



ATRIUM REAL ESTATE INVESTMENT TRUST

Condensed Financial Statements

Second Quarter Ended 30 June 2025

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ATRIUM REAL ESTATE INVESTMENT TRUST
CONDENSED STATEMENT OF FINANCIAL POSITION

	(Unaudited) As at 30.06.2025 RM	(Audited) As at 31.12.2024 RM
ASSETS		
Non-current asset		
Investment properties	661,259,482	653,924,612
Investment properties – accrued lease income	17,375,388	17,375,388
	<u>678,634,870</u>	<u>671,300,000</u>
Current assets		
Trade and other receivables	9,472,687	8,702,936
Deposits with a licensed bank	18,748,442	20,709,727
Bank balances	1,026,089	1,678,857
	<u>29,247,218</u>	<u>31,091,520</u>
TOTAL ASSETS	<u>707,882,088</u>	<u>702,391,520</u>
LIABILITIES		
Non-current liabilities		
Tenants’ deposits	17,830,529	16,664,145
Borrowings	244,031,130	244,031,130
Deferred tax liability	11,744,703	11,744,702
	<u>273,606,362</u>	<u>272,439,977</u>
Current liabilities		
Trade and other payables	3,059,169	2,797,546
Borrowings	47,912,996	48,456,391
	<u>50,972,165</u>	<u>51,253,937</u>
TOTAL LIABILITIES	<u>324,578,527</u>	<u>323,693,914</u>
NET ASSET VALUE (“NAV”)	<u>383,303,561</u>	<u>378,697,606</u>
FINANCED BY:		
UNITHOLDERS’ FUNDS		
Unitholders’ capital	288,477,719	288,477,719
Undistributed income	94,825,842	90,219,887
TOTAL UNITHOLDERS’ FUNDS	<u>383,303,561</u>	<u>378,697,606</u>
NUMBER OF UNITS IN CIRCULATION	<u>265,550,680</u>	<u>265,550,680</u>
NAV PER UNIT (RM)		
- before income distribution	1.4434	1.4261
- after income distribution (Note 1)	1.4214	1.4171

The Condensed Statement of Financial Position should be read in conjunction with the Audited Financial Report for the year ended 31 December 2024 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 second interim income distribution for 2025 of 2.20 sen per unit, payable on 29 August 2025)

ATRIUM REAL ESTATE INVESTMENT TRUST
UNAUDITED CONDENSED STATEMENT OF PROFIT OR LOSS AND OTHER
COMPREHENSIVE INCOME

	Individual Quarter		Cumulative Quarter	
	Current Year Quarter 30.06.2025 RM	Preceding Year Corresponding Quarter 30.06.2024 RM	Current Year to Date 30.06.2025 RM	Preceding Year to Date 30.06.2024 RM
Gross revenue	12,028,173	10,723,971	23,940,258	21,620,167
Unbilled lease income receivable	431,044	1,448,124	871,495	2,401,314
Property operating expenses	12,459,217 (1,531,121)	12,172,095 (665,153)	24,811,753 (2,727,093)	24,021,481 (1,863,116)
Net rental income	10,928,096	11,506,942	22,084,660	22,158,365
Interest income	177,447	191,823	345,497	435,846
Other income	-	-	-	1,207
Total income	11,105,543	11,698,765	22,430,157	22,595,418
Trust expenses				
Manager's fees	(951,416)	(889,721)	(1,890,444)	(1,777,487)
Trustee's fees	(95,142)	(88,972)	(189,044)	(177,749)
Auditors' fees	(13,020)	(11,550)	(25,960)	(23,900)
Tax agent's fees	(2,325)	(2,130)	(6,150)	(5,430)
Finance costs	(3,194,773)	(3,130,402)	(6,393,384)	(6,015,481)
Administrative expenses	(496,715)	(544,534)	(1,352,700)	(1,184,763)
Others	-	(180,000)	-	(260,000)
Total Expenses	(4,753,391)	(4,847,309)	(9,857,682)	(9,444,810)
Income/(loss) before taxation	6,352,152	6,851,456	12,572,475	13,150,608
Taxation	-	-	-	-
Net income/(loss) for the period	6,352,152	6,851,456	12,572,475	13,150,608

