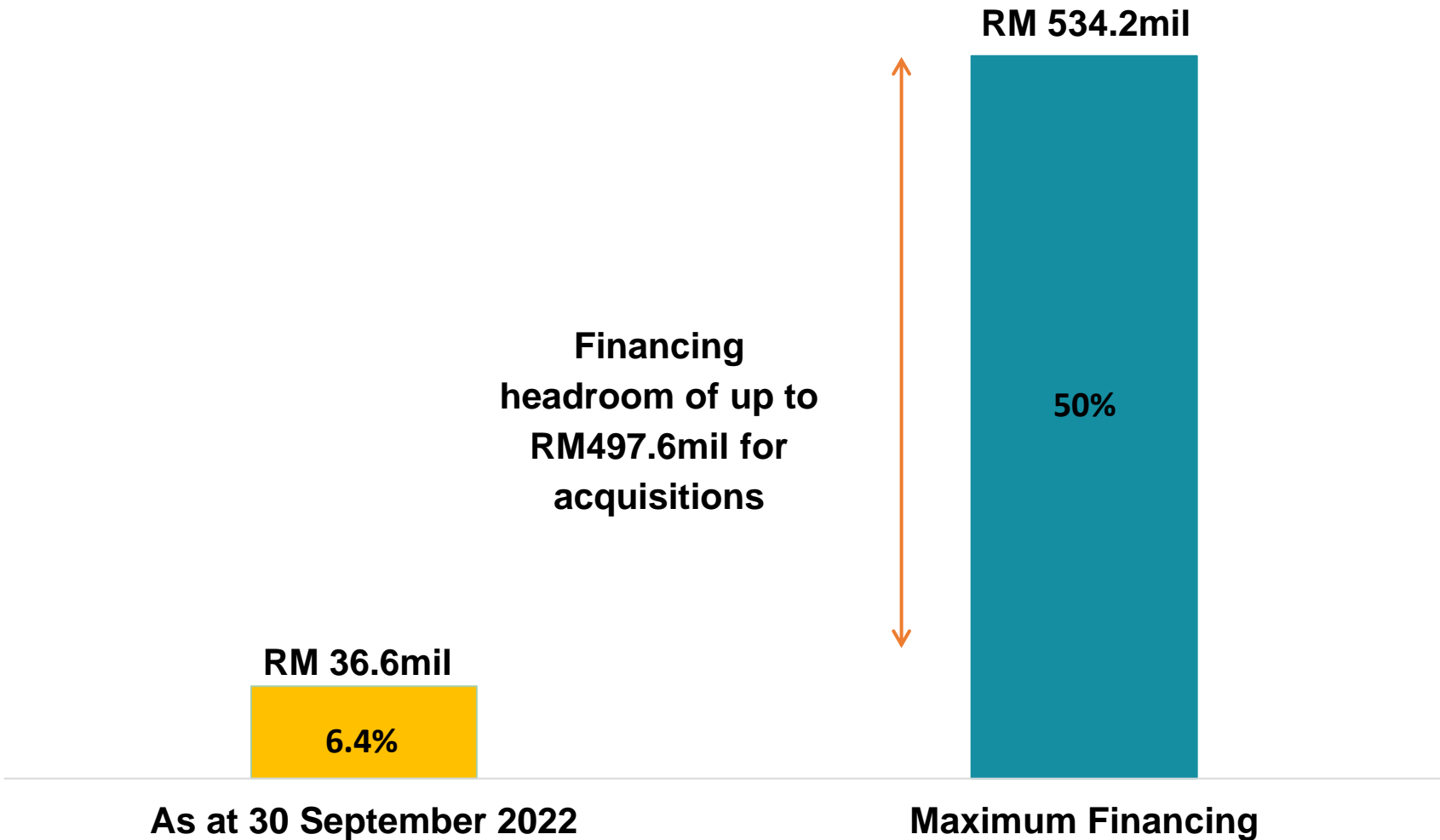
Statement of Comprehensive Income

Units in RM'000 unless otherwise stated	Q2 FY2023
Rental income	1,308
Property operating expenses	(87)
NPI	1,221
NPI margin	93.3%
Profit income	-
Net investment income	1,221
Manager's management fees	(113)
Trustee's fees	(5)
Islamic financing costs	(74)
Other trust expenses	(61)
Non-property expenses	(253)
Income before tax	968
Taxation	-
Net income for the period/ Total Comprehensive income for the period	968
Distribution adjustments	114
Distributable income	1,082
Net income for the period comprises the following:	
- Realised	944
- Unrealised	24
	968
Weighted average number of units ('000)	520,000
Earnings per unit (sen) comprises the following	
- Realised	0.18
-Unrealised	0.01
	0.19

