

PENAJA



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PEMEGANG AMANAH



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## Laporan Interim 2020

Bagi tempoh kewangan dari  
1 Oktober 2019 ke 31 Mac 2020

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**LAPORAN PENGURUS BAGI TEMPOH KEWANGAN DARI  
1 OKTOBER 2019 KE 31 MAC 2020**

**A. Maklumat Dana**

**1. Nama Dana**

Amanah Hartanah Bumiputera ("Dana")

**2. Jenis Dana**

Pendapatan

**3. Kategori Dana**

Aset-aset yang disokong harta tanah (unit amanah)

**4. Tempoh Dana**

Dana terbuka iaitu tanpa tempoh terhad.

**5. Tarikh pelancaran Dana**

29 November 2010

**6. Harga seunit Dana**

Harga seunit telah ditetapkan pada Ringgit Malaysia ("RM") 1.00.

**7. Objektif pelaburan Dana**

Objektif pelaburan Dana adalah untuk memberikan aliran pendapatan yang tetap dan konsisten sementara mempertahankan modal pelaburan para pemegang unit. Mana-mana perubahan ketara pada matlamat pelaburan Dana memerlukan kelulusan para pemegang unit.

**8. Dasar Pengagihan Dana**

Agihan boleh dibuat daripada pendapatan Dana, menurut budi bicara Maybank Asset Management Sdn Bhd ("Pengurus") melalui rundingan dengan pihak Pelaburan Hartanah Berhad ("Penaja"), setiap setengah tahun atau pada masa lain yang ditentukan menurut budi bicara tunggal Pengurus, tertakluk kepada kelulusan AmanahRaya Trustee Berhad ("Pemegang Amanah").

Memandangkan zakat adalah perbelanjaan Dana yang dibenarkan, Dana membayar zakat bagi pihak pemegang unit. Berikutnya itu, agihan pendapatan yang diterima oleh pemegang unit adalah jumlah yang bersih selepas ditolak zakat.

**9. Tanda aras prestasi Dana**

Simpanan Tetap Islamik-i 12 bulan di Maybank Islamic Berhad.

**LAPORAN PENGURUS BAGI TEMPOH KEWANGAN DARI  
1 OKTOBER 2019 KE 31 MAC 2020 (SAMB.)**

**A. Maklumat Dana (Samb.)**

**10. Polisi pelaburan dan strategi pelaburan utama Dana**

Dana berusaha mencapai objektifnya melalui pelaburan sehingga 100% dari nilai aset bersih pada kos ("VOF") dalam pemilikan benefisial harta tanah di Malaysia melalui Penaja, atau anggota-anggota gabungannya khususnya dalam harta tanah komersial meliputi tetapi tidak terhad kepada bangunan pejabat, kompleks membeli-belah, pusat komersial, logistik dan kompleks perindustrian. Dana juga turut melabur dalam instrumen pasaran wang patuh Syariah dan instrumen-instrumen setara serta memiliki pegangan tunai bagi memenuhi keperluan berkaitan dengannya.

Strategi peruntukan aset Dana adalah seperti berikut:

Pelaburan	Had-had
Pelaburan dalam pemilikan benefisial harta tanah di Malaysia yang patuh Syariah	34% hingga 100% daripada VOF Dana boleh dilaburkan dalam pemilikan benefisial harta tanah di Malaysia
Wang tunai dan mana-mana instrumen pasaran wang patuh Syariah	0% hingga 66% daripada VOF Dana boleh dilaburkan dalam tunai atau mana-mana instrumen pasaran wang

**11. Agihan bersih Dana bagi tempoh kewangan dari 1 Oktober 2019 ke 31 Mac 2020**

Dana telah mengagihkan jumlah pendapatan bersih sebanyak RM87,515,005 kepada pemegang unit bagi tempoh kewangan dari 1 Oktober 2019 ke 31 Mac 2020.

Maklumat terperinci bagi pengagihan yang dibuat pada tempoh kewangan semasa adalah seperti berikut:

Tarikh agihan	Agihan kasar/ bersih seunit (sen)	Jumlah agihan (RM)	Agihan bonus (Nota) (sen)
31 Mac 2020	2.30	87,515,005	0.30

Nota:

Penaja mengumumkan pengagihan bonus sebanyak 0.30 sen pada 31 Mac 2020 seunit bagi 500,000 unit pertama yang dipegang oleh setiap pemegang unit (30.09.2019: 0.30 sen). Tiada impak kewangan kepada Dana disebabkan Penaja membuat pembayaran pengagihan bonus secara terus kepada para pemegang unit.

Pengagihan yang diumumkan pada tempoh kewangan semasa tidak mempunyai impak kepada VOF Dana kerana harga seunit VOF Dana ditetapkan pada RM1.00.

## LAPORAN PENGURUS BAGI TEMPOH KEWANGAN DARI 1 OKTOBER 2019 KE 31 MAC 2020 (SAMB.)

### A. Maklumat Dana (samb.)

#### 12. Pecahan pegangan unit mengikut saiz

Bagi tempoh kewangan berakhir 31 Mac 2020, Dana mempunyai sebanyak 3,850,000,000 unit yang dilanggan oleh 74,873 para pemegang unit individu dan juga institusi-institusi. Nisbah pegangan unit setakat 31 Mac 2020 adalah seperti berikut:

	Pemegang Unit	Peratusan %	Bilangan unit ('000)	Peratusan %
5,000 unit dan ke bawah	56,817	75.88	45,682	1.19
5,001 - 10,000 unit	3,493	4.67	30,575	0.79
10,001 - 50,000 unit	5,838	7.80	167,054	4.34
50,001 - 500,000 unit	8,711	11.63	2,272,859	59.04
500,001 unit ke atas	*14	0.02	1,333,830	34.64
Jumlah	74,873	100.00	3,850,000	100.00

\*Tidak termasuk unit yang dilanggan oleh Penaja.

### B. Penilaian prestasi Dana

#### 1. Data utama prestasi Dana

Kategori	01.10.2019 hingga 31.03.2020	01.10.2018 hingga 30.09.2019	01.10.2017 hingga 30.09.2018
<b>Komposisi portfolio</b>			
- Aset-aset pajakan (%)	99.19	99.19	99.22
- Tunai dan aset-aset lain (bersih) (%)	0.81	0.81	0.78
Jumlah (%)	100.00	100.00	100.00
VOF (RM '000)	3,851,874	3,852,230	3,851,176
Unit dalam edaran (unit '000)	3,850,000	3,850,000	3,850,000
VOF seunit (RM)	1.00	1.00	1.00
Pulangan tahunan (%) <sup>(1)</sup>	-	-	-
- Pertumbuhan modal (%)	2.30	5.05	6.00
- Agihan pendapatan (%)	2.30	5.05	6.00
Jumlah pulangan (%)	2.30	5.05	6.00
Penanda aras prestasi (%)	1.48	3.26	3.27
<b>Tarikh agihan</b>			
Interim	31.03.2020	31.03.2019	31.03.2018
Akhir	N/A	30.09.2019	30.09.2018
<b>Agihan kasar bersih seunit (sen)</b>			
Interim	2.30	2.75	3.10
Akhir	-	2.30	2.90
Jumlah	2.30 <sup>(2)</sup>	5.05 <sup>(2)</sup>	6.00
Nisbah Belanja Pengurusan ("NBP") (%)	0.26	0.52	0.51
Nisbah Pusing Ganti Portfolio ("NPGP") <sup>(3)</sup>	-	-	-

## LAPORAN PENGURUS BAGI TEMPOH KEWANGAN DARI 1 OKTOBER 2019 KE 31 MAC 2020 (SAMB.)

### B. Penilaian prestasi Dana (samb.)

#### 1. Data utama prestasi Dana (samb.)

Nota:

- (1) Pulangan sebenar Dana adalah berdasarkan pengagihan pendapatan yang dibuat pada setiap tempoh/tahun kewangan dan dikira berdasarkan VOF harian setiap unit, selepas ditolak yuran Pengurus dan Pemegang Amanah.
- (2) Penaja mengumumkan pengagihan bonus diisyiharkan pada 31 Mac 2020 dan 30 September 2019 bagi 500,000 unit pertama yang dipegang oleh setiap pemegang unit. Tiada impak kewangan kepada Dana disebabkan Penaja membuat pembayaran pengagihan bonus secara terus kepada para pemegang unit.
- (3) Memandangkan dana ini dilaburkan dalam pemilikan benefisial aset pajakan, NPGP Dana tidak diterima pakai.  
*Para pelabur dinasihatkan bahawa prestasi lampau Dana tidak semestinya menggambarkan prestasi masa depan Dana. Harga unit dan pulangan pelaburan mungkin mengalami kenaikan atau penurunan.*

#### 2. Prestasi Dana setakat 31 Mac 2020

Kategori	6 bulan hingga 31.03.2020 %	Setahun hingga 31.03.2020 %	3 tahun hingga 31.03.2020 %	5 tahun hingga 31.03.2020 %
Pertumbuhan modal	-	-	-	-
Agihan pendapatan	2.30	4.60	16.45	29.35
Jumlah pulangan Dana	2.30	4.60	16.45	29.35
Penanda aras prestasi	1.48	3.07	9.88	17.17
Purata jumlah pulangan	2.30	4.60	5.21	5.28

#### 3. Jumlah pulangan tahunan Dana

Kategori	01.10.2019 hingga 31.03.2020	01.10.2018 hingga 30.09.2019	01.10.2017 hingga 30.09.2018	01.10.2016 hingga 30.09.2017	01.10.2015 hingga 30.09.2016
Jumlah pulangan tahunan (%)	2.30	5.05	6.00	6.20	6.50
Penanda aras prestasi (%)	1.48	3.26	3.27	3.16	3.30

#### 4. Asas pengiraan pulangan

Angka prestasi adalah perbandingan pertumbuhan/ penurunan VOF setelah mengambil kira semua agihan yang perlu dibayar dalam tempoh yang ditetapkan.

Ilustrasi bagi asas pengiraan pulangan adalah seperti berikut:

- Pulangan modal = VOF akhir seunit/ VOF mula seunit - 1  
 Pulangan pendapatan = Agihan pendapatan seunit / VOF seunit pada tarikh agihan  
 Jumlah pulangan = (1+Pulangan modal) x (1+Pulangan pendapatan) - 1

## LAPORAN PENGURUS BAGI TEMPOH KEWANGAN DARI 1 OKTOBER 2019 KE 31 MAC 2020 (SAMB.)

### C. Gambaran Keseluruhan Pasaran

Dalam tempoh kajian, pasaran ekuiti di seluruh dunia memperlihatkan prestasi yang buruk. Biarpun mencatat paras tertinggi baharu pada awal tahun 2020, Indeks Dow Jones dan S&P500 jatuh menjunam pada pertengahan bulan Februari 2020, masing-masing sebanyak 18.28% dan 12.74%. Eropah juga tidak terkecuali apabila Indeks Euro Stoxx 50 dan Jerman Daxx, masing-masing merosot sebanyak 21.40% dan 19.75%. Indeks Nikkei Jepun juga jatuh sebanyak 13.54%. Bagi negara-negara ekonomi baru muncul di Asia, pasaran di Asia Utara secara keseluruhan tidak banyak terjejas jika dibandingkan dengan Asean daripada segi pulangan. Dalam kalangan pasaran Asia Utara, Shanghai, Hong Kong, Taiwan dan Korea Selatan, masing-masing mencatatkan pulangan sebanyak -6.20%, -9.06%, -10.36% dan -14.40%. India paling teruk terjejas dalam pasaran di Asia apabila Indeks National Stock Exchange Fifty ("NIFTY") jatuh sebanyak 25.32%. Manakala, di Asean, Malaysia (-14.72%) menunjukkan prestasi yang lebih baik meskipun mengalami kejatuhan sebanyak dua angka, diikuti oleh Singapura (-20.62%), Indonesia (-26.75%), Thailand (-31.51%) dan Filipina (-31.95%).

Meskipun kebanyakan pasaran ekuiti mencatatkan peningkatan pada suku keempat 2019, tetapi prestasinya tidak menentu kerana rundingan perdagangan antara Amerika Syarikat ("AS") dengan China terus menemui jalan buntu apabila perbincangan yang diadakan disusuli dengan ancaman perdagangan. Pada bulan Oktober 2019, perang perdagangan melibatkan kedua-dua negara menunjukkan perkembangan positif apabila mereka berusaha untuk mencapai kesepakatan. Perjanjian "Fasa 1" akan mengambil masa beberapa minggu untuk dipersetujui dan kedua-dua pihak secara rasminya dijangka menandatanganinya pada bulan November 2019. Pengenaan tarif secara berbalas yang berterusan menyebabkan sukarnya mencapai kemajuan dalam perdagangan. Sementara itu, ketegangan politik dan perdagangan turut berlaku di negara-negara lain, seperti serangan dron ke atas kilang minyak Arab Saudi, Jepun mengumumkan penyingkirkan Korea Selatan daripada senarai rakan perdagangan yang dipercayai dan protes anti-kerajaan yang berlaku di Hong Kong.

Sementara itu, pasaran-pasaran ekuiti pada awalnya melonjak tinggi ketika memasuki tahun 2020 setelah didorong oleh pergerakan harga yang berlaku pada akhir tahun 2019. Data makroekonomi yang lebih baik dan juga banyak petunjuk sektor pembuatan menyatakan terdapat tanda-tanda bahawa pasaran berada di parsa terendahnya sebelum kembali melonjak. Hasil kewangan yang secara umumnya baik dicatatkan oleh syarikat teknologi seperti Apple, Texas Instruments dan Taiwan Semiconductor juga menggalakkan berlakunya lonjakan. Pasaran meningkat sehingga 5% pada satu-satu masa.

## LAPORAN PENGURUS BAGI TEMPOH KEWANGAN DARI 1 OKTOBER 2019 KE 31 MAC 2020 (SAMB.)

### C. Gambaran Keseluruhan Pasaran (samb.)

Bagaimanapun, menjelang akhir bulan Februari 2020, keadaan sebalik berlaku apabila wabak penyakit koronavirus baharu dikenali sebagai COVID-19 yang berasal dari bandar Wuhan di China, mula merebak. Menjelang 11 Mac 2020, penularan virus berkenaan diisyiharkan sebagai pandemik global yang membawa kepada berlakunya penjualan besar-besaran semua kelas aset di seluruh dunia. Ini dapat dilihat apabila Dow Jones menjunam sebanyak 10% dalam tempoh sehari sejak tahun 1987. Perkembangan ini menimbulkan kebimbangan terhadap kecairan atau mudah tunai dalam kalangan peserta pasaran.

Bagi perkembangan dalam negara, indeks FTSE Bursa Malaysia ("FBM") Kuala Lumpur Composite Index ("KLCI") ditutup sebanyak -14.72% dalam tempoh tersebut, manakala Indeks Emas FBM juga mencatatkan kerugian sebanyak 17.55%. Indeks Syariah Emas FBM yang menjadi petunjuk kepada ekuiti berlandaskan prinsip Syariah, mencatatkan kerugian sebanyak 14.08% bagi tempoh yang sama. Berbanding dengan bursa-bursa lain yang setara, penjualan secara besar-besaran dalam pasaran tempatan telah diburukkan lagi dengan berlakunya perubahan tumpuk pemerintahan kerajaan pada akhir bulan Februari 2020, sekali gus mewujudkan ketidakpastian terhadap dasar-dasar yang sedia ada. Pada masa yang sama, kejatuhan harga minyak mentah akibat perang harga oleh pengeluar-pengeluar utama minyak mentah (Arab Saudi, Rusia dan Amerika Syarikat), dan pengenaan Perintah Kawalan Pergerakan ("PKP") oleh Kerajaan Malaysia juga menjadi kebimbangan utama. Dalam tempoh tersebut, para pelabur asing bertindak mengeluarkan dana mereka daripada pasaran melibatkan nilai ekuiti bersih berjumlah RM10.87 bilion ("bn"). Pengeluaran secara besar-besaran berlaku pada bulan Februari dan Mac 2020 masing-masing berjumlah RM1.97bn dan RM5.20bn.

### D. Gambaran Keseluruhan Ekonomi

Melangkah ke hadapan, kelembapan ekonomi yang teruk dijangkakan berlaku di Malaysia kerana negara kini diibaratkan seperti sudah jatuh ditimpa tangga apabila berdepan dengan kejatuhan harga minyak mentah dan pandemik COVID-19 yang melanda dunia. Ekonomi Malaysia dan dunia mempunyai risiko untuk mengalami kemelesetan jika pandemik berkenaan berlanjutan. PKP (ketika laporan ini disediakan), telah dilanjutkan tempohnya sehingga 9 Jun 2020 daripada tarikh sebelumnya pada 14 April 2020. Lanjutan ini merupakan kali keempat selepas PKP asalnya diunjurkan berakhir pada 31 Mac 2020. Bagaimanapun, kami percaya, kemelesetan ekonomi hanya berlaku sekiranya terdapat kekurangan dasar dalam langkah monetari dan fiskal.

## LAPORAN PENGURUS BAGI TEMPOH KEWANGAN DARI 1 OKTOBER 2019 KE 31 MAC 2020 (SAMB.)

### D. Gambaran Keseluruhan Ekonomi (samb.)

Kebimbangan kami berkurangan apabila bank-bank pusat di seluruh dunia bertindak mengumumkan kelonggaran monetari melalui potongan kecemasan kadar faedah dan melaksanakan langkah-langkah mudah tunai untuk menguatkan sistem kewangan. Ini termasuk bukan hanya membeli bon berdaulat tetapi juga bon perbandaran dan korporat. Tindakan yang serupa dilakukan oleh Bank Negara Malaysia ("BNM") dengan memotong Kadar Dasar Semalam ("OPR") sebanyak 25 mata asas ("bps") dan mengurangkan Keperluan Rizab Berkanun ("SRR") sebanyak 1.00% kepada 2.00%. Selain itu, BNM juga mengumumkan pelaksanaan secara automatik moratorium atau penangguhan bayaran balik pinjaman pelanggan runcit dan juga usahaan Kecil dan Sederhana ("SME") selama 6 bulan mulai bulan April 2020. Langkah berkenaan dijangka mengurangkan beban individu dan SME yang terjejas dengan COVID-19 dan PKP. Kerajaan juga mengumumkan pakej tambahan rangsangan ekonomi berjumlah RM230bn pada bulan Mac 2020 selain pakej bernilai RM20bn yang diumumkan sebelumnya pada bulan Februari 2020.

Faktor utama lain yang mempengaruhi ekonomi Malaysia ialah penurunan harga minyak mentah. Harga niaga hadapan minyak mentah Brent telah jatuh di bawah paras AS\$30 setengah, kali terakhir paras itu dicapai adalah pada tahun 2016. Kami percaya harga komoditi itu boleh kembali stabil dan bertambah kukuh sekiranya pandemik COVID-19 dapat dikawal dan jika para pengeluar utama minyak mentah (AS, Rusia dan Arab Saudi) boleh mencapai persetujuan dalam mesyuarat yang dijadualkan berlangsung pada bulan April 2020 ini.

