

SENTRAL REIT
(FORMERLY KNOWN AS MRCB-QUILL REIT)
CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
FOR THE PERIOD ENDED 31 DECEMBER 2020 (UNAUDITED)

	INDIVIDUAL QUARTER		CUMULATIVE QUARTERS	
	Current Year	Preceding Year	Current Year	Preceding Year
	Quarter	Quarter	To Date	To Date
	31.12.2020	31.12.2019	31.12.2020	31.12.2019
	RM	RM	RM	RM
Total income				
Gross revenue				
-Realised gross revenue	41,815,210	41,983,789	165,692,080	162,066,468
-Unrealised rental income (unbilled lease income receivable) (a)	(2,352,384)	(1,361,610)	(1,678,282)	(1,074,265)
	39,462,826	40,622,179	164,013,798	160,992,203
Property operating expenses	(10,021,152)	(10,477,082)	(37,893,590)	(39,244,436)
Net property income	29,441,674	30,145,097	126,120,208	121,747,767
Interest income	1,157,766	1,126,394	2,912,894	3,222,627
Change in fair value of investment properties				
-As per valuation	(7,176,172)	(36,730,682)	(7,176,172)	(36,730,682)
-Unbilled lease income receivable (a)	2,352,384	1,361,610	1,678,282	1,074,265
	25,775,652	(4,097,581)	123,535,212	89,313,977
Total expenditure				
Manager's fees	(3,196,054)	(3,194,730)	(12,796,372)	(12,760,955)
Trustee's fee	(167,532)	(168,030)	(665,681)	(676,287)
Finance costs	(8,586,034)	(10,271,142)	(35,370,825)	(39,594,458)
Valuation fees	(42,399)	(57,273)	(324,020)	(328,623)
Auditors' remuneration	(46,822)	(39,566)	(157,198)	(147,170)
Tax agent's fee	(5,828)	(12,788)	(35,052)	(32,012)
Administrative expenses	(292,192)	(298,976)	(403,308)	(414,794)
	(12,336,861)	(14,042,505)	(49,752,456)	(53,954,299)
Income before taxation	13,438,791	(18,140,086)	73,782,756	35,359,678
Income tax expense (b)	(1,213,414)	(6,237,773)	(1,213,414)	(6,237,773)
Income net of taxation (Note 1)	12,225,377	(24,377,859)	72,569,342	29,121,905
Other comprehensive income				
Gain/(Loss) on remeasurement of financial derivatives (c)	-	335,052	(1,865)	103,784
Adjustment of remeasurement of matured derivatives	-	-	326,103	-
Total comprehensive income for the financial year	12,225,377	(24,042,807)	72,893,580	29,225,689
Income net of taxation for the year is made up as follows:				
Realised	20,610,976	18,607,783	80,954,941	72,107,547
Unrealised				
- Unrealised rental income (in relation to unbilled lease income receivable)	(2,352,384)	(1,361,610)	(1,678,282)	(1,074,265)
- Changes in fair value of investment properties				
-as per valuation	(7,176,172)	(36,730,682)	(7,176,172)	(36,730,682)
-unbilled lease income receivable	2,352,384	1,361,610	1,678,282	1,074,265
- Amortisation of deferred lease income	624,116	601,108	624,116	601,108
- Unwinding of discount on security deposits	(620,129)	(618,295)	(620,129)	(618,295)
- Deferred tax on Real Property Gains Tax on investment properties held	(1,213,414)	(6,237,773)	(1,213,414)	(6,237,773)
	(8,385,599)	(42,985,642)	(8,385,599)	(42,985,642)
Income/(Loss) net of taxation	12,225,377	(24,377,859)	72,569,342	29,121,905
EARNINGS/(LOSS) PER UNIT (d)				
- after manager's fees (sen)	1.14	(2.27)	6.77	2.72
- before manager's fees (sen)	1.44	(1.98)	7.96	3.91
EARNINGS PER UNIT (REALISED) (e)				
- after manager's fees (sen)	1.92	1.74	7.55	6.73
- before manager's fees (sen)	2.22	2.03	8.75	7.92
Realised Net Income	20,610,976	18,607,783	80,954,941	72,107,547
Distribution adjustments (f)	-	-	-	900,000
Distributable Income	20,610,976	18,607,783	80,954,941	73,007,547
DISTRIBUTABLE INCOME PER UNIT	1.92	1.74	7.55	6.81

INCOME DISTRIBUTION (e)					
Interim income distribution	(g)/(h)	-	-	36,762,157	36,762,157
Final income distribution		39,120,080	36,119,087	39,120,080	36,119,087
		<u>39,120,080</u>	<u>36,119,087</u>	<u>75,882,237</u>	<u>72,881,244</u>
Income distribution per unit					
Gross (sen)					
Interim income distribution	(g)/(h)	-	-	3.43	3.43
Final income distribution		3.65	3.37	3.65	3.37
Total income distribution		<u>3.65</u>	<u>3.37</u>	<u>7.08</u>	<u>6.80</u>

- (a) Recognition of unrealised rental income-unbilled lease income receivable pursuant to requirements of MFRS 16 Leases, to recognize income from operating lease on a straight-line basis, including contractual increase rates over the fixed tenure of the agreement.
- (b) Tax expenses relates to deferred tax expenses recognised in the provision of deferred tax liabilities on Real Property Gains Tax ("RPGT") on the fair value gain in the investment properties.
- (c) This relates to the gain/(loss) on the remeasurement of the fair values of interest rate swaps ("IRs"). (please refer Note B15)
- (d) Earnings Per Unit for the current quarter/period is computed based on the Net Income for the quarter/period divided by 1,071,783,000 units during the quarter/period. EPU for the preceding year corresponding quarter/period is based on the units in circulation of 1,071,783,000 units.
- (e) Earnings Per Unit (Realised) for the current quarter/period is computed based on the Realised Net Income for the quarter/period divided by 1,071,783,000 units during the quarter/period. EPU for the preceding year corresponding quarter/period is based on the units in circulation of 1,071,783,000 units.
- (f) Distribution adjustment comprise:

	INDIVIDUAL QUARTER		CUMULATIVE QUARTERS	
	Current Year	Preceding Year Corresponding	Current Year	Preceding Year Corresponding
	Quarter	Quarter	To Date	To Date
	31.12.2020	31.12.2019	31.12.2020	31.12.2019
	RM	RM	RM	RM
Amount previously not distributed	-	-	-	900,000
	<u>-</u>	<u>-</u>	<u>-</u>	<u>900,000</u>

- (g) Income distribution of 3.43 sen per unit being the distributable of income for the financial period 1 January 2020 to 30 June 2020 was paid on 30 September 2020.
- (h) Income distribution of 3.43 sen per unit being the distribution of income for the period 1 January 2019 to 30 June 2019 was paid on 23 September 2019.
- (i) Proposed final gross distribution of 3.65 sen per unit relates to the distribution of income for the period 1 July 2020 to 31 December 2020, will be payable on 26 February 2021 to all unitholders as at book closure date on 5 February 2021. Pls refer to Note B17 for details of the distribution.

