AL-'AQAR HEALTHCARE REIT

CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME

For the Third Quarter Ended 30 September 2019

	Note	Individual Quarter			Cumulative Quarter		
		Current Year Quarter 30-09-2019	Preceding Year Corresponding Quarter 30-09-2018	Changes	Current Year To Date 30-09-2019	Preceding Year Corresponding Period To Date 30-09-2018	Changes
		RM	**RM**	**%**	**RM**	**RM**	**%**
Gross rental income		26,717,831	25,622,774	4.3	79,431,980	76,752,626	3.5
Property expenses		(1,450,869)	(1,543,232)	(6.0)	(4,261,685)	(4,507,993)	(5.5)
Net rental income	**B1**	25,266,962	24,079,542	4.9	75,170,295	72,244,633	4.1
Investment income		389,392	534,810	(27.2)	1,268,364	1,529,123	(17.1)
Other income		133,139	354,667	(62.5)	584,196	377,744	54.7
Total income		25,789,493	24,969,019	3.3	77,022,855	74,151,500	3.9
Managers' fees		(427,592)	(419,318)	2.0	(1,280,588)	(1,255,142)	2.0
Trustees' fees		(70,920)	(68,349)	3.8	(212,681)	(204,420)	4.0
Accretion of long term borrowings		(55,043)	(400,252)	(86.3)	(165,130)	(1,043,953)	(84.2)
Annual financing fees		(326,796)	(295,333)	10.7	(1,040,788)	(596,879)	74.4
Maintenance of properties		(189,000)	(436,878)	(56.7)	(1,550,598)	(436,878)	> 100
Administrative expenses		(560,131)	(375,348)	49.2	(1,474,489)	(1,021,662)	44.3
Professional fees		(77,500)	(65,426)	18.5	(325,900)	(186,151)	75.1
Witholding tax		(222,377)	(222,377)	-	(667,130)	(667,130)	-
Profit sharing expenses on financing		(7,731,750)	(7,546,143)	2.5	(22,991,737)	(21,412,566)	7.4
Total trust expenditure		(9,661,109)	(9,829,424)	(1.7)	(29,709,041)	(26,824,781)	10.8
Net income before taxation		16,128,384	15,139,595	6.5	47,313,814	47,326,719	-
Tax expense		-	-	-	-	347	(100.0)
Net income after taxation		16,128,384	15,139,595	6.5	47,313,814	47,327,066	-
Other comprehensive (expenses)/income							
Foreign currency translation differences for foreign operation		(380,085)	1,432	(> 100)	(481,122)	(596,065)	(19.3)
Total comprehensive income for the period		15,748,299	15,141,027	4.0	46,832,692	46,731,001	0.2
Net income after taxation is made up as follows:							
Realised		16,128,384	15,139,595	6.5	47,313,814	47,327,066	-
Unrealised		-	-	-	-	-	-
		16,128,384	15,139,595	6.5	47,313,814	47,327,066	-
Earnings per unit (sen) - Net		2.19	2.08	5.3	6.43	6.50	(1.1)

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

AL-'AQAR HEALTHCARE REIT

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

as at 30 September 2019

	Note	Unaudited As At End Of Current Quarter 30-09-2019	Audited As at preceding year ended 31-12-2018
		RM	RM
ASSETS			
Non-current assets			
Investment properties	A9	1,487,526,800	1,485,726,800
Current Assets			
Trade receivables	B9	10,177,804	2,246,142
Other receivables & prepayments		2,289,130	1,146,478
Cash and bank balances		50,914,112	45,680,598
Fixed deposits with licensed banks		42,650,798	45,668,396
		106,031,844	94,741,614
TOTAL ASSETS		1,593,558,644	1,580,468,414
LIABILITIES			
Non-current liabilities			
Islamic financing	B10	604,292,674	603,705,130
Deferred tax		1,902,669	1,963,268
		606,195,343	605,668,398
Current Liabilities			
Other payables and accruals		22,024,837	12,797,538
Provision for Income Distribution		13,689,323	14,204,512
		35,714,160	27,002,050
TOTAL LIABILITIES		641,909,503	632,670,448
NET ASSETS VALUE		951,649,141	947,797,966
REPRESENTED BY:			
Unitholders' capital		731,398,126	731,398,126
Undistributed income		230,228,635	225,896,338
Foreign exchange translation reserve		(9,977,620)	(9,496,498)
TOTAL UNITHOLDERS' FUND		951,649,141	947,797,966
NUMBER OF UNITS IN CIRCULATION		735,985,088	735,985,088
NET ASSETS VALUE (NAV) PER UNIT (RM)		1.2930	1.2878