### E. Pasaran Hartanah Komersial

Menurut kajian Tinjauan Harta Tanah Malaysia Bagi Setengah Tahun Kedua 2019, diterbitkan oleh Knight Frank, pasaran pejabat di Kuala Lumpur ("KL") dan Selangor kekal malap. Di kawasan bandar raya KL, penambahan bekalan ruang pejabat bersama-sama dengan permintaan yang lemah terus menjelaskan pasaran manakala kadar sewa terus berdepan dengan tekanan. Bagaimanapun, ruang pejabat di luar bandar KL dan Selangor menunjukkan prestasi lebih baik dengan kadar sewa dan penghunian yang stabil, disokong oleh peluasan rangkaian kereta api di Lembah Klang. Tinjauan harta tanah komersial kekal suram disebabkan berlakunya lebihan penawaran kerana para penyewa sedia ada mempunyai banyak pilihan dan lebih bersedia untuk berpindah ke ruang pejabat yang lebih baharu dan ruang pejabat yang lebih berkualiti pada harga dan pakej sewa yang menarik. Berikutnya meningkatnya risiko berlaku kemelesetan ekonomi, keinginan syarikat-syarikat untuk mengembangkan perniagaan akan berkurangan dan peningkatan kebankrutan terutamanya SME boleh menyebabkan pasaran ruang pejabat berdepan dengan risiko.

Pasaran harta tanah runcit di Lembah Klang juga suram di tengah-tengah sentimen pengguna yang lemah, seperti mana ditunjukkan oleh Indeks Sentimen Pengguna Malaysian Institute of Economic Research ("MIER") yang jatuh di bawah ambang 100 mata

## LAPORAN PENGURUS BAGI TEMPOH KEWANGAN DARI 1 OKTOBER 2019 KE 31 MAC 2020 (SAMB.)

### E. Pasaran Hartanah Komersial (samb.)

sejak bulan Disember 2018. Penguatkuasaan PKP yang sedang dilakukan oleh kerajaan kerana berlakunya pandemik COVID-19 akan memburukkan lagi kesan yang sedia ada terhadap pasaran harta tanah runcit. Kemelesetan ekonomi yang dijangka boleh berlaku, juga akan terus memberi impak kepada tabiat pengguna berbelanja, sekali gus menjelaskan lagi pasaran harta tanah runcit. Perilihan yang berlaku dalam kegiatan membeli-belah secara tradisional kepada platform dalam talian akan terus menjadi cabaran kepada pasaran harta tanah runcit, kerana e-dagang menyediakan pilihan, diskon lebih banyak serta menyenangkan pengguna.

Apa yang menariknya, tinjauan terhadap ruang perindustrian adalah jauh lebih menggalakkan disebabkan keadaan penawaran dan permintaan yang lebih baik. Pasaran harta tanah perindustrian terus meningkat apabila para pengeluar dan pengusaha logistik berusaha mengurangkan kos tanah yang tinggi dan memusatkan operasi mereka. Perkhidmatan logistik dan gudang penyimpanan terutamanya semakin mendapat sambutan kerana pertumbuhan lebih tinggi dalam perniagaan e-dagang. Sementara itu, harga dan penyewaan aset perindustrian menunjukkan daya tahan berikutnya bekalan terhad dan permintaan yang mampu. Gudang yang lebih tinggi grednya terus mendapat permintaan kukuh, dan meraih kadar sewa yang lebih lumayan. Sekiranya berlaku kemelesetan global, ruang perindustrian dijangka masih turut terjejas sejarah dengan perkembangan ekonomi secara keseluruhannya. Walau bagaimanapun, kami percaya bahawa peningkatan kegiatan e-dagang di rantau ini akan menjadikan harta tanah perindustrian lebih berdaya tahan berbanding dengan pasaran pejabat dan harta tanah runcit.

### F. Strategi Pelaburan

Dana akan membuat pelaburan tambahan dalam pemilikan proprietari aset harta tanah daripada Penaja melalui pengaturan jualan dan pajakan semula seperti yang ditakrifkan dalam prospektus. Ketika menilai pelaburan seterusnya dalam pemilikan benefitis harta tanah daripada Penaja, Dana akan memberi tumpuan terutamanya kepada pelaburan dalam pemilikan benefitis harta tanah yang menghasilkan pendapatan stabil dan meningkatkan hasil perolehan, serta harta tanah yang nilainya boleh ditingkatkan melalui pelbagai inisiatif peningkatan aset. Dana juga akan melabur lebihan wang dalam pasaran wang bagi meningkatkan pulangan para pemegang unit.

### G. Komisen Ringan dan Rebат

Pengurus dan wakilnya tidak berhak menerima sebarang bentuk komisen ringan dan rebat atau berkongsi sebarang komisen dengan mana-mana broker sebagai balasan kepada urus niaga langsung dalam pelaburan Dana kecuali ia diterima dalam bentuk barang dan perkhidmatan seperti sistem maklumat kewangan dan sebut harga saham yang ternyata bermanfaat dengan pengurusan pelaburan Dana. Semua urus niaga dengan broker dilaksanakan selaras dengan piawaian pelaksanaan terbaik.

Sepanjang tempoh kewangan dari 1 Oktober 2019 ke 31 Mac 2020, Pengurus dan wakilnya tidak menerima sebarang komisen ringan dan rebat dari broker atau pembekal.

## PENYATAAN PEMEGANG AMANAH

BAGI TEMPOH KEWANGAN ENAM BULAN BERAKHIR 31 MAC 2020

KEPADА PEMEGANG-PEMEGANG UNIT  
AMANAH HARTANAH BUMIPUTERA

Kami, AMANAHRAYA TRUSTEES BERHAD telah bertindak selaku Pemegang Amanah kepada AMANAH HARTANAH BUMIPUTERA bagi tempoh kewangan enam bulan berakhir 31 Mac 2020. Pada pendapat kami, MAYBANK ASSET MANAGEMENT SDN BHD, selaku Pengurus, telah melaksana dan mengurus AMANAH HARTANAH BUMIPUTERA selaras dengan had-had kuasa pelaburan yang diberikan kepada Pengurus mengikut Suratikatan, undang-undang sekuriti dan Garispanduan Tabung Unit Amanah yang diterimapakai bagi tempoh kewangan enam bulan berakhir 31 Mac 2020.

Kami juga berpendapat bahawa:

- (a) Penilaian dan penentuan harga dibuat selaras dengan Suratikatan dan mana-mana kehendak kawalseliaan;
- (b) Penjadian dan perlucutan unit dilaksanakan adalah selaras dengan Suratikatan dan lain-lain peruntukan undang-undang berkaitan; dan
- (c) Pengagihan kepada pemegang-pemegang unit AMANAH HARTANAH BUMIPUTERA seperti mana yang diisyiharkan oleh Pengurus adalah sesuai dan selaras dengan objektif pelaburan AMANAH HARTANAH BUMIPUTERA.

Yang benar

**AMANAHRAYA TRUSTEES BERHAD**

**ZAINUDIN BIN SUHAIMI**

Timbalan Ketua Pegawai Eksekutif

Kuala Lumpur, Malaysia

13 Mei 2020

## PENYATA PENGURUS

**KEPADА PEMEGANG UNIT  
AMANAH HARTANAH BUMIPUTERA  
BAGI TEMPOH KEWANGAN DARI 1 OKTOBER 2019 KE 31 MAC 2020**

Kami, Dr Hasnita Binti Dato' Hashim dan Ahmad Najib Bin Nazlan, yang merupakan dua daripada Pengarah Maybank Asset Management Sdn Bhd ("Pengurus"), dengan ini menyatakan bahawa, pada pendapat Pengurus, penyata kewangan iringan yang dibentangkan telah disediakan selaras dengan Piawaian Perakaunan Malaysia 134: Pelaporan Kewangan Interim dan Piawaian Perakaunan Antarabangsa 34: Pelaporan Kewangan Interim untuk memberi gambaran yang benar dan saksama mengenai kedudukan kewangan Amanah Hartanah Bumiputera pada 31 Mac 2020 dan mengenai prestasi kewangan, perubahan dalam ekuiti dan aliran tunainya bagi tempoh kewangan dan patuh kepada keperluan Surat Ikatannya.

Untuk dan bagi pihak Pengurus

**Dr Hasnita Binti Dato' Hashim**  
Pengarah

Kuala Lumpur, Malaysia  
13 Mei 2020

**Ahmad Najib Bin Nazlan**  
Pengarah

## LAPORAN PENASIHAT SYARIAH

### KEPADA PEMEGANG-PEMEGANG UNIT AMANAH HARTANAH BUMIPUTERA BAGI TEMPOH KEWANGAN DARI 1 OKTOBER 2019 KE 31 MAC 2020

Kami telah bertindak sebagai Penasihat Syariah bagi Amanah Hartanah Bumiputera ("Dana"). Tanggungjawab kami adalah untuk memastikan bahawa prosedur dan proses yang digunakan oleh Maybank Asset Management Sdn Bhd ("Pengurus") adalah selaras dengan prinsip-prinsip Syariah.

Pada pendapat kami, Pengurus telah menguruskan dan mentadbir Dana ini menurut prinsip Syariah dan mematuhi garis panduan, perintah atau keputusan berkenaan yang dikeluarkan oleh Suruhanjaya Sekuriti Malaysia ("SC") tentang hal-hal berkaitan Syariah bagi tempoh kewangan berakhir 31 Mac 2020.

Di samping itu, kami juga mengesahkan bahawa portfolio pelaburan Dana sepanjang tahun kewangan berakhir seperti di atas yang terdiri daripada tunai di bank, deposit-deposit dengan institusi-institusi kewangan berlesen dan aset-aset pajakan adalah patuh Syariah oleh Majlis Penasihat Syariah ("SAC") daripada SC atau SAC daripada Bank Negara Malaysia.

Bagi pihak Penasihat Syariah Dana

**Dr Aznan Bin Hasan**  
Pengerusi

**Dr Mohammad Deen Bin Mohd Napiah**  
Ahli

**Dr Ismail Bin Mohd @ Abu Hassan**  
Ahli

Kuala Lumpur, Malaysia  
13 Mei 2020

### LAPORAN JURUAUDIT BEBAS KEPADA PEMEGANG UNIT AMANAH HARTANAH BUMIPUTERA

#### Laporan audit penyata kewangan

##### Pendapat

Kami telah mengaudit penyata kewangan Amanah Hartanah Bumiputera ("Dana"), yang mengandungi penyata kedudukan kewangan Dana pada 31 Mac 2020, dan penyata pendapatan komprehensif, penyata perubahan dalam ekuiti dan penyata aliran tunai Dana bagi tempoh kewangan berakhir pada tarikh tersebut, dan nota-nota penyata kewangan, termasuk rumusan dasar perakaunan yang penting dan nota-nota keterangan lain, seperti yang dibentangkan di muka surat 16 hingga 38.

Pada pendapat kami, penyata kewangan telah memberikan gambaran yang benar dan saksama mengenai kedudukan kewangan Dana pada 31 Mac 2020, dan prestasi kewangannya serta aliran tunai bagi tempoh kewangan berakhir pada tarikh tersebut mengikut Piawaian Pelaporan Kewangan Malaysia dan Piawaian Pelaporan Kewangan Antarabangsa.

##### Asas bagi pendapat

Kami telah menjalankan audit kami mengikut piawaian pengauditan yang diluluskan di Malaysia dan Piawaian Pengauditan Antarabangsa. Tanggungjawab kami di bawah piawaian tersebut diuraikan dengan lebih lanjut dalam laporan kami di bawah seksyen 'Tanggungjawab Juruaudit bagi Pengauditan Penyata Kewangan'. Kami percaya bahawa bukti audit yang kami peroleh adalah mencukupi dan bersesuaian untuk memberi asas yang munasabah bagi pendapat audit kami.

##### Kebebasan dan tanggungjawab etika lain

Kami bebas atau tidak berkaitan dengan Dana selaras dengan Undang-Undang Kecil (atas Etika Profesional, Kelakuan dan Amalan) Institut Akauntan Malaysia ("Undang-undang Kecil") dan Lembaga Piawaian Etika Antarabangsa untuk Kod Etika Akauntan Profesional (termasuk Standard Kemerdekaan Antarabangsa) ("Kod IESBA"), dan kami telah memenuhi lain-lain tanggungjawab etika mengikut undang-undang kecil dan Kod IESBA.

##### Maklumat selain daripada laporan penyata kewangan dan juruaudit

Pengurus Dana ("Pengurus") adalah bertanggungjawab untuk maklumat-maklumat lain. Ia merangkumi maklumat yang terkandung dalam laporan kewangan Dana, tetapi tidak termasuk penyata kewangan dan laporan juruaudit yang dilampirkan.

Pendapat kami terhadap penyata kewangan Dana tidak meliputi maklumat lain dan kami tidak akan menyatakan sebarang bentuk jaminan ke atas kesimpulan mengenainya.

## LAPORAN JURUAUDIT BEBAS KEPADA PEMEGANG UNIT AMANAH HARTANAH BUMIPUTERA (SAMB.)

*Maklumat selain daripada laporan penyata kewangan dan juruaudit (sambungan)*

Sehubungan dengan audit kami terhadap penyata kewangan Dana, tanggungjawab kami adalah membaca maklumat lain dan, dengan berbuat demikian, kami membuat pertimbangan sama ada maklumat itu adalah secara materialnya tidak selaras dengan penyata kewangan Dana atau pengetahuan yang kami peroleh dari audit, atau sebaliknya, menunjukkan salah nyata yang ketara.

Sekiranya berdasarkan kerja-kerja yang kami lakukan, kami membuat kesimpulan bahawa terdapat salah nyata yang ketara dalam maklumat lain, kami dikehendaki melaporkannya. Sehubungan ini, kami tidak mempunyai apa-apa untuk dilaporkan.

*Tanggungjawab Pengurus dan Pemegang Amanah bagi penyata kewangan*

Pengurus adalah bertanggungjawab menyediakan penyata kewangan Dana yang memberi gambaran benar dan saksama berdasarkan Piawaian Laporan Kewangan Malaysia dan Piawaian Pelaporan Kewangan Antarabangsa. Pengurus juga bertanggungjawab terhadap kawalan dalaman berkaitan penyediaan penyata kewangan Dana yang bebas daripada salah nyata yang ketara, sama ada disebabkan oleh penipuan atau kesilapan.

Dalam menyediakan penyata kewangan Dana, Pengurus bertanggungjawab menilai keupayaan Dana untuk meneruskan sebagai usaha berterusan, menyatakan, yang mana berkenaan, perkara-perkara yang berkaitan dengan usaha berterusan dan menggunakan asas perakaunan usaha berterusan melainkan jika Pengurus berhasrat membubarkan atau menamatkan operasi Dana, atau tidak mempunyai alternatif yang realistik selain berbuat demikian.

Pemegang Amanah bertanggungjawab untuk menyelia proses pelaporan kewangan Dana. Pemegang Amanah juga bertanggungjawab memastikan Pengurus menyimpan rekod perakaunan dan rekod lain yang diperlukan bagi membolehkan penyata kewangan ini disediakan secara benar dan saksama.

*Tanggungjawab juruaudit bagi pengauditan penyata kewangan*

Objektif kami adalah untuk memperoleh jaminan yang munasabah sama ada penyata kewangan Dana secara keseluruhannya adalah bebas daripada salah nyata yang ketara, sama ada disebabkan oleh penipuan atau kesilapan, dan mengeluarkan laporan juruaudit yang merangkumi pendapat kami. Jaminan yang munasabah adalah tahap jaminan yang tinggi, tetapi bukan satu jaminan bahawa audit dijalankan mengikut piawaian pengauditan yang diluluskan di Malaysia dan Piawaian Pengauditan Antarabangsa akan sentiasa mengesahkan salah nyata yang ketara apabila ia wujud. Salah nyata boleh timbul daripada penipuan atau kesilapan dan dianggap ketara jika, secara individu atau dalam agregat, salah nyata ini dijangkakan akan mempengaruhi keputusan ekonomi yang diambil pengguna berdasarkan penyata kewangan ini.

## LAPORAN JURUAUDIT BEBAS KEPADA PEMEGANG UNIT AMANAH HARTANAH BUMIPUTERA (SAMB.)

*Tanggungjawab juruaudit bagi pengauditan penyata kewangan (sambungan)*

Sebagai sebahagian daripada audit mengikut Piawaian Pengauditan yang diluluskan di Malaysia dan Piawaian Pengauditan Antarabangsa, kami menjalankan pertimbangan profesional dan mengekalkan keraguan profesional semasa menjalankan audit. Kami juga:

- Mengenal pasti dan menilai risiko salah nyata yang ketara dalam penyata kewangan Dana, sama ada disebabkan oleh penipuan atau kesilapan, reka bentuk dan melaksanakan prosedur audit yang responsif kepada risiko berkenaan, dan mendapatkan bukti audit yang mencukupi dan bersesuaian untuk memberi asas yang munasabah bagi pendapat kami. Risiko tidak mengesahkan salah nyata yang ketara akibat daripada penipuan adalah lebih tinggi berbanding salah nyata akibat kesilapan memandangkan penipuan mungkin melibatkan pakatan sulit, pemalsuan, peninggalan yang disengajakan, gambaran yang salah, atau mengatasi kawalan dalaman.
- Memperoleh pemahaman mengenai kawalan dalaman yang berkaitan dengan audit bagi tujuan merangka prosedur audit yang bersesuaian dengan keadaan, tetapi bukan bertujuan untuk menyatakan pendapat mengenai keberkesanan kawalan dalaman Dana.
- Menilai kesesuaian dasar-dasar perakaunan yang digunakan dan kemunasabahan anggaran perakaunan dan berkaitan pendedahan yang dibuat oleh Pengurus.
- Membuat kesimpulan mengenai kesesuaian Pengurus menggunakan asas perakaunan usaha berterusan dan, berdasarkan bukti audit yang diperoleh, sama ada wujud ketidakpastian yang berkaitan dengan peristiwa atau keadaan yang boleh membuang keraguan ketara pada keupayaan Dana untuk terus sebagai satu usaha berterusan. Jika kami membuat kesimpulan bahawa wujud ketidakpastian, kami dikehendaki untuk menyatakan dalam laporan juruaudit kami terhadap pendedahan yang berkaitan dalam penyata kewangan Dana atau, jika pendedahan tersebut tidak mencukupi, untuk mengubah pendapat kami. Kesimpulan kami adalah berdasarkan pada bukti audit yang diperoleh sehingga tarikh laporan juruaudit kami. Walau bagaimanapun, peristiwa atau keadaan masa depan boleh menyebabkan Dana untuk menghentikan terus usaha yang berterusan.
- Menilai pembentangan keseluruhan, struktur dan kandungan penyata kewangan Dana, termasuk pendedahan, dan sama ada penyata kewangan Dana menunjukkan asas urus niaga dan peristiwa dalam cara yang mencapai pembentangan saksama.

Kami berkomunikasi dengan Pengurus mengenai, antara perkara lain, skop yang dirancang dan masa untuk audit dan penemuan penting, termasuk apa-apa kekurangan yang ketara dalam kawalan dalaman yang dikenal pasti semasa audit kami.

**LAPORAN JURUAUDIT BEBAS KEPADA PEMEGANG UNIT  
AMANAH HARTANAH BUMIPUTERA (SAMB.)**
**Perkara-perkara lain**

Laporan ini dibuat semata-mata untuk Pemegang Unit Dana, sebagai sebuah badan, mengikut Garis Panduan Dana Unit Amanah yang dikeluarkan oleh Suruhanjaya Sekuriti Malaysia dan bukan untuk tujuan lain. Kami tidak bertanggungjawab kepada mana-mana pihak lain bagi kandungan laporan ini.