ATRIUM REAL ESTATE INVESTMENT TRUST
UNAUDITED CONDENSED STATEMENT OF PROFIT OR LOSS AND OTHER
COMPREHENSIVE INCOME (CONT'D)

	Individual Quarter		Cumulative Quarter	
	Current Year to Quarter 30.06.2025 RM	Preceding Year Corresponding Quarter 30.06.2024 RM	Current Year to Date 30.06.2025 RM	Preceding Year to Date 30.06.2024 RM
Total comprehensive income for the period	6,352,152	6,851,456	12,572,475	13,150,608
Net income for the period is made up as follows:				
-Realised Income	5,921,108	5,403,332	11,700,980	10,749,294
-Unrealised - Unbilled lease income receivable ¹	431,044	1,448,124	871,495	2,401,314
	6,352,152	6,851,456	12,572,475	13,150,608

Earnings per unit (including unrealised income) (sen)

- after manager's fees	2.39	2.58	4.73	4.95
- before manager's fees	2.75	2.92	5.45	5.62

Earnings per unit (realised) (sen)

- after manager's fees	2.23	2.03	4.41	4.05
- before manager's fees	2.59	2.37	5.12	4.72

Distribution per unit (sen)

- Proposed/Declared	2.20	2.02	4.30	4.02
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The Condensed Statement of Profit or Loss and Other Comprehensive Income should be read in conjunction with the Audited Financial Report for the year ended 31 December 2024 and the accompanying explanatory notes attached to the financial statements.

ATRIUM REAL ESTATE INVESTMENT TRUST
UNAUDITED CONDENSED STATEMENT OF CHANGES IN NET ASSET VALUE
For The Period from 01.01.2025 to 30.06.2025

	← Undistributed Income →			
	Unitholders' Capital RM	Realised RM	Unrealised RM	Total RM
At 1 January 2025	288,477,719	3,431,099	86,788,788	378,697,606
Operations for the period from - 1 January 2025 to 30 June 2025				
Net income for the period	-	11,700,980	871,495	12,572,475
Other comprehensive income, net of tax	-	-	-	-
Total comprehensive income	-	11,700,980	871,495	12,572,475
Unitholders' transactions				
Distributions to unitholders				
- 2024 Final	-	(2,389,956)	-	(2,389,956)
- 2025 Interim	-	(5,576,564)	-	(5,576,564)
Decrease in net assets resulting from unitholders' transactions	-	(7,966,520)	-	(7,966,520)
Net assets as at 30 June 2025	288,477,719	7,165,559	87,660,283	383,303,561

ATRIUM REAL ESTATE INVESTMENT TRUST
AUDITED CONDENSED STATEMENT OF CHANGES IN NET ASSET VALUE
For The Period from 01.01.2024 to 30.06.2024

	← Undistributed Income →			
	Unitholders' Capital RM	Realised RM	Unrealised RM	Total RM
At 1 January 2024	288,477,719	5,380,935	62,977,477	356,836,131
Operations for the period from -1 January 2024 to 30 June 2024				
Net income for the period	-	10,749,294	2,401,314	13,150,608
Total comprehensive income	-	10,749,294	2,401,314	13,150,608
Unitholders' transactions				
Distributions to unitholders				
- 2023 Final	-	(4,514,361)	-	(4,514,361)
- 2024 Interim	-	(5,311,014)	-	(5,311,014)
Increase/(Decrease) in net assets resulting from unitholders' transactions	-	(9,825,375)	-	(9,825,375)
Net assets as at 30 June 2024	288,477,719	6,304,854	65,378,791	360,161,364

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 2024 and the accompanying explanatory notes attached to the financial statements.