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

AL-'AQAR HEALTHCARE REIT

CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN NET ASSETS VALUE

For the Third Quarter Ended 30 September 2019

	Unitholders' Capital	Undistributed Income	Foreign Exchange	Total Unitholders' Fund
	RM	RM	RM	RM
As at 1 January 2018	722,398,126	204,435,702	(3,544,006)	923,289,822
Operation for the period ended 30 September 2018				
Net income for the period	-	47,327,066	(596,065)	46,731,001
Increase/(Decrease) in net assets resulting from operation	-	47,327,066	(596,065)	46,731,001
Unitholders' transactions				
Placement of units	-	-	-	-
Distribution to unitholders	-	(55,709,314)	-	(55,709,314)
Issuing expenses	-	-	-	-
Decrease in net assets resulting from unitholders' transactions	-	(55,709,314)	-	(55,709,314)
Net assets as at 30 September 2018	722,398,126	196,053,454	(4,140,071)	914,311,509
As at 1 January 2019	731,398,126	225,896,338	(9,496,498)	947,797,966
Operation for the period ended 30 September 2019				
Net income for the period	-	47,313,814	(481,122)	46,832,692
Increase/(Decrease) in net assets resulting from operation	-	47,313,814	(481,122)	46,832,692
Unitholders' transactions				
Placement of units	-	-	-	-
Distribution to unitholders #	-	(42,981,517)	-	(42,981,517)
Issuing expenses	-	-	-	-
Decrease in net assets resulting from unitholders' transactions	-	(42,981,517)	-	(42,981,517)
Net assets as at 30 September 2019	731,398,126	230,228,635	(9,977,620)	951,649,141

Include :

i) Payment of the final income distribution for financial year 2018 of 2.07 sen per unit (non-taxable in the hands of unitholders) in respect of the period from 1 October to 31 December 2018 which was paid on 28 February 2019.

ii) Payment of the first interim income distribution for the financial year ending 31 December 2019 of 1.91 sen per unit (of which 0.71 sen per unit is taxable and 1.20 sen per unit is non-taxable in the hands of unitholders) in respect of the period from 1 January to 31 March 2019 which was paid on 12 July 2019.

iii) Provision of the second interim income distribution for the financial year ending 31 December 2019 of 1.86 sen per unit (of which 0.47 sen per unit is taxable and 1.39 sen per unit is non-taxable in the hands of unitholders) in respect of the period from 1 April to 30 June 2019 which was announced on 30 August 2019.

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

AL-'AQAR HEALTHCARE REIT

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

For the Third Quarter Ended 30 September 2019

	To Date	
	30-09-2019	30-09-2018
	RM	**RM**
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before taxation	47,313,814	47,326,719
Adjustment for:		
Profit sharing expenses on Islamic financing	24,032,525	22,009,445
Accreation of long term Islamic financing	165,130	1,043,953
Investment revenue	(1,268,364)	(1,529,123)
Operating profit before working capital changes	70,243,105	68,850,994
Changes in working capital:		
Increase in receivables and prepayments	(9,074,314)	(426,925)
(Decrease)/Increase in other payables and accruals	(12,928,495)	2,411,717
Cash generated from operations	48,240,296	70,835,786
Taxes refund	-	2,391,525
Net cash generated from operating activities	48,240,296	73,227,311
CASH FLOWS FROM INVESTING ACTIVITIES		
Addition to investment properties	(1,800,000)	(2,760,080)
Income received from investment	1,268,364	1,529,123
Net cash used in investing activities	(531,636)	(1,230,957)
CASH FLOWS FROM FINANCING ACTIVITIES		
Distribution paid	(29,292,194)	(41,508,898)
Increase in restricted cash	(522,256)	(489,551)
Profit sharing expenses on Islamic financing	(15,719,428)	(22,044,092)
Net cash used in financing activities	(45,533,878)	(64,042,541)
NET INCREASE IN CASH AND CASH EQUIVALENTS	2,174,782	7,953,813
EFFECT OF FOREIGN EXCHANGE RATE CHANGES	(481,122)	(596,065)
CASH AND CASH EQUIVALENTS AT BEGINNING OF FINANCIAL PERIOD	72,733,063	68,999,400
CASH AND CASH EQUIVALENTS AT END OF FINANCIAL PERIOD	74,426,723	76,357,148
DEPOSITS, CASH AND BANK BALANCES		
Cash and bank balances	50,914,112	45,292,680
Fixed deposits with licensed banks	42,650,798	49,504,168
	93,564,910	94,796,848
Less: Restricted cash	(19,138,187)	(18,439,700)
CASH AND CASH EQUIVALENTS	74,426,723	76,357,148

