

Quarterly rpt on consolidated results for the financial period ended 31 Mar 2021

TOWER REAL ESTATE INVESTMENT TRUST

Financial Year End	30 Jun 2021
Quarter	3 Qtr
Quarterly report for the financial period ended	31 Mar 2021
The figures	have not been audited

Attachments

 Tower REIT Q3 Results (31.03.2021).pdf
237.8 kB

Default Currency Other Currency

Currency: Malaysian Ringgit (MYR)

SUMMARY OF KEY FINANCIAL INFORMATION 31 Mar 2021

	INDIVIDUAL PERIOD		CUMULATIVE PERIOD	
	CURRENT YEAR QUARTER	PRECEDING YEAR CORRESPONDING QUARTER	CURRENT YEAR TO DATE	PRECEDING YEAR CORRESPONDING PERIOD
	31 Mar 2021	31 Mar 2020	31 Mar 2021	31 Mar 2020
	\$\$'000	\$\$'000	\$\$'000	\$\$'000
1 Revenue	8,424	5,565	23,522	16,796
2 Profit/(loss) before tax	1,785	2,430	4,800	6,218
3 Profit/(loss) for the period	1,785	2,430	4,800	6,218
4 Profit/(loss) attributable to ordinary equity holders of the parent	1,785	2,430	4,800	6,218
5 Basic earnings/(loss) per share (Subunit)	0.64	0.87	1.71	2.22
6 Proposed/Declared dividend per share (Subunit)	0.00	0.00	1.05	1.25
	AS AT END OF CURRENT QUARTER		AS AT PRECEDING FINANCIAL YEAR END	
7 Net assets per share attributable to ordinary equity holders of the parent (\$\$)	1.8961		1.9013	

Definition of Subunit:

In a currency system, there is usually a main unit (base) and subunit that is a fraction amount of the main unit. Example for the subunit as follows:

Country	Base Unit	Subunit
Malaysia	Ringgit	Sen
United States	Dollar	Cent
United Kingdom	Pound	Pence

Announcement Info

Company Name	TOWER REAL ESTATE INVESTMENT TRUST
Stock Name	TWRREIT
Date Announced	22 Apr 2021
Category	Financial Results
Reference Number	FRA-21042021-00001

**CONDENSED FINANCIAL STATEMENTS
FOR THE THIRD QUARTER ENDED 31 MARCH 2021**

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TOWER REAL ESTATE INVESTMENT TRUST
CONDENSED STATEMENT OF COMPREHENSIVE INCOME
FOR THE THIRD QUARTER ENDED 31 MARCH 2021

The figures have not been audited.

	Individual Quarter		Cumulative Quarter	
	Current Year Quarter Ended 31.03.2021 RM'000	Preceding Year Corresponding Quarter Ended 31.03.2020 RM'000	Current Year To Date 31.03.2021 RM'000	Preceding Year To Date 31.03.2020 RM'000
<u>Income</u>				
Gross revenue	8,424	5,565	23,522	16,796
Property operating expenses	(3,450)	(2,487)	(10,292)	(8,728)
Net property income	4,974	3,078	13,230	8,068
Interest income	15	17	37	85
Other income	3	5	31	97
	4,992	3,100	13,298	8,250
<u>Expenses</u>				
Manager's fees	(572)	(428)	(1,674)	(1,243)
Trustee's fee	(39)	(40)	(119)	(120)
Administrative expenses	(394)	(91)	(1,426)	(429)
Interest expenses	(2,202)	(111)	(5,279)	(240)
	(3,207)	(670)	(8,498)	(2,032)
Net Trust Income	1,785	2,430	4,800	6,218
Change in fair value of investment properties	-	-	-	-
Income before tax	1,785	2,430	4,800	6,218
Taxation	-	-	-	-
Income after tax	1,785	2,430	4,800	6,218
Other comprehensive income	-	-	-	-
Total comprehensive income for the period	1,785	2,430	4,800	6,218
Total comprehensive income for the period is made up as follows:				
- Realised	1,785	2,429	4,800	6,218
- Unrealised	-	-	-	-
	1,785	2,430	4,800	6,218
BASIC EARNINGS PER UNIT (SEN)				
- Realised	0.64	0.87	1.71	2.22
- Unrealised	-	-	-	-
	0.64	0.87	1.71	2.22

The Condensed Statement of Comprehensive Income should be read in conjunction with the audited financial statements for the financial year ended 30 June 2020 and the accompanying explanatory notes attached.