The Condensed Consolidated Statement Of Comprehensive Income should be read in conjunction with the audited financial statements for the year ended 31 December 2019 and the accompanying explanatory notes attached to the financial statements.

**SENTRAL REIT
(FORMERLY KNOWN AS MRCB-QUILL REIT)
CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2020 (UNAUDITED)**

	AS AT CURRENT FINANCIAL YEAR END	AS AT PRECEDING FINANCIAL YEAR END
	31.12.2020 UNAUDITED RM	31.12.2019 AUDITED RM
NON-CURRENT ASSETS		
Plant and equipment	268,636	363,265
Investment properties	2,080,850,585	2,125,182,320
Investment properties-accrued rental income	16,149,415	17,817,680
Lease receivables	332,703	773,211
	<u>2,097,601,339</u>	<u>2,144,136,476</u>
CURRENT ASSETS		
Trade and other receivables	4,659,879	5,755,440
Lease receivables	440,508	553,552
Deposits with licensed financial institution	81,338,555	59,363,150
Cash and cash equivalents	3,622,207	3,895,740
	<u>90,061,149</u>	<u>69,567,882</u>
Asset held for sale	40,000,000	-
	<u>130,061,149</u>	<u>69,567,882</u>
TOTAL ASSETS	<u>2,227,662,488</u>	<u>2,213,704,358</u>
NON-CURRENT LIABILITIES		
Borrowings	627,139,697	503,018,839
Security deposits	13,576,426	19,106,575
Other payables	1,585,426	1,602,022
Deferred tax liability	13,583,375	12,369,961
	<u>655,884,924</u>	<u>536,097,397</u>
CURRENT LIABILITIES		
Trade and other payables	19,102,327	15,703,152
Derivative liabilities (i)	-	324,238
Borrowings	217,836,968	332,697,543
Security deposits	11,336,515	5,392,610
	<u>248,275,810</u>	<u>354,117,543</u>
TOTAL LIABILITIES	<u>904,160,734</u>	<u>890,214,940</u>
NET ASSETS VALUE ("NAV")	<u>1,323,501,754</u>	<u>1,323,489,418</u>
UNITHOLDERS' FUNDS		
Unitholders' funds attributable to unitholders of SENTRAL		
Unitholders' capital	1,235,876,768	1,235,876,768
Undistributed and non-distributable income	87,624,986	87,612,650
Total unitholders' funds	<u>1,323,501,754</u>	<u>1,323,489,418</u>
NUMBER OF UNITS IN CIRCULATION	1,071,783,000	1,071,783,000
NET ASSET VALUE PER UNIT		
- before income distribution (ii)	1.2349	1.2348
- after income distribution (iii)	1.1984	1.2011

(i) These relate to the fair values of the IRSs (Note B15).

(ii) Net Asset Value per unit before the proposed final gross income distribution of 3.65 sen per unit.

(iii) Net Asset Value per unit after the proposed final gross income distribution of 3.65 sen per unit.

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements for the year ended 31 December 2019 and the accompanying explanatory notes attached to the financial statements.

SENTRAL REIT
(FORMERLY KNOWN AS MRCB-QUILL REIT)
CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN NET ASSET VALUE
FOR THE PERIOD ENDED 31 DECEMBER 2020 (UNAUDITED)

	Unitholders' Capital	Distributable		Non-Distributable	Total Undistributed and Non-Distributable Income	Unitholders' Funds
		Undistributed Income Realised	Undistributed Income Unrealised	Net Fair Value (Loss) / Gain On Derivatives Unrealised		
	RM	RM	RM	RM	RM	RM
As at 1 January 2020	1,235,876,768	49,005,245	38,931,643	(324,238)	87,612,650	1,323,489,418
Total Comprehensive Income for the financial period	-	80,954,941	(8,385,599)	(1,865)	72,567,477	72,567,477
Adjustment of remeasurement of matured derivatives	-	-	-	326,103	326,103	326,103
	1,235,876,768	129,960,186	30,546,044	-	160,506,230	1,396,382,998
Unitholders' transactions:						
Distribution to unitholders	-	(72,881,244)	-	-	(72,881,244)	(72,881,244)
As at 31 December 2020	<u>1,235,876,768</u>	<u>57,078,942</u>	<u>30,546,044</u>	<u>-</u>	<u>87,624,986</u>	<u>1,323,501,754</u>
As at 1 January 2019	1,235,876,768	54,923,500	81,917,285	(428,022)	136,412,763	1,372,289,531
Total Comprehensive Income for the financial period	-	72,107,547	(42,985,642)	103,784	29,225,689	29,225,689
	1,235,876,768	127,031,047	38,931,643	(324,238)	165,638,452	1,401,515,220
Unitholders' transactions:						
Distribution to unitholders	-	(78,025,802)	-	-	(78,025,802)	(78,025,802)
As at 31 December 2019	<u>1,235,876,768</u>	<u>49,005,245</u>	<u>38,931,643</u>	<u>(324,238)</u>	<u>87,612,650</u>	<u>1,323,489,418</u>

The Condensed Consolidated Statement of Changes in Net Asset Value should be read in conjunction with the audited financial statements for the year ended 31 December 2019 and the accompanying explanatory notes attached to the financial statements.