ATRIUM REAL ESTATE INVESTMENT TRUST
UNAUDITED CONDENSED STATEMENT OF CASH FLOWS

	Current Year to Date	Preceding Year Corresponding Year to Date
	30.06.2025	30.06.2024
	RM	RM
<u>Cash Flow From Operating Activities</u>		
Income before taxation	12,572,475	13,150,608
Adjustments for:		
Interest income	(345,497)	(435,846)
Interest expense	6,393,384	6,015,481
Operating income before working capital changes	18,620,362	18,730,243
Increase in trade and other receivables	(916,152)	(692,804)
Increase/ (Decrease) in trade and other payables	1,574,407	(5,510,171)
Net cash generated from operating activities	19,278,617	12,527,268
<u>Cash Flow From Investing Activity</u>		
Acquisition of investment property	-	(41,000,000)
Enhancement of investment property	(7,334,869)	(8,936,068)
Interest income	345,497	435,846
Net cash used in investing activity	(6,989,372)	(49,500,222)
<u>Cash Flow From Financing Activities</u>		
Proceeds from Issuance of Medium Term Note (MTN) 4	-	32,800,000
Interest paid	(6,393,384)	(6,015,481)
Distribution to unitholders	(7,966,520)	(9,825,375)
Net cash used in/generated from financing activities	(14,359,904)	16,959,144
Net Decrease in Cash and Cash Equivalents	(2,070,659)	(20,013,810)
Cash and Cash Equivalents at the Beginning of the Period	13,532,193	36,385,376
Cash and Cash Equivalents at the End of the Period	11,461,534	16,371,566
Cash and bank balances	1,026,089	1,750,724
Deposits with licensed financial institution	18,748,442	18,574,877
Bank overdraft	(8,312,997)	(3,954,035)
	11,461,534	16,371,566

The Condensed Statement of Cash Flows should be read in conjunction with the Audited Financial Report for the year ended 31 December 2024 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 June 2025

A. DISCLOSURE REQUIREMENTS AS PER MALAYSIAN FINANCIAL REPORTING STANDARDS (“MFRS”) 134

A1. Basis of Preparation

The quarterly financial report comprises Atrium REIT and its wholly-owned special purpose company, Atrium REIT Capital Sdn. Bhd., a company incorporated in Malaysia, of which the principal activity is to raise financing for and on behalf of Atrium REIT

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 Second Restated Deed dated 17 December 2019 and the Securities Commission's Guidelines on Listed Real Estate Investment Trusts.

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 2024.

A2. Audit Report of Preceding Financial Year Ended 31 December 2024

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.

A7. Income Distribution

During the quarter under review, Atrium REIT paid the first income distribution of 2.10 sen per unit, amounting to RM5,576,564.28 in respect of the realised income for the period from 1 January 2025 to 31 March on 30 May 2025.

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 carrying value of investment properties as at 30 June 2025 is based on the valuation of independent registered valuers from the previous audited financial statements for the financial year ended 31 December 2024 and subsequent capital expenditure incurred up to the reporting date.

A10. Material Events

There was no material event as at the latest practicable date from the date of this report.

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

During the quarter under review, there was no change to Atrium REIT's fund size of 265,550,680 units.

A12. Changes in Contingent Liabilities

There is no contingent liability to be disclosed.

B. 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 June 2025	Immediate Preceding Quarter As at 31 March 2025
Net asset value (RM)	383,303,561	382,527,973
Units in circulation (units)	265,550,680	265,550,680
Net asset value per unit (RM)		
- before distribution	1.4434	1.4405
- after distribution	1.4214	1.4195
Market price per unit (RM)	1.32	1.28
Highest traded price per unit during the quarter (RM)	1.34	1.28
Lowest traded price per unit during the quarter (RM)	1.22	1.21

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

There were no material changes in the Net Assets Value and the Net Asset Value per unit for the quarter under review as compared to the immediate preceding quarter.