Ernst & Young PLT  
202006000003(LLP0022760-LCA)  
& AF 0039  
Aktauntan Bertauliah

Yeo Beng Yean  
03013/10/2020 J  
Aktauntan Bertauliah

Kuala Lumpur, Malaysia  
13 Mei 2020

**AMANAH HARTANAH BUMIPUTERA**
**PENYATA PENDAPATAN KOMPREHENSIF**
**BAGI TEMPOH KEWANGAN DARI 1 OKTOBER 2019 KE 31 MAC 2020**

	Nota	01.10.2019 hingga 31.03.2020	01.10.2018 hingga 31.03.2019
		RM	RM
<b>PENDAPATAN PELABURAN</b>			
Pendapatan dari aset-aset pajakan	2.12	94,334,420	95,334,420
Pendapatan keuntungan	2.4	1,314,030	1,525,521
Hibah diterima	2.12	3,200,000	22,500,000
		<u>98,848,450</u>	<u>119,359,941</u>
<b>PERBELANJAAN</b>			
Yuran Pengurus	4	9,438,052	9,413,473
Yuran Pemegang Amanah	5	500,000	500,000
Imbuhan juruaudit		6,800	6,800
Yuran ejen cukai		2,300	4,800
Yuran penasihat Syariah		39,000	39,000
Perbelanjaan pentadbiran		4,664	200,967
		<u>9,990,816</u>	<u>1,0165,040</u>
<b>Pendapatan bersih sebelum cukai dan zakat</b>			
Perbelanjaan cukai pendapatan	6	-	-
Perbelanjaan zakat	7	(2,698,595)	(3,522,262)
<b>Pendapatan bersih selepas cukai dan zakat, mewakili jumlah pendapatan komprehensif bagi tempoh kewangan</b>		<u>87,159,039</u>	<u>105,672,639</u>
<b>Pendapatan bersih selepas cukai dan zakat terdiri daripada yang berikut:</b>			
Pendapatan terealisasi bersih		<u>87,159,039</u>	<u>105,672,639</u>
<b>Pengagihan bagi tempoh kewangan:</b>			
Aghian bersih	13	87,515,005	104,546,088
Aghian kasar/bersih seunit (sen)	13	2.30	2.75
Tarikh agihan	13	31 Mac 2020	31 Mac 2019

Nota-nota iringan ini merupakan bahagian penting penyata kewangan interim yang diaudit.

**AMANAH HARTANAH BUMIPUTERA**
**PENYATA KEDUDUKAN KEWANGAN**
**PADA 31 MAC 2020**

	<b>Nota</b>	<b>31.03.2020</b>	<b>30.09.2019</b>
		<b>RM</b>	<b>RM</b>
<b>ASET-ASET</b>			
Aset-aset pajakan	8	3,821,000,000	3,821,000,000
Deposit-deposit patuh Syariah dengan institusi-institusi kewangan yang berlesen	9	122,436,418	123,376,487
Pendapatan keuntungan belum terima		282,355	217,582
Cukai barang dan perkhidmatan ("CBP") belum terima		568	568
Tunai di bank		476	1,948
<b>JUMLAH ASET</b>		<b>3,943,719,817</b>	<b>3,944,596,585</b>
<b>LIABILITI-LIABILITI</b>			
Terhutang kepada Pengurus	10	1,610,962	1,563,477
Agihan perlu bayar		87,515,005	87,694,367
Peruntukan zakat		2,698,595	3,089,406
Pembiutan dan akruan lain	11	21,686	19,800
<b>JUMLAH LIABILITI</b>		<b>91,846,248</b>	<b>92,367,050</b>
<b>NILAI DANA PADA KOS ("VOF")</b>		<b>3,851,873,569</b>	<b>3,852,229,535</b>
<b>EKUITI</b>			
Modal pemegang unit	12(a)	3,850,000,000	3,850,000,000
Perolehan tertahan	12(b)	1,873,569	2,229,535
<b>ASET BERSIH YANG BOLEH DIAGIHKAN KEPADA PEMEGANG UNIT</b>			
		<b>3,851,873,569</b>	<b>3,852,229,535</b>
<b>UNIT DALAM EDARAN (UNIT)</b>	12(a)	<b>3,850,000,000</b>	<b>3,850,000,000</b>
<b>VOF SEUNIT (RM)</b>		<b>1.00</b>	<b>1.00</b>

Nota-nota iringan ini merupakan bahagian penting penyata kewangan interim yang diaudit.

**AMANAH HARTANAH BUMIPUTERA**
**PENYATA PERUBAHAN EKUITI**
**BAGI TEMPOH KEWANGAN DARI 1 OKTOBER 2019 KE 31 MAC 2020**

		<b>Perolehan tertahan</b>	<b>boleh diagihkan</b>	<b>Jumlah ekuiti</b>
		<b>Modal pemegang unit</b>	<b>Nota 12(a)</b>	<b>Nota 12(b)</b>
		<b>RM</b>	<b>RM</b>	<b>RM</b>
Pada 1 Oktober 2019		3,850,000,000	2,229,535	3,852,229,535
Jumlah pendapatan komprehensif bagi tempoh kewangan		-	87,159,039	87,159,039
Pewujudan unit		219,501,432	-	219,501,432
Pembatalan unit		(219,501,432)	-	(219,501,432)
Agihan (Nota 13)		-	(87,515,005)	(87,515,005)
Pada 31 Mac 2020		3,850,000,000	1,873,569	3,851,873,569
Pada 1 Oktober 2018		3,850,000,000	1,175,724	3,851,175,724
Jumlah pendapatan komprehensif bagi tempoh kewangan		-	105,672,639	105,672,639
Pewujudan unit		459,331,489	-	459,331,489
Pembatalan unit		(459,331,489)	-	(459,331,489)
Agihan (Nota 13)		-	(104,546,088)	(104,546,088)
Pada 31 Mac 2019		3,850,000,000	2,302,275	3,852,302,275

Nota-nota iringan ini merupakan bahagian penting penyata kewangan interim yang diaudit.

## AMANAH HARTANAH BUMIPUTERA

### PENYATA ALIRAN TUNAI

#### BAGI TEMPOH KEWANGAN DARI 1 OKTOBER 2019 KE 31 MAC 2020

01.10.2019 hingga 31.03.2020	01.10.2018 hingga 31.03.2019
RM	RM

#### ALIRAN TUNAI DARIPADA AKTIVITI KENDALIAN DAN PELABURAN

Pendapatan dari aset-aset pajakan	95,334,420	95,334,420
Hibah diterima	3,200,000	22,500,000
Pendapatan keuntungan diterima	1,249,257	1,658,336
Yuran Pengurus dibayar	(9,390,567)	(9,362,206)
Yuran Pemegang Amanah dibayar	(500,000)	(500,000)
Zakat dibayar	(3,089,407)	(3,642,666)
Lain-lain yuran dan perbelanjaan dibayar	(50,877)	(254,010)
Tunai bersih dijana daripada aktiviti operasi dan pelaburan	86,752,826	105,733,874

#### ALIRAN TUNAI DARIPADA AKTIVITI PEMBIAYAAN

Tunai diterima daripada unit pewujudan	219,501,432	459,331,489
Tunai dibayar bagi unit dibatalkan	(219,501,432)	(459,331,489)
Aghian dibayar kepada pemegang unit	(87,694,367)	(110,419,217)
Tunai bersih digunakan dalam aktiviti pembiayaan	(87,694,367)	(110,419,217)

#### PENGURUNGAN BERSIH DALAM TUNAI DAN SETARA TUNAI TUNAI DAN SETARA TUNAI PADA PERMULAAN TEMPOH KEWANGAN TUNAI DAN SETARA TUNAI PADA AKHIR TEMPOH KEWANGAN

Tunai dan setara tunai terdiri daripada:		
Tunai di bank	476	1,284
Deposit patuh Syariah dengan institusi kewangan berlesen dengan kematangan asal kurang daripada 3 bulan (Nota 9)	122,436,418	140,718,000
	<u>122,436,894</u>	<u>140,719,284</u>

Nota-nota iringan ini merupakan bahagian penting penyata kewangan interim yang diaudit.

## AMANAH HARTANAH BUMIPUTERA

### NOTA-NOTA KEPADA PENYATA KEWANGAN

#### BAGI TEMPOH KEWANGAN DARI 1 OKTOBER 2019 KE 31 MAC 2020

##### 1. DANA, PENGURUS DAN AKTIVITI UTAMA

Amanah Hartanah Bumiputera ("Dana") ditubuhkan berikutkan pelaksanaan Surat Ikatan bertarikh 20 Oktober 2010, Surat Ikatan Tambahan Pertama bertarikh 5 Januari 2011, Surat Ikatan Tambahan Kedua bertarikh 13 Julai 2012, Surat Ikatan Tambahan Ketiga bertarikh 11 September 2013, Surat Ikatan Tambahan Keempat bertarikh 7 Februari 2014 dan Surat Ikatan Tambahan Kelima bertarikh 20 Mac 2015 (secara keseluruhan dirujuk sebagai "Surat Ikatan") antara Pengurus, Maybank Asset Management Sdn Bhd ("Maybank AM"), AmanahRaya Trustees Berhad ("Pemegang Amanah") dan Pelaburan Hartanah Berhad ("Penaja"). Dana memulakan operasinya pada 29 November 2010 dan akan meneruskan operasinya sehingga ditamatkan oleh Pemegang Amanah sebagaimana yang diperuntukkan di Bahagian 12 Surat Ikatannya.

Dana ini bertujuan menawarkan pemegang unit dengan aliran pendapatan tetap dan konsisten di samping mengekalkan modal para pemegang unit. Untuk mencapai matlamat pelaburannya, Dana melabur sekurang-kurangnya 34% daripada nilai dana pada kos ("VOF") terutamanya dalam pemilikan benefisial hartanah di Malaysia yang dibeli daripada Penaja atau sekutu-sekutunya melalui pengaturan jualan dan pajakan semula (merujuk kepada "aset-aset pajakan") dan aset-aset pajakan ini disahkan oleh Panel Penasihat Syariah Dana sebagai patuh Syariah. Aset-aset pajakan adalah khususnya hartanah komersial termasuk tetapi tidak terhad kepada bangunan pejabat, kompleks membeli-belah, pusat komersial, logistik dan kompleks perindustrian.

Untuk meraih pendapatan secara tetap, aset-aset pajakan ini dipajak kembali kepada Penaja (dalam kapasiti Penaja atau sebagai peguam kepada sekutu-sekutunya) dan Penaja membayar sewa kepada Dana mengikut terma dan syarat kontrak pajakan. Pengurus mematuhi kriteria penilaian ketat yang disediakan Penasihat Syariah Dana untuk memastikan pendapatan sewa aset pajakan adalah patuh Syariah. Dana turut melabur sehingga 60% daripada VOF dalam instrumen pasaran wang patuh Syariah dan instrumen yang setara selain boleh memegang tunai bagi memenuhi keperluan keairannya.

Semua pelaburan adalah tertakluk kepada Garis Panduan Unit Amanah yang ditetapkan oleh Suruhanjaya Sekuriti Malaysia ("SC"), keperluan-keperluan SC dan Surat Ikatan, kecuali terdapat pengecualian-pengecualian atau variasi-variasi yang diluluskan oleh SC, dasar dan prosedur dalaman dan objektif Dana.

## 1. DANA, PENGURUS DAN AKTIVITI UTAMA (SAMB.)

Dana memulakan operasinya pada 24 November 2010 dan operasinya akan diteruskan sehingga ia ditamatkan oleh Pemegang Amanah sebagaimana yang diperuntukkan di bawah Bahagian 12 Surat Ikatannya.

Penaja Dana, Pelaburan Hartanah Berhad, adalah anak syarikat milik penuh Yayasan Amanah Hartanah Bumiputera ("YAHB"), dan diperbadankan di Malaysia pada 8 Mei 2006. Penaja, merupakan cabang operasi YAHB, ditubuhkan dengan objektif untuk meningkatkan pemilikan dan penyertaan Bumiputera dalam hartanah komersial.

Pengurus Dana ialah Maybank AM, sebuah syarikat yang diperbadankan di Malaysia. Ia merupakan pemegang Lesen Perkhidmatan Pasaran Modal ("CMSL") dengan pengurusan dana sebagai aktiviti terkawalnya di bawah Akta Pasaran Modal dan Perkhidmatan 2007 ("CMSA"). Lokasi utama perniagaannya adalah di Tingkat 12, Menara C Dataran Maybank, No. 1 Jalan Maarof, 59000 Kuala Lumpur. Maybank AM adalah anak syarikat Maybank Asset Management Group Berhad ("MAMG"). MAMG merupakan sebuah anak syarikat Malayan Banking Berhad ("MBB").

Maybank AM telah melantik Maybank Islamic Asset Management Sdn Bhd ("MIAM") sebagai pengurus dana luar untuk pengurusan Dana. MIAM adalah sebuah anak syarikat milik penuh MAMG dan merupakan pemegang CMSL yang mengurus Dana berlandaskan Syariah di bawah Seksyen 61 Akta CMSA. Tugas dan tanggungjawab MIAM termasuk pengurusan portfolio berdasarkan objektif pelaburan yang ditetapkan, tertakluk kepada CMSA dan Garis Panduan Unit Amanah dan garis panduan lain yang berkaitan dikeluarkan SC serta terma-terma dan syarat-syarat perjanjian pengurusan pelaburan antara MIAM dan Maybank AM.

Penyata kewangan ini telah diluluskan bagi pembentangan oleh Lembaga Pengarah Pengurus pada 13 Mei 2020.

## 2. RINGKASAN DASAR PERAKAUNAN PENTING

### 2.1 Asas penyediaan

Penyata kewangan Dana telah disediakan menurut Piawaian Pelaporan Kewangan Malaysia 134: Pelaporan Kewangan Interim ("MFRS 134") yang dikeluarkan oleh Lembaga Piawaian Perakaunan Malaysia ("MASB") dan Piawaian Perakaunan Antara bangsa 34: Pelaporan Kewangan Interim seperti mana dikeluarkan Lembaga Jawatankuasa Piawaian Perakaunan Antarabangsa ("IASB") dan Garis Panduan Dana Unit Amanah yang berkenaan yang dikeluarkan oleh SC, diolah dengan pengecualian-pengecualian dan variasi-variasi spesifik yang telah diluluskan oleh SC.

Penyata kewangan interim tidak mengandungi semua maklumat dan pendedahan yang diperlukan dalam penyata kewangan tahunan dan tidak menggantikan pembacaan penyata kewangan tahunan Dana bagi tempoh sehingga 30 September 2019.

## 2. RINGKASAN DASAR PERAKAUNAN PENTING (SAMB.)

### 2.1 Asas penyediaan (samb.)

Dana telah menggunakan MFRS, pindaan-pindaan piawaian dan Tafsiran Jawatankuasa Isu-isu ("IC") yang menjadi efektif sepanjang tempoh kewangan dari 1 Oktober 2019 ke 31 Mac 2020. Penggunaan piawaian-piawaian di atas tidak memberikan kesan yang ketara terhadap laporan kewangan ini.

Penyata kewangan disediakan berdasarkan kos sejarah kecuali seperti yang dinyatakan dalam dasar perakaunan di Nota 2.3 hingga Nota 2.16 kepada penyata kewangan.

Penyata kewangan dibentangkan dalam Ringgit Malaysia ("RM").

### 2.2 Piawaian dan pindaan yang diterbitkan tetapi belum lagi berkuat kuasa

Berikut adalah piawaian-piawaian dan pindaan-pindaannya yang dikeluarkan oleh MASB tetapi belum dikuatkuasakan oleh Dana pada tarikh penyata kewangan ini dikeluarkan. Dana berhasrat menerima pakai piawaian yang berkaitan apabila ia dikuatkuasakan.

Deskripsi	Berkuat kuasa pada awal atau selepas tempoh tahunan
Semakan Konsep Rangka Kerja untuk Pelaporan Kewangan	1 Januari 2020
Pindaan kepada MFRS 3: <i>Definisi Perniagaan</i>	1 Januari 2020
Pindaan kepada MFRS101 dan MFRS 108: <i>Definisi Material</i>	1 Januari 2020
Pindaan kepada MFRS 7, MFRS 9 dan MFRS 139: <i>Ukur Rujuk Kadar Faedah</i>	1 Januari 2020
MFRS 17: <i>Kontrak Insurans</i>	1 Januari 2020
Pindaan kepada MFRS 10 dan MFRS 128: <i>Jualan atau Sumbangan Aset di antara Pelabur dan Syarikat Bersekutu atau Usaha Sama</i>	Ditunda

Dana menjangkakan menerima pakai piawaian dan pindaan di atas tidak akan memberi kesan material ke atas penyata kewangan Dana dalam tempoh awal penggunaannya.

### 2.3 Instrumen kewangan

Aset kewangan dan liabiliti kewangan diiktiraf apabila Dana menjadi pihak kepada peruntukan kontrak instrumen tersebut.

Aset dan liabiliti kewangan pada mulanya diukur pada nilai saksama. Kos transaksi yang berkaitan secara langsung dengan pengambilalihan atau pengeluaran aset kewangan dan liabiliti kewangan (selain daripada aset dan liabiliti kewangan pada nilai saksama melalui keuntungan atau kerugian) ditambah atau ditolak dari nilai saksama aset atau liabiliti kewangan, mengikut kesesuaian, pada pengiktirafan awal. Kos urus niaga yang secara langsung dikaitkan dengan pengambilalihan aset dan liabiliti kewangan pada nilai saksama melalui keuntungan atau kerugian diiktiraf serta-merta dalam keuntungan atau kerugian.

## 2. RINGKASAN DASAR PERAKAUNAN PENTING (SAMB.)

### 2.4 Aset kewangan

Semua pembelian atau penjualan biasa aset kewangan diiktiraf dan juga sebaliknya pada tarikh perdagangan. Pembelian atau jualan yang biasa merupakan pembelian atau penjualan aset kewangan yang memerlukan aset diserahkan dalam tempoh masa yang ditetapkan oleh peraturan atau konvensyen di pasaran.

Kesemua aset kewangan yang diiktiraf kemudianya diukur secara keseluruhannya pada kos pelunasan atau nilai saksama, bergantung kepada klasifikasi aset tersebut.

#### (i) Aset kewangan pada kos pelunasan

Kecuali ditetapkan bahawa nilai saksama melalui untung atau rugi ("FVTPL") adalah pada pengiktirafan permulaan, instrumen hutang yang memenuhi syarat-syarat berikut diukur pada kos pelunasan ditolak kerugian rosot nilai:

- Aset dipegang dalam model perniagaan yang tujuannya adalah memegang aset untuk mengumpul aliran tunai kontraktual; dan
- Terma kontrak instrumen mengakibatkan tarikh tertentu ditetapkan kepada aliran tunai yang semata-mata melibatkan pembayaran prinsipal dan faedah ke atas jumlah prinsipal yang belum dijelaskan.

Instrumen hutang yang tidak memenuhi kriteria di atas diklasifikasikan sebagai nilai saksama melalui pendapatan komprehensif lain ("FVTOCI") atau FVTPL.

Dana mengelaskan aset-aset pajakan, tunai dan setara tunai dan pendapatan keuntungan belum terima sebagai aset kewangan pada kos pelunasan, dan seterusnya diukur pada kos yang dilunaskan. Aset ini kemudianya diukur menggunakan kaedah kadar keuntungan efektif ("EPR") dan akan mengalami rosot nilai. EPR adalah kaedah untuk mengira kos pelunasan aset kewangan dan memperuntukkan dan mengiktiraf pendapatan keuntungan dalam untung atau rugi sepanjang tempoh yang berkaitan.

#### (ii) Rosot nilai kewangan

Kerugian kredit diiktiraf berdasarkan model 'Jangkaan Kerugian Kredit' ("ECL"). Dana mengiktiraf peruntukan atau eluan kerugian ECL ke atas instrumen kewangan yang tidak diukur pada FVTPL. Model rosot nilai tidak diguna pakai untuk pelaburan ekuiti.