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TOWER REAL ESTATE INVESTMENT TRUST
CONDENSED STATEMENT OF FINANCIAL POSITION
AS AT 31 MARCH 2021

	Unaudited As At 31.03.2021 RM'000	Audited As At 30.06.2020 RM'000
ASSETS		
<u>Non-current assets</u>		
Plant and equipment	26,786	22,358
Investment properties	808,158	562,600
	834,944	584,958
<u>Current Assets</u>		
Trade receivables	533	395
Other receivables, deposits and prepayments	1,826	1,812
Deposits placed with licensed bank	-	1,100
Cash and bank balances	2,680	506
	5,039	3,813
TOTAL ASSETS	839,983	588,771
LIABILITIES		
<u>Non-current liabilities</u>		
Tenants' deposits	9,282	2,957
Borrowings	261,171	-
Deferred tax liability	20,653	20,653
	291,106	23,610
<u>Current liabilities</u>		
Trade payables	1,049	314
Other payables and provisions	2,977	4,825
Tenants' deposits	1,498	2,716
Borrowings	11,500	24,000
	17,024	31,855
TOTAL LIABILITIES	308,130	55,465
NET ASSET VALUE	531,853	533,306
<u>REPRESENTED BY :</u>		
Unitholders' capital	285,345	285,345
Undistributed income - unrealised	185,992	185,992
Undistributed income - realised	60,516	61,969
	531,853	533,306
NUMBER OF UNITS IN CIRCULATION (UNITS)	280,500,000	280,500,000
NET ASSET VALUE PER UNIT (RM)		
- Before income distribution	1.8961	1.9013
- After income distribution	1.8961	1.8895

The Condensed Statement of Financial Position should be read in conjunction with the audited financial statements for the financial year ended 30 June 2020 and the accompanying explanatory notes attached.

TOWER REAL ESTATE INVESTMENT TRUST
CONDENSED STATEMENT OF CHANGES IN NET ASSET VALUE
FOR THE THIRD QUARTER ENDED 31 MARCH 2021

The figures have not been audited.

	Undistributed Income			Total RM'000
	Unitholders' Capital RM'000	Non-distributable Unrealised RM'000	Distributable Realised RM'000	
<u>Current Period To Date</u>				
At 1 July 2020	285,345	185,992	61,969	533,306
Operations for the year ended 31 March 2021				
Net income for the year	-	-	4,800	4,800
Total comprehensive income for the year	-	-	4,800	4,800
Unitholders' transactions				
Distribution to unitholders				
- 2020 final (paid on 28 August 2020)	-	-	(3,309)	(3,309)
- 2021 interim (paid on 26 February 2021)	-	-	(2,944)	(2,944)
	-	-	(6,253)	(6,253)
At 31 March 2021	285,345	185,992	60,516	531,853
<u>Preceding Year To Date</u>				
At 1 July 2019	285,345	185,722	69,009	540,076
Operations for the year ended 31 March 2020				
Net income for the year	-	-	6,218	6,218
Total comprehensive income for the year	-	-	6,218	6,218
Unitholders' transactions				
Distribution to unitholders				
- 2019 final (paid on 28 August 2019)	-	-	(11,024)	(11,024)
- 2020 interim (paid on 28 February 2020)	-	-	(3,506)	(3,506)
	-	-	(14,530)	(14,530)
At 31 March 2020	285,345	185,722	60,697	531,764

The Condensed Statement of Changes in Net Asset Value should be read in conjunction with the audited financial statements for the financial year ended 30 June 2020 and the accompanying explanatory notes attached.

TOWER REAL ESTATE INVESTMENT TRUST
CONDENSED STATEMENT OF CASH FLOW
FOR THE THIRD QUARTER ENDED 31 MARCH 2021

The figures have not been audited.