Quarter Results

During the quarter under review, Atrium REIT registered a rise in gross revenue to RM12.03 million as compared to RM10.72 million in the previous corresponding quarter. This growth was primarily attributed to rental rate step-ups under some of the existing tenancies/leases and the recognition of full quarter rental income from one of the properties. However, interest income declined for the current quarter due to reduced deposits with licensed bank. This decline was due to the utilisation of the funds for the payment of contractors related to the Asset Enhancement Initiative at Atrium Shah Alam 4 ("ASA4") and Atrium Shah Alam 5 property ("ASA5"), which commenced early this year.

For the current quarter, the Manager has made provision for repair and maintenance works on selected properties to help maintain their condition and long-term value. As a result, there was an increase in property operating expenses compared to the preceding corresponding quarter. The trust expenses for the current quarter marked a decrease compared to the corresponding preceding quarter. This decrease was primarily due to the absence of certain administrative

and other expenses incurred in the corresponding preceding quarter, comprising the subscription fee for Tranche 4 and the extension fee for renewal of a term loan facility, charged by the banks, as well as the legal fee incurred for the acquisition of Atrium Shah Alam 5, issuance of Tranche 4 and the renewal of term loan.

Net income (realised) for the current quarter increased by 9.58% to RM5.92 million, compared to RM5.40 million in the corresponding preceding quarter, primarily driven by higher gross revenue.

Six Month Results

For the six months ended 30 June 2025, Atrium REIT recorded a gross revenue of RM23.94 million, an increase of 10.73% compared to the corresponding preceding period of RM21.62 million. Gross revenue was higher due to the step-up in rental rates for some of the existing tenancies/leases and the recognition of full period rental income at one of the properties, as compared to corresponding preceding period.

The property operating expenses were significantly higher for the current period due to additional provision for the scheduled repair and maintenance works to be carried out during the year. The trust expenses were higher compared to the corresponding preceding period mainly due to the higher finance cost and administrative expenses. The increase in finance cost resulted from the issuance of Medium-Term Notes – Tranche 4 (“Tranche 4”) in May 2024. As for administrative expenses, the increase was primarily due to one-off payment of the real estate agency fee to secure a new tenancy for ASA5.

Despite the decrease in other income and increase in the expenses, the net income (realized) for the period increased by 8.85% to RM11.70 million compared to RM10.75 million in the corresponding preceding period.

B4. Comparison with Preceding Quarter

	Current Quarter 01.04.2025 To 30.06.2025 RM	Preceding Quarter 01.01.2025 To 31.03.2025 RM
Gross revenue	12,028,173	11,912,085
Unbilled lease income receivable	431,044	440,451
	12,459,217	12,352,536
Property expenses	(1,531,121)	(1,195,972)
Net property income	10,928,096	11,156,564
Interest income	177,447	168,051
Total income	11,105,543	11,324,615
Trust expenses	(4,753,391)	(5,104,292)
Income before taxation	6,352,152	6,220,323
Taxation	-	-
Net income	6,352,152	6,220,323
Net income for the financial quarter is made up as follows:		
-Realised income	5,921,108	5,779,872
-Unrealised income	431,044	440,451
	6,352,152	6,220,323

Atrium REIT's net income (realised) for the quarter ended 30 June 2025 was slightly higher compared to the preceding quarter. This was primarily attributable to lower trust expenses, as a one-off payment for real estate agency fees to secure a new tenant for ASA5 had been incurred in the preceding quarter, despite additional provision for repair and maintenance costs in the current quarter.

B5. Maintenance Costs and Major Capital Expenditure

During the period under review, total capital expenditure of RM7,334,869 was incurred. Of this amount, RM416,587 and RM6,819,282 were incurred for ASA4 and ASA5 respectively.

B6 (a) Economic Outlook

Report on Interest Rate

Bank Negara Malaysia – Monetary Policy Report

On 9 July 2025, the Monetary Policy Committee (MPC) of Bank Negara Malaysia decided to reduce the Overnight Policy Rate (OPR) by 25 basis points to 2.75%. The ceiling and floor rates of the corridor of the OPR are correspondingly reduced to 3% and 2.5% respectively.

