

**INTERIM
2009**

**OSK-UOB ASIAN REAL ESTATE FUND
UNAUDITED INTERIM REPORT
TO UNIT HOLDERS
FOR THE FINANCIAL PERIOD FROM
1 APRIL 2009 TO 30 SEPTEMBER 2009**

OSK-UOB Unit Trust Management Bhd (355720-P)

GENERAL INFORMATION ABOUT THE FUND

Commencement Date

OSK-UOB Asian Real Estate Fund (“the Fund”) commenced operations on 22 August 2007.

Size of Fund

The present size of the Fund has been approved up to 800 million Units. Any further increase in fund size shall be effective upon notification to the Securities Commission of the increase subject to the requirements as per the Guidelines on Unit Trust Funds.

Fund Category and Type

Fund Category	-	Equity fund
Fund Type	-	Growth fund
Benchmark	-	MSCI AC Asia-ex-Japan Real Estate (MYR) Index

Investment Objective, Policy and Strategy

Objective of the Fund

This Fund aims to achieve long term* capital appreciation through investments in the real estate market.

Strategy

The Fund’s investments in Asian real estates are those of Real Estate Investment Trusts (REITS) (including business trusts) and of companies** whose securities (including equity and equity related securities, preferred shares, senior securities and debt securities) are listed on the Asian markets (except Japan and Vietnam) such as China, Hong Kong, India, Indonesia, Korea, Malaysia, Philippines, Thailand, Singapore and Taiwan Stock Exchanges.

The Fund may also invest opportunistically in REITS (including business trusts) and the securities of companies listed on Australia, New Zealand, Japan and Vietnam Stock Exchanges to capitalise on the potential of the Asian real estate markets including those of Australia, New Zealand, Japan and Vietnam. However, the Fund’s

investment in these exchanges shall not in aggregate exceed 30% of the Fund's Net Asset Value.

The asset allocation of the Fund will be as follows:-

Up to 98% of Net Asset Value - Investments in primarily Asian real estate securities and listed Real Estate Investment Trusts (REITS)

2% - 5% of Net Asset Value - Investments in liquid assets including money market instruments and deposits with financial institutions.

The above asset allocation is only indicative and will be reviewed from time to time depending on the judgement of the investment manager as to the general market and economic conditions.

* Note: "long term" in this context refers to a period of between 5 – 7 years.

** These companies include property investment companies that derive revenue from rental income and/or capital appreciation from real estate, property development companies as well as companies investing in REITs.

Investment Philosophy

(a) Manager

The Manager believes that prices of securities are ultimately determined by fundamental factors, and superior long-term investment performance can be achieved by exploiting inefficiencies in the capital market through rigorous and intensive research.

(b) External Investment Manager

The External Investment Manager believes that the global capital markets are, to varying degrees, inefficient. Therefore, it is possible to achieve superior long-term performance through rigorous research and analysis in the form of top down macro analysis of markets and bottom-up sector, stock and credit specific research process that is applied consistently firm-wide.

The External Investment Manager's team-based approach synthesizes the ideas and convictions generated by both the fixed income and equities teams who work closely with one another. This team-based approach has delivered consistent performance over time and across business cycles.