**SENTRAL REIT
(FORMERLY KNOWN AS MRCB-QUILL REIT)
CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE PERIOD ENDED 31 DECEMBER 2020 (UNAUDITED)**

	CURRENT YEAR TO DATE 31.12.2020 RM	PRECEDING YEAR TO DATE 31.12.2019 RM
OPERATING ACTIVITIES		
Income before tax	73,782,756	35,359,678
Adjustments for:		
Finance costs	35,370,825	39,594,458
Depreciation	214,269	156,668
Interest income	(2,912,894)	(3,222,627)
Loss on revaluation of investment properties	7,176,172	36,730,682
Operating cash flows before changes in working capital	<u>113,631,128</u>	<u>108,618,859</u>
Receivables	1,622,013	1,539,336
Payables	<u>4,496,616</u>	<u>2,427,518</u>
Cash flows from operations	119,749,757	112,585,713
Income tax paid	<u>-</u>	<u>-</u>
Net cash flows generated from operating activities	<u>119,749,757</u>	<u>112,585,713</u>
INVESTING ACTIVITIES		
Additions to investment properties	(1,176,172)	(2,130,682)
Purchase of plant & equipment	(119,640)	(174,808)
Interest received	<u>2,164,685</u>	<u>2,717,909</u>
Net cash flow generated from investing activities	<u>868,873</u>	<u>412,419</u>
FINANCING ACTIVITIES		
Distribution to unitholders	(72,881,244)	(78,025,802)
Finance costs paid	(32,035,514)	(38,489,043)
Proceeds from borrowings	341,000,000	35,000,000
Repayment of borrowings	<u>(335,000,000)</u>	<u>(54,000,000)</u>
Cash flows used in financing activities	<u>(98,916,758)</u>	<u>(135,514,845)</u>
NET DECREASE IN CASH AND CASH EQUIVALENTS	21,701,872	(22,516,713)
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	<u>63,258,890</u>	<u>85,775,603</u>
CASH AND CASH EQUIVALENTS AT END OF PERIOD	<u>84,960,762</u>	<u>63,258,890</u>
Cash and cash equivalents at end of period comprises:		
Deposits with licensed financial institutions	81,338,555	59,363,150
Cash on hand and at banks	<u>3,622,207</u>	<u>3,895,740</u>
	<u>84,960,762</u>	<u>63,258,890</u>

The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the audited financial statements for the year ended 31 December 2019 and the accompanying explanatory notes to the financial statements.

SENTRAL REIT
(FORMERLY KNOWN AS MRCB-QUILL REIT)
EXPLANATORY NOTES FOR PERIOD ENDED 31 DECEMBER 2020

A1 BASIS OF PREPARATION

The financial statements have been prepared under the historical cost convention except for investment properties and derivative financial instruments which are stated at fair value and presented in Ringgit Malaysia (RM).

The financial statements comply with the Malaysian Financial Reporting Standards ("MFRS") 134 "Interim Financial Reporting", provisions of the Trust Deed and the Securities Commission's Guidelines on Real Estate Investment Trusts and should be read in conjunction with Sentral Reit's ("SENTRAL")(Formerly known as MRCB-Quill Reit)("MQREIT") audited financial statements for the financial year ended 31 December 2019 and the accompanying explanatory notes attached to these unaudited condensed consolidated financial statements.

A2 BASIS OF CONSOLIDATION

The consolidated financial statements include the financial statements of SENTRAL and its special purpose entities ("SPEs"). The SPEs were established for the specific purpose of raising financing on behalf of SENTRAL. A SPE is consolidated if, based on an evaluation of the substance of its relationship with SENTRAL and the SPE's risks and rewards, SENTRAL concludes that it controls the SPE. SPEs controlled by SENTRAL were established under terms that impose strict limitations on the decision-making powers of the SPE's management resulting in SENTRAL receiving all of the benefits related to the SPE's operations and net assets.

A3 CHANGES IN ACCOUNTING POLICIES

The significant accounting policies adopted in the interim financial report are consistent with those adopted in the financial statements for the year ended 31 December 2019.

A4 AUDIT REPORT OF PRECEDING FINANCIAL YEAR ENDED 31 DECEMBER 2019

The audit report of the financial statements for the preceding year ended 31 December 2019 was unqualified.

A5 SEASONALITY OR CYCLICALITY OF OPERATIONS

The business operations of SENTRAL were not materially affected by seasonal or cyclical factors during the current quarter. Seasonal or cyclical factors include but are not limited to changes in rental demand and supply of properties which depend on market conditions, economic cycle, financial performance of its tenants, availability of credit facilities and interest rate environment.

A6 UNUSUAL ITEMS DUE TO THEIR NATURE, SIZE OR INCIDENCE

During the current quarter under review, there were no unusual items due to their nature, size or incidence that affects the assets, liabilities, equity, net income or cash flows of SENTRAL.

A7 CHANGES IN ESTIMATES OF AMOUNTS REPORTED

There were no changes in the estimates of amounts reported during the current quarter.

A8 CHANGES IN DEBT AND EQUITY

There were no repurchase, resale and repayment of debt and equity instruments for the current quarter.

A9 INCOME DISTRIBUTION POLICY

In line with the Trust Deed dated 9 October 2006, effective from financial year 2009, SENTRAL intends to distribute at least 90% (or any other lower percentage at the discretion of the Manager) of its distributable income at least semi-annually, or at such other intervals as the Manager may determine.

A10 SEGMENT REPORTING

No segment information is prepared as SENTRAL's activities are predominantly in one industry segment and situated predominantly in Malaysia.

A11 VALUATION OF INVESTMENT PROPERTIES

The investment properties are valued by independent registered valuers and the differences between the valuations and the book values of the respective properties are charged or credited to the profit or loss in the statement of comprehensive income.

For the quarter and financial year ended 31 December 2020, the investment properties were valued based on valuation performed by 4 independent registered valuers, i.e. Nawawi Tie Leung Property Consultants Sdn. Bhd., Knight Frank Malaysia Sdn. Bhd., IVPS Property Consultant Sdn. Bhd. and C H Williams Talhar & Wong Sdn. Bhd. on 31 December 2020. A deficit on revaluation amounted to RM7,176,172 was charged to the statement of comprehensive income and is unrealised in nature.

A12 SIGNIFICANT EVENTS DURING THE QUARTER ENDED 31 DECEMBER 2020

(a) Proposed change of name of "MRCB-Quill REIT" to "SENTRAL REIT"

On 11 Nov 2020, MRCB Quill Management Sdn Bhd ("MQM"), the manager of SENTRAL REIT, announced on the proposed change of name of "MRCB-Quill REIT" to "SENTRAL REIT".

The proposed change of name does not require the approval of the unitholders but is subject to the registration and lodgement of the supplemental trust deed with the Securities Commission of Malaysia.

