

ATRIUM REAL ESTATE INVESTMENT TRUST

SUMMARY OF KEY FINANCIAL INFORMATION

12/31/2007

	INDIVIDUAL PERIOD		CUMULATIVE PERIOD	
	CURRENT YEAR QUARTER	PRECEDING YEAR CORRESPONDING QUARTER	CURRENT YEAR TO DATE	PRECEDING YEAR CORRESPONDING PERIOD
	12/31/2007	12/31/2006	12/31/2007	12/31/2006
	RM'000	RM'000	RM'000	RM'000
1 Revenue	3,423	0	10,141	0
2 Profit/(loss) before tax	2,605	0	7,961	0
3 Profit/(loss) after tax and minority interest	2,605	0	7,961	0
4 Net profit/(loss) for the period	2,605	0	7,961	0
5 Basic earnings/(loss) per share (sen)	2.14	0.00	6.54	0.00
6 Dividend per share (sen)	2.30	0.00	6.50	0.00
			AS AT END OF CURRENT QUARTER	AS AT PRECEDING FINANCIAL YEAR END
7 Net assets per share (RM)			0.980	0.00

ATRIUM REAL ESTATE INVESTMENT TRUST

INTERIM FINANCIAL REPORT

Interim financial report on result for the financial quarter ended 31 December 2007

The figures have not been audited.

CONDENSED INCOME STATEMENTS

	CURRENT QUARTER 10/1/2007 TO 12/31/2007 RM'000	PRECEDING YEAR CORRESPONDING QUARTER 12/31/2006 RM'000	CURRENT YEAR TO DATE 12/31/2007 RM'000	PRECEDING YEAR TO DATE 12/31/2006 RM'000
GROSS RECEIPTS	3,423	N/A	10,141	N/A
PROPERTY OPERATING EXPENSES	(249)	N/A	(664)	N/A
NET PROPERTY INCOME	3,174	N/A	9,478	N/A
OTHER INCOME	146	N/A	461	N/A
TRUST EXPENSES	(257)	N/A	(647)	N/A
FINANCE COSTS	(459)	N/A	(1,330)	N/A
INCOME BEFORE TAXATION	2,605	N/A	7,961	N/A
TAXATION	0	N/A	0	N/A
DISTRIBUTABLE INCOME	2,605	N/A	7,961	N/A
PROVISION FOR INCOME DISTRIBUTION	(2,801)	N/A	(7,917)	N/A
NET INCOME RETAINED	(196)	N/A	44	N/A
EARNINGS PER UNIT (SEN)	2.14	N/A	6.54	N/A
GROSS DISTRIBUTION UNIT (SEN)	2.30	N/A	6.50	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 12/31/2007 RM'000	AS AT 12/31/2006 RM'000
INVESTMENT PROPERTIES	<u>154,800</u>	<u>N/A</u>
CURRENT ASSETS		
Trade receivables	0	N/A
Other receivables	1,660	N/A
Unit trust in bonds	0	N/A
Deposits with licensed financial institution	16,565	N/A
Bank balance	<u>373</u>	<u>N/A</u>
	<u>18,597</u>	<u>N/A</u>
CURRENT LIABILITIES		
Trade payables	17	N/A
Other payables	427	N/A
Short term loan	43,700	N/A
Provision for income distribution	<u>2,801</u>	<u>N/A</u>
	<u>46,945</u>	<u>N/A</u>
NET CURRENT ASSETS	<u>(28,348)</u>	<u>N/A</u>
	<u>126,452</u>	<u>N/A</u>
UNITHOLDERS' FUNDS		
Unitholders' capital	121,801	N/A
Listing expenses	(2,449)	N/A
Retained income	<u>44</u>	<u>N/A</u>
	119,396	N/A
NON-CURRENT LIABILITIES		
Rental deposits received	<u>7,056</u>	<u>N/A</u>
	<u>126,452</u>	<u>N/A</u>
Net asset value per unit (RM)	<u>0.980</u>	<u>N/A</u>

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ATRIUM REAL ESTATE INVESTMENT TRUST**INTERIM FINANCIAL REPORT****CONDENSED CASH FLOW STATEMENTS
FOR THE QUARTER ENDED 31 DECEMBER 2007**