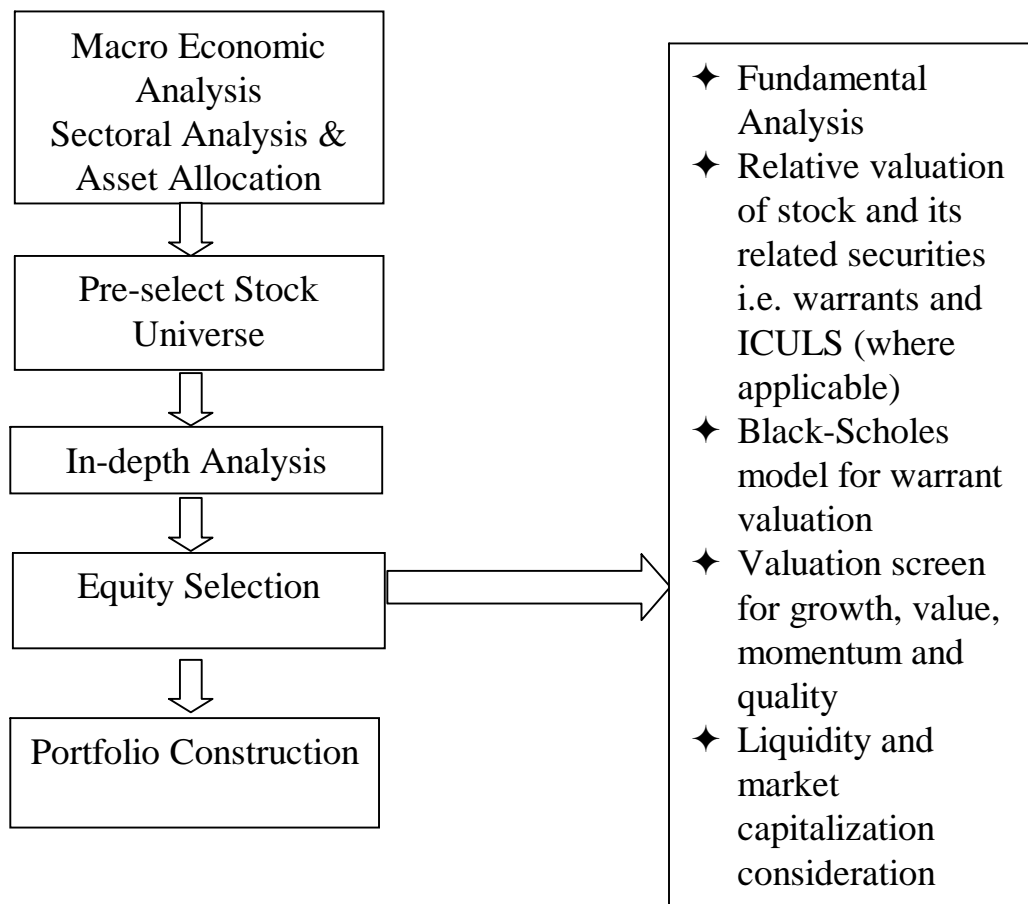
Investment Approach

(a) Manager

The Manager's investment approach will evolve around the following principles:-

Equities

- 1) Combination of “top-down” and “bottom-up” approach – an investment strategy that is not mutually exclusive but closely inter-twined between asset allocation and stock specific selection.
- 2) Value driven approach - Stocks are then selected for their value.
- 3) Emphasis on growth - Stocks are further selected for their growth potential.

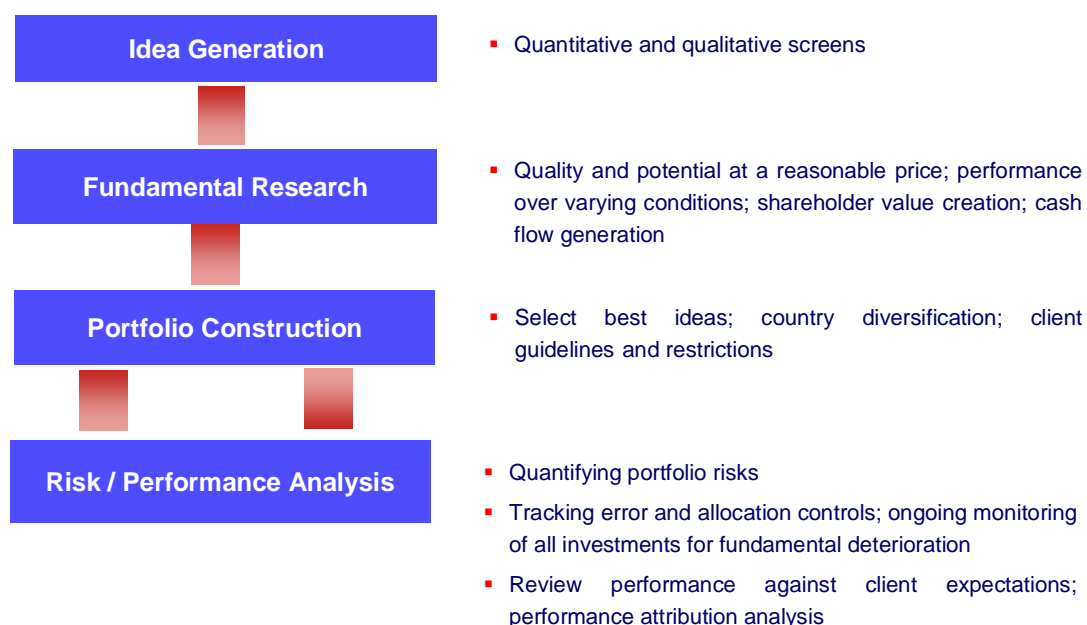


The equity selection will be based on a rigorous process which will appraise the relative value of a company in terms of:-

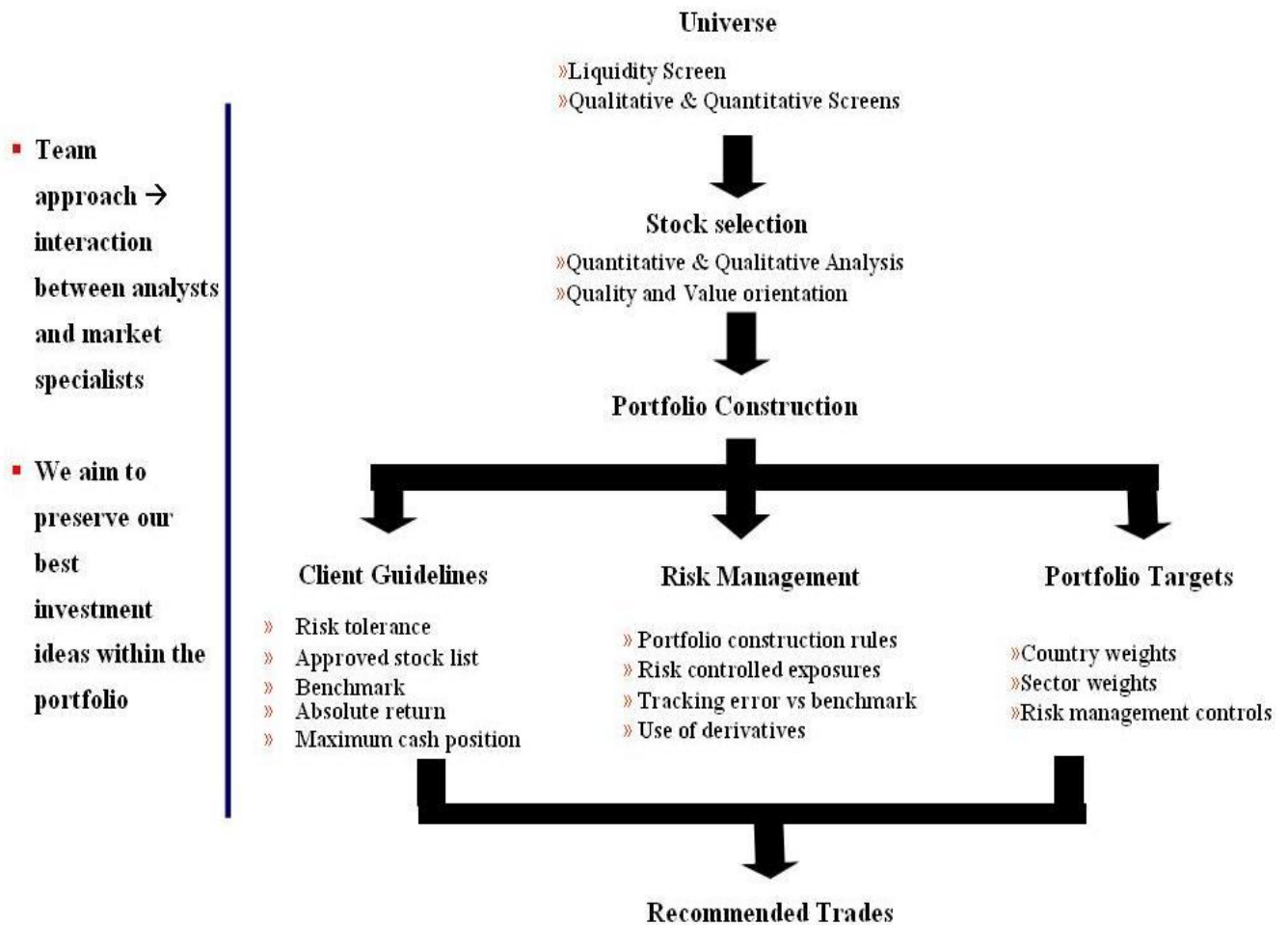
- 1) Price/Earnings (P.E.)
- 2) P.E. to Growth
- 3) Dividend Growth
- 4) Dividend Yield
- 5) Price-Book Value
- 6) Quality of Earnings (Volatility, Sustainability, Visibility)
- 7) Financial Strength (Strong balance sheet)
- 8) Competitive Risks
- 9) Profit Margin
- 10) Cashflow Analysis
- 11) Quality of Management, Corporate Governance