	Current Period To Date 31.03.2021 RM'000	Preceding Period To Date 30.03.2020 RM'000
<u>CASH FLOW FROM OPERATING ACTIVITIES</u>		
Income before tax	4,800	6,218
Adjustments for:		
Depreciation	231	-
Interest expense	5,279	240
Interest income	(37)	(85)
Operating profit before working capital changes	<u>10,273</u>	<u>6,373</u>
Changes in working capital:		
Trade and other receivables	(152)	(12,661)
Trade and other payables	<u>3,994</u>	<u>(2,698)</u>
Net cash generated from/(used in) operating activities	<u>14,115</u>	<u>(8,986)</u>
<u>CASH FLOWS FROM INVESTING ACTIVITIES</u>		
Payment for enhancement of investment properties	(4,659)	-
Acquisition of investment property	(245,558)	-
Withdrawal of deposits placed with licensed financial bank	-	300
Interest income	<u>37</u>	<u>85</u>
Net cash (used in)/generated from investing activities	<u>(250,180)</u>	<u>385</u>
<u>CASH FLOWS FROM FINANCING ACTIVITIES</u>		
Interest paid	(5,279)	(240)
Proceeds from borrowings	261,171	17,500
Repayment of borrowings	(12,500)	-
Distribution paid to unitholders	<u>(6,253)</u>	<u>(14,530)</u>
Net cash generated from financing activities	<u>237,139</u>	<u>2,730</u>
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS	1,074	(5,871)
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	<u>1,606</u>	<u>6,141</u>
CASH AND CASH EQUIVALENTS AT END OF YEAR	<u>2,680</u>	<u>270</u>
Cash and cash equivalents at end of period comprise:		
Cash and bank balances	2,680	270
Deposits placed with licensed financial bank	<u>-</u>	<u>-</u>
	2,680	270
Deposits pledged as security	<u>-</u>	<u>-</u>
Cash and bank balances	<u>2,680</u>	<u>270</u>

The Condensed Statement of Cash Flow should be read in conjunction with the audited financial statements for the financial year ended 30 June 2020 and the accompanying explanatory notes attached.

A. Explanatory Notes pursuant to the Malaysian Financial Reporting Standard ("MFRS") 134

A1. Basis of Preparation

The quarterly financial report is unaudited and prepared in accordance with MFRS 134: Interim Financial Reporting, IAS 34: Interim Financial Reporting and Paragraph 9.44 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad. It does not include all the information required for full annual financial statements and should be read in conjunction with the audited financial statements of Tower Real Estate Investment Trust ("Tower REIT" or "Trust") for the financial year ended 30 June 2020.

Changes in Accounting Policies

The accounting policies and methods of computation used in the preparation of the quarterly financial statements are consistent with those adopted in the preparation of the audited financial statements of Tower REIT for the financial year ended 30 June 2020. The initial application of the accounting standards, amendments or interpretations are not expected to have any material financial impacts to the current period and prior period financial statements of Tower REIT.

A2. Audit Report of Preceding Financial period

The Auditors' Report of the preceding financial year ended 30 June 2020 was not subject to any qualification.

A3. Seasonality or Cyclicity of Operations

The business operations of the Trust were not affected by any seasonal or cyclical factors for the quarter under review.

A4. Unusual Items

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

A5. Changes in Estimates of Amounts Reported in Prior Interim Periods of the Current Financial year or in Prior Financial years/period

There were no changes in estimates of amounts reported in prior interim periods of the current financial year or prior financial years that have had a material impact in the current financial year.

A6. Debt and Equity Securities

There were no issuance, cancellation, repurchase, resale and repayment of debt and equity securities for the current quarter and the financial year to-date.

A7. Income Distribution Paid During the Current Quarter

The Trust had, on 26 February 2021 paid an interim income distribution of 1.05 sen per unit, amounting to RM2,945,250 for the financial year ending 30 June 2021.

A8. Segmental Reporting

No operating segment information has been prepared as the Trust has only one reportable segment and its assets are located in Malaysia.

A9. Valuation of Investment Properties

The valuation of Menara HLX (formerly known as Menara HLA) and Plaza Zurich had been brought forward without any amendment from the previous audited financial statements. The acquisition of Menara Guoco was completed in August 2020 and is capitalised based on its total purchase consideration paid and associated acquisition costs that are allowable for capitalisation.

As required by SC Guidelines on Listed REITs, the management has appointed an independent valuer to conduct the valuation of the investment properties. The annual valuation exercise is currently in progress. Any change in its fair value will be recognised in the profit and loss account in the 4th Quarter.

A10. Borrowing and Debt Securities

Particulars of the Trust's borrowings as at 31 March 2021 are as follows:

	RM'000
Secured	272,671
Unsecured	-
	<u>272,671</u>

The above borrowing is denominated in Ringgit Malaysia.

A11. Material Events

There were no material events subsequent to the current period under review up to the date of this quarterly report that required disclosure.

A12. Changes in the Composition of the Trust

There was no change in the composition of the Trust during the current quarter, and the fund comprised of 280,500,000 units.

A13. Contingent Liabilities and Contingent Assets

There were no contingent liabilities or contingent assets to be disclosed.