The latest indicators point towards continued expansion in global growth, supported by sustained consumer spending and to some extent, front-loading activities. The global growth outlook would remain supported by positive labour market conditions, less restrictive monetary policy and fiscal stimulus. This outlook is weighed down by uncertainties surrounding tariff developments, as well as geopolitical tensions. Such uncertainties could also lead to greater volatility in the global financial markets and commodity prices.

While the domestic economy is on a strong footing, uncertainties surrounding external developments could affect Malaysia's growth prospects. The reduction in the OPR is, therefore, a pre-emptive measure aimed at preserving Malaysia's steady growth path amid moderate inflation prospects. The MPC will continue to remain vigilant to ongoing developments and assess the balance of risks surrounding the outlook for domestic growth and inflation.

(extracted: source <https://www.bnm.gov.my/-/monetary-policy-statement-09072025>)

Report on Real Estate Development

Klang Valley Outlook

Domestic demand and manufacturing resurgence

Economy: The manufacturing sector remains the primary driver of Malaysia's Industrial Production Index (IPI)

In January 2025, Malaysia's Industrial Production Index (IPI) rose by 2.1% year-on-year (YoY), a deceleration from the 4.6% growth observed in December 2024. The manufacturing sector continued to drive growth, albeit at a slower rate. It grew by 3.7% in January 2025, a decrease from the 5.8% growth recorded in December. This growth was supported by export-driven industries, which saw a 5.6% increase. In contrast, the mining sector contracted by 3.1% in January 2025, a sharp decline from the 0.4% growth in December. The electricity sector also experienced a slight drop of 0.1% in January 2025, significantly lower than the 3.5% growth in December. Month-on-month, the Industrial Production Index (IPI) decreased by 0.4% in January 2025, matching the 0.4% decline observed in December.

Supply: Surge in industrial park developments meeting demand

Malaysia is experiencing a surge in industrial part developments, driven by the increasing demand for industrial space and its strategies role as a manufacturing hub in Southeast Asia. Both the Malaysian government and private developers are making significant investments to attract foreign and local investments, particularly in high-tech sectors, logistics and manufacturing. These developments span various regions and industries, addressing the needs of traditional manufacturing, high tech industries, logistics and specialised sectors, helping Malaysia maintain its competitive edge in the global industrial market. One notable on-going project is the KLIA Aeropolis in Selangor, which is focused on logistics and aerospace industries.

Below table depicted the statistic for rental of industrial space for first quarter of 2025.

MARKET STATISTICS				
SUBMARKET	INDUSTRIAL AREA	INVENTORY (UNIT)	PLANNED & UNDER CNSTR (UNIT)	FACE RENT RM PSF PM (ALL TYPES)
Central Region	W.P Kuala Lumpur, Gombak, Petaling	24,960	166	RM 1.90 - RM 4.00
Northern Region	Kuala Selangor, Hulu Selangor, Sabak Bernam	4,961	628	RM 1.20 - RM 2.40
Southern Region	Kuala Langat, Sepang	1,605	749	RM 1.60 - RM 2.80
Western Region	Klang	9,369	851	RM 1.90 - RM 3.50
Eastern Region	Hulu Langat	7,376	192	RM 1.40 - RM 2.00
TOTALS		48,271	2,586	RM 1.20 - RM 4.00
Cumulative supply for all submarkets are based on total supply of industrial space (all types).				
Source: NAPIC & IVPS/Cushman & Wakefield Research				

(Extracted from Industrial-Marketbeat for 1Q2025- <https://assets.cushmanwakefield.com/-/media/cw/marketbeat-pdfs/2025/q1/apac-and-gc/malaysia---kuala-lumpur---industrial-marketbeat-1q2025.pdf?rev=f30ed29eb3174dd3983a8b875162cbe2>)

(Source:Extracted:IndustrialQ1/2025:Wikipedia+11Cushman & Wakefield+11crowncontinental.com+11.)