(b) External Investment Manager

The External Investment Manager's investment approach is ultimately driven by fundamental research and will evolve around the following principles:-



The portfolio is constructed from best fundamental ideas as follows:-



The equity selection will be based on a rigorous process which will appraise the value of a company in terms of:-

- 1) Valuation (PER, DCF, NTA, RNAV)
- 2) Correct asset allocation based on economic cycle
- 3) Correct sector allocation based on market cycle
- 4) Dividend Payout
- 5) Earnings growth potential
- 6) Quality of Earnings (Volatility, Sustainability, Visibility)
- 7) Financial Strength (Strong Balance Sheet)
- 8) Risk Factors pertaining to stock/sector
- 9) Cash Flow
- 10) Discounted cash flow valuation where applicable
- 11) Quality of Management, Corporate Governance

Investment Policies and Restrictions

This Fund may invest in securities traded on the Bursa Malaysia or any other market considered as an Eligible Market, securities not listed in or traded under the rules of an Eligible Market (“unlisted securities”), collective investment schemes, securities/instruments in foreign markets, financial derivatives, structured products, liquid assets (including money market instruments and deposits with any financial institutions), participate in the lending of securities, and any other investments approved by the Securities Commission from time to time.

Fund Distribution Policy

Consistent with the Fund’s objective which aims to achieve long term capital appreciation through investments in the real estate market, distributions will therefore be of secondary importance. Distributions, if any, after deduction of income tax expense and expenses, are generally declared annually and will be reinvested.

MANAGER'S REPORT

MARKET AND ECONOMIC REVIEW

Asian equity markets rebounded strongly from the recent lows made in March this year, with the broad market gaining more than 50% for the six-month period. The recovery in the markets first came on the back of the US Treasury's plans to rid the banking system of toxic assets to aid a recovery in the financial industry as well as concerted efforts by the G20 nations to implement fiscal stimulus to boost their economies. Markets continued to pick up strongly through to May supported by favourable economic data with investors starting to price in expectations that the pace of global economic contraction had slowed and economic activity was turning out to be better than the worst-case outlook that had been projected.

Encouraging signs that a global economic recovery was underway continued to buoy equity markets with more recent data suggesting that most of the developed markets including the US, Europe and Canada are returning to positive growth in the third quarter of 2009 and hence marking the technical end of recession. In Asia, trade data still suggests that the external environment remains challenging, though we expect demand to hold up, bolstered by fiscal and monetary policy stimulus and a relatively stable labour market. Given that recovery is in the early stages, policy makers are still hesitant to significantly withdraw policy stimulus, which should continue to be supportive of markets.

Asian real estate stocks similarly mounted a strong recovery in the last six months as liquidity returned to the markets. The strong performance came on the back of a recovery in investment financing risk appetite for Asian real estate and better than expected data for the sector. With the market previously pricing in the worst-case scenarios by March 09, the reality turned out to be better than the severely beaten-down expectations. Contract sales momentum in China continued to be firm while sales volumes in Hong Kong, Singapore, India, Thailand and Indonesia seemed to be at higher run-rates than would have been anticipated earlier in the year. The unprecedented easing of monetary policy with official policy rates across Asia remaining low and money supply growth at record levels continued to keep liquidity inflows strong and hence benefiting the sector.

Hong Kong property stocks had a strong run as the physical property market outperformed expectations. The residential property market showed a marked improvement with transaction volumes and prices grinding higher. Property prices continued to tick up with prices rising more than 20% from the beginning of the year, against initial consensus expectations at the start of the year for prices to decline by 20% in 2009. The strong liquidity, which drove interbank rates to historical low levels and mortgages to as low as 1%, provided tailwind for the sector. More recently

mainland property purchasers have pushed up high-end property prices to record high levels.