B. Additional Information pursuant to Paragraph 9.44 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad

B1. Review of Performance

Performance of the Third Quarter/Nine-Month Financial Period

Tower REIT completed its acquisition of Menara Guoco during the first quarter of the current financial year ending 30 June 2021 (“Current FY”).

The current 3-month quarter ended 31 March 2021 (“Third Quarter”) recorded an increase of 51.4% in gross revenue as compared to the corresponding quarter in the preceding financial year (“FY”), mainly due to the completion of the acquisition of Menara Guoco. Gross revenue for the current 9-month financial period ended 31 March 2021 (“Current Financial Period”) recorded an increase of 40.0% as compared to the corresponding period in the preceding FY. The increase was mainly due to the additional revenue generated by Menara Guoco, and higher occupancy rate by Plaza Zurich for the Current Financial Period.

The net trust income before tax for the Third Quarter decreased by 26.5% compared to the corresponding quarter in the preceding FY. The net trust income before tax for the Current Financial Period decreased by 22.8% as compared to the corresponding period in the preceding FY. This was mainly due to lower occupancy rate in Menara HLX in the Current Financial Period.

B2. Material Change in Income Before Tax for the Third Quarter Compared with Immediate Preceding Quarter

The Third Quarter income before tax of RM1.79 million was higher by 23.4% compared to the immediate preceding quarter of RM1.45 million. The increase mainly due to lower building operating cost from Menara HLX and Plaza Zurich in current quarter.

B3. Changes in State of Affairs

There were no material changes in the state of affairs of the Trust for the quarter under review.

B4. Changes in Portfolio Composition

As at 31 March 2021, Tower REIT's composition of investment portfolio was as follows:

	RM'000	%
<u>Real Estate</u>		
Menara HLX	342,300	42
Plaza Zurich	220,300	27
Menara Guoco	245,558	31
	<u>808,158</u>	<u>100</u>

B5. Changes in Net Asset Value

	As at 31.03.2021 RM'000	As at 31.12.2020 RM'000
Net asset value ("NAV")	531,853	533,010
NAV per unit (RM)	1.8961	1.9002

The NAV per unit as at 31 March 2021 was slightly lower as compared to the immediate preceding quarter as a result of the payment of distribution on 26 February 2021.

B6. Changes in Unit Price

Tower REIT's unit price was last traded at RM0.59 per unit on 31 March 2021 (RM0.58 as at 31 December 2020).

B7. Utilisation of Proceeds Raised from any Issuance of New Units

There was no issuance of new units during the quarter under review.

B8. Circumstances Affecting Interest of the Unitholders

There were no unusual circumstances which had materially affected the interest of the unitholders for the current quarter save and except for the circumstances mentioned in B9 below.

B9. Prospects

Tower REIT completed its acquisition of Menara Guoco during the first quarter of the financial year. The Manager is of the opinion that this diversified tenant base will contribute to the stability of Tower REIT's income.

The Covid-19 pandemic continues to have a profound impact across the global and on the Malaysian economic growth. The demand and rental rates for office sector may continue to be subdued. Nevertheless, there is still demand for office spaces in selected areas in the Klang Valley. The Manager will continue to take active steps to manage the portfolio in order to maximise the return to the unitholders.

B10. Material Litigation

Tower REIT has previously appealed to the Special Commissioners of Income Tax (“SCIT”) against the issuance of assessment of real property gains tax (“RPGT”) to Tower REIT on its disposal of Menara ING in year 2014. The SCIT has decided the matter in favour of Tower REIT in August 2020. The amount of RPGT involved is RM2.25 million. The Inland Revenue Board of Malaysia has appealed to the High Court against the decision of SCIT.

B11. Soft Commission

During the quarter ended 31 March 2021, the Manager did not receive any soft commission (i.e. goods and services) from its brokers or dealers by virtue of transaction conducted by the Trust.

B12. Revenue Recognition

i) Gross Revenue

For the 3-month quarter ended 31 March 2021, gross revenue composition of leasing income and non-leasing income are as follows:

	RM'000
Leasing income	5,244
Non-leasing income (service charge)	2,426
Others	754
Gross Revenue	<u>8,424</u>

ii) Rental income

Rental income from investment property is recognised in profit or loss on a straight-line basis over the term of the lease unless collectability is in doubt, in which case, it is recognised on a receipt basis.

iii) Car park income

Car park income is recognised on an accrual basis except where default in payment of rent has already occurred and rent dues remain outstanding for over six months, in which case, recognition of car park income is suspended. Subsequent to suspension, income is recognised on the receipt basis until all arrears have been paid.

iv) Other income

Other income consists of income from services, signage rental, compensation charges and other associated income. Other income is recognised over time when services are delivered.

v) Interest Income

Interest income is recognised as it accrues using the effective interest method in statement of comprehensive income.