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

A. EXPLANATORY NOTES PURSUANT TO MALAYSIAN FINANCIAL REPORTING STANDARD 134 ("MFRS 134")

A1. BASIS OF PREPARATION

These condensed financial statements have been prepared in accordance with Listing Requirements of the Bursa Malaysia Securities Berhad, Malaysian Financial Reporting Standard (MFRS) 134 and International Financial Reporting Standards.

The interim financial report should be read in conjuction with the Audited Financial Statements of the Group for the financial year ended 31 December 2018.

The accounting policies and methods of computation adopted by the Group in this interim financial report are consistent with those adopted in the most recent Audited Financial Statements for the financial year ended 31 December 2018.

Standards, amendments to published standards and interpretations that are effective

The Group has applied the following amendments for the financial year beginning on 1 January 2019:

- MFRS 16 'Leases'.
- Amendments to MFRS 9 'Prepayment Features with Negative Compensation'.
- Amendments to MFRSs 'Annual Improvements to MFRSs 2015 - 2017 Cycle'.
- IC Interpretation 23 'Uncertainty over Income Tax Payments'.

The adoption of these new standards and amendments did not have any material impact on the current financial year or prior year and is not likely to affect future years.

Standards that have been issued but not yet effective

- MFRS 17 'Insurance Contracts' (effective 1 January 2021)
- Amendments to MFRS 3 'Definition of a Business' (effective 1 January 2020)
- Amendments to MFRS 101 and MFRS 108 'Definition of Material' (effective 1 January 2020)
- Amendments to MFRS 10 and MFRS 128 'Sale or Contribution of Assets between an Investor and its Associate or Joint Venture' (effective date deferred to a date to be determined and announced by MASB, with earlier application permitted)
- MFRSs 'Amendments to References to the Conceptual Framework in MFRS Standards' (effective 1 January 2020)

The Group did not early adopt these new standards.

A2. AUDITORS' REPORT ON PRECEDING ANNUAL FINANCIAL STATEMENTS

The financial statements of Al-'Aqar Healthcare REIT for the financial year ended 31 December 2018 was not subject to any audit qualification.

A3. SEASONALITY AND CYCLICALITY OF OPERATIONS

The business operations of Al-'Aqar Healthcare REIT are not affected by any material seasonal or cyclical factors.

A4. UNUSUAL ITEMS AFFECTING THE FINANCIAL STATEMENTS

There were no unusual items affecting the financial statements of Al-'Aqar Healthcare REIT for the current quarter.

A5. CHANGES IN ACCOUNTING ESTIMATES

There were no changes in accounting estimates arising from the adoption of the new and revised MFRSs, that have had a material effect in the current quarter.

A6. ISSUANCES, CANCELLATIONS, REPURCHASES AND REPAYMENT OF DEBT AND EQUITY SECURITIES

There were no issuances, cancellations, repurchases and repayment of debt and equity securities being made in the current quarter.

A7. INCOME DISTRIBUTION

The second interim income distribution for the financial year ending 31 December 2019 of 1.86 sen per unit (of which 0.47 sen per unit is taxable and 1.39 sen per unit is non-taxable in the hands of unitholders) in respect of the period from 1 April to 30 June 2019, which was announced on 30 August 2019 has been paid on 17 October 2019.