Penang Outlook

Development of Penang Island Remains Strong

On 11 June 2025, FMT (Free Malaysia Today) reported that the Penang government will implement effective traffic management strategies to minimise disruptions during the construction of upcoming large-scale projects, chief minister Chow Kon Yeow said today.

Chow acknowledged that projects such as the Penang South Islands (PSI) development, the Mutiara Line LRT, and the Juru–Sungai Dua Elevated Highway might lead to temporary traffic congestion, but said this was an expected impact of the development, Bernama reported.

He also confirmed that the Penang LRT project was expected to begin in the third quarter of this year, with completion projected within six to seven years, and that the construction of the Juru-Sungai Dua Elevated Highway was scheduled to begin by the end of the year.

When tabling the 2025 budget last October, Prime Minister Anwar Ibrahim announced several projects in Penang, including the Juru–Sungai Dua Elevated Highway, the Mutiara Line LRT, the expansion of Penang International Airport, and the Batu Kawan Industrial Park 3 project.

The 29.5km Mutiara Line LRT will feature 21 stations and is designed to enhance connectivity between Penang Island and the mainland, reduce road congestion, and improve overall accessibility.

Chow also noted that the state-led Penang South Islands (PSI) project was making progress, with 60.71ha of land already reclaimed over the past 18 months.

He said the state government was awaiting “good news” from the federal government regarding incentive packages for potential purchasers of the land for industrial development.

PSI, or Silicon Island, covering a land area of 930.78ha, is a reclamation project owned by the Penang government.

(Source: Extracted: <https://www.freemalaysiatoday.com/category/nation/2025/06/03/traffic-congestion-will-be-managed-as-big-projects-roll-out-says-penang-cm>)

Summary Q2 2025

Klang Valley Outlook	Penang Outlook
<ul style="list-style-type: none"> Easing borrowing costs after the rate cut enhance financing conditions for developers investing in industrial/logistics parks. Malaysia’s industrial output remains a key economic engine, especially in electrical & electronics manufacturing: a backbone for Klang Valley and Penang. (Source: https://www.cushmanwakefield.com/en/insights/malaysia-marketbeat?utm_source=chatgpt.com) 	<ul style="list-style-type: none"> Electronics export engine remains strong Penang, accounting for about one-third of Malaysia's exports and hosting major free zones (e.g., Bayan Lepas and Perai), continues to drive industrial space demand (source: Wikipedia.) Infrastructure bolsters growth Large-scale projects like the Penang South Islands and Mutiara LRT development further enhance Penang’s industrial connectivity. In essence, the PSI and Mutiara LRT projects are not just about building infrastructure; they are about transforming Penang into a more connected, efficient, and competitive economic hub. (source: https://www.freemalaysiatoday.com/category/nation/2025/06/03/traffic-congestion-will-be-managed-as-big-projects-roll-out-says-penang-cm)

B6 (b) Prospects

As at 30 June 2025, the Trust’s property portfolio remained fully occupied, except for the recently acquired ASA5, which is currently undergoing Asset Enhancement Initiative pending commencement of tenancy.

The Manager remains cautious owing to the uncertainties surrounding the economic rebound amid the global economic slowdown, inflationary pressures, the on-going wars, trade wars and geopolitical risks. Despite these uncertainties and the challenging market environment, the Manager is of the view that Atrium REIT's property portfolio will remain resilient and is expected to continue delivering sustainable performance throughout the financial year of 2025.

Amid this backdrop, the recent 25-basis point reduction in the Overnight Policy Rate (OPR) is a positive development for the REIT, as it is expected to lower financing costs and enhance interest coverage.

Supported by REIT’s stable financial position, the Manager remains focused on driving income growth through proactive asset management and the selective pursuit of yield-accretive opportunities, in line with the REIT’s long-term objective of delivering sustainable distributions to unitholders.