The China property market staged a strong recovery with most listed developers achieving 80 percent of their full-year contract sales targets by the first nine months of the year following measures taken by the government to support the sector in November last year as well as price cuts by some developers to clear inventory. Selling prices have since stabilised with prices returning to previous peak levels in some cities, such as Shenzhen and Shanghai. Developers are once again acquiring landbank, with some at record high prices after the relative austerity in 2008 and now that unsold inventories are at two-year low levels, suggesting their bullishness on prospects for the sector. In fact, the speedy recovery of the market prompted the China Banking Regulatory Commission to reiterate its more stringent financing requirements for second home mortgages in July, which created a perception of renewed policy tightening towards the sector. Equity issuances resumed in the form of listed developers successfully placing out new shares earlier in the year, while new listings in the later part of the year were less well-received.

The physical property market in Singapore rebounded from its low in the earlier part of the year when transaction volumes dried up and prices retreated as buyers were unwilling to commit while sellers were holding out for high prices. A thaw in the stalemate came after more attractively priced new launches by developers at affordable unit sizes of below S\$1 million drew strong response. Resale prices started moving up again and the strength in the market started to spill over to the higher-end markets. The S-Reits sector also saw a recovery after the successful fund-raising and recapitalisation of the sector with re-financing risk now behind them and selective Reits are positioning for growth.

REVIEW OF FUND PERFORMANCE AND STRATEGY DURING THE PERIOD

The Fund rose 48.12% for the six months to 30 September 2009, while the benchmark MSCI AC Asia ex-Japan Real Estate (MYR) Index rose 53.31%, underperforming the index by 5.19 percentage points.

The portfolio underperformed the benchmark due to the defensive positioning of the Fund earlier in the year. The Fund held more than 30% cash from January to March, which buffered it from the sharp correction in February. Conversely, it missed out on the liquidity-driven equity market rally beginning in March that sought the high-beta undervalued real estate sector. The cash level has since been narrowed to below 5%, which has enabled the Fund to narrow some underperformance since May and to

outperform from June to September resulting from positive stock selection in Hong Kong, China and Singapore.

MARKET OUTLOOK AND STRATEGY GOING FORWARD

We expect the current low interest rate environment and loose monetary conditions to continue to be positive for the real estate sector, which has been fueled by the ample liquidity. Although the rate cut trend in Asia looks to be over for now, we do not expect there to be excessive tightening in the near-term. The Asian property cycles have historically not necessarily been negatively correlated with interest rates. In fact, the Hong Kong and Singapore experience has shown a positive co-relationship with the sector gaining notwithstanding *initial* rising interest rates as growth and anticipated property price appreciation are the dominant factors in the cycle in this region.

We expect the Hong Kong property market to continue to be supported by recovering physical property prices with the current liquidity as well as purchases from Mainlanders providing additional tailwind for the sector. Valuations are also not excessive compared to the physical property market as most Hong Kong property stocks have traded back to just mean valuation while property prices have rebounded close to their previous peaks in mid-2008.

The current strong transaction volumes are expected to stabilize as developers move beyond targeting sales volume and more towards maximizing margins since most of them have locked in their full-year sales targets. Property prices will likely continue to rise with the near-term supply shortage. Developers' landbank replenishment – some at record high land prices – suggest that they are optimistic about prospects for the sector as they work to replace the inventory that they have depleted as a result of hitherto strong sales. We acknowledge that policy risk toward the sector has heightened, though we view that aggressive policy tightening in China is not likely in the short-term, especially since the real asset sector is a key pillar of China's economy and the government is intent on meeting its growth target for the year.

Overall, we remain constructive on the longer term prospects of the Asian real estate sector as the fundamental structural trend of urbanization in the developing countries continue to drive demand for property.

PERFORMANCE REVIEW

For the financial period under review, the Fund recorded a gain of 48.12% in net asset value terms, whilst the MSCI AC Asia-ex-Japan Real Estate (MYR) Index** recorded a gain of 53.31%. The Fund has achieved its objective for the period under review.