A8. SEGMENTAL REPORTING

a. Primary reporting segment - Geographical segments

Al-'Aqar Healthcare REIT operates in two principal geographical areas as follows:

	Malaysia RM'000	Australia RM'000	Total RM'000
Period Ended 30 September 2019			
Gross rental income	70,827	8,605	79,432
Property expenses	(4,152)	(110)	(4,262)
Net rental income	66,675	8,495	75,170
Investment income	1,269	-	1,269
Other income	584	-	584
Total income	68,528	8,495	77,023
Trust expenditure	(29,671)	(38)	(29,709)
Profit before taxation	38,857	8,457	47,314
Tax expense	-	-	-
Profit after taxation	38,857	8,457	47,314
Total assets	1,441,905	151,654	1,593,559
Total liabilities	639,680	2,230	641,910

	Malaysia RM'000	Australia RM'000	Total RM'000
Period Ended 30 September 2018			
Gross rental income	68,166	8,587	76,753
Property expenses	(4,421)	(87)	(4,508)
Net rental income	63,745	8,500	72,245
Investment income	1,529	-	1,529
Other income	378	-	378
Total income	65,652	8,500	74,152
Trust expenditure	(26,744)	(81)	(26,825)
Profit before taxation	38,908	8,419	47,327
Tax expense	1	-	1
Profit after taxation	38,909	8,419	47,328
Total assets	1,405,639	159,429	1,565,068
Total liabilities	338,878	311,879	650,757

b. Secondary reporting segment - Business segments

Al-'Aqar Healthcare REIT operates within the healthcare industry and accordingly, the segmental reporting by business segment was not prepared.

A9. VALUATION OF INVESTMENT PROPERTIES

There was no valuation of property being made in the current quarter.

A10. SUBSEQUENT MATERIAL EVENTS

There was no material events from the date of this report.

A11. CHANGES IN THE COMPOSITION OF THE TRUST

There were no changes in the composition of Al-'Aqar Healthcare REIT for the current quarter.

A12. CONTINGENT LIABILITIES AND CONTINGENT ASSETS

There were no contingent liabilities or contingent assets to be disclosed in the current quarter.

A13. SIGNIFICANT RELATED PARTY TRANSACTION

Parties are considered to be related to the Group and the Fund if the Group and the Fund has the ability, directly or indirectly, to control the party or exercise significant influence over the party in making financial and operating decisions, or vice versa, or where the Group and the Fund and the party are subject to common control or common significant influence. Related parties may be individuals or other entities.

The Group and the Fund derives all its rental income from related parties.

Significant related party transactions are as follows:

	The Group		The Fund	
	30-09-2019 RM	30-09-2018 RM	30-09-2019 RM	30-09-2018 RM
Manager's fee	1,280,588	1,255,142	1,280,588	1,255,142
Maintenance fee	748,805	-	748,805	-
Registrar fee	83,545	49,696	83,545	49,696
Secretarial fee	2,130	6,375	-	-
Other income	(399,000)	(354,667)	(399,000)	(354,667)

Other income relates to the compensation received from Selangor Medical Centre Sdn Bhd for loss of opportunity and annual loss of potential income due to the deferment for the transfer of a Physician Consultant Building to the Group and the Fund.

The related party transactions described above were entered into in the normal course of business and are based on negotiated and mutually agreed terms.

B. ADDITIONAL INFORMATION PURSUANT TO BURSA MALAYSIA SECURITIES BERHAD'S MAIN MARKET LISTING REQUIREMENTS

B1. REVIEW OF PERFORMANCE

	Individual Quarter			Cumulative Quarter		
	Current Year Quarter 30.09.2019 RM'000	Preceding Year Corresponding Quarter 30.09.2018 RM'000	Changes %	Current Year To Date 30.09.2019 RM'000	Preceding Year Corresponding Period To Date 30.09.2018 RM'000	Changes %
Net rental income						
Malaysia	22,429	21,250	5.5	66,675	63,745	4.6
Australia	2,838	2,830	0.3	8,495	8,500	(0.1)
Total net rental income	25,267	24,080	4.9	75,170	72,245	4.0
Net income before taxation						
Malaysia	13,291	12,327	7.8	38,857	38,908	(0.1)
Australia	2,838	2,813	0.9	8,457	8,419	0.5
Total net income before taxation	16,129	15,140	6.5	47,314	47,327	-
Net income after taxation						
Malaysia	13,291	12,327	7.8	38,857	38,909	(0.1)
Australia	2,838	2,813	0.9	8,457	8,419	0.5
Total net income after taxation	16,129	15,140	6.5	47,314	47,328	-

(a) Review of Individual Quarter Results

Malaysia segment

The Malaysia segment contributed RM22.4 million of net rental income for the current quarter ended 30 September 2019, represented an increase of RM1.1 million or 5.5% from RM21.3 million, recorded in preceding year's corresponding quarter. The increase was mainly contributed by income from KPJ Healthcare University College, Nilai, where full rental income was received upon settlement of the KPJUC Balance Purchase Consideration in November 2018 as well as annual increment on rental income.

