

## Overview

Hektar REIT is Malaysia's first retail-focused REIT with the objectives of providing its unitholders a defensible income distribution and increasing the long term value of the REIT. Hektar REIT is managed by Hektar Asset Management Sdn. Bhd., and the property manager is Hektar Property Services Sdn. Bhd.

The REIT owns 6 shopping malls (including 1 hotel) and 1 education asset, and maintains a semi-annual dividend policy.

## Statistics

31 Dec 2025

Properties	Seven (7)
NLA (retail)	2.05 million sq. ft.
No. of Tenants (retail)	377
Committed Portfolio Occupancy (retail)	85.80%
Visitor Traffic (retail)	22.69 million
Rent Reversions (retail)	+2.5%
NAV per Unit	RM 1.0497
Portfolio Size	RM 1.39 billion
Market Capitalisation	RM 308.54 million

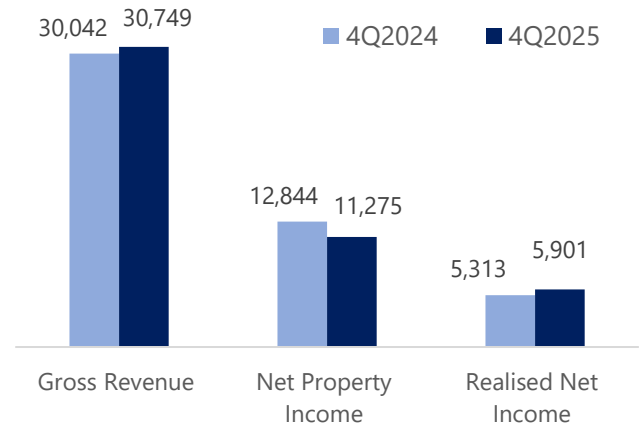
## Financial Performance

FY25

Revenue	RM 124.7 million
NPI	RM 57.1 million
Gearing Ratio	41.47%
Effective Cost of Debt	4.96%
DPU YTD *	2.18 sen
Unit Price	RM 0.435

\* Distribution policy: Semi-annual basis for each six-month period ending 30 June and 31 December each year

## Performance Summary : 4Q24 vs 4Q25



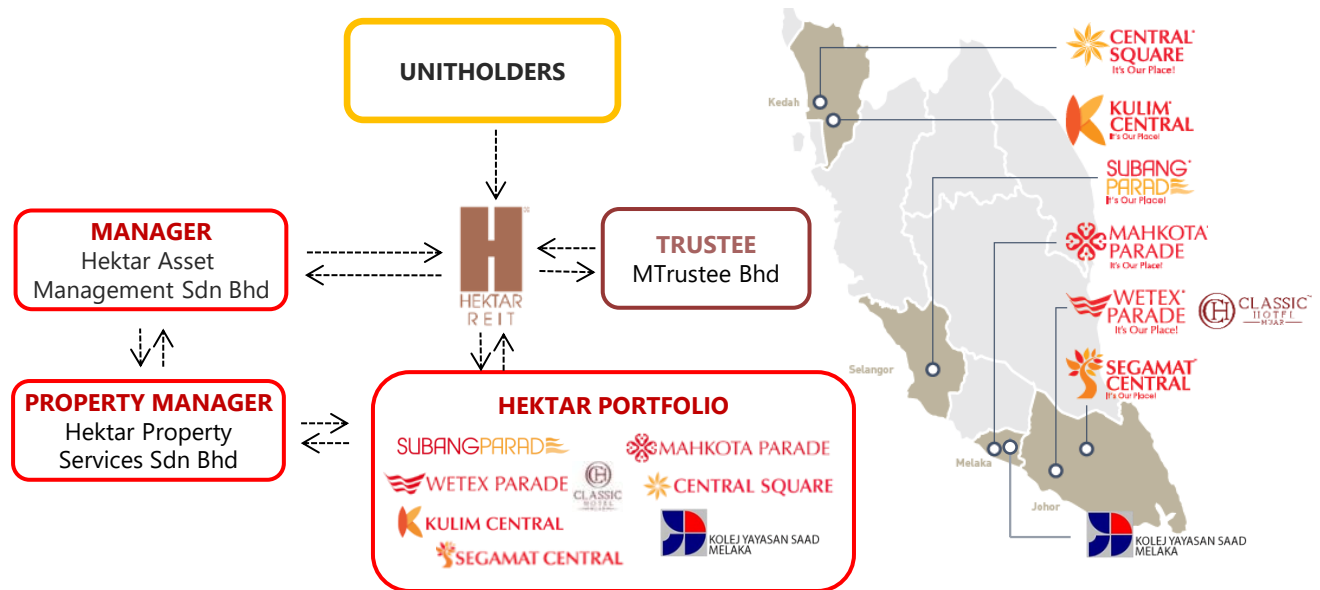
## FY25

	SUBANG PARADE It's Our Place!	MAHKOTA PARADE It's Our Place!	WETEX PARADE CLASSIC It's Our Place!	CENTRAL SQUARE It's Our Place!	KULIM CENTRAL It's Our Place!	SEGAMAT CENTRAL It's Our Place!	KOLEJ HAYASAN SAAD MELAKA
State	Selangor	Melaka	Johor	Kedah	Kedah	Johor	Melaka
Title	Freehold	Leasehold	Freehold	Freehold	Freehold	Leasehold	Leasehold
Lease Expiry	-	2101	-	-	-	2116	2098
Primary Trade Area (Population)	1,834,000	382,200	201,600	406,870	287,694	190,000	382,200
NLA (sq. ft.)	521,373	522,346	170,463	125,931	310,902	223,017	396,874
Occupied NLA	441,799	491,168	161,096	(GFA)	231,273	256,026	179,048
Occupancy (%)	84.7	94.0	94.5	34.0	74.4	86.8	76.8
Visitor Traffic (Million)	5.0	6.8	2.7	0.1	3.2	3.3	1.8
Acquisition Price (RM Million)	280.0	232.0	117.5	83.0	98.0	104.0	148.5
Valuation (RM Million)	441.0	344.0	153.0	95.0	140.0	63.0	152.0

## Corporate Strategy

The REIT's Strategy is to invest in income producing assets primarily focusing in retail to provide sustainable returns to our Unitholders through our three-pronged strategy by undertaking Portfolio Optimisation, Prudent Capital Management and Yield-Accretive Acquisitions

## Organisation & Portfolio



## Leadership Directors of the Board of Hektar Asset Management Sdn Bhd



**Zainal Iskandar Bin Ismail**  
Executive Director/ Chief Executive Director



**Sr Zulazman Bin Zulkifli**  
Independent Non-Executive Director



**Wan Kamaruddin Bin Wan Mohamed Ali**  
Independent Non-Executive Director



**Chong Kai Woi**  
Independent Non-Executive Director



**Sandra Tan Pei Ing**  
Independent Non-Executive Director

## Information

Bursa Malaysia	Main Market
Sector	Real Estate Investment Trusts
Short Name	HEKTAR
Stock Code	5121
Listed	December 2006
Auditors	BDO PLT (External), KPMG (Internal)
Registrar	Mega Corporate Services Sdn Bhd

Investor Communications  
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