As announced on 29 December 2020, the Supplemental Trust Deed entered between the Manager and the Trustee to effect the Proposed Change of Name and to amend Clause 23.1.1 of the Trust Deed dated 2 December 2019 ("Supplemental Trust Deed") has been executed on 24 December 2020 and stamped on 28 December 2020. The Supplemental Trust Deed will be submitted to the Securities Commission ("SC") for registration and will be lodged with the SC thereafter.

On 14 January 2021, the Board of MQM, announced that the Supplemental Trust Deed dated 24 December 2020 has been registered by and lodged with the Securities Commission of Malaysia on 11 January 2021 and 14 January 2021 respectively. The Supplemental Trust Deed takes effect from 11 January 2021 and the name of MQREIT has been changed from "MRCB-Quill REIT" to "Sentral REIT".

A12 SIGNIFICANT EVENTS DURING THE QUARTER ENDED 31 DECEMBER 2020 (cont'd)

(b) Proposed disposal of Quill Building 5 by Maybank Trustees Berhad, as Trustee for SENTRAL REIT to Deriv Services Sdn Bhd for a cash consideration of RM45.0 million

As announced on 12 Nov 2020, Maybank Trustees Berhad (“MTB” or “Trustee”), acting solely in the capacity as trustee for SENTRAL, had on 12 November 2020 entered into a Sale and Purchase Agreement (“SPA”) with Deriv Services Sdn Bhd (“DSSB” or “the Purchaser”) for the Proposed Disposal of Quill Building 5 (“the Property” or “QB5”) for a cash consideration of RM45.0 million (“Proposed Disposal”).

The Proposed Disposal is expected to be completed by the second quarter of 2021.

A13 SIGNIFICANT EVENTS SUBSEQUENT TO THE QUARTER ENDED 31 DECEMBER 2020

There is no significant events subsequent to the quarter ended 31 December 2020.

A14 CHANGES IN CONTINGENT LIABILITIES

There are no contingent liabilities to be disclosed.

A15 CAPITAL COMMITMENTS

The amount of capital commitment not provided for in the condensed consolidated financial statements as at 31 December 2020 are as follows:

	As at 31 December 2020 RM
Approved and contracted for :	
Investment properties	<u>6,841,210</u>

B1 REVIEW OF PERFORMANCE

Quarter Results (4Q 2020 vs 4Q 2019)

SENTRAL recorded gross revenue of RM39.5 million in 4Q 2020, a decrease of RM1.2 million or 2.9% compare to 4Q 2019. The decrease was mainly due to the adjustments on the unrealised revenue on unbilled lease income receivable pursuant to requirements of MFRS 16 Leases, recognised on a straight-line basis over the lease terms.

Property operating expenses for 4Q 2020 were RM10.0 million, a decrease of approximately RM0.5 million or 4.4% compared to 4Q 2019, mainly due to lower operating expenses incurred for some of the properties under the portfolio.

These have resulted in lower property income by RM0.7 million, or 2.33% compared to 4Q 2019.

Manager's fees incurred for 4Q 2020 were RM3.2 million, marginally higher compared to 4Q 2019, mainly due to higher net investment income in 4Q 2020. Finance costs incurred for 4Q 2020 of RM8.6 million were lower by 16.4% compared to 4Q 2019, mainly due to lower KLIBOR rate in 4Q 2020 compared to 4Q 2019 and adjustment on unwinding of discount on security deposits under MFRS 139.

SENTRAL recorded a net profit after tax of RM12.2 million in 4Q 2020 (4Q 2019 : net loss of RM24.4 million), which consist of realised income of RM20.6 million (4Q 2019 : RM18.6 million); and unrealised loss amounted to RM8.4 million in 4Q 2020 (4Q 2019 : RM43.0 million).

Financial Year-To-Date Results (YTD 4Q 2020 vs YTD 4Q 2019)

SENTRAL recorded gross revenue of RM164.0 million in YTD December 2020, a increase of RM3.0 million or 1.9% over the previous financial year ended YTD December 2019. The increase was mainly due to higher revenue generated from Menara Shell, Wisma Technip and Tesco.

Property operating expenses for YTD December 2020 were RM37.9 million, a decrease of RM1.4 million or 3.4% against the previous financial year ended 31 December 2019. The decrease was mainly attributable to lower expenses incurred for some of the properties under the portfolio.

Overall, the net property income for YTD December 2020 was increased by RM4.4 million or 3.6% compared to YTD December 2019.

Manager's fees for YTD December 2020 were approximately RM12.8 million, marginally higher by 0.3% compared to YTD December 2019, mainly due to higher net investment income in YTD December 2020. Finance costs for YTD December 2020 amounted to RM35.4 million, reduced by 10.7% as compared to YTD December 2019 mainly due to lower KLIBOR rate in YTD December 2020 and adjustment on unwinding of discount on security deposits under MFRS 139.

SENTRAL recorded a net income after tax of RM72.6 million in YTD December 2020 (YTD December 2019 : RM29.1 million), which consist of realised income of RM81.0 million (YTD December 2019 : RM72.1 million) and an unrealised loss amounted to RM8.4 million (YTD December 2019 : RM43.0 million).

B2 INVESTMENT OBJECTIVES AND STRATEGIES

The investment objective of SENTRAL is to acquire and invest in commercial properties primarily in Malaysia with a view to provide long-term growth and sustainable distribution of income to unitholders to achieve long-term growth in the net asset value per unit. There has been no change in the investment objective of SENTRAL since the date of the Annual Report for 2019.

The Manager will continue to focus on its portfolio management and acquisition growth strategy, active asset management strategy and capital management strategy to achieve the objective of SENTRAL. There has been no change in the strategies employed by the Manager since the date of the Annual Report for 2019 as they remain relevant in the current market conditions.

B3 REVIEW OF THE MARKETS IN WHICH SENTRAL INVESTS IN DURING THE PERIOD AND GENERAL ASSESSMENT OF THE FUTURE PROSPECTS OF THESE MARKETS

Review of office market - Klang Valley

As at 3Q 2020, Klang Valley was estimated to have an existing stock of 114.93 million sq. ft., with concentration of supply in Central Kuala Lumpur (“CKL”) and Metropolitan Kuala Lumpur (“MKL”) of 42.9% and 43.2%, respectively.