	For the quarter ended 31.12.07 RM'000
CASH FLOW FROM OPERATING ACTIVITIES	
Profit before taxation	2,605
Adjustments for:	
Interest income	(146)
Interest expense	459
	<hr/>
Operating profit before changes in working capital	2,917
Decrease/(Increase) in receivables	(986)
(Decrease)/Increase in payables	(550)
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Cash generated from operating activities	1,382
Tax paid	0
	<hr/>
Net cash generated from operating activities	1,382
	<hr/>
CASH FLOW FROM INVESTING ACTIVITIES	
Disposal of asset	0
Interest income	146
	<hr/>
Net cash generated from investing activities	146
	<hr/>
CASH FLOW FROM FINANCING ACTIVITIES	
Interest paid	(459)
Listing expenses	0
Borrowings	0
Distribution to Unitholders	(2,680)
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Net cash used in financing activities	(3,138)
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NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS	(1,610)
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF PERIOD	18,547
	<hr/>
CASH AND CASH EQUIVALENTS AT THE END OF PERIOD (a)	16,937
	<hr/> <hr/>
Note (a)	31.12.07
Cash and cash equivalents	RM'000
Unit trust in bonds	0
Bank balance	373
Deposits with licensed financial institution	16,565
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Cash and cash equivalent at end of the period	16,937
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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 31 DECEMBER 2007**

	Unitholders' capital RM	Retained Income Rm'000	Total RM'000
Net assets as at date of establishment 20/11/2006	0	0	0
Proceeds from promoter unit	1		1
Proceeds from Initial Public Offering	121,800	0	121,800
Listing expenses	(2,449)	0	(2,449)
Distributable income for the period	0	7,961	7,961
Income distributed up to quarter ended 30/09/07	0	(5,116)	(5,116)
Provision for income distribution for qtr ended 31/12/07	0	(2,801)	(2,801)
	<hr/>	<hr/>	<hr/>
As at 31/12/2007	<u>119,352</u>	<u>44</u>	<u>119,396</u>

ATRIUM REAL ESTATE INVESTMENT TRUST

NOTES TO THE INTERIM FINANCIAL REPORT FOR THE UNAUDITED QUARTER ENDED 31 DECEMBER 2007

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 31 December 2007, there will be a Final Distribution of 2.3 sen per unit, amounting to RM2, 801,423 to be made on the 29 February 2008.

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 RM3.422 million and RM2.605 million of revenue and profit before taxation respectively for the quarter ended 31 December 2007.

B2. Comparison with Preceding Quarter

	Current Quarter 01.10.07 to 31.12.07 RM'000	Preceding Quarter 01.07.07 to 30.09.07 RM'000
Revenue	<u>3,422</u>	<u>3,402</u>
Net Profit before taxation	2,605	2,839
Taxation	0	0
Net Profit after taxation	<u>2,605</u>	<u>2,839</u>

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 Variances

The Trust recorded Net Profit after Taxation of RM 7.961 million for the financial period ended 31 December 2007. This is 6.1% higher than the Net Profit after Taxation of RM 7.501 million forecasted in the prospectus dated 28 February 2007. This favourable variance is due to the higher interest income earned from deposits placed with licensed financial institutions.

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

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

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 interest payable during the quarter ranges from 4.08% p.a. to 4.28% p.a.

The financial institution took a first legal charge over two investment properties valued at 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 a final income distribution of 2.3 sen of the income after taxation (realised) for the quarter ended 31 December 2007, to be paid on 29 February 2008 to the unitholders registered in the Record of Depositors on 13 February 2008. The annualized Distribution for the financial period ended 31 December 2007 of 8.67 sen is 11.2% 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 15%)
- 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.

	Current Quarter 01.10.07 to 31.12.07	Preceding Quarter 01.07.07 to 30.09.07
Provision for income distribution (RM)	<u>2,801,423</u>	<u>2,679,622</u>
Number of units in issue (units)	<u>121,801,000</u>	<u>121,801,000</u>
Distribution per unit (sen)	<u>2.3</u>	<u>2.2</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: 17 January 2008