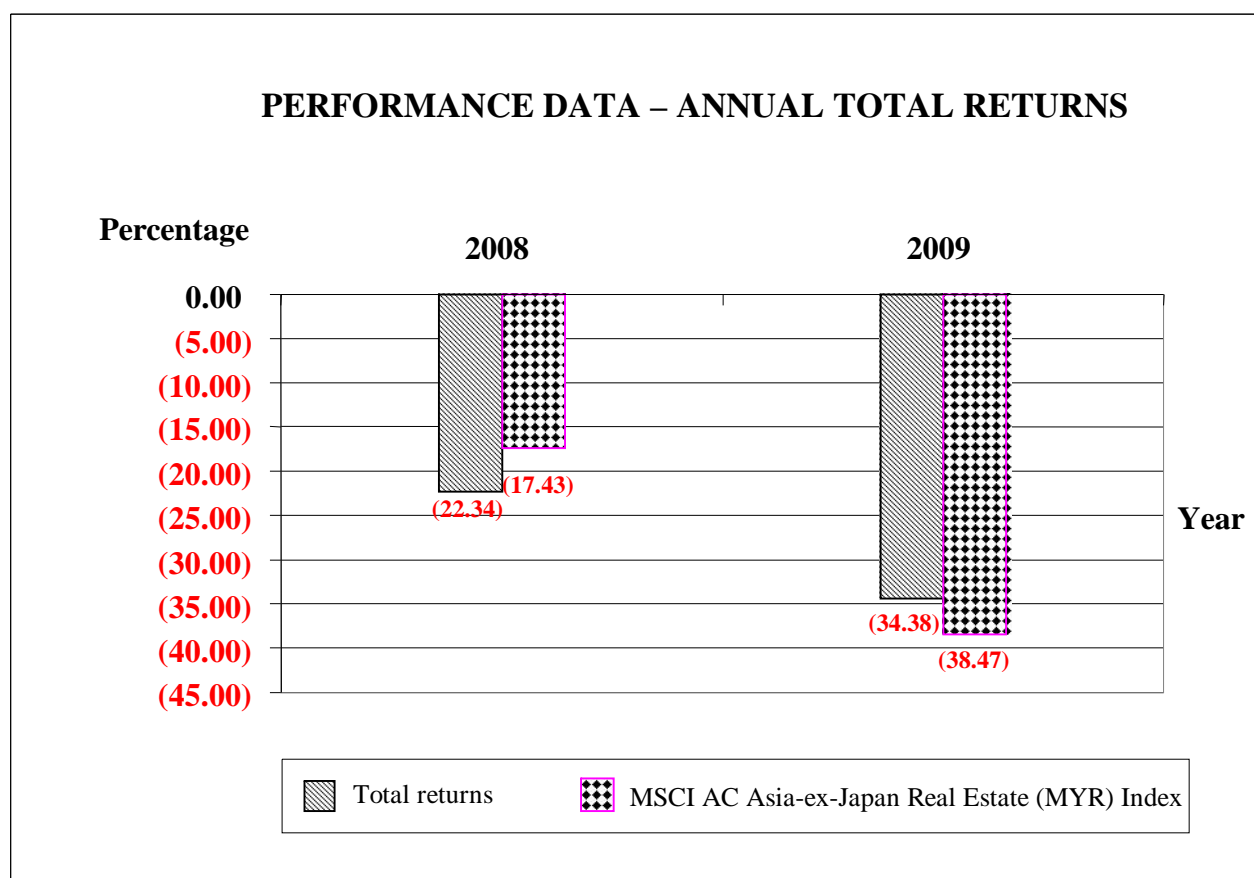
However, on a longer term period since its launch date, the Fund recorded an average annual loss of 12.79% compared with the benchmark, MCSI AC Asia-ex Japan Real Estate (MYR) Index, a loss of 11.45%. As the Fund's objective is to provide investors with long term capital appreciation through investments in the real estate market over a long term (5-7 years) period, it has yet to meet its objective.

PERFORMANCE DATA

	As at 30/9/2009	1-month %	3-month %	6-month %
OSK-UOB Asian Real Estate Fund Net Asset Value Per Unit (RM)	0.3774	3.68	9.23	48.12
MSCI AC Asia-ex-Japan Real Estate (MYR) Index**	613.09	3.23	6.78	53.31

	Average Annual Return	
	1 Year 30/9/2008 – 30/9/2009 %	Since Launch 11/9/2007*.- 30/9/2009 %
OSK-UOB Asian Real Estate Fund Net Asset Value Per Unit	35.66	(12.79)
MSCI AC Asia-ex-Japan Real Estate (MYR) Index**	42.72	(11.45)

	Year Ended 31/3/2009 %	Since Launch 11/9/2007* 31/3/2008 %
OSK-UOB Asian Real Estate Fund		
- Capital Return	(34.38)	(22.34)
- Income Return	-	-
- Total Returns	(34.38)	(22.34)
MSCI AC Asia-ex-Japan Real Estate (MYR) Index**	(38.47)	(17.43)



* Being the last day of the Initial Offer Period

** The performance of the Fund is benchmarked against the MSCI AC Asia-ex-Japan Real Estate (MYR) Index

Note: Past performance is not necessarily indicative of future performance and unit prices and investment returns may go down, as well as up.

The abovementioned performance computations have been adjusted to reflect distribution payments (if any).

The abovementioned performance figures have been independently verified by Mercer Zainal Consulting Sdn Bhd (35090-H).

Fund Size Analysis	As at 30/9/2009	As at 31 March	
		2009	2008
Net Asset Value (RM million)	70.04	51.15	85.93
Units In Circulation (million)	185.57	200.73	221.31
Net Asset Value Per Unit (RM)	0.3774	0.2548	0.3883

Historical Data	1/4/2009 - 30/9/2009 RM	1/4/2008 - 31/3/2009 RM	Since launch 22/8/2007 - 31/3/2008 RM
Unit Prices			
NAV - High	0.3891	0.4305	0.5146
NAV - Low	0.2552	0.2187	0.3530
Distribution and Unit Split			
Gross Distribution Per Unit (sen)	-	-	-
Net Distribution Per Unit (sen)	-	-	-
Ex date	-	-	-
Payment date	-	-	-
Reinvestment NAV Per Unit	N/A	N/A	N/A
NAV before distribution (cum)	N/A	N/A	N/A
NAV after distribution (ex)	N/A	N/A	N/A
Unit Split	-	-	-
Others			
Management Expense Ratio (MER) (%) #	0.96	1.95	1.14
Portfolio Turnover Ratio (PTR) (times) ##	0.43	0.29	0.79

The MER for the financial period was lower compared with the previous corresponding year due to lower expenses incurred during the period (refer to Note 14).

The PTR for the financial period was higher compared with the previous financial period as there were more investment activities resulting from improved market sentiments during the financial period under review (refer to Note 15).

FINANCIAL REVIEW

For the financial period under review, the Fund reported an income of RM0.88 million comprising of dividends and interest. Taking into account total net realised gain on sales of quoted investments of RM7.29 million and net realised loss on foreign exchange of RM0.17 million, unrealised gain attributable to changes in value of investments held of RM18.56 million and unrealised loss on foreign exchange attributable to foreign currency monetary items of RM1.68 million, the Fund reported a total investment income of RM24.88 million. After taking into consideration the Fund's expenses and income tax expense, the Fund reported a net income after tax of RM24.23 million. However, with the inclusion of: the undistributed losses brought forward from previous financial period of RM27.31 million; the realisation of unrealised loss attributable to investments sold of RM12.22 million and the realisation of unrealised foreign exchange gain attributable to foreign currency monetary items of RM0.97 million transferred from unrealised reserve; the transfer of the unrealised gain attributable to investments held of RM18.56 million and unrealised foreign exchange gain attributable to foreign currency monetary items of RM1.68 million to unrealised reserve; the Fund has a loss carried forward of RM31.21 million.

