

# AL-SALĀM REIT

## CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME

For the Fourth Quarter Ended 31 December 2024

	Note	Individual Quarter		Cumulative Quarter	
		Current Year Quarter	Preceding Year Corresponding Quarter	Current Year to-date	Preceding Year Corresponding Period to-date
		31-12-2024	31-12-2023	31-12-2024	31-12-2023
		RM	RM	RM	RM
Gross rental income	N1	17,372,513	17,463,105	68,501,447	69,467,053
Other income	N2	2,526,097	1,734,405	9,951,801	6,815,766
<b>Total revenue</b>	<b>B1</b>	<b>19,898,610</b>	<b>19,197,510</b>	<b>78,453,248</b>	<b>76,282,819</b>
Utilities expenses	N3	(2,432,268)	(2,375,887)	(9,322,555)	(8,517,206)
Maintenance expenses		(1,369,034)	(1,110,478)	(4,456,381)	(4,281,527)
Quit rent and assessment		(430,572)	(481,711)	(1,716,355)	(1,952,108)
Other property expenses		(2,959,111)	(2,542,225)	(11,069,071)	(10,142,258)
Property manager fee		(118,500)	(118,500)	(474,000)	(481,300)
<b>Total property expenses</b>		<b>(7,309,485)</b>	<b>(6,628,801)</b>	<b>(27,038,362)</b>	<b>(25,374,399)</b>
Net property income		12,589,125	12,568,709	51,414,886	50,908,420
Investment income		217,532	366,556	897,996	935,781
(Loss)/Gain on fair value adjustment of investment properties		(1,946,592)	12,582,560	(1,946,592)	12,582,560
		-	-	-	-
Net investment income		10,860,065	25,517,825	50,366,290	64,426,761
Manager's management fees		(652,790)	(647,762)	(2,610,881)	(2,589,740)
Trustee's fees		(32,467)	(31,753)	(129,687)	(127,741)
Shariah advisors' fee		(2,000)	(2,000)	(8,000)	(9,000)
Islamic financing costs	N4	(10,168,633)	(10,063,143)	(40,496,610)	(36,492,243)
Other trust expenses		(434,095)	(2,228,904)	(1,589,103)	(3,324,428)
<b>Net income / (loss) before tax</b>		<b>(429,920)</b>	<b>12,544,263</b>	<b>5,532,009</b>	<b>21,883,609</b>
Taxation		(247,559)	(181,565)	(247,559)	(181,565)
<b>Net income / (loss) after tax</b>		<b>(677,479)</b>	<b>12,362,698</b>	<b>5,284,450</b>	<b>21,702,044</b>
Other comprehensive income, net of tax		-	-	-	-
<b>Total comprehensive income / (loss) for the year</b>		<b>(677,479)</b>	<b>12,362,698</b>	<b>5,284,450</b>	<b>21,702,044</b>
Net income / (loss) after tax is made up as follow:					
Realised		836,152	647,657	4,388,151	7,571,408
Unrealised		(1,513,631)	11,715,041	896,299	14,130,636
		<b>(677,479)</b>	<b>12,362,698</b>	<b>5,284,450</b>	<b>21,702,044</b>
Earnings per unit (sen)		(0.12)	2.13	0.91	3.74

The Condensed Consolidated Statements of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2023 and the accompanying explanatory notes attached to the financial statements.

**AL-SALĀM REIT**  
**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**  
**as at 31 December 2024**

		Unaudited As at End Of Current Quarter 31-12-2024	Audited As at preceding year ended 31-12-2023
	Note	RM	RM
<b>ASSETS</b>			
<b>Non-current assets</b>			
Investment properties	A9	1,201,723,255	1,239,013,706
Property, plant & equipment		861,140	868,564
Other receivables		805,867	928,267
		<u>1,203,390,262</u>	<u>1,240,810,537</u>
<b>Current Assets</b>			
Trade receivables	B11	34,675,674	28,187,778
Other receivables & prepayments		4,578,546	6,685,143
Cash and bank balances		4,691,360	5,772,380
Fixed deposits with licensed banks		31,053,000	33,065,000
Amount due from related companies		1,706,355	1,540,171
		<u>76,704,935</u>	<u>75,250,472</u>
Asset classified as held for sale		37,100,000	-
<b>TOTAL ASSETS</b>		<u>1,317,195,197</u>	<u>1,316,061,009</u>
<b>LIABILITIES</b>			
<b>Non-current liabilities</b>			
Islamic financing	B12	594,278,034	521,681,074
Other payables and accruals		5,697,759	5,602,842
Deferred tax liability		2,242,953	1,995,394
		<u>602,218,746</u>	<u>529,279,310</u>
<b>Current Liabilities</b>			
Islamic financing	B12	45,500,000	117,934,325
Other payables and accruals		19,752,427	19,729,498
Provision for income distribution		-	16,166
Amount due to related companies		1,336,880	2,693,853
		<u>66,589,307</u>	<u>140,373,842</u>
<b>TOTAL LIABILITIES</b>		<u>668,808,053</u>	<u>669,653,152</u>
<b>NET ASSETS VALUE</b>		<u>648,387,144</u>	<u>646,407,857</u>
<b>REPRESENTED BY:</b>			
Unitholders' capital		572,545,319	572,545,319
Undistributed income		75,841,825	73,862,538
<b>TOTAL UNITHOLDERS' FUND</b>		<u>648,387,144</u>	<u>646,407,857</u>
<b>NUMBER OF UNITS IN CIRCULATION</b>		<u>580,000,000</u>	<u>580,000,000</u>
<b>NET ASSETS VALUE (NAV) PER UNIT (RM)</b>			
- Before income distribution		1.1179	1.1145
- After income distribution*		1.1156	1.1135

\*After reflecting the proposed final income distribution for financial year ended 31 December 2024 of 0.23 sen per unit (2023: final income distribution for financial year ended 31 December 2023 of 0.10 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 2023 and the accompanying explanatory notes attached to the financial statements.