ECL merujuk kepada anggaran kebarangkalian yang wajar bagi kerugian kredit. Pengukurannya adalah seperti berikut:

- Aset kewangan yang tidak mengalami rosot nilai kredit pada tarikh pelaporan:

## 2. RINGKASAN DASAR PERAKAUNAN PENTING (SAMB.)

### 2.4 Aset kewangan (samb.)

#### (ii) Rosot nilai kewangan (samb.)

Nilai semasa semua tunai yang berkurangan (iaitu perbezaan antara aliran tunai disebabkan oleh entiti mengikut kontrak dan aliran tunai yang dijangka diterima oleh Dana);

- Aset kewangan yang rosot nilai pada tarikh pelaporan: Pada perbezaan antara jumlah bawaan kasar dan nilai semasa anggaran aliran tunai masa hadapan.

Pada setiap tarikh pelaporan, Dana menilai sama ada aset kewangan pada kos yang dilunaskan adalah kredit yang rosot nilai atau terjejas. Aset kewangan mengalami 'rosot nilai kredit' apabila satu atau lebih peristiwa yang mempunyai kesan buruk terhadap anggaran aliran tunai masa hadapan aset kewangan berlaku.

Bukti sesuatu aset kewangan mengalami rosot nilai kredit adalah termasuk data yang diperhatikan berikut:

- Kesulitan kewangan yang ketara dihadapi penerbit atau rakan niaga;
- Penurunan nilai yang ketara dalam penarafan kredit instrumen oleh agensi penarafan;
- Pelanggaran kontrak seperti peristiwa mungkir bayar atau melepassi tempoh ditetapkan; atau
- Sekuriti kehilangan pasarannya yang aktif akibat masalah.

Untuk baki jangka pendek, rosot nilai penuh akan diiktiraf pada baki yang tidak dapat dikutip selepas tempoh tangguh.

#### (iii) Penyahiktirafan aset kewangan

Aset kewangan akan dinyahiktirafkan bila:

- (1) Hak-hak untuk menerima aliran tunai daripada aset tersebut telah tamat tempoh; atau
- (2) Dana telah memindahkan haknya untuk menerima aliran tunai daripada aset kewangan atau menganggap kewajipan untuk membayar aliran tunai diterima sepenuhnya tanpa kelewatan kepada pihak ketiga di bawah pengaturan serah-semua; dan sama ada:
  - Dana telah memindahkan sebahagian besar risiko dan ganjaran aset; atau

## 2. RINGKASAN DASAR PERAKAUNAN PENTING (SAMB.)

### 2.4 Aset kewangan (samb.)

#### (iii) Penyahiktirafan aset kewangan (samb.)

- Dana tidak memindahkan mahu pun mengekalkan semua risiko dan ganjaran aset, tetapi telah memindahkan kawalan aset kewangan.

Semasa penyahiktirafan aset kewangan pada kos yang dilunaskan, keuntungan dan kerugian diiktiraf pada untung atau rugi apabila aset tersebut tidak lagi diiktiraf, diubah suai atau dirosot nilai.

### 2.5 Liabiliti kewangan

#### Klasifikasi

Liabiliti kewangan dikelaskan mengikut kandungan pengaturan berkontrak yang ditandatangani dan takrif liabiliti kewangan.

Dana mengelaskan jumlah ter hutang kepada Pengurus, agihan perlu bayar dan pelbagai pembiutang dan akruan lain sebagai liabiliti kewangan.

#### Pengiktirafan dan pengukuran

Liabiliti kewangan diiktiraf dalam pernyataan kedudukan kewangan apabila, dan hanya apabila, Dana menjadi pihak kepada peruntukan kontrak instrumen kewangan.

Liabiliti kewangan Dana diiktiraf pada mulanya pada nilai saksama serta kos urusniaga yang berkaitan secara langsung dan kemudiannya diukur pada kos terlunas menggunakan kaedah kadar faedah efektif.

#### Penyahiktirafan

Liabiliti kewangan dinyahiktirafkan apabila obligasi di bawah liabiliti dilunaskan. Keuntungan dan kerugian diiktiraf dalam pernyataan untung atau rugi apabila liabiliti dinyahiktiraf, dan melalui proses pelunasan.

### 2.6 Pengukuran nilai saksama

Nilai saksama adalah harga yang akan diterima untuk menjual aset atau dibayar untuk memindahkan liabiliti dalam urusniaga teratur antara peserta pasaran pada tarikh pengukuran. Pengukuran nilai saksama adalah berdasarkan anggapan bahawa transaksi untuk menjual aset atau pemindahan liabiliti berlaku sama ada:

- (i) Dalam pasaran utama untuk aset atau liabiliti; atau

## 2. RINGKASAN DASAR PERAKAUNAN PENTING (SAMB.)

### 2.6 Pengukuran nilai saksama (samb.)

- (ii) Jika ketidaaan pasaran utama, dalam pasaran paling menguntungkan untuk aset atau liabiliti.

Pasaran utama atau paling menguntungkan mesti boleh diakses oleh Dana.

Nilai saksama sesuatu aset atau liabiliti diukur dengan menggunakan andaian yang akan digunakan oleh para peserta pasaran apabila harga aset atau liability, dengan anggapan bahawa peserta pasaran bertindak dalam kepentingan ekonomi mereka.

Pengukuran nilai saksama aset bukan kewangan mengambil kira keupayaan peserta pasaran untuk menjana manfaat ekonomi dengan menggunakan aset tersebut dalam penggunaan tertinggi dan terbaik atau dengan menjualnya kepada peserta pasaran yang lain yang akan menggunakan aset tersebut dalam penggunaan tertinggi dan terbaik.

Semua aset dan liabiliti yang mana nilai saksama diukur atau didehdakan di dalam penyata kewangan ini dikategorikan dalam hierarki nilai saksama, yang digambarkan seperti berikut, berdasarkan input paras terendah yang dikira penting kepada ukuran nilai saksama secara keseluruhan:

- (i) Aras 1 - Disebut harga (tidak dilaras) harga pasaran dalam pasaran aktif bagi aset atau liabiliti yang serupa.
- (ii) Aras 2 - Teknik penilaian yang mana input paras terendah yang dikira penting kepada ukuran nilai saksama secara langsung atau tidak langsung adalah boleh diperhatikan.
- (iii) Aras 3 - Teknik penilaian yang mana input paras terendah yang dikira penting kepada pengukuran nilai saksama tidak boleh diperhatikan.

Bagi aset dan liabiliti kewangan yang diiktiraf di dalam penyata kewangan ini secara berulang, Dana menentukan sama ada pemindahan telah berlaku diantara tahap dalam hierarki dengan menilai semula kategori (berdasarkan input paras terendah yang penting kepada pengukuran nilai saksama sebagai menilai semula keseluruhan) pada akhir setiap tarikh pelaporan.

Bagi tujuan pendedahan nilai saksama, Dana telah menentukan kelas aset dan liabiliti berdasarkan sifat, ciri-ciri dan risiko aset atau liabiliti dan tahap hierarki nilai saksama seperti yang dijelaskan di atas.

## 2. RINGKASAN DASAR PERAKAUNAN PENTING (SAMB.)

### 2.7 Pajakan

Penentuan sama ada suatu yang diatur atau dirancang itu berupa satu (atau lebih) pajakan bergantung kepada pengaturannya pada awal pajakan dibuat. Pengaturan itu dikira satu pajakan bergantung kepada penggunaan aset atau (aset-aset) yang khusus dan hak diberikan untuk penggunaannya, meskipun ia tidak dinyatakan secara jelas.

Dana itu telah memperoleh pemilikan benefisial aset-aset pajakan melalui rancangan jual dan pajak semula yang dilakukan dengan penaja yang mana Dana adalah pemberi pajak. Pemindahan aset-aset pajakan kepada Dana oleh Penaja tidak boleh dianggap sebagai penjualan aset-aset berkenaan dan oleh itu, Dana telah mengiktiraf aset-aset pajakan sebagai aset kewangan mengikut MFRS 9. Butirannya adalah dinyatakan dalam Nota 8.

Pendapatan dari aset-aset pajakan adalah direkodkan sebagai hasil berdasarkan kontrak terma pajakan.

### 2.8 Mata wang fungsian dan pembentangan

Penyata kewangan Dana diukur menggunakan mata wang persekitaran ekonomi utama di mana Dana tersebut beroperasi ("mata wang fungsian"). Penyata kewangan ini dibentangkan dalam Ringgit Malaysia, yang juga merupakan mata wang fungsian Dana.

### 2.9 Modal pemegang unit

Sumbangan pemegang-pemegang unit kepada Dana adalah memenuhi kriteria untuk diklasifikasikan sebagai instrumen ekuiti di bawah MFRS 132 "Instrumen Kewangan: Pembentangan". Kriteria tersebut termasuk:

- (i) unit memberi hak kepada pemegangnya kepada bahagian kadar penuh dalam VOF Dana;
- (ii) unit adalah kelas yang paling subordinat dan ciri kelas adalah sama;
- (iii) tidak ada obligasi berkontrak untuk menyampaikan wang tunai atau aset kewangan lain selain obligasi ke atas Dana untuk membeli semula; dan
- (iv) jumlah aliran tunai yang dijangka daripada unit sepanjang hayatnya adalah berdasarkan keuntungan atau kerugian Dana.

Baki unit adalah dibawa pada amaun penebusan yang perlu bayar pada setiap tahun kewangan jika pemegang unit melaksanakan hak untuk meletakkan unit tersebut kembali ke Dana.

Unit diwujudkan dan dibatalkan pada harga berdasarkan VOF seunit Dana pada masa pewujudan atau pembatalan. VOF seunit Dana dikira dengan membahagikan aset bersih yang boleh diagihkan kepada pemegang unit dengan jumlah bilangan unit dalam edaran.

## 2. RINGKASAN DASAR PERAKAUNAN PENTING (SAMB.)

### 2.10 Pengagihan

Sebarang agihan kepada pemegang unit Dana dikira sebagai potongan daripada rizab direalisasi. Cadangan agihan diiktiraf sebagai liabiliti dalam tempoh di mana ia diluluskan. Pengagihan Dana dibuat secara pelaburan semula atau dibayar secara tunai kepada pemegang unit pada tarikh pembayaran pendapatan. Pelaburan semula unit adalah berdasarkan VOF seunit pada tarikh pembayaran pendapatan, yang juga merupakan masa pewujudan.

### 2.11 Tunai dan kesetaraan tunai

Tunai dan kesetaraan tunai merangkumi tunai di bank dan deposit patuh Syariah dengan institusi kewangan dengan kadar matang asal 3 bulan atau kurang yang mempunyai risiko perubahan nilai yang tidak ketara.

### 2.12 Hasil

Hasil diukur pada nilai saksama pertimbangan yang telah diterima atau belum terima.

Pendapatan dari aset-aset pajakan adalah direkodkan sebagai hasil berdasarkan kontrak terma pajakan.

Pendapatan daripada deposit diiktiraf berdasarkan asas akruan menggunakan kaedah kadar faedah efektif.

Hibah diterima daripada Penaja diiktiraf atas asas penerimaan.

Hasil/pendapatan lain umumnya diiktiraf apabila Dana memenuhi kewajipan prestasi dengan memindahkan barang atau perkhidmatan yang dijanjikan atau aset kepada pelanggan. Aset dipindahkan apabila pelanggan memperoleh kawalan aset tersebut.

### 2.13 Cukai pendapatan

Aset dan liabiliti cukai semasa diukur pada amaun yang dijangka boleh didapatkan semula daripada atau dibayar kepada pihak berkuasa cukai. Kadar cukai dan undang-undang cukai yang digunakan untuk mengira amaun tersebut adalah kadar dan undang-undang yang digubal atau digubal secara substantif menjelang tarikh pelaporan.

Cukai semasa diiktiraf dalam untung dan rugi kecuali setakat mana cukai berkaitan item diiktiraf luar untung dan rugi, sama ada pendapatan komprehensif lain atau terus dalam ekuiti. Perbelanjaan cukai pendapatan semasa dikira berdasarkan undang-undang percukaian Malaysia pada kadar cukai semasa kepada untung boleh cukai yang diperoleh semasa tempoh kewangan terkini.

Tiada cukai tertunda diiktiraf memandangkan tidak terdapat perbezaan sementara yang ketara.

## 2. RINGKASAN DASAR PERAKAUNAN PENTING (SAMB.)

### 2.14 Maklumat segmen

Segmen operasi yang dilaporkan dalam cara yang konsisten dengan pelaporan dalaman yang digunakan oleh ketua operasi pembuat keputusan. Ketua pembuat keputusan operasi dan Penaja sebagai penasihat, bertanggungjawab bagi pelaksanaan peruntukan sumber dan menilai segmen kendalian.

### 2.15 Zakat

Dana mengiktiraf kewajipannya terhadap pembayaran zakat perniagaan. Zakat untuk tempoh kewangan semasa diiktiraf apabila Dana mempunyai obligasi zakat semasa hasil penilaian zakat. Peruntukan zakat dikira berdasarkan kaedah "Aset Bersih Dilaraskan", pada 2.50%. Asnaf zakat ditentukan oleh Pengurus dan Penaja sebagai penasihat, dengan kelulusan Panel Penasihat Syariah Dana.

### 2.16 Anggaran dan pertimbangan perakaunan penting

Dana ini membuat anggaran dan andaian mengenai masa hadapan. Anggaran perakaunan yang terhasil akan, mengikut definisi, jarang menyamai keputusan sebenar yang berkaitan. Bagi meningkatkan kandungan maklumat terhadap anggaran, beberapa pemboleh ubah penting yang dijangka memberi kesan ketara kepada keputusan Dana dan kedudukan kewangan diuji untuk kepekaan terhadap perubahan dalam parameter asas.

Pengurus Dana tidak menggunakan pakai andaian dan penghakiman dalam proses mengaplikasi polisi perakaunan. Tiada andaian tentang masa hadapan dan sumber utama ketidakpastian anggaran yang lain pada tarikh pelaporan yang mungkin mengandungi risiko penting yang mengakibatkan perubahan yang material terhadap jumlah pelaburan yang dibawa ke tempoh kewangan seterusnya.

## 3. MAKLUMAT SYARIAH DANA

Panel Penasihat Syariah Dana mengiktiraf bahawa portfolio pelaburan Dana sepanjang tempoh berakhir 31 Mac 2020 adalah patuh Syariah.

## 4. YURAN PENGURUS

Yuran Pengurus telah dikira setiap hari berdasarkan 0.50% setahun bagi RM3.30 bilion pertama Dana dan 0.40% setahun bagi VOF Dana melebihi RM3.30 bilion sebelum menolak yuran Pengurus dan yuran Pemegang Amanah untuk hari tersebut. (01.10.2018 ke 31.03.2019: 0.50% setahun bagi RM3.30 bilion pertama dan 0.40% setahun bagi melebihi RM3.30 bilion)

## 5. YURAN PEMEGANG AMANAH

Yuran Pemegang Amanah dikira secara harian pada kadar sehingga 0.05% setahun (01.10.2018 ke 31.03.2019: 0.05%) daripada VOF Dana sebelum menolak yuran Pengurus dan yuran Pemegang Amanah bagi hari berkenaan tertakluk kepada jumlah maksimum sebanyak RM500,000 setahun.

## 6. CUKAI

	01.10.2019 hingga 31.03.2020	01.10.2018 hingga 31.03.2019
	RM	RM
Perbelanjaan cukai bagi tempoh kewangan:	-	-
Perbelanjaan cukai pendapatan semasa	-	-

Cukai pendapatan dikira pada kadar cukai berkanun Malaysia sebanyak 24% (01.10.2018 ke 31.03.2019: 24%) daripada anggaran taksiran pendapatan bagi tempoh kewangan.

Dana telah diberikan status pengecualian cukai ke atas semua pendapatan yang diperoleh hingga tahun taksiran 2024 berdasarkan kelulusan Kementerian Kewangan di bawah Seksyen 127(3A) Akta Cukai Pendapatan 1967.

Penyesuaian perbelanjaan cukai pendapatan terpakai ke atas pendapatan bersih sebelum cukai pada kadar cukai pendapatan berkanun kepada perbelanjaan cukai pendapatan pada kadar cukai pendapatan efektif adalah seperti berikut:

	01.10.2019 hingga 31.03.2020	01.10.2018 hingga 31.03.2019
	RM	RM
Keuntungan bersih sebelum cukai	89,857,635	109,194,901
Cukai pada kadar berkanun Malaysia sebanyak 24% (01.10.2018 ke 31.03.2019 : 24%)	21,565,832	26,206,776
Kesan pendapatan lain tidak tertakluk kepada cukai	(23,963,628)	(28,646,386)
Kesan perbelanjaan tidak dibenarkan untuk tujuan cukai	2,397,796	2,439,610
Perbelanjaan cukai bagi tempoh kewangan	-	-

## 7. PERBELANJAAN ZAKAT

	01.10.2019 hingga 31.03.2020	01.10.2018 hingga 31.03.2019	
	RM	RM	
Perbelanjaan zakat	2,698,596	3,522,262	

Kadar zakat perniagaan ialah 2.50% (01.10.2018 ke 31.03.2019: 2.50%) daripada asas zakat. Asas zakat Dana ditentukan berdasarkan pelarasan modal kerja. Zakat perniagaan dikira dengan mendarab kadar zakat dengan asas zakat. Jumlah zakat yang dinilai diiktiraf sebagai perbelanjaan pada tempoh kewangan yang ditanggung.

## 8. ASET-ASET PAJAKAN

Aset-aset pajakan berkaitan pemilikan benefisial yang diperoleh oleh Dana daripada Penaja melalui pengaturan jualan dan pajakan semula. Mengikut Akuanji Jualan dan Akuanji Pembelian yang ditandatangani antara Penaja dan Pemegang Amanah (bagi pihak Dana), Penaja berhak untuk membeli semula pemilikan benefisial aset pajakan yang dipegang oleh Dana pada harga pelaksanaan, (iaitu pada harga asal yang diperoleh Dana) sama ada selepas tamat perjanjian pajakan atau apabila kewujudan Dana ditamatkan. Berdasarkan pada asas pengaturan, aset-aset pajakan adalah dinilai pada kos. Selain itu, berdasarkan kelulusan yang diberikan oleh SC, aset pajakan perlu dinilai pada kos.