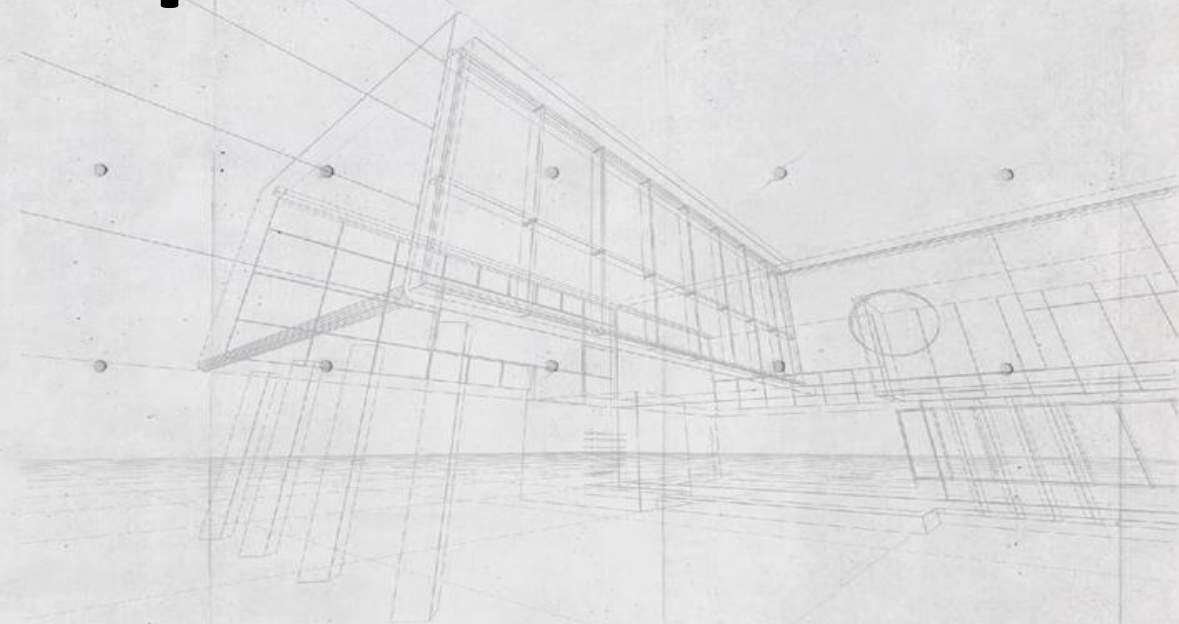
Statement of Financial Position

Units in RM'000, unless otherwise stated	As at 30 September 2022
Investment properties	557,000
Total non-current assets	557,000
Trade and other receivables	14,048
Cash and cash equivalents	4
Total current assets	14,052
Total assets	571,052
Unitholders' capital	516,306
Undistributed income	968
Total unitholders' funds	517,274
Trade and other payables	12,608
Total non-current liabilities	12,608
Islamic financing facilities	36,572
Trade and other payables	4,598
Total current liabilities	41,170
Total liabilities	53,778
Total unitholders' funds and liabilities	571,052
NAV (RM'000)	517,274
Units in issue ('000)	520,000
NAV per Unit (RM)	
- Before income distribution	0.9948
- After income distribution	0.9948

Financing Headroom



Potential Acquisitions



Potential Pipeline Properties from the Sponsor



Illustrative 3D image of Plot 16 @ Indahpura

Potential pipeline

Plot 43 @ SAC

Plot 15 @
Indahpura

Plot 16 @
Indahpura

Estimated GFA
(sq ft)

56,814.44

101,764.26

98,249.38

Targeted lease
commencement
date

Q3 2022

Q3 2022

Q3 2023

Expected lease
term

Fixed 10 years

Fixed 10 years

Fixed 10 years



THANK YOU