**AL-SALĀM REIT**  
**CONDENSED CONSOLIDATED STATEMENT OF CHANGES**  
**IN NET ASSETS VALUE**  
**For the Fourth Quarter Ended 31 December 2024**

	<b>Unitholders' Capital RM</b>	<b>Undistributed income Realised RM</b>	<b>Unrealised RM</b>	<b>Total RM</b>
<b>As at 1 January 2023</b>	572,545,319	17,484,896	49,755,355	639,785,570
<b>Total comprehensive income for the year</b>	-	7,571,408	14,130,636	21,702,044
<b>Unitholders' transactions</b>				
Issuance of new units	-	-	-	-
Distribution to unitholders	-	(15,079,757)	-	(15,079,757)
<i>Decrease in net assets resulting         from unitholders' transactions</i>	-	(15,079,757)	-	(15,079,757)
<b>As at 31 December 2023</b>	572,545,319	9,976,547	63,885,991	646,407,857
<b>As at 1 January 2024</b>	572,545,319	9,976,547	63,885,991	646,407,857
<b>Total comprehensive income for the year</b>	-	4,388,151	896,299	5,284,450
<b>Unitholders' transactions</b>				
Issuance of new units	-	-	-	-
Distribution to unitholders#	-	(3,305,163)	-	(3,305,163)
<i>Decrease in net assets resulting         from unitholders' transactions</i>	-	(3,305,163)	-	(3,305,163)
<b>As at 31 December 2024</b>	572,545,319	11,059,535	64,782,290	648,387,144

# Include :

- i) Payment of final income distribution of 0.10 sen per unit for the financial year ended 31 December 2023 (taxable in the hands of unitholders) which was paid on 29 February 2024.
- ii) Payment of first interim income distribution of 0.30 sen per unit for the financial year ending 31 December 2024 (taxable in the hands of unitholders) which was paid on 28 June 2024.
- ii) Payment of second interim income distribution of 0.17 sen per unit for the financial year ending 31 December 2024 (taxable in the hands of unitholders) which was paid on 3 October 2024.

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 2023 and the accompanying explanatory notes attached to the financial statements.

**AL-SALĀM REIT**  
**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS**  
**For the Fourth Quarter Ended 31 December 2024**

	To Date	
	31-12-2024	31-12-2023
	<u>RM</u>	<u>RM</u>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Net income before tax	5,532,009	21,883,609
Adjustment for:		
Islamic financing costs	40,496,610	36,492,243
Depreciation	175,989	204,893
Fair value loss/(gain) on investment properties	1,946,592	(12,582,560)
Investment income	(897,996)	(935,781)
Unbilled rental income	(3,090,450)	(3,229,641)
Allowance for expected credit losses	-	1,500,000
Operating profit before working capital changes	<u>44,162,754</u>	<u>43,332,763</u>
Decrease/(increase) in:		
Trade receivables	(3,397,446)	1,842,688
Other receivables and prepaid expenses	2,228,997	(1,206,499)
Amount due from related companies	(166,184)	(377,806)
(Decrease)/increase in:		
Other payables and accrued expenses	188,014	(2,476,000)
Amount due to related companies	(1,356,973)	1,462,510
Net cash generated from operating activities	<u>41,659,162</u>	<u>42,577,656</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Additions to investment properties	(1,756,141)	(2,257,800)
Purchase of equipment	(168,565)	(270,794)
Income received from other investments	897,996	935,781
Net cash generated from/(used in) investing activities	<u>(1,026,710)</u>	<u>(1,592,813)</u>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>		
Increase in pledged deposits with licensed banks	(328,000)	(2,242,000)
Net drawdown in Sukuk Ijarah	-	4,000,000
Islamic financing costs paid	(38,493,409)	(31,738,233)
Transaction cost paid	(1,926,900)	(3,597,100)
Income distributions paid	(3,305,163)	(15,079,757)
Net cash used in financing activities	<u>(44,053,472)</u>	<u>(48,657,090)</u>

**AL-SALĀM REIT**  
**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS (CONTINUED)**  
**For the Fourth Quarter Ended 31 December 2024**

	31-12-2024	To Date 31-12-2023
	<u>RM</u>	<u>RM</u>
<b>NET DECREASE IN CASH AND CASH EQUIVALENTS</b>	(3,421,020)	(7,672,247)
<b>CASH AND CASH EQUIVALENTS AT BEGINNING OF FINANCIAL PERIOD</b>	29,412,380	37,084,627
<b>CASH AND CASH EQUIVALENTS AT END OF FINANCIAL PERIOD</b>	<u>25,991,360</u>	<u>29,412,380</u>
 <b>DEPOSITS, CASH AND BANK BALANCES</b>		
Cash and bank balances	4,691,360	5,772,380
Fixed deposits with licensed banks	<u>31,053,000</u>	<u>33,065,000</u>
	35,744,360	38,837,380
Less : Pledged deposits with licensed banks	<u>(9,753,000)</u>	<u>(9,425,000)</u>
<b>CASH AND CASH EQUIVALENTS</b>	<u>25,991,360</u>	<u>29,412,380</u>

The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2023 and the accompanying explanatory notes attached to the financial statements.

## AL-SALĀM REIT

### NOTES TO THE UNAUDITED CONDENSED CONSOLIDATED FINANCIAL STATEMENTS For the Fourth Quarter Ended 31 December 2024

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#### 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 Requirement 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 conjunction with the Audited Financial Statements of the Group for the financial year ended 31 December 2023.

The accounting policies and methods of computation adopted by the Group in this financial report are consistent with those adopted in its most recent Audited Financial Statements for the financial year ended 31 December 2023.

The Group has applied the following standards and amendments for the first time for the financial period beginning 1 January 2024:

- Amendments to MFRS 101: Classification of Liabilities as Current or Non Current
- Amendments to MFRS 16: Lease Liability in a Sale and Leaseback
- Amendments to MFRS 101: Non-current Liabilities with Covenants
- Amendments to MFRS 107 and MFRS 7: Supplier Finance Arrangements

The standards and interpretations that are issued but not yet effective are disclosed below:

- Amendments to MFRS 121: Lack of Exchangeability (1 January 2025)
- Amendments to MFRS 1 First-time Adoption of Malaysian Financial Reporting Standards (1 January 2026)
- Amendments to MFRS 7 Financial Instruments: Disclosures (1 January 2026)
- Amendments to MFRS 9 Financial Instruments (1 January 2026)
- Amendments to MFRS 10 Consolidated Financial Statements (1 January 2026)
- Amendments to MFRS 107 Statement of Cash Flows (1 January 2026)
- MFRS 18 Presentation and Disclosure in Financial Statements (1 January 2027)
- MFRS 19 Subsidiaries without Public Accountability: Disclosure (1 January 2027)
- Amendments to MFRS 10 and MFRS 128: Sale or Contribution of Assets between an Investor and its Associate or Joint Venture (Deferred)

The Group did not early adopt these new standards.