B7. Portfolio Composition

As at 30 June 2025, the portfolio composition of Atrium REIT is as follows:

Investments in Real Estates

Description of property	Tenure of land	Occupancy rate as at 30 June 2025	Date of Valuation	Cost of Investment	Latest valuation	Net Book Value (A)	Percentage of (A) over Net Assets Value
		%		RM'000	RM'000	RM'000	%
Atrium Shah Alam 1	Freehold	100	6 November, 2024	60,003	109,400	109,400	29%
Atrium Shah Alam 2	Freehold	100	6 November, 2024	64,495	89,300	89,300	23%
Atrium Shah Alam 3	Freehold	100	5 November, 2024	31,544	32,400	32,400	8%
Atrium Shah Alam 4	Leasehold	100	5 November, 2024	124,766	107,200	107,617	28%
Atrium Shah Alam 5	Leasehold	0	5 November, 2024	47,985	42,000	48,918	13%
Atrium Puchong	Freehold	100	5 November, 2024	39,044	64,200	64,200	17%
Atrium USJ	Freehold	100	6 November, 2024	25,000	41,300	41,300	11%
Atrium Bayan Lepas 1	Leasehold	100	25 November, 2024	50,372	50,000	50,000	13%
Atrium Bayan Lepas 2	Leasehold	100	25 November, 2024	137,240	135,500	135,500	35%
				580,449	671,300	678,635	

B8. Utilisation of Proceeds Raised from Issuance of New Units**B8.1 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
				RM (million)	%	
Part finance proposed acquisition of ABL1 & ABL2 and its related expenses	58.2	45.5	-	12.7	21.8	[#] By 31 December 2025
Defray estimated expenses relating to the Rights Issue	1.4	1.4	-	-	-	Completed
Total	59.6	46.9	-	12.7	21.3	

[#]The Board of the Manager has resolved to utilize the balance of the proceeds for the extension of the tenure of land leases for ABL 1. The extension process for ABL 1 is still ongoing, despite the Manager's diligent efforts to complete the extension by 30 June 2025. Due to the lengthy administrative and procedural requirements of Pejabat Tanah dan Galian Pulau Pinang, the Board has on 29 April 2025 resolved to extend the utilization of the funds to 31 December 2025.

B8.2 Private Placement and Special Issuance 60,925,000 units

Purpose	Proposed Utilisation RM (million)	Actual Utilisation RM (million)	Deviation RM (million)	Balance		Intended Time Frame for Utilisation
				RM (million)	%	
Part finance proposed AEI of ASA4@Sek 16, Shah Alam and its related expenses	84.4	80.5	-	3.9	4.6	[#] 30 September 2025
Defray estimated expenses relating to the Private Placement	0.9	0.9	-	-	-	Completed
Total	85.3	81.4	-	3.9	4.6	

[#]The Board has on 29 October 2024 resolved to extend the deadline for utilization of the funds, including the release of the retention sum to 30 September 2025.

B9. Status of Corporate Proposal

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

B10. Material Litigation

There was no material litigation cases or events that occurred during the quarter under review.

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. Receivables, Deposits and Prepayments

	As at 30 June 2025 RM	As at 31 March 2025 RM
Trade receivables		
Third parties	18,134	23,102
Less: Impairment losses	-	-
Total trade receivables	<u>18,134</u>	<u>23,102</u>
Other receivables, deposits and prepayments	9,454,553	8,986,376
Receivables, Deposits and Prepayments	<u>9,472,687</u>	<u>9,009,478</u>

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	-	-	-	-	-
Non-Related Parties	18,134	-	-	-	18,134*
Total	18,134	-	-	-	18,134

**It mainly consists of outstanding tenant deposits arising from rental step-up adjustments.*

B14. Manager's Fees

The Manager received a fee of 1.0% per annum of the NAV of the Trust during the quarter under review.

B15. Trustee's Fees

The Trustee received a fee of 0.1% per annum of the NAV of the Trust during the quarter under review.

