

KUALA LUMPUR (Jan 26): IGB Real Estate Investment Trust (REIT) posted a net property income (NPI) of RM93.66 million for its fourth quarter ended Dec 31, 2021 (4QFY21), a marginal 0.6% increase from RM93.09 million in 4QFY20, amid reversal for impairment of trade receivables.

Quarterly revenue stood at RM119.37 million, down 19.1% from RM147.51 million previously, the REIT's bourse filing showed.

Its manager approved a distribution per unit (DPU) of 2.17 sen, to be paid on Feb 25, which represents a payout of 97.5% or RM77 million of IGB REIT's 4QFY21 distributable income of RM79.6 million.

For the whole of FY21, IGB REIT's NPI came in at RM275.1 million, down 13.1% from RM316.68 million for FY20, while revenue shrank 14.1% to RM399.53 million from RM465.24 million.

Distributable income fell 15.11% to RM220.6 million from RM259.84 million. Correspondingly, 2021's DPU slipped to 6.03 sen from 6.75 sen.

The REIT's manager attributed the lacklustre financial performance to higher rental support provided to tenants during the Covid-19 pandemic.

But it is anticipating an expansion in overall private consumption following the country's high vaccination rate, relaxation of containment measures and economic reopening. "The outlook for consumer

---

## IGB REIT's 4Q NPI at RM94m, with 2.17 sen DPU; IGBCR's NPI at RM32m, 0.99 sen DPU

---

BY SEAH EU HEN  
[theedgemarkets.com](http://theedgemarkets.com)

spending looks promising, with tenants' retail sales as well as the shopping centre owners/operators [expected] to gain greater positivity, IGB REIT will stay resilient through the Covid-19 pandemic. It remains committed to bringing about long-term value for its stakeholders," it said.

### IGBCR registers RM31.76m for 4Q NPI, 0.99 sen DPU

Meanwhile, IGB Commercial Real Estate Investment Trust's (IGBCR) posted an NPI of RM31.76 million for its 4QFY21 ended Dec 31, 2021, on a revenue of RM46.26 million. A DPU of 0.99 sen was declared for the quarter.

For its nine months ended Dec 31, IGBCR registered an NPI of RM36.6 million against a revenue of RM53.38 million, while DPU was at RM1.14.

No comparative figures are available for IGBCR as it was only listed on Sept 20 last year.

On outlook, IGBCR said it remains committed to its tenant retention strategies, including delving deeper into understanding the changing needs and preferences of tenants, with wellness and safety as its focus despite new take-up of office space remains difficult amid heightened competition and demand lagging behind supply.

"Special attention is being placed on elevating the physical office experience, as space usage and rent remains competitive. However, rental support for eligible tenants would remain minimal and rental reversion is predicted to be flat," the filing revealed.

As at Dec 31, 2021, the average occupancy rate of IGBCR's 10 buildings was 71.6%.

"Following economic recovery, IGBCR will work to seize the opportunities offered in the current window to secure better lease terms or improve occupancy rates in the first half of 2022," the REIT's manager said, adding prospects for its commercial real estate portfolio is set to cautiously bounce back in the near term despite the challenging yet volatile business landscape.

IGB REIT closed 0.65% or one sen lower at RM1.53, valuing it at RM5.46 billion, while IGBCR settled unchanged at 61 sen, for a market capitalisation of RM1.4 billion.