##### A2. AUDITORS' REPORT ON PRECEDING ANNUAL FINANCIAL STATEMENTS

The Audited Financial Statements of Al-Salām REIT for the financial year ended 31 December 2023 was not subject to any audit qualification.

##### A3. SEASONALITY AND CYCLICALITY OF OPERATIONS

Al-Salām REIT's operations are not significantly affected by seasonal or cyclical factors.

## **AL-SALĀM REIT**

### **NOTES TO THE UNAUDITED CONDENSED CONSOLIDATED FINANCIAL STATEMENTS For the Fourth Quarter Ended 31 December 2024**

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

##### **A4. UNUSUAL ITEMS AFFECTING THE FINANCIAL STATEMENTS**

There were no unusual items affecting the financial statements of Al-Salām 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, amendments to MFRS and IC Interpretation that have a material effect during the 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**

On 29 August 2024, the Fund declared the second interim income distribution of 0.17 sen per unit for the financial year ending 31 December 2024 (taxable in the hand of unitholders) in respect of the period from 1 April 2024 to 30 June 2024. The said distribution has been paid on 3 October 2024.

##### **A8. SEGMENT REPORTING**

Segment information is presented in respect of the Group's business segments based on the nature of the industry of the Group's investment properties, which reflect the Group's internal reporting structure that are regularly reviewed by the Group's chief operating decision maker for the purposes of allocating resources to the segment and assessing its performance.

For management purposes, the Group is organised into the following operating divisions:

- Retail outlets
- Office buildings
- Food and beverage ("F&B") properties comprising restaurant
- Industrial and others
- Others comprising Fund level operations

No information on geographical areas is presented as the Group operates solely in Malaysia.

# AL-SALĀM REIT

## NOTES TO THE UNAUDITED CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the Fourth Quarter Ended 31 December 2024

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

#### A8. SEGMENT REPORTING (cont'd.)

For period ended 31 December 2024

	Retail outlets RM'000	Office buildings RM'000	F&B Restaurants RM'000	Industrial & Others RM'000	Other- Fund level operations RM'000	Total RM'000
Total revenue	43,415	6,874	17,167	10,997	-	78,453
Total property expenses	(21,233)	(4,885)	(32)	(415)	(473)	(27,038)
Net property income	22,182	1,989	17,135	10,582	(473)	51,415
Fair value (loss)/gain on investment properties	(3,517)	(329)	300	1,600	-	(1,946)
Investment income	-	-	-	-	897	897
Net investment income	18,665	1,660	17,435	12,182	424	50,366
Total trust expenses	-	-	-	-	(4,337)	(4,337)
Islamic financing costs	-	-	-	-	(40,497)	(40,497)
Net income before tax	18,665	1,660	17,435	12,182	(44,410)	5,532
Income tax expenses	-	-	-	-	(248)	(248)
Net income / (loss) after tax	18,665	1,660	17,435	12,182	(44,658)	5,284
Total assets	693,305	71,177	314,630	195,511	42,572	1,317,195
Total liabilities	16,549	3,913	-	697	647,649	668,808

For period ended 31 December 2023

	Retail outlets RM'000	Office buildings RM'000	F&B Restaurants RM'000	Industrial & Others RM'000	Other- Fund level operations RM'000	Total RM'000
Total revenue	39,493	8,140	17,400	11,249	-	76,282
Total property expenses	(19,650)	(4,830)	(32)	(381)	(481)	(25,374)
Net property income	19,843	3,310	17,368	10,868	(481)	50,908
Fair value (loss)/gain on investment properties	(153)	(1,324)	7,160	6,900	-	12,583
Investment income	133	-	-	-	803	936
Net investment income	19,823	1,986	24,528	17,768	322	64,427
Total trust expenses	(1,500)	-	-	-	(4,551)	(6,051)
Islamic financing costs	-	-	-	-	(36,492)	(36,492)
Net income before tax	18,323	1,986	24,528	17,768	(40,721)	21,884
Income tax expenses	-	-	-	-	(182)	(182)
Net income / (loss) after tax	18,323	1,986	24,528	17,768	(40,903)	21,702
Total assets	707,599	62,215	310,949	190,062	45,236	1,316,061
Total liabilities	17,080	3,193	593	99	648,688	669,653



## AL-SALĀM REIT

### NOTES TO THE UNAUDITED CONDENSED CONSOLIDATED FINANCIAL STATEMENTS For the Fourth Quarter Ended 31 December 2024

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

##### A9. VALUATION OF INVESTMENT PROPERTIES

During the current quarter under review, a valuation exercise was undertaken for all fifty-four (54) properties of Al-Salām REIT pursuant to MFRS 140 and Clause 10.03 of the Securities Commission's REIT Guidelines. The revaluation has resulted in a loss of RM1.9 million and has been incorporated into the financial statements of Al-Salām REIT as at 31 December 2024. The details of the said valuation carried out are tabled as follows:

Description of Property	Date of Valuation	2024
		Fair Value RM'000
1. KOMTAR JBCC	31.12.2024	431,000
2. Menara KOMTAR	31.12.2024	70,000
3. @Mart Kempas Community Hypermarket	31.12.2024	78,000
4. Malaysian College of Hospitality and Management	31.12.2024	36,200
5. Mydin Hypermart Gong Badak	31.12.2024	173,000
6. Premises Nos. 18 & 20, Jalan Sulaiman, 43000 Kajang, Selangor Darul Ehsan	31.12.2024	11,200
7. Premises No. 5, Bangunan Joota Brothers, Jalan Sungai Korok, 06000 Jitra, Kedah Darul Aman	31.12.2024	590
8. Premises No. 1, Jalan Baru Bandar 1, Pusat Bandar Baru Ayer Hitam, 86100 Ayer Hitam, Johor	31.12.2024	2,500
9. Premises No. 34, Jalan Mahsuri, Bandar Bayan Baru, 11950 Bayan Lepas, Pulau Pinang	31.12.2024	4,800
10. Premises Nos. 60 & 62, Jalan PJS 11/28A, Bandar Sunway, 46150 Petaling Jaya, Selangor Darul Ehsan	31.12.2024	9,500
11. Premises No. 1, Jalan Mahajaya, Kawasan Penambakan Laut, Bandar Port Dickson, 71000 Port Dickson, Negeri Sembilan	31.12.2024	2,000
12. Premises No. 9, Persiaran Putra Timur 1, 02000 Kuala Perlis, Perlis Indera Kayangan	31.12.2024	590
13. Premises No. 3, 3A & 3B, Jalan Resam 13, Taman Bukit Tiram, 81800 Ulu Tiram, Johor Darul Takzim	31.12.2024	1,100
14. Premises No. 1 & 1-1, Jalan Niaga, 81900 Kota Tinggi, Johor Darul Takzim	31.12.2024	1,000
15. Unit No. GF-12A, Queensbay Mall, 100, Persiaran Bayan Indah, 11900 Bayan Lepas, Pulau Pinang	31.12.2024	15,400
16. Unit No. 3A-G-18, Kompleks Bukit Jambul, Jalan Rumbia, 11900 Bayan Lepas, Pulau Pinang	31.12.2024	3,600
17. Unit No. G-103, Megamall Pinang Shopping Complex, No. 2828, Jalan Baru, Bandar Perai Jaya, 13600 Perai, Pulau Pinang	31.12.2024	2,550

## AL-SALĀM REIT

### NOTES TO THE UNAUDITED CONDENSED CONSOLIDATED FINANCIAL STATEMENTS For the Fourth Quarter Ended 31 December 2024

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

##### A9. VALUATION OF INVESTMENT PROPERTIES (cont'd.)

Description of Property	Date of Valuation	2024 Fair Value RM'000
18. Unit No. G-104, Megamall Pinang Shopping Complex, No. 2828, Jalan Baru, Bandar Perai Jaya, 13600 Perai, Pulau Pinang	31.12.2024	1,130
19. Lot 14083, Jalan Kuchai Lama, 58200 Kuala Lumpur	31.12.2024	14,600
20. PT No. 2281, Jalan Kuala Ketil, Bandar Puteri Jaya, 08000 Sungai Petani, Kedah Darul Aman	31.12.2024	6,300
21. PTD 103231, Taman Impian Senai, 81400 Senai, Johor Darul Takzim	31.12.2024	10,700
22. PTD 153154, Jalan Tampoi, Taman Damansara Aliff, 81200 Johor Bahru, Johor Darul Takzim	31.12.2024	13,500
23. PTD No. 171459, Jalan Persiaran Perling, Taman Perling, 81200 Johor Bahru, Johor Darul Takzim	31.12.2024	13,000
24. PT No. 217643, Jalan Kuala Kangsar, Taman Tasek Mutiara, 31400 Ipoh, Perak Darul Ridzuan	31.12.2024	9,500
25. Lot 59060, Jalan Prima 1, Metro Prima, Off Jalan Kepong, 52100 Kuala Lumpur	31.12.2024	18,700
26. PT No. 6878, Jalan 8/27A, Pusat Bandar Wangsa Maju, 53300 Kuala Lumpur	31.12.2024	30,000
27. PT No. 19503, Lebuhraya Ayer Keroh, 75450 Hang Tuah Jaya, Melaka	31.12.2024	10,700
28. Premises No. 31, Lorong IKS Juru 3, Taman IKS Juru, 14100 Simpang Ampat, Pulau Pinang	31.12.2024	1,700
29. Lot 5, Lorong Tembaga 3, Kawasan MIEL, KKIP Selatan, Kota Kinabalu Industrial Park, Menggatal, 88450 Kota Kinabalu, Sabah	31.12.2024	3,000
30. Premises No. 3, Lorong Gerudi 1, Off Jalan Pelabuhan Utara, 42000 Pelabuhan Klang, Selangor Darul Ehsan	31.12.2024	52,000
31. Premises No. 6, Jalan Gerudi, Off Jalan Pelabuhan Utara, 42000 Pelabuhan Klang, Selangor Darul Ehsan	31.12.2024	30,500
32. Premises Nos. 17, 19 & 21, Jalan Pemaju U1/15, Sek U1, Hicom Glenmarie Industrial Park, 40150 Shah Alam, Selangor Darul Ehsan	31.12.2024	66,600
33. Lot No. 2430 and 2429, Title No. PM12274 and PM12273, No. 23 & 24 Jalan 54, Desa Jaya Kepong, 52100 Kepong, Kuala Lumpur	31.12.2024	7,400
34. Lot No. 96, Title No. PN326743, 158 Jalan Idris, 31900 Kampar, Perak	31.12.2024	1,700
35. Lot No. 1417, 1419 and 1421, Title No. 59853, 59858 and 59862, 140 Jalan Raja Laut, 50350 Kuala Lumpur	31.12.2024	4,900
36. Lot No. 503, Title No. 10894, 437 Wisma Hualang, Jalan Ipoh, 51200 Kuala Lumpur	31.12.2024	10,300
37. Lot 48635, Title No. 8311, 79 Jalan Dato' Lau Pak Khuan, Ipoh Garden, 31400 Ipoh, Perak	31.12.2024	2,400

**AL-SALĀM REIT****NOTES TO THE UNAUDITED CONDENSED CONSOLIDATED FINANCIAL STATEMENTS  
For the Fourth Quarter Ended 31 December 2024****A. EXPLANATORY NOTES PURSUANT TO MALAYSIAN FINANCIAL REPORTING STANDARD 134 ("MFRS 134")****A9. VALUATION OF INVESTMENT PROPERTIES (cont'd.)**