B16. Borrowings and Debt Securities

	As at 30 June 2025 RM	As at 31 March 2025 RM
<u>Short Term Financing (secured)</u>		
Short Term Revolving Credit	39,600,000	39,600,000
Overdraft	8,312,997	3,671,107
<u>Long Term Financing (secured)</u>		
Term Loan	20,000,000	20,000,000
Term Loan 2	10,765,288	10,765,288
Term Loan 3	18,400,000	18,400,000
Term Loan 4	4,065,844	4,065,844
Medium Term Notes		
- Tranche 1	35,000,000	35,000,000
- Tranche 2	87,000,000	87,000,000
- Tranche 3	36,000,000	36,000,000
- Tranche 4	32,800,000	32,800,000
Total	<u>291,944,129</u>	<u>287,302,239</u>

B17. Taxation

Atrium REIT intends to distribute at least 90% of the distributable income (realised) to unitholders for the financial year 2025, 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

For the current quarter ended 30 June 2025, the Manager declared second income distribution of 2.20 sen per unit, amounting to RM5,842,114.96 in respect of the financial quarter from 1 April 2025 to 30 June 2025. The book closure and payment dates have been fixed on 14 August 2025 and 29 August 2025 respectively.

Distributions to unitholders are from the following sources:

	Current Year to Quarter 30.06.2025	Preceding Year Corresponding Quarter 30.06.2024	Current Year To Date 30.06.2025	Preceding Year To Date 30.06.2024
	RM	RM	RM	RM
Rental income (realised)	12,028,173	10,723,971	23,940,258	21,620,167
Interest income	177,447	191,823	345,497	435,846
Other income	-	-	-	1,207
Total income	12,205,620	10,915,794	24,285,755	22,057,220
Property operating expenses	(1,531,121)	(665,153)	(2,727,093)	(1,863,116)
Trust expenses	(4,753,391)	(4,847,309)	(9,857,683)	(9,444,810)
Total Expenses	(6,284,512)	(5,512,462)	(12,584,776)	(11,307,926)
Realised income before taxation	5,921,108	5,403,332	11,700,980	10,749,294
Taxation	-	-	-	-
Realised income for the period	5,921,108	5,403,332	11,700,980	10,749,294
Undistributed realised income				
- Previous year's	1,244,454	866,575	1,244,454	866,575
- Previous quarter's	203,308	34,948	-	-
Total realised income available for distribution	7,368,870	6,304,855	12,945,434	11,615,869
Declared income distribution	(5,842,115)	(5,364,124)	(11,418,679)	(10,675,138)
Balance undistributed realised income	1,526,755	940,731	1,526,755	940,731
Distribution per unit (sen)				
- Declared	2.20	2.02	4.30	4.02

B.19 Earnings Per Unit

	Current Year Quarter ended 30 June 2025	Corresponding Quarter ended 30 June 2024	Year to Date ended 30 June 2025	Year to Date ended 30 June 2024
Units in circulation (units)	265,550,680	265,550,680	265,550,680	265,550,680
Net Income for the period (including unrealised income) (RM)	6,352,152	6,851,456	12,572,475	13,150,608
Net Income for the period (realised) (RM)	5,921,108	5,403,332	11,700,980	10,749,294
Earnings/ per unit (including unrealised income) (sen)				
- after Manager's fees	2.39	2.58	4.73	4.95
- before Manager's fees	2.75	2.92	5.45	5.62
Earnings per unit (realised) (RM)				
- after Manager's fees	2.23	2.03	4.41	4.05
- before Manager's fees	2.59	2.37	5.12	4.72

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 June 2025 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 31 July 2025.

By Order of the Board

WONG SUI EE

Executive Director

Atrium REIT Managers Sdn Bhd

Registration No: 200501028391 (710526-V)

(As the Manager of Atrium Real Estate Investment Trust)

Kuala Lumpur

Dated: 31 July 2025