Australia segment

The net rental income of the Australia segment for the current quarter ended 30 September 2019 was largely unchanged at RM2.8 million, as compared to preceding year's corresponding quarter.

Net income before taxation

Al-'Aqar Healthcare REIT's net rental income for the current quarter ended 30 September 2019, represented an increase of RM1.1 million or 4.9% recorded in preceding year's corresponding quarter. The increase was mainly contributed by income from KPJ Healthcare University College, Nilai as mentioned above.

Correspondingly, net income before taxation for the current year quarter ended 30 September 2019 was RM16.1 million, which is RM1.0 million or 6.5% higher than preceding year's corresponding quarter of RM15.1 million. The increase were mainly due to lower maintenance of properties expenses by RM0.2 million as well as lower financing cost of by RM0.1 million but offset against increase in unrealised losses from foreign exchange translations of RM0.2 million.

B1. REVIEW OF PERFORMANCE (CONT'D)

(b) Review of Cumulative Quarter Results

Malaysia segment

The Malaysia segment contributed RM66.7 million of net rental income for the 9 months period ended 30 September 2019 represented an increase of RM3.0 million or 4.6% from RM63.7 million, recorded in the preceding year corresponding period. The increase was mainly contributed by income from KPJ Healthcare University College, Nilai, where full rental income was received upon settlement of the KPJUC Balance Purchase Consideration in November 2018 as well as annual increment on rental income as mentioned in Note B1 (a) above.

Australia segment

The Australia segment contributed RM8.5 million of net rental income for the 9 months period ended 30 September 2019. This represented a slightly decrease of RM0.01 million or 0.1% from RM8.5 million, recorded in the preceding year corresponding period. The net rental income was slightly lower due to lower exchange rate, whereby from January to September 2019, the average exchange rate for Malaysian Ringgit against Australian Dollar was MYR/AUD 2.8820 (2018: 3.0210).

Net income before taxation

Al-'Aqar Healthcare REIT's net rental income for the 9 months period ended 30 September 2019, represented an increase of RM2.9 million or 4.0% recorded in the preceding year corresponding period. The increase was mainly contributed by income from KPJ Healthcare University College, Nilai as mentioned above.

Despite increase in net rental income, Al-'Aqar Healthcare REIT's net income before taxation for the period ended 30 September 2019 stood at RM47.3 million, which is RM0.01 million or 0.03% marginally lower than preceding year corresponding period of RM47.3 million. The decrease were mainly due to higher maintenance of properties expenses by RM1.1 million as well as higher Islamic financing cost by RM1.1 million due to drawdown of additional Islamic financing in November 2018. The decrease also due to increase in unrealised losses from foreign exchange translations of RM0.5 million and professional fee of RM0.1 million in relation proposed amended Trust Deed and mandate for Recurrent Related Party Transaction.

B2. MATERIAL CHANGES IN NET INCOME BEFORE TAXATION FOR THE QUARTER AS COMPARED WITH THE IMMEDIATE PRECEDING QUARTER

	Current Quarter ended 30.09.2019 RM'000	Immediate Preceding Quarter ended 30.06.2019 RM'000	Changes %
Net rental income	25,267	24,784	1.95
Net income before taxation	16,129	15,222	5.96
Net income after taxation	16,129	15,222	5.96

Al-'Aqar Healthcare REIT recorded a higher net income before taxation of RM16.1 million as compared to RM15.2 million in the preceding quarter. This was mainly due to higher maintenance of properties expenses recorded in the immediate preceding quarter as well as financing cost savings from the recent overnight policy rate cut by 25 bps on 7 May 2019.

B3. PROSPECTS

The growth of Malaysia's middle-class will continue to fuel demand for all real estate classes, especially three main industry namely Healthcare, Logistic and Manufacturing (MRMA Malaysia REIT Forum, 2019). Capitalizing on global mega trends, REITs are poised to benefit from these trends. Unlike conventional assets, healthcare industry is an alternative specialist asset class that is less reliant on the economy and the market is driven by an increase of demand from both local and oversea (Knight Frank Malaysia, The Edge Markets, April 2019).