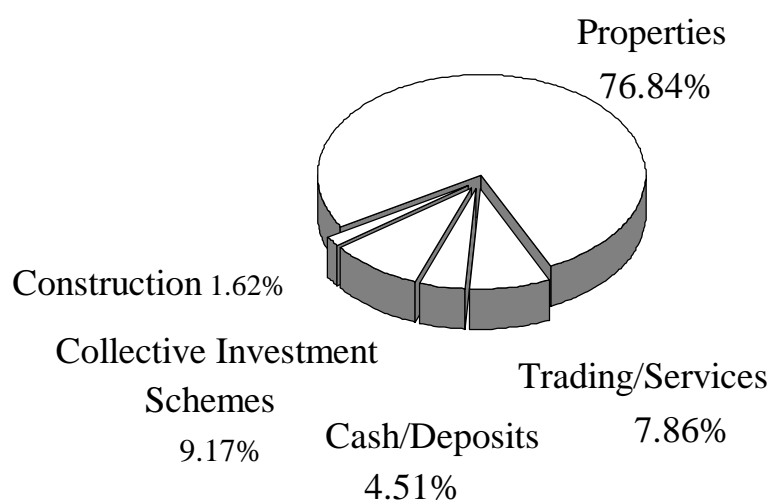
DISTRIBUTION

For the financial period under review, no distribution has been proposed for the Fund.

PORTFOLIO STRUCTURE

As at 30 September 2009, the Fund was 86.32% invested in equities, 9.17% invested in collective investment schemes and the remaining 4.51% in cash and deposits.

PORTFOLIO STRUCTURE AS AT 30 SEPTEMBER 2009

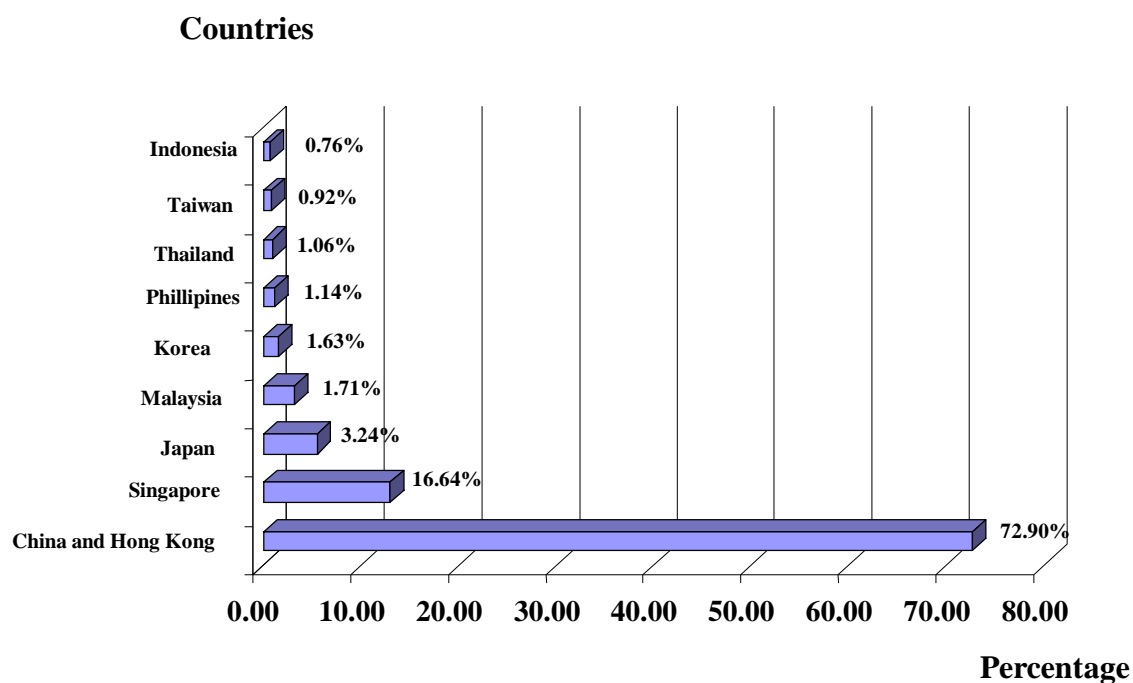


The asset allocation of the Fund as at balance sheet date was as follows:

Sectors	As at 30/9/2009		As at 31/3/2009		As at 31/3/2008	
	%	%	%	%	%	%
Equities						
Construction	1.62		0.30		4.79	
Properties	76.84		54.21		68.17	
Trading/Services	<u>7.86</u>	86.32	<u>3.76</u>	58.27	<u>3.71</u>	76.67
Collective Investment Schemes		9.17		11.37		8.37
Cash/Deposits		<u>4.51</u>		<u>30.36</u>		<u>14.96</u>
		<u>100.00</u>		<u>100.00</u>		<u>100.00</u>

The asset allocation was reflective of improved market sentiments following the global financial crisis.

ASSET ALLOCATION BY COUNTRIES AS AT 30 SEPTEMBER 2009



FUND SIZE AND PROFILE OF UNIT HOLDINGS BY SIZE

As at 30 September 2009, the Fund's units in circulation stood at 185.57 million units with a total of 2 accounts.