Description of Property	Date of Valuation	2024
		Fair Value RM'000
38. Lot 4111, PN18632, No.9 Jalan PPM 9, Plaza Pandan Malim, 75250 Melaka	31.12.2024	1,200
39. Lot 107788, Title No. 343902, No. 1 & 1A, Jalan Resam 13, Taman Bukit Tiram, Ulu Tiram, Johor	31.12.2024	2,100
40. Lot 1293 N, Title No. 40351, No. 65 Jalan Dato' Onn Jaafar, 30300 Ipoh, Perak	31.12.2024	4,000
41. Lot 4125 & 4126, Title No. 177945 & 108899, 24 & 26 Jalan Bunga Raya 7, Pusat Perniagaan Senawang, Taman Tasik Jaya, 70400 Senawang, Negeri Sembilan	31.12.2024	1,100
42. Lot 831 & 832, Title No. 50935 & 40542, 20 & 21 Jalan Dato' Sheikh Ahmad, 70000 Seremban, Negeri Sembilan	31.12.2024	4,500
43. Title No. Country Lease 015437948, Lot 25, Block 3, Jalan Kolam, 88300 Kota Kinabalu, Sabah	31.12.2024	3,100
44. Lot 182 Sublot No.104 & Lot 183 Sublot No.15, Section 65, Kuching Town Land District	31.12.2024	4,400
45. HS(D) No. 499885, PTD 210469, Jalan Suria 1, Bandar Seri Alam, Johor Bahru, Johor Darul Takzim	31.12.2024	8,900
46. HS(D) No. 499524, PTD 181614, Taman Mutiara Rini, 81300 Skudai, Johor Darul Takzim	31.12.2024	9,400
47. Lot 599, Title No. 23532, D.T.L Section 5, Bandar Georgetown, Pulau Pinang	31.12.2024	26,000
48. HS(D) 33885, Lot 22529, Part Lot 20022, Jalan Bertam, Mukim 6, Kepala Batas, Seberang Perai Utara, Pulau Pinang	31.12.2024	7,900
49. Lease No. 015319892, Lot 43A, Karamunsing Warehouse, 88000 Kota Kinabalu, Sabah	31.12.2024	4,800
50. No 2105 Jalan 3/1, Bandar Baru Sungai Buloh, 47000 Sungai Buloh, Selangor	31.12.2024	1,900
51. 555 Plaza Melaka, Jalan Hang Tuah, 75300 Melaka	31.12.2024	2,400
52. Lot PT 15140, Persiaran Taman Tasik Prima, Puchong Perdana, Selangor	31.12.2024	15,300
53. Lot 33693, Mukim Rasah, District of Seremban, Negeri Sembilan	31.12.2024	8,700
54. PT 4294 (Lot 6497), Mukim Merlimau, Daerah Jasin, Melaka	31.12.2024	4,600
Valuation per valuers' report		1,261,960
Less : Asset classified as held for sale		(37,100)
Less : Accrued rental income		(23,137)
		<u>1,201,723</u>

## AL-SALĀM REIT

### NOTES TO THE UNAUDITED CONDENSED CONSOLIDATED FINANCIAL STATEMENTS For the Fourth Quarter Ended 31 December 2024

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

##### A10. SUBSEQUENT MATERIAL EVENTS

There were no material events subsequent to the current quarter under review up to the date of this Interim Financial Report.

##### A11. CHANGES IN THE COMPOSITION OF THE TRUST

There were no changes in the composition of Al-Salām 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. CAPITAL COMMITMENT

There were no major capital commitments to be disclosed in the current quarter.

##### A14. SIGNIFICANT RELATED PARTY TRANSACTIONS

Parties are considered to be related to the Group if the Group have 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 party are subject to common control or common significant influence. Related parties may be individuals or other entities.

	The Group		The Fund	
	31-12-2024 RM'000	31-12-2023 RM'000	31-12-2024 RM'000	31-12-2023 RM'000
Rental income received/receivable from related companies	34,232	34,671	34,232	34,671
Other property management and fees charged	5,537	6,118	5,537	6,118
Finance cost paid/payable to a subsidiary	-	-	28,279	24,699

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

## AL-SALĀM REIT

### NOTES TO THE UNAUDITED CONDENSED CONSOLIDATED FINANCIAL STATEMENTS For the Fourth Quarter Ended 31 December 2024

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

##### B1. REVIEW OF PERFORMANCE

	Quarter ended			Year ended		
	31-12-2024 RM'000	31-12-2023 RM'000	Change %	31-12-2024 RM'000	31-12-2023 RM'000	Change %
<b>Total revenue</b>						
Retail outlets	11,462	10,209	12.3	43,415	39,493	9.9
Office building	1,580	1,857	(14.9)	6,874	8,140	(15.6)
F&B restaurants	4,288	4,322	(0.8)	17,167	17,400	(1.3)
Industrial & others	2,568	2,809	(8.58)	10,997	11,249	(2.2)
Total	19,898	19,197	3.7	78,453	76,282	2.8
<b>Net property income ("NPI")</b>						
Retail outlets	5,561	5,146	8.1	22,182	19,843	11.8
Office building	385	548	(29.7)	1,989	3,310	(39.9)
F&B restaurants	4,280	4,314	(0.8)	17,135	17,368	(1.3)
Industrial & others	2,480	2,679	(7.4)	10,582	10,868	(2.6)
Property manager fee	(117)	(118)	(0.8)	(473)	(481)	(1.7)
Total	12,589	12,569	0.2	51,415	50,908	1.0
Investment income	217	367	(40.9)	897	936	(4.2)
Fair value adjustment on investment properties	(1,946)	12,583	-	(1,946)	12,583	-
Trust expenses	(1,121)	(2,911)	(61.5)	(4,337)	(6,051)	(28.3)
Islamic financing costs	(10,169)	(10,063)	1.1	(40,497)	(36,492)	11.0
<b>Net income/(loss) before tax</b>	<b>(430)</b>	<b>12,545</b>	<b>(103.4)</b>	<b>5,532</b>	<b>21,884</b>	<b>(74.7)</b>

#### Review of Individual/Cumulative Quarter Results

##### **Retail outlets**

The retail segment reported a total revenue of RM11.4 million for the current quarter (Q4 2024), an increase of RM1.2 million compared to the preceding year's corresponding quarter (Q4 2023) of RM10.2 million. This was mainly due to higher rental income of RM0.7 million, parking income of RM0.3 million and promotional income of RM0.2 million. Net property income (NPI) of RM5.3 million represented an increase of RM0.1 million due to the increase in total revenue as stated earlier offset by higher operating expenses of RM0.1 million from all retail outlets.

For the cumulative period to date, total revenue had experienced an increase of RM3.9 million due to higher rental income of RM1.1 million, parking income of RM1.9 million and promotional income of RM0.9 million. NPI of RM22.2 million represented an increase of RM2.3 million due to an increase in total revenue stated earlier offset by higher operating expenses of RM1.6 million from all retail outlets.