B13. Manager's Fees

Pursuant to the Deed constituting Tower REIT, the Manager's fees (excluding taxes) shall consist of:-

- (1) a base fee of up to 0.75% per annum of the gross asset value;
- (2) a performance fee of up to 4.00% per annum of the net property income, but before deduction of property management fees payable;
- (3) an acquisition fee of 1.00% of the acquisition price of any assets acquired; and
- (4) a divestment fee of 0.50% of the sale price of any asset sold or divested.

The total base fee and performance fee for the period ended 31 March 2021 of RM1,218,257 and RM455,659 respectively were 0.19% and 3.33% of the gross asset value and net property income respectively.

B14. Trustee's Fee

Pursuant to the Deed constituting Tower REIT, the Trustee is entitled to receive a fee of up to 0.03% per annum of the audited net asset value of Tower REIT with a cap of RM200,000. The total Trustee's fee for the period ended 31 March 2021 is RM119,495.

B15. Tax Expense

	Current Year to Date 31.03.2021 RM'000
Current tax expense	-
Reconciliation of effective tax expense	
Income before tax	4,800
Income tax using Malaysian tax rate of 24%	1,152
Non-deductible expenses	412
Effect of income exempted from tax	(1,564)
Income tax expense	-

B16. Income Distribution

No income distribution had been declared for the current quarter.

The distribution to the unitholders is derived from the following sources: -

The figures have not been audited.

	Individual Quarter		Cumulative Quarter	
	Current Year Quarter Ended 31.03.2021 RM'000	Preceding Year Corresponding Quarter Ended 31.03.2020 RM'000	Current Year To Date 31.03.2021 RM'000	Preceding Year To Date 31.03.2020 RM'000
Rental income	8,424	5,565	23,522	16,796
Interest income	15	17	37	85
Other income	3	5	31	97
	8,442	5,587	23,590	16,978
Less:				
Expenses	(6,657)	(3,157)	(18,790)	(10,760)
Taxation	-	-	-	-
Realised income for the period/year	1,785	2,430	4,800	6,218
Previous quarter/year undistributed realised income	58,731	58,267	58,660	57,985
Total realised income available for distribution	60,516	60,697	63,460	64,203
Less: Proposed/declared income distribution	-	-	(2,944)	(3,506)
Balance undistributed realised income	60,516	60,697	60,516	60,697
Distribution per unit (sen)	-	-	1.05	1.25

B17. Units held by Related Parties

As at 31 March 2021, the Manager did not hold any unit in Tower REIT. The related parties of the Manager held units in Tower REIT as follows:

	'000	RM'000
Direct unitholdings in Tower REIT of the related parties of the Manager:		
GLM Equities Sdn Bhd	60,769	35,854
Hong Leong Assurance Berhad	57,771	34,085
Asia Fountain Investment Company Limited	14,000	8,260
Associated Land Sendirian Berhad	13,409	7,911
Hong Leong Investment Bank Berhad	5,887	3,473

** The market value is determined by multiplying the number of units with the market price as at 31 March 2021 of RM0.59 per unit.

B18. Statement by the Directors of the Manager

In the opinion of the Directors of the Manager, the quarterly financial report gives a true and fair view of the financial position of Tower REIT as at 31 March 2021 and of its financial performance and cash flows for the period ended 31 March 2021.

By Order of the Board

GLM REIT Management Sdn Bhd

(as the Manager of Tower Real Estate Investment Trust)

CHIN MIN YANN

Secretary

Kuala Lumpur

22 April 2021

NET ASSET VALUE / INDICATIVE OPTIMUM PORTFOLIO VALUE

TOWER REAL ESTATE INVESTMENT TRUST

Type	Announcement
Subject	NET ASSET VALUE / INDICATIVE OPTIMUM PORTFOLIO VALUE
Description	Tower Real Estate Investment Trust - Net Asset Value ("NAV")

The NAV per unit of Tower Real Estate Investment Trust as at 31 March 2021 is RM1.8961.

Announcement Info

Company Name	TOWER REAL ESTATE INVESTMENT TRUST
Stock Name	TWRREIT
Date Announced	22 Apr 2021
Category	General Announcement for PLC
Reference Number	GA1-21042021-00069