Size of Holdings	Account Holders		No. Of Units Held*	
	No.	%	('000)	%
5,000 and below	-	-	-	-
5,001 to 10,000	1	50.00	0.01	0.01
10,001 to 50,000	-	-	-	-
50,001 to 500,000	-	-	-	-
500,001 and above	1	50.00	185.56	99.99
Total	2	100.00	185.57	100.00

*Excluding Manager's stock

SOFT COMMISSIONS

It is the Manager's policy to credit all stockbroking rebates to the account of the Fund.

For the financial period under review, the Manager has received soft commissions from brokers/dealers in consideration for directing dealings in the investments of the Fund. These soft commissions were in the form of goods and services such as subscriptions to Bloomberg Services and Lipper Analytical Services which are of demonstrable benefits to the Unit Holders.

TRUSTEE'S REPORT TO THE UNIT HOLDERS OF OSK-UOB ASIAN REAL ESTATE FUND

We have acted as Trustee of OSK-UOB Asian Real Estate Fund for the financial period from 1 April 2009 to 30 September 2009. In our opinion, OSK-UOB Unit Trust Management Bhd, the Manager, has operated and managed the Fund in the financial period under review in accordance with the following:-

- a) the limitations imposed on the investment powers of the management company and the trustee under the Deed, the Securities Commission's Guidelines on the Unit Trust Funds, the Capital Markets & Services Act 2007 and other applicable laws;
- b) the valuation or pricing is carried out in accordance with the Deed and any regulatory requirement; and
- c) the creation and cancellation of units of the Fund are carried out in accordance with the Deed and any regulatory requirement.

For and on behalf of the Trustee,
Mayban Trustees Bhd

Jennifer Wong Chee Mun
Head, Operations

Kuala Lumpur, Malaysia
13 November 2009

STATEMENT BY MANAGER

We, Ho Seng Yee and Lim Suet Ling, being two of the directors of OSK-UOB Unit Trust Management Bhd, do hereby state that, in the opinion of the Manager, the accompanying unaudited statement of assets and liabilities as at 30 September 2009 and the unaudited income statement, unaudited statement of changes in net asset value and unaudited cash flow statement for the financial period from 1 April 2009 to 30 September 2009 together with the notes thereto, are drawn up in accordance with Financial Reporting Standards and the Securities Commission's Guidelines on Unit Trust Funds in Malaysia so as to give a true and fair view of the financial position of OSK-UOB Asian Real Estate Fund as at 30 September 2009 and of its results, changes in net asset value and cash flows for the financial period then ended.

On behalf of the Manager

Ho Seng Yee

Lim Suet Ling

Kuala Lumpur, Malaysia
13 November 2009

**OSK-UOB ASIAN REAL ESTATE FUND
UNAUDITED INCOME STATEMENT
FOR THE FINANCIAL PERIOD FROM
1 APRIL 2009 TO 30 SEPTEMBER 2009**

	Note	1/4/2009 - 30/9/2009 RM	1/4/2008 - 30/9/2008 RM
INVESTMENT INCOME/(LOSS)			
Gross dividend income		878,044	1,151,276
Interest income		2,793	23,863
Net realised gain/(loss) on sales of quoted investments		7,292,088	(1,840,085)
Net realised (loss)/gain on foreign exchange		(173,960)	19,623
Net unrealised (loss)/gain on foreign exchange		(1,682,634)	4,978,923
Net unrealised gain/(loss) on changes in value of investments held		<u>18,560,965</u>	<u>(27,127,036)</u>
		<u>24,877,296</u>	<u>(22,793,436)</u>
EXPENSES			
Manager's fee	4	(591,358)	(724,224)
Trustee's fee	5	(26,283)	(32,188)
Auditors' remuneration		(1,750)	(2,000)
Tax agent's fee		(1,100)	(1,250)
Administrative expenses		(6,079)	(24,654)
		<u>(626,570)</u>	<u>(784,316)</u>
Net income/(loss) before tax		24,250,726	(23,577,752)
Income tax expense	6	<u>(24,177)</u>	<u>(28,209)</u>
Net income/(loss) after tax		<u>24,226,549</u>	<u>(23,605,961)</u>
Net income/(loss) after tax is made up of the following:			
Net realised income/(loss)		7,348,218	(1,457,848)
Net unrealised gain/(loss)		<u>16,878,331</u>	<u>(22,148,113)</u>
		<u>24,226,549</u>	<u>(23,605,961)</u>

The accompanying notes are an integral part of the financial statements.

OSK-UOB ASIAN REAL ESTATE FUND
UNAUDITED STATEMENT OF ASSETS AND LIABILITIES
AS AT 30 SEPTEMBER 2009

	Note	As at 30/9/2009 RM	As at 31/3/2009 RM
INVESTMENTS			
Quoted investments - In Malaysia	7	708,202	88,944
Quoted investments - Outside Malaysia	8	59,751,598	29,721,488
Collective investment schemes			
- Outside Malaysia	9	6,424,172	5,818,066
Deposits with financial institution	10	550,370	880,104
		<u>67,434,342</u>	<u>36,508,602</u>
OTHER ASSETS			
Tax recoverable		25,154	25,133
Dividends receivable		132,504	133,134
Interest receivable		30	47
Other receivable		10	10
Due from stockbrokers		-	-
Cash at bank - In Malaysia		21,590	35,168
Cash at bank - Outside Malaysia		2,534,276	15,287,509
		<u>2,713,564</u>	<u>15,481,001</u>
TOTAL ASSETS		<u>70,147,906</u>	<u>51,989,603</u>
LIABILITIES			
Due to stockbrokers		-	553,761
Due to Manager		91,562	264,529
Due to Trustee		4,603	3,310
Other payables and accruals		9,734	14,118
TOTAL LIABILITIES EXCLUDING NET ASSET VALUE ("NAV") ATTRIBUTABLE TO UNIT HOLDERS		<u>105,899</u>	<u>835,718</u>
NAV ATTRIBUTABLE TO UNIT HOLDERS	11	<u>70,042,007</u>	<u>51,153,885</u>
UNITS IN CIRCULATION	11(a)	<u>185,570,000</u>	<u>200,728,000</u>
NAV PER UNIT (RM)		<u>0.3774</u>	<u>0.2548</u>

The accompanying notes are an integral part of the financial statements.

