

## TOWER REAL ESTATE INVESTMENT TRUST ("TOWER REIT") - REVALUATION OF MENARA HLA AND HP TOWERS

### 1. INTRODUCTION

GLM REIT Management Sdn Bhd ("GLM REIT"), the Manager of Tower REIT, wishes to announce that Tower REIT had undertaken a revaluation exercise (hereinafter referred to as "Revaluation") on its following properties pursuant to Clause 10.03 of the Guidelines on Real Estate Investment Trusts issued by the Securities Commission ("SC's REIT Guidelines"):

- (i) a 32-storey building with 4-level of basement car park situated at 3 Jalan Kia Peng, 50450 Kuala Lumpur and located on the piece of freehold land held under Lot No. 1286, Section 57, Master Title No. Geran 43969/M1/B4/1, Town of Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur ("Menara HLA"); and
- (ii) 2 blocks of 9 and 21-storey office buildings with 3-level of connecting podium and 4 levels of basement car park situated at 12 Jalan Gelenggang, Bukit Damansara, 50490 Kuala Lumpur and located on the piece of freehold land held under Lot No. 54308, Title No. Geran 61506, Mukim and District of Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur ("HP Towers").

### 2. PURPOSE OF VALUATION

The Revaluation was conducted in accordance with Clause 10.03 of the SC's REIT Guidelines whereby a revaluation of all the real estates in the fund's investment portfolio should be carried out once every three years. The Revaluation is not subject to the approval of the Securities Commission.

### 3. REVALUATION SURPLUS

The details of the revaluation surplus arising from the Revaluation are set out below:

Investment Property	Valuation Date	Market Value (RM'000) a	Unaudited Net Book Value as at 31 December 2015 (RM'000) b	Deferred Tax Liability (RM'000) c	Surplus/(Deficit) to be incorporated in Tower REIT's financial statements as at 31 December 2015 (RM'000) d = a-b-c
Menara HLA	10 November 2015	340,000	325,000	5,950	9,050
HP Towers	10 November 2015	219,000	216,000	4,450	(1,450)
<b>TOTAL</b>		<b>559,000</b>	<b>541,000</b>	<b>10,400</b>	<b>7,600</b>

#### **4. EFFECTS ON NET ASSET VALUE ("NAV")**

The Revaluation will increase the unaudited NAV by 2.71 sen per unit as analysed below:

	RM
NAV per unit before Revaluation (unaudited)	1.9108
Revaluation surplus per unit	<u>0.0271</u>
NAV per unit after Revaluation (unaudited)	<u>1.9379</u>

#### **5. NAME OF VALUER**

The Revaluation was carried out by Raine & Horne International Zaki + Partners Sdn Bhd, an independent valuer.

#### **6. DOCUMENTS AVAILABLE FOR INSPECTION**

The valuation reports in relation to the Revaluation are available for inspection at the registered office of GLM REIT at Level 10, Wisma Hong Leong, 18 Jalan Perak, 50450 Kuala Lumpur during office hours from Monday to Friday (except public holidays) for a period of 3 months from the date of this announcement.

This announcement is dated 13 January 2016.