The volume of future office supply in Klang Valley remains high with 6.11 million sq. ft. under construction, bringing total supply to 121.04 million sq. ft. by 2022. Klang Valley occupancy rates were stable with an average of 79.3%. As at 3Q 2020, a marginal decrease of 0.2% and 1.5% based on quarter-on-quarter and year-on-year comparisons, respectively. Meanwhile, occupancy rates in Cyberjaya / Putrajaya averaged at 66.7% (Cyberjaya: 72.6%, Putrajaya: 60.9%).

Rental rates appeared stable between RM6.50 and RM11.00 per square foot, amongst Prime Purposed Built Office (“PBO”) buildings in Klang Valley. In CKL, monthly gross rents offered are about RM6.80 to RM11.00 per sq ft, whereas, secondary CKL and Metropolitan KL-West can command gross rents of between RM4.00 and RM5.00 per sq ft for aged buildings and RM6.00 to RM7.00 per sq ft for newer buildings. For PBO buildings in Putrajaya/Cyberjaya, monthly gross rents are generally in the range of RM4.00 to RM5.00 per sq ft.

The Klang Valley office market will continue to remain a tenants’ market with ample supply from both existing and incoming supply. The office demand-supply gap remains amid the weaker office demand, and the Covid-19 impact will lead to a short term demand dip. Rentals and capital values continue to be under pressure. Flexibility in leasing attributes is expected from the landlords to attract new tenants and retain existing tenants. Office with secured tenancies and committed leases should appear stable in the short term.

(extracted from Property Market Commentary on Purpose-Built Office Sector in Klang Valley and Purpose Built Retail Sector in Klang Valley and Penang dated December 2020 prepared by C H Williams Talhar & Wong Sdn. Bhd.)

Review of retail market - Klang Valley

The supply of purpose-built retail (“PBR”) space in Klang Valley is estimated at 58.64 million sq ft in 3Q 2020 with approximately 53% in KL and balance located outside KL. A total of ten (10) malls are expected to be completed in Klang Valley by 2022, contributing approximately 13.01 million sq ft of retail PBR space. The average occupancy rate of PBR space in the Klang Valley stood at 83%. The average gross rental of prime PBR spaces in Klang Valley was about RM25 per sq ft. Prime retail rentals in Klang Valley are expected to remain stable.

The overall retail industry has not stabilized despite some semblance of normalcy. Despite the visible changes in trend and lifestyle, the demand for retail space by both retailers and customers is still relevant with in respect size, usage and functionality of the physical store.

Malls targeting the international tourist footfalls will face challenges in striving for optional tenancies, compared to neighbourhood malls catering to the local catchments within established residential enclaves. Expansion and entry of new stores will be slower. Landlords have given rental rebates/ waivers and are currently prioritising tenants retention which may allow more flexibility in tenancy commitment in the near term.

(extracted from Property Market Commentary on Purpose-Built Office Sector in Klang Valley and Purpose Built Retail Sector in Klang Valley and Penang dated December 2020 prepared by C H Williams Talhar & Wong Sdn. Bhd.)

B4 PROSPECTS

In 2020, 19% of SENTRAL's total committed net lettable area (“NLA”) or approximately 371,000 sq. ft. were due for renewal and a renewal rate of 85% was achieved. Approximately 440,000 sq. ft of NLA is due for renewal in 2021. Negotiations for the renewal of these leases are currently on-going.

With the on-going uncertainties due to pandemic, the Klang Valley office and retail markets are expected to remain challenging. We will continue to focus on asset management and leasing strategies that are centred on cost optimisation and tenant retention to overcome the challenging operating environment.

B5 REVENUE RECOGNITION

Revenue is recognised to the extent that it is probable that the economic benefits will flow to SENTRAL and the revenue can be reliably measured.

Revenues from the rental of investment properties, service charges, car park income and utilities recovery are recognised on an accrual basis.

B6 PROFIT FORECAST / PROFIT GUARANTEE VARIANCE

(a) Profit forecast

There has been no profit forecast issued by SENTRAL for the financial year 2020.

(b) Profit guarantee

SENTRAL is not involved in any arrangement whereby it provides profit guarantee.

B7 TAXATION

Under Section 61A of the Income Tax Act 1967, the undistributed income of a REIT are exempted from income tax provided that the REIT distributes 90% or more of its total income for the year. If the REIT is unable to meet the 90% distribution criteria, the entire taxable income of the REIT for the year would be subject to income tax.

As SENTRAL intends to distribute at least 90% of its total income for the year to its unitholders, no provision for tax has been made in the current quarter.

B8 PROFIT ON SALE OF INVESTMENTS IN UNQUOTED SECURITIES / PROPERTIES

There were no disposals of investments in unquoted securities / properties during the current quarter and period to date.

B9 PARTICULARS OF PURCHASE OR DISPOSAL OF INVESTMENT IN QUOTED SECURITIES

There were no purchases or disposals of investments in quoted securities during the current quarter and period to date.

B10 STATUS OF CORPORATE PROPOSALS

There were no corporate proposals during the current quarter and period to date.

B11 UTILISATION OF PROCEEDS RAISED FROM ANY NEW ISSUANCE

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

B12 CIRCUMSTANCES WHICH MATERIALLY AFFECT ANY INTEREST OF THE UNITHOLDERS

As at the date of this report, the directors of the Manager are not aware of any circumstances not otherwise disclosed in this report which would materially affect the interest of the unitholders.

B13 COMPOSITION OF INVESTMENT PORTFOLIO AS AT 31 DECEMBER 2020

As at 31 December 2020, SENTRAL's portfolio comprises ten buildings as follows:

Investment properties	Cost of Investment	Market Value / Net Carrying amount as at 31 December 2020	Market value /Net Carrying amount as % of NAV
	RM	RM	
<u>Commercial buildings</u>			
1 QB1 - DHL 1 & QB4 - DHL 2	109,100,000	135,000,000	10.20%
2 QB2 - HSBC	107,500,000	123,000,000	9.29%
3 QB3 - BMW	59,400,000	78,000,000	5.89%
4 Wisma Technip	125,000,000	173,000,000	13.07%
5 Part of Plaza Mont' Kiara	90,000,000	116,000,000	8.76%
6 QB5 - IBM	43,000,000	40,000,000	3.02%
7 Tesco Building Penang	132,000,000	140,000,000	10.58%
8 Platinum Sentral	740,000,000	675,000,000	51.00%
9 Menara Shell	640,000,000	657,000,000	49.64%
	<u>2,046,000,000</u>	<u>2,137,000,000</u>	

Capital expenditure of RM1,011,180 were incurred during the quarter. The NAV as at 31 December 2020 is RM1,323,501,754.