B3. PROSPECTS (CONT'D)

Together with the existing investment portfolio, the acquisition of KPJ Batu Pahat Specialist Hospital in August 2019 is expected to increase the earnings of Al-'Aqar Healthcare REIT (''Al-'Aqar''). Currently, KPJ Healthcare Berhad (''KPJ'') play a vital role as a main sponsor and largest unitholder of Al-'Aqar, where the stable distribution of Al-'Aqar is premised on the underlying properties' stable rental income given the long-term lease arrangements with KPJ.

B4. UTILISATION OF PROCEEDS RAISED FROM ANY ISSUANCE OF NEW UNITS

There was no issuance of new units during the current quarter.

B5. TAXATION

	The Group		The Fund	
	30-09-2019 RM	30-09-2018 RM	30-09-2019 RM	30-09-2018 RM
Tax expense				
- Income Tax	-	-	-	-
- Over Provision In Previous Year	-	(347)	-	(347)
	-	(347)	-	(347)

Pursuant to the amendment of Section 61A of the Income Tax Act, 1967, under the Finance Act 2006 which was gazetted on 31 December 2006, where in the basis period for a year assessment, 90% or more of the total income of the trust is distributed to unitholders, the total income of the trust for that year of assessment shall be exempted from tax.

In accordance with the Deed, the Fund is required to distribute at least 95% of its distributable income. The Manager also expects to distribute the net income within two months from the end of each financial year and accordingly, no estimated current tax payable or deferred tax is required to be provided in the financial statements.

B6. GAIN OR LOSS ON SALE OF UNQUOTED INVESTMENTS AND PROPERTIES

There was no disposal of unquoted securities or investment properties during the current quarter.

B7. PURCHASE AND DISPOSAL OF QUOTED SECURITIES

There was no purchase or disposal of quoted securities during the current quarter.

B8. STATUS OF CORPORATE PROPOSALS ANNOUNCED BUT NOT COMPLETED

On 26 August 2019, Al-'Aqar Healthcare REIT had announced its proposal to acquire KPJ Batu Pahat Specialist Hospital from Johor Land Berhad, a wholly owned subsidiary of Johor Corporation for a total consideration of RM78.0 million to be fully satisfied in cash (''Proposed Acquisition'').

B9. TRADE RECEIVABLES

	The Group	
	As at 30-09-2019 RM'000	As at 30-09-2018 RM'000
Trade receivables	10,178	6,407

Trade receivables comprise rental receivable from lessees. The credit period granted by the Group on rental receivable from lessees ranges from 30 to 60 days (2018: 30 to 60 days).

B9. TRADE RECEIVABLES (CONT'D)

The ageing analysis of the Group's trade receivables is as follows:

	The Group	
	As at 30-09-2019 RM'000	As at 30-09-2018 RM'000
0-30 days	2,880	5,116
31-60 days	1,929	843
61-90 days	1,960	-
More than 90 days	3,409	448
	10,178	6,407

B10. ISLAMIC FINANCING

	The Group	
	As at 30-09-2019 RM'000	As at 30-09-2018 RM'000
Non-current		
Secured		
Sukuk Ijarah - Islamic Medium Term Notes ('IMTN')	574,525	573,463
Non-Secured		
Murabahah Tawarruq Term Financing - i ("Murabahah Tawarruq")	29,768	-
	604,293	573,463

B11. OFF BALANCE SHEET FINANCIAL INSTRUMENTS

For the current quarter, the Group does not have any off balance sheet financial instruments.

B12. MATERIAL LITIGATION

There was no material litigation as at the date of the current quarter.

B13. SOFT COMMISSION RECEIVED

There was no soft commission received by the Manager during the current quarter.

B14. SUMMARY OF DPU, EPU AND NAV

	Current Quarter ended 30-09-2019	Immediate Preceding Quarter ended 30-06-2019
Number of units in issue - units	735,985,088	735,985,088
Earning per unit (EPU) - sen	2.19	2.07
Net income distribution to unitholders - RM'000	13,689	14,057
Distribution per unit (DPU) - sen	1.86	1.91
Net Asset Value (NAV) - RM'000	951,649	949,590
NAV per unit - RM	1.2930	1.2902
Market Value Per Unit - RM	1.4800	1.5000

B15. RESPONSIBILITY STATEMENT

This quarterly report was 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 Al-'Aqar Healthcare REIT as at 30 September 2019 and of its financial performance and cash flows for the period then ended.