Aset-aset pajakan yang dipegang oleh Dana setakat tarikh pelaporan adalah seperti berikut:

Deskripsi aset-aset pajakan	31.03.2020		30.09.2019	
	Peratusan		Peratusan	
	RM	VOF %	RM	VOF %
Menara Prisma	260,000,000	6.75	260,000,000	6.75
CP Tower	175,000,000	4.54	175,000,000	4.54
LF Logistics Warehouse	95,000,000	2.47	95,000,000	2.47
Tesco Setia Alam	95,000,000	2.47	95,000,000	2.47
Wisma Conplant	155,000,000	4.02	155,000,000	4.02
Dataran PHB	149,000,000	3.87	149,000,000	3.87
Block C, Dataran PHB	20,000,000	0.52	20,000,000	0.52
AVISENA Specialist Hospital	87,000,000	2.26	87,000,000	2.26
PJ 33	200,000,000	5.19	200,000,000	5.19
Menara BT	165,000,000	4.28	165,000,000	4.28
Menara 1 Dutamas	250,000,000	6.49	250,000,000	6.49
One Precinct Pulau Pinang	120,000,000	3.12	120,000,000	3.12
The Shore	180,000,000	4.67	180,000,000	4.67
1 Sentrum	200,000,000	5.19	200,000,000	5.19
Nu Sentral	600,000,000	15.58	600,000,000	15.58
Blok B, Gleneagles Hospital	120,000,000	3.12	120,000,000	3.12
Quill 18	400,000,000	10.38	400,000,000	10.38
Empire Shopping Gallery	420,000,000	10.90	420,000,000	10.90
Blok H, Empire City	130,000,000	3.37	130,000,000	3.37
	<b>3,821,000,000</b>	<b>99.19</b>	<b>3,821,000,000</b>	<b>99.19</b>

## 9. DEPOSIT-DEPOSIT PATUH SYARIAH DENGAN INSTITUSI-INSTITUSI KEWANGAN YANG BERLESEN

31.03.2020	30.09.2019
RM	RM
Deposit-deposit patuh Syariah dengan institusi-institusi kewangan berlesen bagi tempoh matang: - dalam masa 3 bulan	122,436,418      123,376,487

Purata wajaran kadar keuntungan efektif ("WAEPR") setahun dan purata kematan deposit-deposit patuh Syariah dengan institusi-institusi kewangan berlesen pada tarikh penyata kedudukan kewangan adalah seperti berikut:

31.03.2020	30.09.2019
WAEPR % p.a.	Purata hari matang
Deposit-deposit patuh Syariah dengan institusi-institusi kewangan berlesen bagi tempoh matang: - dalam masa 3 bulan	2.74      32      3.16      22

## 10. TERHUTANG KEPADA PENGURUS

Yuran pengurus perlu bayar mewakili jumlah yang perlu bayar kepada Pengurus timbul daripada akruan yuran Pengurus pada akhir tempoh kewangan. Tempoh kredit biasa bayaran Pengurus adalah 15 hari. (01.10.2018 ke 31.03.2019: 15 hari)

## 11. PEMIUTANG DAN AKRUAN LAIN

31.03.2020	30.09.2019
RM	RM
Ter hutang kepada ejen cukai	13,577      13,000
Ter hutang kepada juruaudit luar	8,109      6,800
	<b>21,686</b> <b>19,800</b>

## 12. JUMLAH EKUITI

Nota	31.03.2020	30.09.2019
	RM	RM
Modal pemegang unit (a)	3,850,000,000	3,850,000,000
Perolehan tertahan boleh diagihkan (b)	1,873,569	2,229,535
	<b>3,851,873,569</b>	<b>3,852,229,535</b>

## 12. JUMLAH EKUITI (SAMB.)

### (a) Modal pemegang unit

	31.03.2020	30.09.2019		
	Bilangan unit	RM	Bilangan unit	RM
Pada permulaan tempoh/tahun kewangan	3,850,000,000	3,850,000,000	3,850,000,000	3,850,000,000
Pewujudan unit	219,501,432	219,501,432	691,074,740	691,074,740
Pembatalan unit	<u>(219,501,432)</u>	<u>(219,501,432)</u>	<u>(691,074,740)</u>	<u>(691,074,740)</u>
Pada akhir tempoh/tahun kewangan	<u>3,850,000,000</u>	<u>3,850,000,000</u>	<u>3,850,000,000</u>	<u>3,850,000,000</u>

Pada akhir tempoh kewangan, Pengurus tidak memegang sebarang unit Dana (30.09.2019: Tiada). Jumlah dan nilai unit yang dipegang secara sah atau secara benefisial oleh pihak berkaitan pada akhir tempoh kewangan adalah seperti berikut:

	31.03.2020	30.09.2020		
	Bilangan unit	RM	Bilangan unit	RM
Penaja	8,030,255	8,030,255	27,746,402	27,746,402

### (b) Perolehan tertahan boleh diagihkan

	31.03.2020	30.09.2019
	RM	RM
Pada permulaan tempoh/tahun kewangan	2,229,535	1,175,724
Pendapatan bersih terealis bagi tempoh/tahun kewangan	87,159,039	193,294,265
Agihan rizab terealis (Nota 13)	<u>(87,515,005)</u>	<u>(192,240,454)</u>
Pada akhir tempoh/tahun kewangan	<u>1,873,569</u>	<u>2,229,535</u>

## 13. PENGAGIHAN

Pengagihan kepada pemegang unit diisyiharkan daripada sumber berikut:

	01.10.2019	01.10.2018
	hingga	hingga
	31.03.2020	31.03.2019
	RM	RM
Pendapatan dari aset-aset pajakan	93,285,113	93,257,382
Hibah diterima	3,131,213	22,009,796
Pendapatan keuntungan	1,285,784	1,492,285
Pendapatan terealis tahun kewangan sebelum *	2,229,535	1,175,724
Tolak:		
Perbelanjaan	<u>(9,776,053)</u>	<u>(9,943,576)</u>
Perbelanjaan zakat	<u>(2,640,587)</u>	<u>(3,445,523)</u>
Agihan bagi tempoh kewangan (Nota 12(b))	<u>87,515,005</u>	<u>104,546,088</u>

\* Sebahagian pengagihan dibuat daripada pendapatan bersih tahun sebelumnya.

Pengagihan akan dibayar secara tunai.

## 13. PENGAGIHAN (SAMB.)

Pengagihan kasar dan bersih yang diisyiharkan adalah seperti berikut:

	Agihan kasar/bersih seunit (sen)	Agihan bonus (Nota)**
<b>01.10.2019 ke 31.03.2020</b>		
31 Mac 2020	2.30	0.30

### 01.10.2018 ke 31.03.2019

31 Mac 2019	2.75	0.25
-------------	------	------

\*\* Penaja mengumumkan pengagihan bonus sebanyak 500,000 unit pertama yang dipegang oleh setiap pemegang unit. Tiada impak kewangan kepada Dana disebabkan Penaja membuat pembayaran pengagihan bonus secara terus kepada para pemegang unit.

## 14. URUS NIAGA DENGAN INSTITUSI-INSTITUSI KEWANGAN YANG BERLESEN

Butiran deposit patuh Syariah yang ditempatkan dengan institusi institusi kewangan (termasuk penempatan semula) berlesen sepanjang tempoh kewangan semasa dan sebelumnya adalah seperti berikut:

	01.10.2019 hingga 31.03.2020	01.10.2018 hingga 31.03.2019
	Peratusan Nilai penempatan RM	Peratusan Nilai penempatan RM
AmBank Islamic Berhad	50,000,000	30,000,000
CIMB Islamic Bank Berhad	88,056,986	-
Hong Leong Islamic Bank Berhad	260,504,651	50,084,000
Maybank Islamic Berhad *	4,236,747,000	80.40
Public Islamic Bank Berhad	583,968,705	6,261,313,000
RHB Islamic Bank Berhad	50,000,000	98.26
	<u>5,269,277,342</u>	<u>100.00</u>
	<u>6,372,123,000</u>	<u>100.00</u>

\* Maybank Islamic Berhad merupakan anak syarikat Malayan Banking Berhad, syarikat induk mutlak Pengurus Dana.

## 15. TRANSAKSI DAN BAKI KETARA DENGAN PIHAK-PIHAK BERKAITAN

Bagi tujuan penyediaan pernyata kewangan, pihak-pihak dianggap berkaitan dengan Dana, Pengurus atau Penaja sekiranya Dana, Pengurus atau Penaja secara langsung atau tidak langsung, mempunyai keupayaan, untuk mengawal atau mempunyai pengaruh signifikan atau ketara ke atas sesebuah pihak untuk membuat keputusan operasi dan kewangan, atau sebaliknya, di mana Dana, Pengurus atau Penaja dan pihak berkaitan tertakluk kepada kawalan atau pengaruh signifikan yang sama. Pihak berkaitan mungkin individu atau entiti-entiti lain.

Sebagai tambahan kepada maklumat pihak berkaitan yang dinyatakan di lain-lain bahagian pernyata kewangan, berikut adalah transaksi dan baki ketara pihak berkaitan Dana:

### (a) Urus niaga ketara dengan pihak-pihak yang berkaitan

	01.10.2019	01.10.2018
	hingga	hingga
	31.03.2020	31.03.2019
	RM	RM

Maybank Islamic Berhad:

Pendapatan keuntungan 461,395 1,391,763

Pelaburan Hartanah Berhad:

Pendapatan sewa	95,334,420	95,334,420
Hibah diterima	3,200,000	22,500,000
	<u>98,534,420</u>	<u>117,834,420</u>

### (b) Baki dengan pihak-pihak berkaitan

	31.03.2020	30.09.2019
	RM	RM

Maybank Islamic Berhad:

Tunai di bank 476 1,948

Pengurus berpendapat bahawa urus niaga dengan pihak-pihak berkaitan telah dilaksanakan dalam keadaan urus niaga biasa dan menggunakan terma-terma dan syarat-syarat seperti mana urus niaga dengan pihak tidak berkaitan.

## 16. NISBAH PERBELANJAAN PENGURUSAN ("NBP")

NBP adalah dikira berdasarkan nisbah jumlah yuran dan perbelanjaan yang ditanggung Dana, dan perbelanjaan yang diperolehi semula kepada purata VOF yang dikira secara harian. Yuran dan perbelanjaan termasuk yuran Pengurus, yuran Pemegang Amanah, imbuhan juruaudit, yuran ejen cukai dan lain-lain perbelanjaan pentadbiran. Bagi tempoh kewangan dari 1 Oktober 2019 ke 31 Mac 2020, NBP Dana berada pada 0.26% (01.10.2018 ke 31.03.2019: 0.26%).

## 17. NISBAH PUSING GANTI PORTFOLIO ("NPGP")

Oleh sebab Dana ini dilaburkan dalam pemilikan benefisial aset-aset pajakan, NPGP adalah tidak terpakai ke atas Dana.

## 18. MAKLUMAT SEGMENT

Jawatankuasa Pengurusan Portfolio ("JPP") Pengurus, merupakan pembuat keputusan utama operasi, dan melalui perundingan dengan Penaja, membuat keputusan strategik tentang peruntukan sumber Dana. Keputusan dibuat berdasarkan strategi pelaburan bersepada untuk memastikan Dana mencapai sasaran pulangan dengan tahap risiko yang boleh diterima dalam portfolio.

JPP bertanggungjawab terhadap prestasi Dana dengan melabur terutamanya dalam pemilikan benefisial harta tanah di Malaysia daripada Penaja khususnya aset-aset komersial termasuk tetapi tidak terhad kepada bangunan pejabat, kompleks membeli-belah, pusat komersial, logistik dan kompleks perindustrian. Dana ini juga akan melabur dalam pasaran wang patuh Syariah dan instrumen yang setara dan memegang tunai untuk memenuhi keperluan kecairannya.

Berikut itu, JPP menganggap perniagaan Dana hanya mempunyai segmen kendalian tunggal yang terletak di Malaysia. Keputusan peruntukan aset berdasarkan strategi pelaburan tunggal dan bersepada dan prestasi Dana dinilai secara keseluruhan. Pelaporan dalaman untuk aset, liabiliti dan prestasi Dana disediakan secara konsisten dengan prinsip pengukuran dan pengiktirafan MFRS dan IFRS.

Tiada sebarang perubahan dalam segmen kendalian yang boleh dilaporkan sepanjang tempoh kewangan.

## 19. INSTRUMEN KEWANGAN

### (a) Klasifikasi instrumen kewangan

Aset dan liabiliti kewangan Dana diukur secara berterusan sama ada pada nilai saksama atau pada kos terlunas berdasarkan klasifikasi masing-masing. Dasar perakaunan penting dalam Nota 2.3 hingga Nota 2.16 dalam pernyata kewangan menerangkan bagaimana kelas instrumen kewangan diukur, dan pendapatan serta perbelanjaan diiktiraf.

Jadual berikut menganalisis aset dan liabiliti kewangan Dana (tidak termasuk perkara berkaitan cukai) dalam pernyata kedudukan kewangan pada tarikh pelaporan mengikut kelas instrumen kewangan yang ditetapkan, dan secara ukuran asas.

## 19. INSTRUMEN KEWANGAN (SAMB.)

### (a) Klasifikasi instrumen kewangan (samb.)

	Pembayaran dan belum terima RM	Liabiliti kewangan pada kos terlunas RM	Jumlah RM
<b>31.03.2020</b>			
<b>Aset-aset</b>			
Aset-aset pajakan	3,821,000,000	-	3,821,000,000
Deposit-deposit patuh Syariah dengan institusi-institusi kewangan berlesen	122,436,418	-	122,436,418
Pendapatan keuntungan belum terima	282,355	-	282,355
Tunai di bank	476	-	476
<b>Jumlah aset kewangan</b>	<b>3,943,719,249</b>	<b>-</b>	<b>3,943,719,249</b>
<b>Liabiliti-liabiliti</b>			
Terhutang kepada Pengurus	-	1,610,962	1,610,962
Agihan perlu bayar	-	87,515,005	87,515,005
Pembiutang dan akruan lain	-	21,686	21,686
<b>Jumlah liabiliti kewangan</b>	<b>-</b>	<b>89,147,653</b>	<b>89,147,653</b>

**30.09.2019**

	3,821,000,000	-	3,821,000,000
<b>Aset-aset</b>			
Aset-aset pajakan	3,821,000,000	-	3,821,000,000
Deposit-deposit patuh Syariah dengan institusi-institusi kewangan berlesen	123,376,487	-	123,376,487
Pendapatan keuntungan belum terima	217,582	-	217,582
Tunai di bank	1,948	-	1,948
<b>Jumlah aset kewangan</b>	<b>3,944,596,017</b>	<b>-</b>	<b>3,944,596,017</b>
<b>Liabiliti-liabiliti</b>			
Terhutang kepada Pengurus	-	1,563,477	1,563,477
Agihan perlu bayar	-	87,694,367	87,694,367
Pembiutang dan akruan lain	-	19,800	19,800
<b>Jumlah liabiliti kewangan</b>	<b>-</b>	<b>89,277,644</b>	<b>89,277,644</b>

### (b) Instrumen kewangan pada nilai saksama

Dana tidak mempunyai aset kewangan pada nilai saksama setakat 31 Mac 2020 (30.09.2019: Tiada).

## 19. INSTRUMEN KEWANGAN (SAMB.)

### (c) Instrumen kewangan bukan pada nilai saksama dan jumlah bawaannya merupakan anggaran munasabah bagi nilai saksama

Instrumen kewangan Dana adalah tidak pada nilai saksama, tetapi pada nilai anggaran munasabah disebabkan oleh kadar kematangan yang singkat. Oleh itu, tiada pendedahan turutan nilai saksama dibentangkan.

## 20. PENGURUSAN MODAL

Objektif Dana dalam menguruskan modal adalah:

- (a) Untuk melabur dalam pelaburan yang memenuhi jenis atau keterangan, pendedahan risiko dan jangkaan pulangan seperti mana dinyatakan dalam prospektusnya;
- (b) Untuk mencapai pulangan yang teknal atau konsisten sambil melindungi modal menggunakan pelbagai strategi pelaburan;
- (c) Untuk mengekalkan kecukupan mudah tunai bagi membolehkan para pemegang unit mendapat agihan yang mantap secara tetap serta memenuhi keperluan perbelanjaan Dana dan lain-lain obligasi apabila perlu; dan
- (d) Untuk mengekalkan kecukupan saiz Dana dan memastikan operasi Dana adalah efisien dari segi kos.

Tiada perubahan dibuat terhadap objektif pengurusan modal, dasar atau proses dalam tempoh kewangan semasa dan terdahulu.

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# AMANAH HARTANAH BUMIPUTERA

**Interim report**  
**For the financial period from 1 October 2019 to 31 March 2020**

## **CORPORATE INFORMATION**

### **MANAGER**

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### **SHARIAH ADVISERS**

Dr Aznan Bin Hasan  
Dr Mohammad Deen Bin Mohd Napiah  
Dr Ismail bin Mohd @ Abu Hassan

## **AMANAH HARTANAH BUMIPUTERA**

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# **AMANAH HARTANAH BUMIPUTERA**

## **Manager's report**

**For the financial period from 1 October 2019 to 31 March 2020**

### **A. Fund Information**

#### **1. Name of Fund**

Amanah Hartanah Bumiputera (the "Fund")

#### **2. Type of Fund**

Income

#### **3. Category of Fund**

Real estate backed assets (unit trust)

#### **4. Duration of Fund**

The Fund is an open-ended fund.

#### **5. Fund launch date**

29 November 2010

#### **6. Price per unit**

The price of a unit of the Fund is fixed at Ringgit Malaysia ("RM") 1.00.

#### **7. Fund's investment objective**

The Fund seeks to provide unitholders with a regular and consistent income stream whilst preserving unitholders' investment capital. Any material changes to the investment objective of the Fund would require unitholders' approval.

#### **8. Fund's distribution policy**

Distributions may be made from the income of the Fund at the election of the Maybank Asset Management Sdn Bhd (the "Manager") in consultation with the Pelaburan Hartanah Berhad (the "Sponsor"), on a semi-annual basis or at such other times as the Manager in its sole discretion may determine, subject to approval from the AmanahRaya Trustee Berhad (the "Trustee").

Since zakat is considered as allowable expenses of the Fund, the Fund pays zakat on behalf of the unitholders. Therefore, income distribution received by unitholders is net of zakat.

#### **9. Fund's performance benchmark**

12-months Islamic Fixed Deposit-i of Maybank Islamic Berhad

# AMANAH HARTANAH BUMIPUTERA

## Manager's report

For the financial period from 1 October 2019 to 31 March 2020 (cont'd)

### A. Fund Information (cont'd)

#### 10. Fund's investment policy and principal investment strategy

The Fund seeks to achieve its investment objective by investing up to 100% of the Fund's net asset value at cost ("VOF") in the beneficial ownership of real estate in Malaysia acquired from the Sponsor or its affiliates in particular commercial properties including but not limited to office buildings, shopping complexes, commercial centres, logistic and industrial complexes. The Fund also invests in Shariah-compliant money market instruments and equivalent instruments and hold cash to meet its cash requirements.

The asset allocation strategy of the Fund is as follows:

Investments	Limits
Investment in beneficial ownership of real estate in Malaysia which are Shariah-compliant	34% to 100% of the Fund's VOF may be invested in beneficial ownership of real estate in Malaysia
Cash and any other money market instruments which are Shariah-compliant	0% to 66% of the Fund's VOF may be invested in cash and any other money market instruments

#### 11. Net income distribution for the financial period from 1 October 2019 to 31 March 2020

The Fund distributed a total net income of RM87,515,005 to unitholders for the financial period from 1 October 2019 to 31 March 2020.

Below are details of distributions declared during the current financial period:

Distribution date	Gross/net distribution per unit (sen)	Total distribution (RM)	Bonus distribution (Note) (sen)
31 March 2020	2.30	87,515,005	0.30

##### Note:

The Sponsor announced a bonus distribution of 0.30 sen per unit for the first 500,000 units held by each unitholder (30.09.2019: 0.30 sen). As the payment of bonus distribution will be made directly by the Sponsor to the unitholders, there is no financial impact to the Fund.

The distribution declared during the current financial period does not have any impact to the Fund's VOF per unit as the price per unit of the Fund is fixed at RM1.00.

# AMANAH HARTANAH BUMIPUTERA

## Manager's report

For the financial period from 1 October 2019 to 31 March 2020 (cont'd)

### A. Fund Information (cont'd)

#### 12. Breakdown of unitholdings by size

For the financial period ended 31 March 2020, the Fund has 3,850,000,000 units which have been subscribed by 74,873 individual and institutional unitholders. The breakdown of the unitholdings as at 31 March 2020 are as below:

	No. of unitholders	Percentage %	No. of units ('000)	Percentage %
5,000 units and below	56,817	75.88	45,682	1.19
5,001 - 10,000 unit	3,493	4.67	30,575	0.79
10,001 - 50,000 unit	5,838	7.80	167,054	4.34
50,001 - 500,000 unit	8,711	11.63	2,272,859	59.04
500,001 units and above	* 14	0.02	1,333,830	34.64
<b>Total</b>	<b>74,873</b>	<b>100.00</b>	<b>3,850,000</b>	<b>100.00</b>

\* Excludes units subscribed by the Sponsor.