B14 BORROWINGS AND DEBT SECURITIES

As at year ended 31
December 2020

NON-CURRENT LIABILITIES:

(a) Fixed Rate Term Loan Facility of up to RM150 million ("RM150 million Term Loan")	116,910,103
(b) Senior CPs/MTNs Programme of up to RM290 million ("Senior CP/MTN Programme") and Fixed Rate Subordinated Term loan Facility of up to RM250 million ("Fixed Rate Subordinated Term")	-
(c) CPs/MTNs Programme of up to RM3 billion-Issue 2	169,746,622
(d) CPs/MTNs Programme of up to RM450 million	340,482,972
	<u>627,139,697</u>

CURRENT LIABILITIES

(c) CPs/MTNs Programme of up to RM3 billion-Issue 1	217,836,968
TOTAL BORROWINGS	<u>844,976,665</u>

(a) <u>Fixed Rate Term Loan Facility of up to RM150 million ("RM150 million Term Loan")</u>	RM
Term Loan draw down	117,000,000
Transaction cost b/f	(123,590)
	<u>116,876,410</u>
Amortisation of transaction costs during the period	33,693
	<u>116,910,103</u>

On 18 July 2013, SENTRAL through its SPE, Trusmadi Capital Sdn. Bhd. ("Trusmadi") established a RM150 million fixed rate term loan facility agreement for five years ("RM150 million Term Loan").

On 13 September 2013, Tranche 1 of the facility of RM117 million at interest rate of 4.60% per annum was drawdown to repay the RM117 million MTN outstanding under the RM134 million CP/MTN Programme which matured in September 2013. Tranche 2 will be used for capital expenditure and investments at the interest rate at MGS + 1.40% per annum.

On 13 September 2018, the term loan facility has been extended for a further term of five (5) years from 13 September 2018 to 13 September 2023, at interest rate of 4.75% per annum. The transaction costs relating to the programme are amortised over the tenure of the programme and are charged to profit or loss.

B14 BORROWINGS AND DEBT SECURITIES (cont'd)**(b) Senior CP/ MTN Programme of up to RM290 million ("Senior CP/ MTN Programme") and Fixed Rate Subordinated Term Loan Facility of up to RM250 million ("Fixed Rate Subordinated Term Loan")**

(i) <u>Senior CP / MTN Programme</u>	RM
Face value of CPs issued	244,000,000
Discount	(2,256,164)
Cash proceeds	241,743,836
Accretion of interest expenses	2,256,164
	244,000,000
Transaction costs b/f	(47,930)
Amortisation of transaction costs during the period	47,930
Redeemed on 30 March 2020	(244,000,000)
	-
	-
(ii) <u>Fixed Rate Subordinated Term Loan</u>	RM
Term Loan draw down	91,000,000
Transaction costs b/f	(23,431)
	90,976,569
Amortisation of transaction costs during the period	23,431
Redeemed on 30 March 2020	(91,000,000)
	-
	-

On 13 March 2015, SENTRAL through its SPE, Murud Capital Sdn Bhd ("Murud") established a RM290 million Senior CP/MTN Programme for 5 years.

On 30 March 2015, RM279 million nominal values of Senior CPs were issued at an interest rate of 4.13% per annum. On 30 September 2015, a Fixed Rate Subordinated Term Loan of RM110 million were established at the interest rate of 4.90% per annum.

On 21 April 2015, SENTRAL entered into two interest rate swap arrangements, swapping floating rate for fixed rate for a notional amount of RM139.5 million respectively, in relation to the CPs issued by Murud. SENTRAL will pay a fixed rate of 3.82% per annum to the Bank whilst the Bank will pay a floating rate to SENTRAL. These interest rate swap arrangements commenced on 21 April 2015 and matured on 30 March 2020.

On 30 March 2020, the RM244 million outstanding CPs and RM91 million MTNs were redeemed using the proceeds from the new issuance of RM341 million MTNs under the RM450 million CPs/MTNs Programme (as disclosed under Note 14 (d)). As such, there was no outstanding balance under the RM290 million Senior CP/ MTN Programme and RM250 million Fixed Rate Subordinated Term Loan Programme as at 31 December 2020.

B14 BORROWINGS AND DEBT SECURITIES (cont'd)**(c) Commercial Papers Programme ("CP Programme") and Medium Term Notes Programme ("MTN Programme") with aggregate combined limit of RM3.0 billion in nominal value ("RM3 billion Programme")**

	RM
(i) Issue 1 - Current liabilities	217,836,968
(ii) Issue 2 - Non Current Liabilities	169,746,622
	<u>387,583,590</u>

CURRENT LIABILITIES**(i) (a) RM144 million in nominal value of CP and RM20 million in nominal value of MTN ("Issue 1") issued on 22 December 2016**

	RM
Face value of CP/ MTN issued	164,000,000
Discount	(1,917,133)
Cash proceeds	162,082,867
Accretion of interest expenses	147,471
	<u>162,230,338</u>
Transaction costs b/f	(179,614)
Amortisation of transaction costs during the period	93,687
	<u>162,144,411</u>

(b) RM21 million in nominal value of CP ("Issue 1") issued on 6 March 2017

	RM
Face value of CP issued	21,000,000
Discount	(284,294)
Cash proceeds	20,715,706
Accretion of interest expenses	186,912
	<u>20,902,618</u>
Transaction costs b/f	(15,572)
Amortisation of transaction costs during the period	7,185
	<u>20,894,231</u>

(c) RM35 million in nominal value of CP ("Issue 1") issued on 29 March 2019

	RM
Face value of CPs issued	35,000,000
Discount	(219,205)
Cash proceeds	34,780,795
Accretion of interest expenses	19,485
	<u>34,800,280</u>
Transaction costs on CP/MTN issued	(4,085)
Amortisation of transaction costs during the period	2,131
	<u>34,798,326</u>
Total Issue 1	<u>217,836,968</u>

B14 BORROWINGS AND DEBT SECURITIES (cont'd)

(c) Commercial Papers Programme ("CP Programme") and Medium Term Notes Programme ("MTN Programme") with aggregate combined limit of RM3.0 billion in nominal value ("RM3 billion Programme") (cont'd):

On 30 November 2016, SENTRAL through its SPE, Kinabalu Capital Sdn Bhd ("Kinabalu") established a RM3.0 billion in nominal value of CP/MTN programme. The CP Programme shall have a legal tenure of seven (7) years from the date of the first issue of the CPs under the CP Programme, whereas the MTN Programme shall have a legal tenure of twenty (20) years from the date of the first issue of MTNs under the MTN Programme.