## AL-SALĀM REIT

### NOTES TO THE UNAUDITED CONDENSED CONSOLIDATED FINANCIAL STATEMENTS For the Fourth Quarter Ended 31 December 2024

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

##### **B1. REVIEW OF PERFORMANCE (cont'd.)**

###### **Office building**

The office segment reported a total revenue of RM1.6 million for Q4 2024, a decrease of RM0.3 million as compared to Q4 2023. This was due to the lower rental rate charged to tenants. NPI of the office segment in Q4 2024 was RM0.4 million, lower by RM0.1 million compared to the preceding year's corresponding quarter due to a decrease in total revenue as stated earlier offset by lower operating expenses of RM0.1 million.

For the cumulative period to date, total revenue of RM6.9 million, a decrease of RM1.2 million as compared to Q4 2023. This was due to a lower rental income of RM1.4 million and promotional income of RM0.2 million offset by a higher parking income of RM0.4 million. NPI reported a decrease of RM1.3 million due to a decrease in total revenue stated earlier and higher operating expenses of RM0.1 million.

###### **F&B restaurants**

The F&B segment reported a total revenue and NPI of RM4.3 million and RM4.3 million for Q4 2024. No significant changes noted. The properties are on a Triple Net arrangement with 100% occupancy rate (2023: 100%)

For the cumulative period to date, total revenue and NPI of RM17.1 million and RM17.4 million, lower by RM0.3 million as compared to Q4 2023. No significant changes were noted.

###### **Industrial & Others**

For current quarter and cumulative period ended 31 December 2024 (Q4 2024), no significant changes were noted for total revenue and NPI as compared to Q4 2023. The properties are on a Triple Net arrangement with 100% occupancy rate (2023: 100%)

###### **Overall**

For Q4 2024, Al-Salām REIT recorded a total NPI of RM12.6 million, same as compared to Q4 2023. This was mainly due to the lower performance of office and F&B segments offset by higher performance from retail outlet. Net income before tax was lower by RM12.9 million as compared to Q4 2023. This was mainly due to loss on fair value of IP and higher Islamic financing costs of RM0.1 million from the increase in the actual profit rate for Islamic financings.

For the cumulative financial period ended 31 December 2024, Al-Salām REIT recorded a total NPI of RM51.4 million, an increase of RM0.5 million from RM50.9 million recorded in the previous year. The increase was mainly due to higher NPI contributions from the retail outlets offset by lower performance from office and F&B segments. Loss on fair value of IP was lower by RM14.5 million. Islamic financing costs were higher by RM4.0 million due to higher profit rates for Islamic financings. Investment income of RM0.9 million same as per previous year. After taking into consideration all the above, Al-Salām REIT recorded a net income before tax of RM6.0 million as compared to a net income of RM9.4 million in the previous year.

**AL-SALĀM REIT****NOTES TO THE UNAUDITED CONDENSED CONSOLIDATED FINANCIAL STATEMENTS**  
**For the Fourth Quarter Ended 31 December 2024****B. ADDITIONAL INFORMATION PURSUANT TO BURSA MALAYSIA SECURITIES BERHAD'S MAIN MARKET LISTING REQUIREMENTS****B2. MATERIAL CHANGES IN NET INCOME BEFORE TAXATION FOR THE QUARTER AS COMPARED WITH THE IMMEDIATE PRECEDING QUARTER**

	Quarter ended		
	31-12-2024	30-09-2024	Change
	RM'000	RM'000	%
<b>Total revenue</b>			
Retail outlets	11,462	10,584	8.3
Office buildings	1,580	1,608	(1.7)
F&B restaurants	4,288	4,162	3.0
F&B non-restaurants	2,568	2,810	(8.6)
	<b>19,898</b>	<b>19,164</b>	<b>3.8</b>
<b>Net property income ("NPI") :</b>			
Retail outlets	5,561	5,307	4.8
Office buildings	385	292	31.8
F&B restaurants	4,280	4,154	3.0
F&B non-restaurants	2,480	2,698	(8.1)
Property manager fee	(117)	(119)	(1.7)
	<b>12,589</b>	<b>12,332</b>	<b>2.1</b>
Investment income	217	229	(5.2)
Fair value adjustment on investment properties	(1,946)	-	(100.0)
Trust expenses	(1,121)	(1,039)	7.9
Islamic financing costs	(10,169)	(10,152)	0.2
<b>Net income before tax</b>	<b>(430)</b>	<b>1,370</b>	<b>(131.4)</b>

Lower net loss before tax for the current quarter of RM0.4 million as compared to the immediate preceding quarter net income before tax of RM1.4 million mainly due to loss on fair value adjustment of IP of RM1.9 million.

**B3. CHANGES IN NET ASSET VALUE**

	As at	As at
	31-12-2024	30-09-2024
	RM'000	RM'000
Net asset value ("NAV")	648,387	649,064
NAV per unit (RM)	1.1179	1.1191

The NAV as at 31 December 2024 was lower by RM0.7 million as compared to the immediate preceding quarter, mainly due to comprehensive loss recognised and payment of second interim income distribution.

**B. ADDITIONAL INFORMATION PURSUANT TO BURSA MALAYSIA SECURITIES BERHAD'S MAIN MARKET LISTING REQUIREMENTS****B4. PROSPECTS**

The global growth for 2024 turned out higher than expected, reflecting better outturns in the major economies and stronger global trade. For 2025, the global economy is anticipated to be sustained by positive labour market conditions, moderating inflation and less restrictive monetary policy. Global trade is expected to remain broadly sustained, supported by the continued tech upcycle. However, this outlook could be affected by the uncertainty surrounding more trade and investment restrictions. The elevated policy uncertainties could also lead to greater volatility in the global financial markets.

For the Malaysian economy, the overall growth for 2024 was within expectations. Moving forward, the strength in economic activity is expected to be sustained in 2025, driven by resilient domestic expenditure. Employment and wage growth, as well as policy measures, including the upward revision of the minimum wage and civil servant salaries, will support household spending. The robust expansion in investment activity will be sustained by the progress of multi-year projects in both the private and public sectors, the continued high realisation of approved investments, as well as the ongoing implementation of catalytic initiatives under the national master plans. These investments, supported by higher capital imports, will raise exports and expand the productive capacity of the economy. Exports are expected to be supported by the global tech upcycle, continued growth in non-electrical and electronics goods and higher tourist spending. The growth outlook is subject to downside risks from an economic slowdown in major trading partners amid heightened risk of trade and investment restrictions, and lower-than-expected commodity production. Meanwhile, growth could potentially be higher from greater spillover from the tech upcycle, more robust tourism activity, and faster implementation of investment projects.