### B. Performance Review

#### 1. Key performance data of the Fund

Category	01.10.2019 to 31.03.2020	01.10.2018 to 30.09.2019	01.10.2017 to 30.09.2018
<b>Portfolio composition</b>			
- Lease assets (%)	99.19	99.19	99.22
- Cash and other net assets (%)	0.81	0.81	0.78
<b>Total (%)</b>	<b>100.00</b>	<b>100.00</b>	<b>100.00</b>
VOF (RM'000)	3,851,874	3,852,230	3,851,176
Units in circulation (units'000)	3,850,000	3,850,000	3,850,000
VOF per unit (RM)	1.00	1.00	1.00
Annual return (%) <sup>(1)</sup>			
- Capital growth (%)	-	-	-
- Income distribution (%)	2.30	5.05	6.00
Total return (%)	2.30	5.05	6.00
Benchmark (%)	1.48	3.26	3.27
<b>Distribution dates</b>			
Interim	31.03.2020	31.03.2019	31.03.2018
Final	N/A	30.09.2019	30.09.2018
<b>Gross/net distribution per unit (sen)</b>			
Interim	2.30	2.75	3.10
Final	-	2.30	2.90
<b>Total</b>	<b>2.30<sup>(2)</sup></b>	<b>5.05<sup>(2)</sup></b>	<b>6.00</b>

## AMANAH HARTANAH BUMIPUTERA

### Manager's report

For the financial period from 1 October 2019 to 31 March 2020 (cont'd)

#### B. Performance Review (cont'd)

##### 1. Key performance data of the Fund (cont'd)

Category	01.10.2019 to 31.03.2020	01.10.2018 to 30.09.2019	01.10.2017 to 30.09.2018
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Management Expense Ratio

("MER") (%) 0.26 0.52 0.51

Portfolio Turnover Ratio ("PTR")

(times)<sup>(3)</sup> - - -

#### Notes:

- (1) Actual return of the Fund is based on income distribution made in the respective financial period/years, and is computed based on the daily VOF per unit, net of Manager and Trustee's fees.
- (2) The Sponsor announced a bonus distribution for the distributions declared on 31 March 2020 and 30 September 2019 for the first 500,000 units held by each unitholder. As the payment of bonus distribution will be made directly by the Sponsor to the unitholders, there is no financial impact to the Fund.
- (3) As the Fund invests in beneficial ownership of lease assets, PTR is not applicable to the Fund.

##### 2. Performance of the Fund up to 31 March 2020

Category	6 months to 31.03.2020 %	1 year to 31.03.2020 %	3 years to 31.03.2020 %	5 years to 31.03.2020 %
Capital growth	-	-	-	-
Income distribution	2.30	4.60	16.45	29.35
Total return	2.30	4.60	16.45	29.35
Benchmark	1.48	3.07	9.88	17.17
Average total return	2.30	4.60	5.21	5.28

##### 3. Annual total return of the Fund

Category	01.10.2019 to 31.03.2020	01.10.2018 to 30.09.2019	01.10.2017 to 30.09.2018	01.10.2016 to 30.09.2017	01.10.2015 to 30.09.2016
Annual total return (%)	2.30	5.05	6.00	6.20	6.50
Benchmark (%)	1.48	3.26	3.27	3.16	3.30

*Investors are reminded that past performance of the Fund may not be indicative of its future performance and that unit prices and investment returns may fluctuate.*

## **AMANAH HARTANAH BUMIPUTERA**

### **Manager's report**

**For the financial period from 1 October 2019 to 31 March 2020 (cont'd)**

### **B. Performance Review (cont'd)**

#### **4. Basis of calculation made in calculating the returns**

The performance figures are a comparison of the growth/decline in VOF after taking into account all the distributions payable (if any) during the stipulated period.

An illustration of the above would be as follow:

$$\begin{aligned}\text{Capital return} &= \text{VOF per unit end} / \text{VOF per unit begin} - 1 \\ \text{Income return} &= \text{Income distribution per unit} / \text{VOF per unit ex-date} \\ \text{Total return} &= (1 + \text{Capital return}) \times (1 + \text{Income return}) - 1\end{aligned}$$

### **C. Market Review**

During the period under review, equity markets across the globe registered negative performance. Despite hitting new highs in the beginning of 2020, the Dow Jones and S&P500 plunged starting mid-February 2020 and registered a sharp fall of 18.28% and 12.74% respectively for the period. Europe registered similar returns with the Euro Stoxx 50 and German Daxx down by 21.40% and 19.75% respectively. Japan's Nikkei was also down by 13.54%. For emerging Asia, North Asia were slightly less impacted than Asean in terms of returns. Within North Asia, Shanghai, Hong Kong, Taiwan and South Korea registered returns of -6.20%, -9.06%, -10.36% and -14.40% respectively (all in local currency terms). India was the worst hit in Asia as the National Stock Exchange Fifty ("NIFTY") index fell by 25.32%. Meanwhile in Asean, Malaysia (-14.72%) performed relatively better, albeit still in negative double digit, followed by Singapore (-20.62%), Indonesia (-26.75%), Thailand (-31.51%), and Philippines (-31.95%).

Although most equity markets were broadly up in the forth quarter of 2019, markets were volatile as the trade deal between the United States ("US") and China remains an impasse as any discussion on trade negotiations are subsequently followed by trade threats. In October 2019, trade war between US and China showed some positive developments as both parties seek to reach a deal. The "Phase 1 agreement" would take several weeks to write and both sides could officially sign by November 2019. The persistent on-off tit-for-tat tariff translates to volatility and poor visibility on the trade progress. Elsewhere, political and trade tensions also sparked in other nations, with Saudi Arabia oil plant being attacked by drones, Japan announcing that it has removed South Korea from the whitelist of trusted trade partners and anti-government protests happening in Hong Kong.

Meanwhile the year 2020 initially started off with a bang, with momentum from end 2019 propelling equity markets up. Better macroeconomic data helped with many manufacturing indicators showing signs of bottoming. Generally good results from technology companies like Apple, Texas Instruments and Taiwan Semiconductor also provided a boost. Markets rose to as much as 5% up at one point. However, towards the end of the February 2020 there was a sharp reversal as a new strain of coronavirus originating from the city of Wuhan in China started spreading, causing a disease named COVID-19. By 11 March 2020, the COVID-19 outbreak has been declared a global pandemic, which led to massive global sell down across all asset classes globally. To put in some perspective, the Dow Jones plunges 10% the worse single day decline since 1987. This in turn results in liquidity concerns among market participants.

## **AMANAH HARTANAH BUMIPUTERA**

### **Manager's report**

**For the financial period from 1 October 2019 to 31 March 2020 (cont'd)**

#### **C. Market Review (cont'd)**

Domestically, the large cap FTSE Bursa Malaysia ("FBM") Kuala Lumpur Composite Index (KLCI") closed - 14.72% for the period, while the broader market FBM Emas Index also posted a loss of 17.55%. Meanwhile, the FBM Emas Shariah Index, which is the barometer for the shariah equities, registered a loss of 14.08% for the period. Compared to its peers, the local market's sell down was exacerbated by a change in government at the end of February 2020, causing uncertainties on government policies. At the same time, a crash in crude oil prices brought about by a price war by major oil producers (Saudi Arabia, Russia and the US) and the national Movement Control Order ("MCO") were also cause for major concern. For the period, foreign funds have taken out RM10.87 billion ("bn") net worth of equities with a strong outflow in the months of February 2020 and March 2020 amounting to RM1.97bn and RM5.20bn respectively.

#### **D. Economic Review and Outlook**

Going forward, a huge slowdown in the Malaysian economic growth is expected as the country is now facing triple whammy as the country faces changes in the government in the midst of a crash in crude oil prices and the COVID-19 global pandemic. There is a risk that the Malaysian economy and the rest of the world will go into a recession if the COVID-19 pandemic is prolonged. Already, the MCO has been extended to 9 June 2020 from the initial dateline of 14 April 2020. Note that this is the forth extension which was from 31 March 2020. However we believe this will only happen if there is a lack of policy traction on both monetary and fiscal measures.

Hence, we take comfort from the actions of the central bankers globally, which have announced monetary easing through emergency interest rate cuts and liquidity measures to provide back stock to the financial system. This includes purchasing not only sovereign bonds but also municipal and corporate bonds. Similar action has been taken by Bank Negara Malaysia ("BNM") by cutting both Overnight Policy Rate ("OPR") by 25bps to 2.50% and the Statutory Reserve Requirement ("SRR") by 1.00% to 2.00%. In additional, BNM has also declared an automatic moratorium on loan payments for retail and Small-to-Medium Entrepreneurs ("SMEs") customers for 6 months starting April 2020. The move is expected to ease the burden of SMEs and individuals affected by the COVID-19 and MCO. The government has also announced further stimulus for the economy totalling RM230bn in March 2020 on top of the RM20bn package announced earlier in February 2020.

Another key factor for Malaysian economy is the dip in crude oil prices. Brent futures price has gone below United States Dollar ("USD") 30 per barrel, levels last seen in 2016. We believe that oil price may stabilize and strengthen further should the COVID-19 pandemic is put under control and if the major oil producers (US, Russia and Saudi) can come to an agreement in their next scheduled meeting in April 2020.

#### **E. Commercial Properties Market Review and Outlook**

Office markets in Kuala Lumpur ("KL") and Selangor remained lacklustre, according to Knight Frank research's Malaysia Real Estate Highlights for second half of 2019. In KL city area, the influx of supply for office space coupled with weak absorption continue to drag the market while rental rates continue to be under pressure. However, decentralised office space outside KL city and Selangor are showing better performance with steady rentals and occupancy rates, supported by expansion of the Klang Valley rail network. The outlook for commercial properties remains cloudy with the oversupply situation as existing tenants have plenty of options and are open to relocate to newer, better quality office spaces at attractive rental prices and packages. As the risk of recession grows, there will be less appetite for expansion growth among companies and increased insolvencies especially amongst SMEs, which puts the office markets at risk.

## **AMANAH HARTANAH BUMIPUTERA**

### **Manager's report**

**For the financial period from 1 October 2019 to 31 March 2020 (cont'd)**

#### **E. Commercial Properties Market Review and Outlook (cont'd)**

Similarly, the retail property market in Klang Valley is also as gloomy amidst poor consumer sentiment, as evidenced by a decline in the Malaysian Institute of Economic Research ("MIER") Consumer sentiment Index that has dipped below the 100 threshold starting December 2018. The current MCO imposed by the government due to the COVID-19 pandemic will exacerbate the impact towards retail property market. Potential economic recession will also continue to impact consumer spending habits, deteriorating the retail property market further. The transition from brick-and-mortar shopping to online platforms will continue to be a challenge for the retail property market, as e-commerce provides greater choices, discounts and shopping convenience for the consumer.

Interestingly, the outlook for industrial space are better due to healthier supply and demand situation. The industrial property market continue to gain momentum as manufacturers and logistics operators seek to mitigate high land costs and centralise their operations. Logistics services and warehousing space are especially gaining momentum due to higher growth in the e-commerce space. Meanwhile, both prices and rentals for industrial assets have been resilient due to limited supply and sustained demand. Higher grade warehouses continue to be in high demand, commanding higher rental rates. In the event of a global recession, the industrial space may still not be able to escape unscathed in line with the overall economy. However we do believe with the rising e-commerce penetration in the region, industrial properties will be much more resilient compared to office and retail property markets.

#### **F. Investment Strategy**

The Fund will seek to make additional investments in proprietary ownership of real estate assets from the Sponsor through sales and leaseback arrangements as defined in the prospectus. In evaluating further investments in beneficial ownership of real estate from the Sponsor, the Fund will focus primarily on investments in beneficial ownership of property that produces stable income and increase revenue, as well as real estate which can be enhanced through various asset-enhancing initiatives. The Fund will also invest in excess money in the money market to increase revenue for unitholders.

#### **G. Soft Commissions and Rebates**

The Manager and its delegates will not retain any form of soft commissions and rebates from or otherwise share in any commission with any broker in consideration for directing dealings in the investments of the Fund unless the soft commissions received are retained in the form of goods and services such as financial wire services and stock quotations system incidental to investment management of the Fund. All dealings with brokers are executed on best available terms.

During the financial period from 1 October 2019 to 31 March 2020, the Manager and its delegates did not receive any soft commissions and rebates from brokers or dealers.

**Trustee's Report**

For the Six Months Financial Period ended 31 March 2020

To the Unit Holders of  
**AMANAH HARTANAH BUMIPUTERA**

We, AMANAHRAYA TRUSTEES BERHAD, have acted as Trustee of AMANAH HARTANAH BUMIPUTERA for the six months financial period ended 31 March 2020. In our opinion, MAYBANK ASSET MANAGEMENT SDN BHD, the Manager, has operated and managed AMANAH HARTANAH BUMIPUTERA in accordance with the limitations imposed on the investment powers of the management company under the Deeds, securities laws and the applicable Guidelines on Unit Trust Funds for the six months financial period ended 31 March 2020.

We are also of the opinion that:

- (a) Valuation and pricing is carried out in accordance with the Deeds and any regulatory requirement;
- (b) Creation and cancellation of units are carried out in accordance with the Deeds and any regulatory requirements; and
- (c) The distribution of income made by AMANAH HARTANAH BUMIPUTERA as declared by the Manager is appropriate and reflects the investment objective of AMANAH HARTANAH BUMIPUTERA.

Yours faithfully

**AMANAHRAYA TRUSTEES BERHAD**

**ZAINUDIN BIN SUHAIMI**

Deputy Chief Executive Officer

Kuala Lumpur, Malaysia

13 May 2020

**STATEMENT BY MANAGER**

**TO THE UNITHOLDERS OF  
AMANAH HARTANAH BUMIPUTERA  
FOR THE FINANCIAL PERIOD FROM 1 OCTOBER 2019 TO 31 MARCH 2020**

We, Dr Hasnita Binti Dato' Hashim and Ahmad Najib Bin Nazlan, being two of the Directors of Maybank Asset Management Sdn Bhd (the "Manager"), do hereby state that, in the opinion of the Manager, the accompanying financial statements are drawn up in accordance with Malaysian Financial Reporting Standard 134: Interim Financial Reporting and International Accounting Standards 34: Interim Financial Reporting so as to give a true and fair view of the financial position of Amanah Hartanah Bumiputera as at 31 March 2020 and of its results, changes in equity and cash flows for the financial period then ended and comply with the requirements of the Deeds.

For and on behalf of the Manager

**Dr Hasnita Binti Dato' Hashim**  
Director

**Ahmad Najib Bin Nazlan**  
Director

Kuala Lumpur, Malaysia  
13 May 2020

## **REPORT OF THE SHARIAH ADVISER**

### **TO THE UNITHOLDERS OF AMANAH HARTANAH BUMIPUTERA FOR THE FINANCIAL PERIOD FROM 1 OCTOBER 2019 TO 31 MARCH 2020**

We have acted as the Shariah Adviser of Amanah Hartanah Bumiputera (the "Fund"). Our responsibility is to ensure that the procedures and the processes employed by Maybank Asset Management Sdn Bhd (the "Manager") is in accordance with the principles of Shariah.

In our opinion, the Manager has managed and administered the Fund in accordance with the principles of Shariah and comply with applicable guidelines, rulings or decisions issued by the Securities Commission Malaysia ("SC") on Shariah matters for the financial period ended 31 March 2020.

In addition, we also confirm that the investment portfolio of the Fund during the financial period then ended which comprises cash at bank, deposits with licensed financial institutions and lease assets are Shariah-compliant by the Shariah Advisory Council ("SAC") of the SC or SAC of Bank Negara Malaysia.

For the Shariah Adviser of the Fund.

**Dr Aznan Bin Hasan**  
Chairman

**Dr Mohammad Deen Bin Mohd Napiah**  
Member

**Dr Ismail bin Mohd @ Abu Hassan**  
Member

Kuala Lumpur, Malaysia  
13 May 2020

**Independent auditors' report to the Unitholders of  
Amanah Hartanah Bumiputera**

**Report on the audit of the financial statements**

*Opinion*

We have audited the financial statements of Amanah Hartanah Bumiputera (the "Fund"), which comprise the statement of financial position as at 31 March 2020 of the Fund, and the statement of comprehensive income, statement of changes in equity and statement of cash flows of the Fund for the period then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information, as set out on pages 15 to 37.

In our opinion, the financial statements give a true and fair view of the financial position of Fund as at 31 March 2020, and of its financial performance and its cash flows for the period then ended in accordance with Malaysian Financial Reporting Standards and International Financial Reporting Standards.

*Basis for opinion*

We conducted our audit in accordance with approved standards on auditing in Malaysia and International Standards on Auditing. Our responsibilities under those standards are further described in the *Auditors' responsibilities for the audit of the financial statements* section of our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

*Independence and other ethical responsibilities*

We are independent of the Fund in accordance with the By-Laws (on Professional Ethics, Conduct and Practice) of the Malaysian Institute of Accountants ("By-Laws") and the International Code of Ethics for Professional Accountants (including International Independence Standards) ("IESBA Code"), and we have fulfilled our other ethical responsibilities in accordance with the By-Laws and the IESBA Code.

*Information other than the financial statements and auditors' report thereon*

The Manager of the Fund (the "Manager") is responsible for the other information. The other information comprises the information included in the interim report of the Fund, but does not include the financial statements of the Fund and our auditors' report thereon.

Our opinion on the financial statements of the Fund does not cover the other information and we do not express any form of assurance conclusion thereon.

**Independent auditors' report to the Unitholders of  
Amanah Hartanah Bumiputera (cont'd)**

*Information other than the financial statements and auditors' report thereon (cont'd)*

In connection with our audit of the financial statements of the Fund, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements of the Fund or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

When we read the interim report, if we conclude that there is a material misstatement therein, we are required to communicate the matter to the Manager of the Fund and take appropriate action.

*Responsibilities of the Manager and Trustee for the financial statements*

The Manager is responsible for the preparation of financial statements of the Fund that give a true and fair view in accordance with Malaysian Financial Reporting Standards and International Financial Reporting Standards. The Manager is also responsible for such internal control as the Manager determines is necessary to enable the preparation of financial statements of the Fund that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements of the Fund, the Manager is responsible for assessing the Fund's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Manager either intends to liquidate the Fund or to cease operations, or have no realistic alternative but to do so.

The Trustee is responsible for overseeing the Fund's financial reporting process. The Trustee is also responsible for ensuring that the Manager maintains proper accounting and other records as are necessary to enable true and fair presentation of these financial statements.

*Auditors' responsibilities for the audit of the financial statements*

Our objectives are to obtain reasonable assurance about whether the financial statements of the Fund as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with approved standards on auditing in Malaysia and International Standards on Auditing will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

**Independent auditors' report to the Unitholders of  
Amanah Hartanah Bumiputera (cont'd)**

*Auditors' responsibilities for the audit of the financial statements (cont'd)*

As part of an audit in accordance with approved standards on auditing in Malaysia and International Standards on Auditing, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements of the Fund, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions,
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Fund's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Manager.
- Conclude on the appropriateness of the Manager's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Fund's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements of the Fund or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Fund to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements of the Fund, including the disclosures, and whether the financial statements of the Fund represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with the Manager regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

**Independent auditors' report to the Unitholders of  
Amanah Hartanah Bumiputera (cont'd)**

**Other matters**

This report is made solely to the unitholders of the Fund, as a body, in accordance with the Guidelines on Unit Trust Funds issued by the Securities Commission Malaysia and for no other purpose. We do not assume responsibility to any other person for the content of this report.