On 22 December 2016, RM144 million nominal value of CPs and RM20 million in nominal value of MTNs out of the respective programme were issued at the interest rate of 4.13% per annum and 4.30% per annum respectively. The proceeds raised from the issuance were utilised to part-finance the acquisition of Menara Shell together with a 5-storey podium and a 4-storey basement car park.

On 6 March 2017, RM21 million in nominal value of CPs were issued at the interest rate of 4.14% per annum. The proceeds raised from this issuance were utilised to partially redeemed the CPs under the RM270 million CP/ MTN Programme which matured on 6 March 2017.

On 29 March 2019, RM35 million in nominal value of CPs were issued at the interest rate of 4.29% per annum for the purpose of partial redemption of the RM35 million Senior CPs under the RM279 million CP/ MTN programme issued by Murud.

The transaction costs relating to the programme are amortised to profit or loss over the tenure of the programme.

NON-CURRENT LIABILITIES

(ii) RM40 million in nominal value of CP and RM130 million in nominal value of MTN ("Issue 2") issued on 6 March 2017

	RM
Face value of CPs issued	170,000,000
Discount	(541,512)
Cash proceeds	169,458,488
Accretion of interest expenses	356,022
	169,814,510
Transaction costs on CP/MTN issued	(126,055)
Amortisation of transaction costs during the period	58,167
Total Issue 2	169,746,622

On 6 March 2017, RM40 million in nominal value of CPs and RM130 million nominal value of MTNs from the CP/ MTN Programme were issued at the interest rate of 4.14% per annum and 4.40% per annum respectively. The proceeds raised from this issuance were utilised to redeem the CPs/ MTNs under the RM270 million CP/ MTN Programme which matured on 6 March 2017.

The transaction costs relating to the programme are amortised to profit or loss over the tenure of the programme.

B14 BORROWINGS AND DEBT SECURITIES (cont'd)

(d) Commercial Papers ("CP")/ Medium Term Notes ("MTNs") (collectively the CP/MTN Programme ("CP/MTN Programme")) of up to RM450 million in nominal value ("RM450 million Programme"):

<u>RM341 million in nominal value of MTN</u>	<u>RM</u>
Face value of MTNs issued	341,000,000
Transaction costs on CP/MTN issued	(620,340)
Amortisation of transaction costs during the period	103,312
	<u>340,482,972</u>

On 30 March 2020, SENTRAL through its SPE, Murud Capital Sdn Bhd ("Murud") established a RM450 million nominal value of CP/ MTN Programme for a tenure of 7 years. On the same day, RM341 million nominal values of MTNs were issued at the blended interest rate of 3.99% per annum, the proceeds from the issuance were utilised to repay the existing RM244 million Senior CP and RM91 million Fixed Rate Subordinated Term Loan which due on 30 March 2020, and the balance is for working capital purposes.

The transaction costs relating to the programme are amortised to profit or loss over the tenure of the programme.

B15 DERIVATIVE FINANCIAL INSTRUMENTS

As part of the active interest rate management strategy of SENTRAL, the following Interest Rate Swap ("IRS") arrangements have been entered into:

- (i) On 21 April 2015, an IRS arrangement swapping floating rate for fixed rate for a notional amount of RM139.5 million ("IRS No. 7") was entered into in relation to the CPs issued by Murud. Pursuant to IRS No. 7, SENTRAL will pay a fixed rate of 3.82% per annum to the Bank whilst the Bank will pay a floating rate to SENTRAL. IRS No. 7 commenced on 21 April 2015 and has matured on 30 March 2020.
- (ii) On 21 April 2015, an IRS arrangement swapping floating rate for fixed rate for a notional amount of RM139.5 million ("IRS No. 8") was entered into in relation to the CPs issued by Murud. Pursuant to IRS No. 8, SENTRAL will pay a fixed rate of 3.82% per annum to the Bank whilst the Bank will pay a floating rate to SENTRAL. IRS No. 8 commenced on 21 April 2015 and has matured on 30 March 2020.

The differences between the floating rate and the fixed rate of the respective IRSs are settled between SENTRAL and the Bank on quarterly basis for IRS No. 7 and IRS No. 8 respectively, and are charged or credited to profit or loss accordingly.

The risk associated with the IRSs above would be credit risk, which is the counterparty risk of the financial institutions with whom the IRSs were contracted. However, the Manager has taken precaution to mitigate this risk by entering the IRSs contracts with reputable licensed financial institutions.

The fair values of the IRS arrangements are the estimated amount that would be received or paid to terminate the IRS arrangements as at the reporting date, taking into account interest rate market conditions. The fair values are obtained based on quotes provided by the financial institutions.

SENTRAL was eligible to apply hedge accounting for its IRS arrangements, hence the changes in fair values of the IRS arrangements were recognised in other comprehensive income.

B16 CHANGES IN MATERIAL LITIGATION

The Manager is not aware of any pending material litigation as at the date of issuance of this report.

B17 INCOME DISTRIBUTION

SENTRAL intends to distribute at least 90% of its distributable income at least semi-annually, or at such other intervals as the Manager may determine.

An interim income distribution of RM36,762,157 or 3.43 sen per unit, being approximately 94.59% of the distributable income for the period 1 January 2020 to 30 June 2020 was made on 30 September 2020.

A final income distribution of RM39,120,080, or 3.65 sen per unit is proposed, being 92.95% of the distributable income for the period 1 July 2020 to 31 December 2020. The proposed final income distribution has been approved by the Board and the Trustee on 19 January 2021 and will be payable on 26 February 2021 to all unitholders as at book closure date on 5 February 2021.

The total gross distribution relating to the financial year ended 31 December 2020 amounted to RM75,882,237 or 7.08 sen per unit, being approximately 93.73% of the total distributable income of SENTRAL for the financial year ended 31 December 2020.