The influx of Singaporean visitors continues to boost Iskandar Malaysia's (IM) retail sector. The strong Singapore dollar, coupled with active expansion of retail businesses, is making IM a significant shopping destination. The completion of the Johor Bahru-Singapore Rapid Transit System (RTS) is also expected to further boost the cross border interest of business players and consumer traffic, thereby fuelling the continued growth and vibrancy of the retail sector.

In Johor Bahru, the planned Johor-Singapore Special Economic Zone and the new Special Financial Zone in Forest City are anticipated to drive rapid economic growth through increased cross-border activities. This should benefit KOMTAR JBCC, as the mall caters to many patrons from across the strait. To address the expected rise in shoppers and changing consumer behaviors, the Manager is working with the property manager on repositioning the mall to include more experiential shopping options. The upcoming link bridge connecting the RTS to KOMTAR JBCC is also expected to be a key factor in improving the mall's performance.

Furthermore, the expected economic spillover from nearby developments is anticipated to positively impact Menara KOMTAR's performance. As the area develop, they are likely to increase demand for office space. In light of this scenario, the Manager is actively collaborating with the property manager to evaluate the current space offerings in Menara KOMTAR. This collaboration includes exploring potential enhancements, such as introducing customizable space designs to better align with current market demand.



## AL-SALĀM REIT

### NOTES TO THE UNAUDITED CONDENSED CONSOLIDATED FINANCIAL STATEMENTS For the Fourth Quarter Ended 31 December 2024

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

##### **B4. PROSPECTS (cont'd.)**

@Mart Kempas and Mydin Hypermart continue to demonstrate resilience as community-focused hypermarkets, providing essential daily provisions. Furthermore, the Fund's substantial triple-net lease assets portfolio, including Mydin Hypermart Gong Badak and F&B-related properties, will continue to deliver steady contributions to Al-Salām REIT's core income.

The assets operated by QSR Brands (M) Holdings Bhd (QSR) continue to offer income stability, thanks to the triple net lease arrangement with Al-Salām REIT. Al-Salām REIT remains confident in QSR's resilience, bolstered by their long-standing operational excellence and sustained market share, even in a challenging business environment.

The Manager is confident that the fund's existing stable of assets are well maintained to ensure the stability of rental income, stable income distributions for Al-Salām REIT and create long-term value for its unitholders.

Source:

- 1) Bank Negara Monetary Policy Statement, 22 Jan 2025
- 2) CBRE WTW Market Outlook 2024 Report

##### **B5. UTILISATION OF PROCEEDS RAISED FROM ANY ISSUANCE OF NEW UNITS**

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

##### **B6. TAX**

	The Group		The Fund	
	31-12-2024	31-12-2023	31-12-2024	31-12-2023
	RM'000	RM'000	RM'000	RM'000
Tax expense				
- Income tax	247	182	247	182
	<b>247</b>	<b>182</b>	<b>247</b>	<b>182</b>

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 90% of its distributable income. The Manager also expects to distribute the net income within 2 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.

The deferred tax liability has been provided for the investment properties at 10% which reflects the expected manner of recovery of the investment properties i.e. recovered through sale.

**AL-SALĀM REIT****NOTES TO THE UNAUDITED CONDENSED CONSOLIDATED FINANCIAL STATEMENTS**  
**For the Fourth Quarter Ended 31 December 2024****B. ADDITIONAL INFORMATION PURSUANT TO BURSA MALAYSIA SECURITIES BERHAD'S MAIN MARKET LISTING REQUIREMENTS****B7. INCOME DISTRIBUTION**

Income distributions to unitholders is derived from the following sources:

	<b>Quarter ended</b>		<b>Year ended</b>	
	<b>31-12-2024</b>	<b>31-12-2023</b>	<b>31-12-2024</b>	<b>31-12-2023</b>
	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>
Net rental income	19,898	19,198	78,453	76,283
Investment revenue	218	367	898	936
Less: Unbilled rental income	1,514	(814)	(896)	(3,230)
	21,630	18,751	78,455	73,989
Less: Expenses	(18,600)	(18,103)	(71,873)	(66,418)
Realised/distributable income for the quarter/period	3,030	648	6,582	7,571
Previous year's undistributed realised income	10,222	9,328	9,396	8,785
Total realised income available for distribution	13,252	9,976	15,978	16,356
Less: Income to be distributed for the quarter/period	(1,334)	(580)	(4,060)	(6,960)
Balance undistributed realised income	11,918	9,396	11,918	9,396
Distribution per unit (sen)	0.23	0.10	0.70	1.20

**B8. GAIN OR LOSS ON SALE OF UNQUOTED INVESTMENTS AND PROPERTIES**

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

**B9. PURCHASE AND DISPOSAL OF QUOTED SECURITIES**

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

**B10. STATUS OF CORPORATE PROPOSALS ANNOUNCED BUT NOT COMPLETED**

There were no corporate proposals announced but not completed during the current quarter.

## AL-SALĀM REIT

### NOTES TO THE UNAUDITED CONDENSED CONSOLIDATED FINANCIAL STATEMENTS For the Fourth Quarter Ended 31 December 2024

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

##### B11. TRADE RECEIVABLES

	The Group	
	As at 31-12-2024 RM'000	As at 31-12-2023 RM'000
Current		
Third parties	6,566	7,418
Related companies	8,929	4,704
Unbilled rental income	23,137	20,046
Less: Allowance for expected credit loss	(3,956)	(3,980)
	<u>34,676</u>	<u>28,188</u>

Trade receivables comprise rental receivable from lessees. The credit period granted by the Group and the Fund on rental receivable from lessees generally ranges from 1 to 7 days (2021: 1 to 7 days).

##### **Unbilled rental income**

Unbilled rental income relate to the Group's rights to recognise revenue. Rental income is recognised on a straight line basis including rent free period. Rental will be billed in accordance with the billing terms as set out in the tenancy agreements.