Ernst & Young PLT  
202006000003 (LLP0022760-LCA) & AF 0039  
Chartered Accountants

Yeo Beng Yean  
03013/10/2020 J  
Chartered Accountant

Kuala Lumpur, Malaysia  
13 May 2020

**AMANAH HARTANAH BUMIPUTERA**

**STATEMENT OF COMPREHENSIVE INCOME  
FOR THE FINANCIAL PERIOD FROM 1 OCTOBER 2019 TO 31 MARCH 2020**

	Note	01.10.2019 to 31.03.2020	01.10.2018 to 31.03.2019
		RM	RM
<b>INVESTMENT INCOME</b>			
Income from lease assets	2.12	95,334,420	95,334,420
Profit income	2.4	1,314,030	1,525,521
Hibah received	2.12	3,200,000	22,500,000
		<b>99,848,450</b>	<b>119,359,941</b>
<b>EXPENSES</b>			
Manager's fee	4	9,438,052	9,413,473
Trustee's fee	5	500,000	500,000
Auditor's remuneration		6,800	6,800
Tax agent's fee		2,300	4,800
Shariah fee		39,000	39,000
Administrative expenses		4,664	200,967
		<b>9,990,816</b>	<b>10,165,040</b>
<b>Net income before taxation and zakat</b>		<b>89,857,634</b>	<b>109,194,901</b>
Taxation	6	-	-
Zakat expense	7	(2,698,595)	(3,522,262)
<b>Net income after taxation and zakat, representing total comprehensive income for the financial period</b>		<b>87,159,039</b>	<b>105,672,639</b>
<b>Net income after taxation and zakat is made up of the following:</b>			
Net realised income		<b>87,159,039</b>	<b>105,672,639</b>
<b>Distributions for the financial period:</b>			
Net distributions	13	87,515,005	104,546,088
Gross/net distribution per unit (sen)	13	2.30	2.75
Distribution Date (ex-date)	13	31 March 2020	31 March 2019

The accompanying notes form an integral part of the audited financial statements.

**AMANAH HARTANAH BUMIPUTERA**

**STATEMENT OF FINANCIAL POSITION  
AS AT 31 MARCH 2020**

	Note	<b>31.03.2020</b> <b>RM</b>	<b>30.09.2019</b> <b>RM</b>
<b>ASSETS</b>			
Lease assets	8	3,821,000,000	3,821,000,000
Shariah-compliant deposits with licensed Islamic financial institutions	9	122,436,418	123,376,487
Profit income receivables		282,355	217,582
Goods and services tax ("GST") recoverable		568	568
Cash at bank		476	1,948
<b>TOTAL ASSETS</b>		<b>3,943,719,817</b>	<b>3,944,596,585</b>
<b>LIABILITIES</b>			
Amount due to Manager	10	1,610,962	1,563,477
Distributions payable		87,515,005	87,694,367
Provision for zakat		2,698,595	3,089,406
Other payables and accruals	11	21,686	19,800
<b>TOTAL LIABILITIES</b>		<b>91,846,248</b>	<b>92,367,050</b>
<b>NET ASSET VALUE OF THE FUND AT COST ("VOF")</b>		<b>3,851,873,569</b>	<b>3,852,229,535</b>
<b>EQUITY</b>			
Unitholders' capital	12(a)	3,850,000,000	3,850,000,000
Retained earnings	12(b)	1,873,569	2,229,535
<b>NET ASSETS ATTRIBUTABLE TO UNITHOLDERS</b>		<b>3,851,873,569</b>	<b>3,852,229,535</b>
<b>NUMBER OF UNITS IN CIRCULATION (UNIT)</b>	12(a)	<b>3,850,000,000</b>	<b>3,850,000,000</b>
<b>VOF PER UNIT (RM)</b>		<b>1.00</b>	<b>1.00</b>

The accompanying notes form an integral part of the audited financial statements.

**AMANAH HARTANAH BUMIPUTERA**

**STATEMENT OF CHANGES IN EQUITY  
FOR THE FINANCIAL PERIOD FROM 1 OCTOBER 2019 TO 31 MARCH 2020**

	<b>Unitholders' capital Note 12(a) RM</b>	<b>Retained earnings Note 12(b) RM</b>	<b>Total equity RM</b>
At 1 October 2019	3,850,000,000	2,229,535	3,852,229,535
Total comprehensive income for the financial period	-	87,159,039	87,159,039
Creation of units	219,501,432	-	219,501,432
Cancellation of units	(219,501,432)	-	(219,501,432)
Distributions (Note 13)	-	(87,515,005)	(87,515,005)
At 31 March 2020	<u>3,850,000,000</u>	<u>1,873,569</u>	<u>3,851,873,569</u>
At 1 October 2018	3,850,000,000	1,175,724	3,851,175,724
Total comprehensive income for the financial period	-	105,672,639	105,672,639
Creation of units	459,331,489	-	459,331,489
Cancellation of units	(459,331,489)	-	(459,331,489)
Distributions (Note 13)	-	(104,546,088)	(104,546,088)
At 31 March 2019	<u>3,850,000,000</u>	<u>2,302,275</u>	<u>3,852,302,275</u>

The accompanying notes form an integral part of the audited financial statements.

**AMANAH HARTANAH BUMIPUTERA**

**STATEMENT OF CASH FLOWS  
FOR THE FINANCIAL PERIOD FROM 1 OCTOBER 2019 TO 31 MARCH 2020**

01.10.2019 to 31.03.2020	01.10.2018 to 31.03.2019
RM	RM

**CASH FLOWS FROM OPERATING AND INVESTING  
ACTIVITIES**

Income from lease assets received	95,334,420	95,334,420
Hibah received	3,200,000	22,500,000
Profit income received	1,249,257	1,658,336
Manager's fee paid	(9,390,567)	(9,632,206)
Trustee's fee paid	(500,000)	(500,000)
Zakat paid	(3,089,407)	(3,642,666)
Other fees and expenses paid	(50,877)	(254,010)
Net cash generated from operating and investing activities	<u>86,752,826</u>	<u>105,733,874</u>

**CASH FLOWS FROM FINANCING ACTIVITIES**

Cash received from units created	219,501,432	459,331,489
Cash paid on units cancelled	(219,501,432)	(459,331,489)
Distributions paid to unitholders	(87,694,367)	(110,419,217)
Net cash used in financing activities	<u>(87,694,367)</u>	<u>(110,419,217)</u>

**NET DECREASE IN CASH AND CASH EQUIVALENTS**

**FOR THE FINANCIAL PERIOD**

(941,541) (4,685,343)

**CASH AND CASH EQUIVALENTS AT THE BEGINNING  
OF THE FINANCIAL PERIOD**

123,378,435 145,404,627

**CASH AND CASH EQUIVALENTS AT THE END  
OF THE FINANCIAL PERIOD**

122,436,894 140,719,284

Cash and cash equivalents comprise:

Cash at bank	476	1,284
Shariah-compliant deposits with licensed financial institutions with original maturity of less than 3 months (Note 9)	122,436,418	140,718,000
	<u>122,436,894</u>	<u>140,719,284</u>

The accompanying notes form an integral part of the audited financial statements.

## **AMANAH HARTANAH BUMIPUTERA**

### **NOTES TO THE FINANCIAL STATEMENTS FOR THE FINANCIAL PERIOD FROM 1 OCTOBER 2019 TO 31 MARCH 2020**

#### **1. THE FUND, THE MANAGER AND THEIR PRINCIPAL ACTIVITIES**

Amanah Hartanah Bumiputera (the "Fund") was constituted pursuant to the execution of a Deed dated 20 October 2010, a First Supplemental Deed dated 5 January 2011, a Second Supplemental Deed dated 13 July 2012, a Third Supplemental Deed dated 11 September 2013, a Fourth Supplemental Deed dated 7 February 2014 and a Fifth Supplemental Deed dated 20 March 2015 (collectively referred to as the "Deeds") between the Manager, Maybank Asset Management Sdn Bhd ("Maybank AM"), AmanahRaya Trustees Berhad (the "Trustee") and Pelaburan Hartanah Berhad (the "Sponsor"). The Fund commenced operations on 29 November 2010 and will continue its operations until terminated by the Trustee as provided under Part 12 of the Deed.

The Fund seeks to provide unitholders with a regular and consistent income stream while preserving unitholders' capital. To achieve its investment objective, the Fund invests at least 34% of its net asset value of the Fund at cost ("VOF") primarily in the beneficial ownership of real estate in Malaysia acquired from the Sponsor or its affiliates through sale and leaseback arrangements (hereinafter referred to as "lease assets") and these assets are certified by the Fund's Shariah Advisers as Shariah-compliant. The real estate assets are mainly in the form of commercial properties including but not limited to office buildings, shopping complexes, commercial centres, logistics and industrial complexes.

To secure a regular income stream to the Fund, these lease assets are leased back to the Sponsor (in its capacity or as attorney for its affiliates) and income from lease assets is paid to the Fund by the Sponsor pursuant to the terms of the lease agreements. The Manager adheres to strict screening criteria provided by the Fund's Shariah Adviser to ensure that income from lease assets are in compliance with Shariah principles. The Fund also invests up to 66% of its VOF in Shariah-compliant money market instruments and equivalent instruments and hold cash to meet its liquidity requirements.

All investments are subject to the Securities Commission Malaysia ("SC") Guidelines on Unit Trust Funds, SC requirements and the Deeds, except where exemptions or variations have been approved by the SC, internal policies and procedures and the Fund's objective.

The Sponsor of the Fund, Pelaburan Hartanah Berhad, is a wholly-owned subsidiary of Yayasan Amanah Hartanah Bumiputera ("YAHB"), and was incorporated in Malaysia on 8 May 2006. The Sponsor, as an operating arm of YAHB, was established with the objective to increase Bumiputera ownership and participation in commercial real estate.

The Manager of the Fund is Maybank AM, a company incorporated in Malaysia. It is a holder of the Capital Markets Services Licence ("CMSL") with fund management as its regulated activity under the Capital Markets and Services Act 2007 ("CMSA"). The principal place of business of Maybank AM is at Level 12, Tower C Dataran Maybank, No. 1 Jalan Maarof, 59000 Kuala Lumpur. Maybank AM is a subsidiary of Maybank Asset Management Group Berhad ("MAMG") which in turn is a subsidiary of Malayan Banking Berhad ("MBB").

## **AMANAH HARTANAH BUMIPUTERA**

### **1. THE FUND, THE MANAGER AND THEIR PRINCIPAL ACTIVITIES (CONT'D)**

Maybank AM has appointed Maybank Islamic Asset Management Sdn Bhd ("MIAM") as the External Investment Manager for the Fund. MIAM is a subsidiary of MAMG and is a holder of CMSL to carry out Islamic fund management business pursuant to Section 61 of the CMSA. The roles and responsibilities of MIAM include management of the investment portfolio in accordance with the investment objective, subject to the CMSA and the SC's Guidelines on Unit Trust Funds and any other relevant guidelines issued by the SC as well as the terms and conditions of the investment management agreement between MIAM and Maybank AM.

The financial statements were authorised for issue by the Board of Directors of the Manager (the "Directors") on 13 May 2020.

### **2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

#### **2.1 Basis of preparation**

The financial statements of the Fund have been prepared in accordance with Malaysian Financial Reporting Standards 134: Interim Financial Reporting ("MFRS 134") as issued by the Malaysian Accounting Standards Board ("MASB") and International Accounting Standards 34 *Interim Financial Reporting* as issued by the International Accounting Standards Board ("IASB") and applicable SC's Guidelines on Unit Trust Funds, modified by specific exemptions or variations which have been approved by the SC.

The interim financial statements do not include all the information and disclosures required in the annual financial statements, and should be read in conjunction with the Fund's annual financial statements as at 30 September 2019.

The Fund has adopted the MFRS, Amendments to Standards and Interpretation Committee ("IC") Interpretations which have become effective during the financial period from 1 October 2019 to 31 March 2020. The adoption of the new pronouncements did not result in any material impact to the financial statements.

The financial statements are prepared on a historical cost basis except as disclosed in the accounting policies in Note 2.3 to Note 2.16 to the financial statements.

The financial statements are presented in Ringgit Malaysia ("RM").

## **AMANAH HARTANAH BUMIPUTERA**

### **2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)**

#### **2.2 Standards and amendments issued but not yet effective**

The following are Standards and Amendments to Standards and Interpretations issued by the MASB, but not yet effective, up to the date of issuance of the Fund's financial statements. The Fund intends to adopt the relevant standards, if applicable, when they become effective.

Description	Effective for for annual periods beginning on or after
Revised Conceptual Framework for Financial Reporting	1 January 2020
Amendments to MFRS 3: <i>Definition of a Business</i>	1 January 2020
Amendments to MFRS 101 and MFRS 108: <i>Definition of Material</i>	1 January 2020
Amendments to MFRS 7, MFRS 9 and MFRS 139: <i>Interest Rate Benchmark Reform</i>	1 January 2020
MFRS 17: <i>Insurance Contracts</i>	1 January 2021
Amendments to MFRS 10 and MFRS 128: <i>Sale or Contribution of Assets between an Investor and its Associate or Joint Venture</i>	Deferred

The Fund expects that the adoption of the above standards and amendments to standards will not have any material impact on the financial statements in the period of initial application.

#### **2.3 Financial instruments**

Financial assets and financial liabilities are recognised when the Fund becomes a party to the contractual provision of the instrument.

Financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets and financial liabilities at fair value through profit or loss are recognised immediately in profit or loss.

## **AMANAH HARTANAH BUMIPUTERA**

### **2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)**

#### **2.4 Financial assets**

All regular way purchases or sales of financial assets are recognised and derecognised on a trade date basis. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the market place.

All recognised financial assets are subsequently measured in their entirety at amortised cost or fair value, depending on the classification of the assets.

##### **(i) Financial assets at amortised cost**

Unless designated as at fair value through profit or loss ("FVTPL") on initial recognition, debt instruments that meet the following conditions are subsequently measured at amortised cost less impairment loss:

- the assets are held within a business model whose objectives is to hold assets in order to collect contractual cash flows; and
- the contractual terms of the instrument give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Debt instruments that do not meet the criteria above are classified as either fair value through other comprehensive income ("FVTOCI") or FVTPL.

The Fund classifies leased assets, cash and cash equivalents and profit income receivable as financial assets at amortised cost. These assets are subsequently measured using the effective profit rate ("EPR") method and are subject to impairment. The EPR is a method of calculating the amortised cost of the financial asset and of allocating and recognising the profit income in profit or loss over the relevant period.

##### **(ii) Impairment of financial assets**

Credit losses are recognised based on the 'Expected Credit Loss' ("ECL") model. The Fund recognises loss allowances for ECL on financial instruments that are not measured at FVTPL. The impairment model does not apply to equity investments.

ECL is a probability-weighted estimate of credit losses. It is measured as follows:

- Financial assets that are not credit-impaired at the reporting date:  
As the present value of all cash shortfalls (i.e. the difference between the cash flows due to the entity in accordance with the contract and the cash flows that the Fund expects to receive);
- Financial assets that are credit-impaired at the reporting date:  
As the difference between the gross carrying amount and the present value of estimated future cash flows.

## **AMANAH HARTANAH BUMIPUTERA**

### **2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)**

#### **2.4 Financial assets (cont'd)**

##### **(ii) Impairment of financial assets (cont'd)**

At each reporting date, the Fund assesses whether financial assets carried at amortised cost are credit-impaired. A financial asset is 'credit-impaired' when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred.

Evidence that a financial asset is credit-impaired includes the following observable data:

- Significant financial difficulty of the issuer or counterparty;
- Significant downgrade in credit rating of the instrument by a rating agency;
- A breach of contract such as a default or past due event; or
- The disappearance of an active market for a security because of financial difficulties.

For balances with short-term nature, full impairment will be recognised on uncollected balances after the grace period.

##### **(iii) Derecognition of financial assets**

A financial asset is derecognised when:

- (1) The rights to receive cash flows from the asset have expired; or
- (2) The Fund has transferred its rights to receive cash flows from the financial asset or have assumed an obligation to pay the received cash flows in full without material delay to a third party under a "pass through" arrangement; and either:
  - the Fund has transferred substantially all the risks and rewards of the financial assets; or
  - the Fund has neither transferred nor retained substantially all the risks and rewards, but has transferred control of the financial assets.

On derecognition of financial asset at amortised cost, gains and losses are recognised in profit or loss when the asset is derecognised, modified or impaired.

## **AMANAH HARTANAH BUMIPUTERA**

### **2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)**

#### **2.5 Financial liabilities**

##### Classification

Financial liabilities are classified according to the substance of the contractual arrangements entered into and the definitions of a financial liability.

The Fund classifies amount due to Manager, distributions payable and other payables and accruals as financial liabilities.

##### Recognition and measurement

Financial liabilities are recognised in the statement of financial position when, and only when, the Fund becomes a party to the contractual provisions of the financial instruments.

The Fund's financial liabilities are recognised initially at fair value plus directly attributable transaction costs and subsequently measured at amortised cost using the effective profit rate method.

##### Derecognition

A financial liability is derecognised when the obligation under the liability is extinguished. Gains and losses are recognised in profit or loss when the liabilities are derecognised, and through the amortisation process.

#### **2.6 Fair value measurement**

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- (i) In the principal market for the asset or liability; or
- (ii) In the absence of a principal market, in the most advantageous market for the asset or liability.

The principal or the most advantageous market must be accessible by the Fund.

The fair value of an asset or a liability is measured using the assumptions that the market participants would use when pricing the asset or liability, assuming that the market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

## **AMANAH HARTANAH BUMIPUTERA**

### **2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)**

#### **2.6 Fair value measurement (cont'd)**

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- (i) Level 1 - Quoted (unadjusted) market prices in active markets for identical assets or liabilities.
- (ii) Level 2 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable.
- (iii) Level 3 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

For assets and liabilities that are recognised in the financial statements on a recurring basis, the Fund determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting date.

For the purpose of fair value disclosures, the Fund has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

#### **2.7 Leasing**

The determination of whether an arrangement is (or contains) a lease is based on the substance of the arrangement at the inception of the lease. The arrangement is, or contains, a lease if fulfilment of the arrangement is dependent on the use of a specific asset (or assets) and the arrangement conveys a right to use the asset (or assets), even if that asset (or those assets) are not explicitly specified in an arrangement.

The Fund has acquired beneficial ownership of lease assets through sale and leaseback arrangements with the Sponsor, in which the Fund is a lessor. The transfer of lease assets by the Sponsor to the Fund does not constitute a sale of these assets and hence, the Fund has recognised the lease assets as financial assets in accordance with MFRS 9. Details are as disclosed in Note 8.

Income from lease assets is recorded as earned based on the contractual terms of the lease.

#### **2.8 Functional and presentation currency**

The financial statements of the Fund are measured using the currency of the primary economic environment in which the Fund operates (the "functional currency"). The financial statements are presented in RM, which is also the Fund's functional currency.

## **AMANAH HARTANAH BUMIPUTERA**

### **2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)**

#### **2.9 Unitholders' capital**

The unitholders' contributions to the Fund meet the criteria to be classified as equity instruments under MFRS 132 "*Financial Instruments: Presentation*". Those criteria include:

- (i) the units entitle the holder to a proportionate share of the Fund's VOF;
- (ii) the units are the most subordinated class and class features are identical;
- (iii) there is no contractual obligations to deliver cash or another financial asset other than the obligation on the Fund to repurchase; and
- (iv) the total expected cash flows from the units over its life are based substantially on the profit or loss of the Fund.