Distributions are from the following sources :

	01.01.2020 to 31.12.2020	
	RM	
Revenue (Realised)	165,692,080	
Interest income (Realised)	2,288,778	
Less : Property operating expenses and trust expenses (realised)	(87,025,917)	
Total realised income net of taxation	80,954,941	
Add : Distribution adjustments	-	
Total distributable income	80,954,941	
Less : Interim income distribution paid on 30 September 2020	(36,762,157)	
Less : Undistributable and non-distributable income	(5,072,704)	
Balance for income distribution	39,120,080	
Gross final income distribution (RM)	39,120,080	
Distribution per unit (sen) of which:	RM	
- taxable distribution of income (sen)	38,155,475	3.56 sen per unit
- tax exempt distribution of income (sen)	964,605	0.09 sen per unit
	39,120,080	3.65 sen per unit

Income distribution to resident individuals, non-resident individuals, resident institutional investors, non-resident institutional investors and non-resident companies are subject to withholding tax as follows:

Resident and non-resident individuals	10%
Resident and non-resident institutional investors	10%
Resident companies (flow through)	0%
Non-resident companies	24%

B18 CHANGES IN NAV AND MARKET PRICE SINCE THE LAST REPORTING DATE

	As at 31 December 2020	As at 30 September 2020
	RM	RM
NAV before provision for income distribution	1,323,501,754	1,311,276,377
Provision for income distribution	(39,120,080)	(21,477,685)
NAV after provision for income distribution	1,284,381,674	1,289,798,692
Number of units in circulation (units)	1,071,783,000	1,071,783,000
NAV per unit (RM) (after provision for distribution)	1.1984	1.2034
Market price (RM)	0.875	0.775

NAV per unit is arrived at by dividing the NAV with the number of units in circulation as at the date of reporting.

The Manager believes that the movement in market price is due mainly to changes in market sentiment.

B19 MANAGER'S FEE AND SOFT COMMISSION

Pursuant to the Trust Deed, the Manager is entitled to receive from SENTRAL the following fees:

- (i) Base fee of 0.4% per annum of the gross asset value, payable monthly in arrears;
- (ii) Performance fee of 3% per annum on the net investment income, payable semi-annually in arrears.
- (iii) Acquisition fee of 1% of the acquisition value of any asset, being authorised investments, acquired by SENTRAL; and
- (iv) Divestment fee of 0.5% of the disposal value of any asset divested by SENTRAL.

Total fees accrued to the Manager for the quarter ended 31 December 2020 are :

	RM
Base fee	2,226,223
Performance fee	969,831
	<u>3,196,054</u>

During the quarter, the Manager did not receive any soft commission from its brokers/dealers, by virtue of transaction conducted for SENTRAL.

B20 TRUSTEE'S FEE

Trustee's fee is payable to Maybank Trustees Berhad ("Trustee"), which is computed at 0.03% per annum on the first RM2.5 billion gross asset value and 0.02% per annum on the gross asset value in excess of RM2.5 billion, payable monthly in arrears.

Trustee's fee accrued to the Trustee for the quarter ended 31 December 2020 amounted to RM167,532.

B21 UNITHOLDINGS BY THE MANAGER

As at 31 December 2020, the Manager held 2,857,000 units in SENTRAL.

B22 UNITHOLDINGS BY PARTIES RELATED TO THE MANAGER

	No. of units	Percentage of total units	Market Value as at 31 December 2020 RM
Malaysian Resources Corporation Berhad	298,297,000	27.83%	261,009,875
HLIB Nominee (Tempatan) Sdn. Bhd. for :			
-Quill Land Sdn. Bhd.	59,040,000	5.51%	51,660,000
MRCB Quill Management Sdn. Bhd.	2,857,000	0.27%	2,499,875
Quill Resources Holding Sdn. Bhd.	361,000	0.03%	315,875
Global Jejaka Sdn. Bhd.	185,000	0.02%	161,875
	<u>360,740,000</u>	<u>33.66%</u>	<u>315,647,500</u>

The Manager's directors' direct unitholding in SENTRAL:

	No. of units	Percentage of total units	Market Value as at 31 December 2020 RM
Dato' Dr. Low Moi Ing, J.P	50,000	0.005%	43,750
Dato' Michael Ong Leng Chun	55,000	0.005%	48,125
Kwan Joon Hoe	150,000	0.014%	131,250

The Manager's directors' indirect unitholding in SENTRAL:

	No. of units	Percentage of total units	Market Value as at 31 December 2020 RM
Dato' Dr. Low Moi Ing, J.P	59,401,000 (a)	5.54%	51,975,875
Dato' Michael Ong Leng Chun	59,401,000 (b)	5.54%	51,975,875
Tan Sri Saw Choo Boon	185,000 (c)	0.02%	161,875

(a) Deemed interest by virtue of her direct shareholding in Quill Land Sdn. Bhd., and Quill Resources Holding Sdn. Bhd.

(b) Deemed interest by virtue of his direct shareholding in Quill Land Sdn. Bhd., and Quill Resources Holding Sdn. Bhd.

(c) Deemed interest by way of his substantial shareholding in Morningale Sdn. Bhd. and Jendela Elit Sdn. Bhd., which in turn are substantial shareholders of Global Jejaka Sdn. Bhd.

The market value of the units is computed based on the closing price as of 31 December 2020 of RM0.875 per unit.

B23 UNITHOLDERS CAPITAL

	No. of units	
	Current Quarter	Preceding Quarter
Approved fund size	1,100,000,000	1,100,000,000
Issued and fully paid	1,071,783,000	1,071,783,000

B24 FINANCE COSTS INCURRED DURING THE QUARTER AND YEAR TO DATE

	Current Quarter	Cumulative Quarter
	RM	RM
Interest expenses on CPMTN	6,368,418	26,786,130
Interest expenses on term loan	1,400,795	6,759,840
Interest on interest rate swap arrangements	-	321,538
Amortisation of transaction costs	95,632	431,840
Credit facility costs	101,060	451,348
Interest expenses on unwinding of discount on rental deposits	620,129	620,129
Total finance costs	8,586,034	35,370,825

B25 RESPONSIBILITY STATEMENT AND STATEMENT BY THE DIRECTORS OF THE MANAGER

The Manager is responsible for the preparation of the quarterly report.

BY ORDER OF THE BOARD

MOHAMED NOOR RAHIM YAHAYA
COMPANY SECRETARY (MAICSA No. 0866820)
HO NGAN CHUI
COMPANY SECRETARY (MAICSA No. 7014785)
MRCB Quill Management Sdn Bhd
(Company No: 200601017500 (737252-X))
(As Manager of SENTRAL REIT)
Kuala Lumpur

Date : 19 January 2021