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

	As at 31-12-2024 RM'000	As at 31-12-2023 RM'000
1 - 30 days	3,633	4,047
31 - 60 days	1,852	1,082
61 - 90 days	1,509	44
91 - 120 days	1,364	488
More than 120 days	7,137	6,461
	<u>15,495</u>	<u>12,122</u>

During the financial year, the Group and the Fund derecognised past lease receivables of RMnil (2023: RMnil) in respect of waiver of lease receivables and rental concessions given to tenants.

## AL-SALĀM REIT

### NOTES TO THE UNAUDITED CONDENSED CONSOLIDATED FINANCIAL STATEMENTS For the Fourth Quarter Ended 31 December 2024

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

##### B12. ISLAMIC FINANCING

	The Group	
	As at 31-12-2024 RM'000	As at 31-12-2023 RM'000
<b><u>Non-current</u></b>		
<b><u>Secured</u></b>		
- Term Financing-i ("TF-i")	118,000	-
- Business Financing-i ("BF-i")	70,000	70,000
- Sukuk Ijarah - Islamic Medium Term Notes ("Issue 3")	409,500	455,000
	597,500	525,000
Less: Transaction costs	(3,222)	(3,319)
	594,278	521,681
<b><u>Current</u></b>		
<b><u>Secured</u></b>		
- Sukuk Ijarah - Islamic Medium Term Notes ("Issue 3")	45,500	-
- Term Financing-i ("TF-i")	-	118,000
	45,500	118,000
Less: Transaction costs	-	(66)
	45,500	117,934
<b>Total Islamic Financing</b>	639,778	639,615

##### Term Financing-i

The TF-i profit is payable over a period of 60 months from the date of first disbursement. The effective profit rate for the TF-i will be based on COF which is based on the Bank's COF + 1.45% per annum for the duration of the TF-i. The average effective profit rate for the TF-i is 5.45% (2023: 5.07%) per annum. The principal amount is expected to be paid in March 2024. The Bank, via letter dated 4 March 2024 agreed to extend the tenure for another 2 years to March 2026.

The TF-i has a significant covenant in which the subsidiary shall at all times, maintain the following criteria:

- (a) The financing payment cover ratio ("FPCR") of not less than 1.25 times;
- (b) Total debts and financing over total assets value of not more than 50%; and
- (c) Minimum security cover of 1.25 times.

The financing is secured by the investment properties amounting to RM169.5 million (2023: RM168.8 million)

##### Business Financing-i

The BF-i profit is payable over a period of 72 months from the date of first disbursement. The effective profit rate for the BF-i will be based on COF which is based on the Bank's COF + 0.60% per annum for the duration of the BF-i. The average effective profit rate for the BF-i is 5.30% (2023: 5.53%) per annum. The principal amount is to be expected to be paid in September 2026.

The BF-i has a significant covenant in which the subsidiary shall at all times, maintain the following criteria:

- (a) The financing payment cover ratio ("FSCR") of not less than 1.25 times;
- (b) Total debts and financing over total assets value of not more than 50%; and
- (b) Minimum security cover of 1.30 times.

The financing is secured by the investment properties amounting to RM103.7 million (2023: RM105.8 million)

## AL-SALĀM REIT

### NOTES TO THE UNAUDITED CONDENSED CONSOLIDATED FINANCIAL STATEMENTS For the Fourth Quarter Ended 31 December 2024

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

##### **B12. ISLAMIC FINANCING (cont'd.)**

###### Sukuk Ijarah - Islamic Medium Term Notes

The Group established a Sukuk Ijarah Programme comprising IMTN of up to RM1.5 billion in nominal value.

On 24 August 2020, the Group issued RM520.0 million in nominal value of IMTNs ("Issue 2") which bears profit rate of 4.83% to 5.60% (2022: 3.75% to 5.09%) per annum. The Group redeemed RM69.0 million and RM451.0 million in nominal value of IMTNs ("Issue 2") on 24 September 2021 and 24 August 2023 respectively.

On 24 August 2023, the Group issued RM455.0 million in nominal value of IMTNs ("Issue 3") which bears profit rate of 6.01% to 6.35% (2023: 6.03% to 6.25%) per annum. The principal amount is to be expected to be paid in 24 August 2026.

The Sukuk Ijarah Programme has a significant covenant in which the subsidiary, Al-Salām REIT and its subsidiary shall at all times, maintain the following financial covenants:

- (a) Finance Service Cover Ratio ("FSCR") at Issuer level of not less than 1.5 times;
- (b) FSCR at Al-Salām REIT level of not less than 1.5 times;
- (c) Minimum Security Cover Ratio of at least 2.0; and
- (c) such other financial covenant(s) as may be determined by the Rating Agency and to be mutually agreed to by ALSREIT Capital Sdn Bhd.

The financing is secured by investment properties amounting to RM946.9 million (2023: RM946.1 million).

###### Revolving Credit

As of 31 December 2024, the Fund unutilised revolving credit facilities amounting to RM10.0 million (2023: RM10.0 million) which is granted from a financial institution. The said facility of is secured by investment properties of the subsidiary amounting to RM18.7 million (2023: RM18.3 million).

##### **B13. OFF BALANCE SHEET FINANCIAL INSTRUMENTS**

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

##### **B14. MATERIAL LITIGATION**

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

##### **B15. SOFT COMMISSION RECEIVED**

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

## AL-SALĀM REIT

### NOTES TO THE UNAUDITED CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the Fourth Quarter Ended 31 December 2024

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

**B16. SUMMARY OF DPU, EPU AND NAV**

	<b>Current Quarter ended 31-12-2024</b>	<b>Immediate Preceding Quarter ended 30-09-2024</b>
Number of units in issue (units)	580,000,000	580,000,000
Earnings per unit (EPU) - sen	(0.12)	0.24
Net income distribution to unitholders (RM'000)	1,334	-
Distribution per unit (DPU) - sen	0.23	-
Net Asset Value (NAV) - RM'000	648,387	649,064
NAV per unit (RM)	1.1179	1.1191
Market Value Per Unit (RM)	0.3750	0.3800

**B17. RESPONSIBILITY STATEMENT**

This quarterly report has been prepared in accordance with MFRS 134 : Interim Financial Reporting and Paragraph 9.44 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad so as to give a true and fair view of the financial position of Al-Salām REIT as at 31 December 2024 and of its financial performance and cash flows for the period then ended.