The outstanding units are carried at the redemption amount that is payable at each financial year if unitholder exercises the right to put the unit back to the Fund.

Units are created and cancelled at prices based on the Fund's VOF per unit at the time of creation or cancellation. The Fund's VOF per unit is calculated by dividing the net assets attributable to unitholders with the total number of outstanding units.

#### **2.10 Distribution**

Any distribution to the Fund's unitholders is accounted for as a deduction from realised reserves. A proposed distribution is recognised as a liability in the period in which it is approved. Distribution is either reinvested or paid in cash to the unitholders on the income payment date. Reinvestment of units is based on the VOF per unit on the income payment date, which is also the time of creation.

#### **2.11 Cash and cash equivalents**

Cash and cash equivalents comprise cash at bank and Shariah-compliant deposits with licensed Islamic financial institutions with original maturity of three months or less which have an insignificant risk of changes in value.

#### **2.12 Revenue / Income**

Revenue is measured at the fair value of consideration received or receivable.

Income from lease assets are recorded as earned based on the contractual terms of the lease.

Profit income from deposits with a licensed financial institution is recognised on the accruals basis using the effective profit rate method.

Hibah received from the Sponsor is recognised on a receipt basis.

Other revenue/income is generally recognised when the Fund satisfies a performance obligation by transferring a promised good or service or an asset to a customer. An asset is transferred when (or as) the customer obtains control of that asset.

## **AMANAH HARTANAH BUMIPUTERA**

### **2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)**

#### **2.13 Income tax**

Current tax assets and liabilities are measured at the amount expected to be recovered from or paid to the tax authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted by the reporting date.

Current taxes are recognised in profit or loss except to the extent that the tax relates to items recognised outside profit or loss, either in other comprehensive income or directly in equity. Current tax expense is determined according to Malaysian tax laws at the current tax rate based upon the taxable profit earned during the financial period.

No deferred tax is recognised as no temporary differences have been identified.

#### **2.14 Segment information**

Operating segments are reported in a manner consistent with the internal reporting used by the chief operating decision-maker. The chief operating decision-maker, in consultation with the Sponsor, is responsible for allocating resources and assessing performance of the operating segments.

#### **2.15 Zakat**

The Fund recognises its obligations towards the payment of zakat on business. Zakat for the current financial period is recognised when the Fund has a current zakat obligation as a result of a zakat assessment. Zakat provision is calculated based on "Adjusted Net Asset" method, at 2.50%. The beneficiaries of the zakat are determined by the Manager, in consultation with the Sponsor and subject to approval of the Shariah Adviser of the Fund.

#### **2.16 Critical accounting estimates and judgements**

The preparation of the Fund's financial statements requires the Manager to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities and the disclosure of contingent liabilities at the reporting date. However, uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of the asset or liability in the future.

No major estimates or judgements have been made by the Manager in applying the Fund's accounting policies. There are no key assumptions concerning the future and other key sources of estimation uncertainty at reporting date that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial period.

### **3. SHARIAH INFORMATION OF THE FUND**

The Shariah Adviser confirmed that the investment portfolio of the Fund during the financial period ended 31 March 2020 is Shariah-compliant.

## **AMANAH HARTANAH BUMIPUTERA**

### **4. MANAGER'S FEE**

The Manager's fee was computed daily based on 0.50% per annum ("p.a.") for the first RM3.30 billion of the VOF of the Fund and 0.40% p.a. for the Fund's VOF above RM3.30 billion, before deducting the Manager's fees and Trustee's fees for that particular day. (01.10.2018 to 31.03.2019: 0.05% p.a. for first RM3.30 billion and 0.40% for above RM3.30 billion)

### **5. TRUSTEE'S FEE**

The Trustee's fee is computed daily based on 0.05% p.a. (01.10.2018 to 31.03.2019: 0.05%) of the VOF of the Fund before deducting the Manager's fee and Trustee's fee for that particular day, subject to a maximum amount of RM500,000 p.a.

### **6. TAXATION**

	01.10.2019 to 31.03.2020	01.10.2018 to 31.03.2019
	RM	RM
Tax expense for the financial period:	-	-
Current income tax expense	-	-

Income tax is calculated at the Malaysian statutory tax rate of 24% (01.10.2018 to 31.03.2019: 24%) of the estimated assessable income for the financial period.

The Fund has been granted an exemption from tax on all income earned up to year of assessment 2024, pursuant to an approval given by the Ministry of Finance under Section 127(3A) of the Income Tax Act, 1967.

A reconciliation of income tax expense applicable to net income before taxation at the statutory income tax rate to income tax expense at the effective income tax rate is as follows:

	01.10.2019 to 31.03.2020	01.10.2018 to 31.03.2019
	RM	RM
Net income before taxation	<u>89,857,634</u>	<u>109,194,901</u>
Tax at Malaysian statutory rate of 24% (01.10.2018 to 31.03.2019: 24%)	21,565,832	26,206,776
Effects of income not subject to tax	(23,963,628)	(28,646,386)
Effects of expenses not deductible for tax purposes	<u>2,397,796</u>	<u>2,439,610</u>
Tax expense for the financial period	-	-

## AMANAH HARTANAH BUMIPUTERA

### 7. ZAKAT EXPENSE

	01.10.2019 to 31.03.2020	01.10.2018 to 31.03.2019
	RM	RM
Zakat expense	<u>2,698,595</u>	<u>3,522,262</u>

The rate of zakat on business is 2.50% (01.10.2018 to 31.03.2019: 2.50%) of the zakat base. The zakat base of the Fund is determined based on the surplus of current assets over current liabilities and certain non-operating assets and liabilities. Zakat on business is calculated by multiplying the zakat rate with the zakat base. The amount of zakat assessed is recognised as an expense in the financial period in which it is incurred.

### 8. LEASE ASSETS

The lease assets relate to the beneficial ownership of lease assets acquired by the Fund from the Sponsor through sale and leaseback arrangements. Pursuant to the Sales Undertaking and Purchase Undertaking entered into between the Sponsor and the Trustee (on behalf of the Fund), the Sponsor has the right to buy-back the beneficial ownership of the lease assets held by the Fund at the exercise price, (i.e. at the original acquisition price by the Fund) either on expiry of any of the lease agreement or upon termination of the Fund. Based on the substance of the arrangements, the lease assets are recognised as financial assets at amortised cost.

The lease assets held by the Fund as at the reporting date are as follows:

Description of lease assets	31.03.2020		30.09.2019	
	Percentage of VOF RM	% %	Percentage of VOF RM	% %
Menara Prisma	260,000,000	6.75	260,000,000	6.75
CP Tower	175,000,000	4.54	175,000,000	4.54
LF Logistic Warehouse	95,000,000	2.47	95,000,000	2.47
Tesco Setia Alam	95,000,000	2.47	95,000,000	2.47
Wisma Consplant	155,000,000	4.02	155,000,000	4.02
Dataran PHB	149,000,000	3.87	149,000,000	3.87
Blok C, Dataran PHB	20,000,000	0.52	20,000,000	0.52
AVISENA Specialist Hospital	87,000,000	2.26	87,000,000	2.26
PJ 33	200,000,000	5.19	200,000,000	5.19
Menara BT	165,000,000	4.28	165,000,000	4.28
Menara 1 Dutamas	250,000,000	6.49	250,000,000	6.49
One Precinct Pulau Pinang	120,000,000	3.12	120,000,000	3.12
The Shore	180,000,000	4.67	180,000,000	4.67
1 Sentrum	200,000,000	5.19	200,000,000	5.19
Nu Sentral	600,000,000	15.58	600,000,000	15.58
Block B, Gleneagles Hospital	120,000,000	3.12	120,000,000	3.12
Quill 18	400,000,000	10.38	400,000,000	10.38
Empire Shopping Gallery	420,000,000	10.90	420,000,000	10.90
Block H, Empire City	130,000,000	3.37	130,000,000	3.37
	<u>3,821,000,000</u>	<u>99.19</u>	<u>3,821,000,000</u>	<u>99.19</u>

## **AMANAH HARTANAH BUMIPUTERA**

### **9. SHARIAH-COMPLIANT DEPOSITS WITH LICENSED ISLAMIC FINANCIAL INSTITUTIONS**

31.03.2020	30.09.2019
RM	RM

Short-term Shariah-compliant deposits with licensed

Islamic financial institutions with maturity of:

- within 3 months

122,436,418	123,376,487
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The weighted average effective profit rate ("WAEPR") p.a. and average maturity of Shariah-compliant deposits with licensed Islamic financial institutions as at the statement of financial position date are as follows:

	31.03.2020		30.09.2019	
	WAEPR % p.a.	Average maturity days	WAEPR % p.a.	Average maturity days
Shariah-compliant deposits with licensed Islamic financial institutions with maturity of:				
- within 3 months	2.74	32	3.16	22

### **10. AMOUNT DUE TO MANAGER**

This represents the amount payable to the Manager arising from the accruals for Manager's fee at the end of the financial period. The normal credit term for Manager's fee is 15 days. (01.10.2018 to 31.03.2019: 15 days)

### **11. OTHER PAYABLES AND ACCRUALS**

Included in the other payables and accruals as at reporting date are:

	31.03.2020	30.09.2019
	RM	RM
Due to tax agent	13,577	13,000
Due to external auditor	8,109	6,800
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	21,686	19,800

## AMANAH HARTANAH BUMIPUTERA

### 12. TOTAL EQUITY

	Note	31.03.2020 RM	30.09.2019 RM
Unitholders' capital	(a)	3,850,000,000	3,850,000,000
Distributable retained earnings	(b)	1,873,569	2,229,535
		<u>3,851,873,569</u>	<u>3,852,229,535</u>

#### (a) Unitholders' capital

	31.03.2020 No. of units	30.09.2019 No. of units	
	RM	RM	
At the beginning of the financial period/year	3,850,000,000	3,850,000,000	3,850,000,000
Creation of units	219,501,432	219,501,432	691,074,740
Cancellation of units	(219,501,432)	(219,501,432)	(691,074,740)
At the end of the financial period/year	<u>3,850,000,000</u>	<u>3,850,000,000</u>	<u>3,850,000,000</u>

As at the end of the financial period, the Manager does not hold any units in the Fund (30.09.2019: Nil). The total number and value of units held legally or beneficially by the related party as at the end of the financial period are as follows:

	31.03.2020 No. of units	30.09.2019 No. of units	
	RM	RM	
Sponsor	<u>8,030,255</u>	<u>27,746,402</u>	<u>27,746,402</u>

#### (b) Distributable retained earnings

	31.03.2020 RM	30.09.2019 RM
At the beginning of the financial period/year	2,229,535	1,175,724
Net realised income for the financial period/year	87,159,039	193,294,265
Distribution out of realised reserve (Note 13)	(87,515,005)	(192,240,454)
At the end of the financial period/year	<u>1,873,569</u>	<u>2,229,535</u>

## AMANAH HARTANAH BUMIPUTERA

### 13. DISTRIBUTIONS

Distributions to unitholders are declared from the following sources:

	<b>01.10.2019 to 31.03.2020</b>	<b>01.10.2018 to 31.03.2019</b>
	RM	RM
Income from lease assets	93,285,113	93,257,382
Hibah received	3,131,213	22,009,796
Profit income	1,285,784	1,492,285
Previous year's net realised income *	2,229,535	1,175,724
Less: Expenses	(9,776,054)	(9,943,576)
Zakat expense	(2,640,586)	(3,445,523)
Distribution for the financial period (Note 12(b))	87,515,005	104,546,088

\* Part of the distributions in the current financial period were made from previous year's net realised income.

The distributions declared are settled by cash.

The gross, net and bonus distributions declared in the current and previous financial period are as follows:

	<b>Gross/net distribution per unit (sen)</b>	<b>Bonus distribution (Note) **</b>
<b>01.10.2019 to 31.03.2020</b>		
31 March 2020	2.30	0.30
<b>01.10.2018 to 31.03.2019</b>		
31 March 2019	2.75	0.25

\*\* The Sponsor announced a bonus distribution for the first 500,000 units held by each unitholder. As the payment of bonus will be made directly by the Sponsor to the unitholders, there is no financial impact to the Fund.

## **AMANAH HARTANAH BUMIPUTERA**

### **14. TRANSACTIONS WITH LICENSED FINANCIAL INSTITUTIONS**

Details of Shariah-compliant deposits placed with licensed financial institutions (including rollovers) during the current and previous financial period are as follows:

	<b>01.10.2019 to 31.03.2020</b>	<b>Percentage of total placements %</b>	<b>01.10.2018 to 31.03.2019</b>	<b>Percentage of total placements %</b>
	<b>Value of placements RM</b>		<b>Value of placements RM</b>	
AmBank Islamic Berhad	50,000,000	0.95	30,000,000	0.47
CIMB Islamic Bank Berhad	88,056,986	1.67	-	-
Hong Leong Islamic Bank Berhad	260,504,651	4.95	50,084,000	0.79
Maybank Islamic Berhad *	4,236,747,000	80.40	6,261,313,000	98.26
Public Islamic Bank Berhad	583,968,705	11.08	30,726,000	0.48
RHB Islamic Bank Berhad	50,000,000	0.95	-	-
	<b>5,269,277,342</b>	<b>100.00</b>	<b>6,372,123,000</b>	<b>100.00</b>

\* Maybank Islamic Berhad is a subsidiary of Malayan Banking Berhad, the ultimate holding company of the Manager.

## **AMANAH HARTANAH BUMIPUTERA**

### **15. SIGNIFICANT RELATED PARTIES TRANSACTIONS AND BALANCES**

For the purpose of these financial statements, parties are considered to be related to the Fund, the Manager or the Sponsor if the Fund, the Manager or the Sponsor has the ability directly or indirectly, to control the party or exercise significant influence over the party in making financial and operating decision, or vice versa, or where the Fund or the Manager and the party are subject to common control or common significant influence. Related parties may be individuals or other entities.

In addition to the related party information disclosed elsewhere in the financial statements, the following are the significant related party transactions and balances of the Fund:

(a) Significant related party transactions

	01.10.2019 to 31.03.2020	01.10.2018 to 31.03.2019
	RM	RM
Maybank Islamic Berhad:		
Profit income	461,395	1,391,763
Pelaburan Hartanah Berhad:		
Income from lease assets	95,334,420	95,334,420
Hibah received	3,200,000	22,500,000
	<u>98,534,420</u>	<u>117,834,420</u>

(b) Significant related party balances

	31.03.2020	30.09.2019
	RM	RM
Maybank Islamic Berhad:		
Cash at bank	476	1,948

The Manager is of the opinion that the transactions with the related parties have been entered into in the normal course of business and have been established on terms and conditions that are not materially different from that obtainable in transactions with unrelated parties.

### **16. MANAGEMENT EXPENSE RATIO ("MER")**

The MER of the Fund is the ratio of the sum of fees and expenses incurred by the Fund to the average VOF of the Fund calculated on a daily basis. For the financial period from 1 October 2019 to 31 March 2020, the MER of the Fund stood at 0.26% (01.10.2018 to 31.03.2019: 0.26%).

## **AMANAH HARTANAH BUMIPUTERA**

### **17. PORTFOLIO TURNOVER RATIO ("PTR")**

As the Fund invests in beneficial ownership of lease assets, the PTR is not applicable to the Fund.

### **18. SEGMENT INFORMATION**

The Portfolio Management Committee (the "PMC") of the Manager, being the chief operating decision maker, in consultation with the Sponsor, makes the strategic decisions on the resources allocation of the Fund. The decisions are based on an integrated investment strategy to ensure the Fund achieve its targeted return with an acceptable level of risk within the portfolio.

The PMC is responsible for the performance of the Fund by investing primarily in the beneficial ownership of real estate in Malaysia from the Sponsor in particular commercial properties including but not limited to office buildings, shopping complexes, commercial centres, logistics and industrial complexes. The Fund also invests in Shariah-compliant money market and equivalent instruments and hold cash to meet its liquidity requirements.

On this basis, the PMC considers the business of the Fund to have a single operating segment located in Malaysia. Asset allocation decisions are based on a single, integrated investment strategy and the Fund's performance is evaluated on an overall basis.

The internal reporting for the Fund's assets, liabilities and performance is prepared on a consistent basis with the measurement and recognition principles of MFRS and IFRS.

There were no changes in the reportable operating segments during the financial period.

### **19. FINANCIAL INSTRUMENTS**

#### **(a) Classification of financial instruments**

The Fund's financial assets and financial liabilities are measured on an ongoing basis at either fair value or at amortised cost based on their respective classification. The significant accounting policies in Note 2.3 to Note 2.16 to the financial statements describe how the classes of financial instruments are measured, and how income and expenses are recognised.

The following table analyses the financial assets and liabilities (excluding tax-related matters) of the Fund in the statement of financial position as at the reporting date by the class of financial instrument to which they are assigned, and therefore by the measurement basis.

## AMANAH HARTANAH BUMIPUTERA

### 19. FINANCIAL INSTRUMENTS (CONT'D)

#### (a) Classification of financial instruments (cont'd)

	Financial assets at amortised cost RM	Financial liabilities at amortised cost RM	Total RM
<b>31.03.2020</b>			
<b>Assets</b>			
Lease assets	3,821,000,000	-	3,821,000,000
Shariah-compliant deposits with licensed Islamic financial institutions	122,436,418	-	122,436,418
Profit income receivables	282,355	-	282,355
Cash at bank	476	-	476
<b>Total financial assets</b>	<b>3,943,719,249</b>	<b>-</b>	<b>3,943,719,249</b>
<b>Liabilities</b>			
Amount due to Manager	-	1,610,962	1,610,962
Distributions payable	-	87,515,005	87,515,005
Other payables and accruals	-	21,686	21,686
<b>Total financial liabilities</b>	<b>-</b>	<b>89,147,653</b>	<b>89,147,653</b>
<b>30.09.2019</b>			
<b>Assets</b>			
Lease assets	3,821,000,000	-	3,821,000,000
Shariah-compliant deposits with licensed Islamic financial institutions	123,376,487	-	123,376,487
Profit income receivables	217,582	-	217,582
Cash at bank	1,948	-	1,948
<b>Total financial assets</b>	<b>3,944,596,017</b>	<b>-</b>	<b>3,944,596,017</b>
<b>Liabilities</b>			
Amount due to Manager	-	1,563,477	1,563,477
Distributions payable	-	87,694,367	87,694,367
Other payables and accruals	-	19,800	19,800
<b>Total financial liabilities</b>	<b>-</b>	<b>89,277,644</b>	<b>89,277,644</b>

#### (b) Financial instruments that are carried at fair value

There are no financial assets of the Fund that are carried at fair value as at 31 March 2020 (30.09.2019: Nil).

#### (c) Financial instruments that are not carried at fair value and whose carrying amounts are reasonable approximations of fair value

The Fund's financial instruments are not carried at fair value but their carrying amounts are reasonable approximations of fair value due to their short-term maturity. Accordingly, there are no fair value hierarchy disclosures presented.

## **AMANAH HARTANAH BUMIPUTERA**

### **20. CAPITAL MANAGEMENT**

The Fund's objectives for managing capital are:

- (a) To invest in investments meeting the description, risk exposure and expected return indicated in its prospectus;
- (b) To achieve consistent returns while safeguarding capital by using various investment strategies;
- (c) To maintain sufficient liquidity to provide unitholders with regular and stable distributions and to meet the expenses of the Fund and other obligations as they arise; and
- (d) To maintain sufficient fund size to ensure that the operations of the Fund are cost-efficient.

No changes were made to the capital management objectives, policies or processes during the previous and current financial period.