OSK-UOB ASIAN REAL ESTATE FUND
UNAUDITED STATEMENT OF CHANGES IN NET ASSET VALUE
FOR THE FINANCIAL PERIOD FROM
1 APRIL 2009 TO 30 SEPTEMBER 2009

	1/4/2009 - 30/9/2009		1/4/2008 - 30/9/2008	
	RM	RM	RM	RM
NAV attributable to Unit Holders as at 1 April 2009/2008		51,153,885		85,925,353
Net realised gain/(loss) recognised in the income statement		7,348,218		(1,457,848)
Net unrealised gain/(loss) recognised in the income statement		16,878,331		(22,148,113)
Movement due to units created and cancelled during the period (Note 11(a)):				
- creation of units	888,479		252,846	
- cancellation of units	(8,480,771)		(3,869,802)	
- distribution equalisation	<u>2,253,865</u>	<u>(5,338,427)</u>	<u>154,928</u>	<u>(3,462,028)</u>
NAV attributable to Unit Holders as at 30 September 2009/2008		<u>70,042,007</u>		<u>58,857,364</u>

The accompanying notes are an integral part of the financial statements.

**OSK-UOB ASIAN REAL ESTATE FUND
UNAUDITED CASH FLOW STATEMENT
FOR THE FINANCIAL PERIOD FROM
1 APRIL 2009 TO 30 SEPTEMBER 2009**

	1/4/2009 - 30/9/2009 RM	1/4/2008 - 30/9/2008 RM
CASH FLOWS FROM OPERATING AND INVESTING ACTIVITIES		
Proceeds from sale of investments	23,621,978	9,170,853
Purchase of investments	(31,400,002)	(6,927,996)
Dividends received	854,475	1,121,346
Interests received	2,810	23,939
Manager's fee paid	(562,273)	(754,072)
Trustee's fee paid	(24,990)	(33,514)
Auditors' remuneration paid	(4,000)	(4,000)
Payment for other fees and expenses	(38,723)	(37,777)
Net cash (used in)/generated from operating and investing activities	<u>(7,550,725)</u>	<u>2,558,779</u>
CASH FLOWS FROM FINANCING ACTIVITIES:		
Cash proceeds from units created	656,800	273,989
Cash paid on units cancelled	(6,202,620)	(3,647,688)
Net cash used in financing activities	<u>(5,545,820)</u>	<u>(3,373,699)</u>
NET DECREASE IN CASH AND CASH EQUIVALENTS	(13,096,545)	(814,920)
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	<u>16,202,781</u>	<u>14,003,588</u>
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	<u>3,106,236</u>	<u>13,188,668</u>
Cash and cash equivalents comprise :		
Cash at banks	2,555,866	1,589,030
Deposits with financial institution	550,370	11,599,638
	<u>3,106,236</u>	<u>13,188,668</u>

The accompanying notes are an integral part of the financial statements.

**OSK-UOB ASIAN REAL ESTATE FUND
NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL PERIOD FROM
1 APRIL 2009 TO 30 SEPTEMBER 2009**

1. THE FUND, THE MANAGER AND THEIR PRINCIPAL ACTIVITIES

The Unit Trust (hereinafter referred to as “the Fund”) was constituted pursuant to the execution of a Deed dated 14 June 2007 (hereinafter referred to as “the Deed”) between the Manager, OSK-UOB Unit Trust Management Bhd and the Trustee, Mayban Trustees Bhd.

The principal activity of the Fund is to invest in Permitted Investments as defined under Part 7 of the Deed. The Fund was launched on 22 August 2007 and will continue its operations until terminated by the Trustee as provided under Part 12 of the Deed.

The Manager is a 70% owned subsidiary of OSK Investment Bank Bhd. It is principally engaged in the sales of trust units and management of unit trust funds. The ultimate holding company of the Manager is OSK Holdings Bhd, a company listed on the Main Market of Bursa Malaysia. All of the abovementioned companies are incorporated in Malaysia.

The financial statements were authorised for issue by the Board of Directors of the Manager in accordance with a resolution of the directors on 13 November 2009.

2. FINANCIAL RISK MANAGEMENT POLICIES

The Fund is exposed to a variety of risks which include market risk, single issuer risk, interest rate risk, credit risk, liquidity risk, currency risk and country risk.

Financial risk management is carried out through sound internal control systems and adherence to the investment restrictions as stipulated by the Securities Commission’s Guidelines on Unit Trust Funds and the Capital Markets and Services Act 2007 in Malaysia.

(a) Market Risk

Market risk arises when the value of the securities fluctuate in response to the activities of individual companies and general market or economic conditions. Market risk is managed through portfolio diversification across a number of sectors, industries and countries, minimising the risk not only of any single company’s

securities becoming worthless, but also of all holdings suffering uniformly adverse business conditions.

(b) Single Issuer Risk

The Fund is restricted to invest in securities issued by any issuer of not more than a certain percentage of its NAV. Under such restriction, the risk exposure to the securities of any issuer is managed.

(c) Interest Rate Risk

Cash and other fixed income securities are particularly sensitive to movements in interest rates. When interest rates rise, the return on cash will rise while the value of fixed income securities will fall and vice versa, thus affecting the NAV of the Fund. When the interest rate trend is anticipated to rise, the exposure to fixed income securities will be reduced to an acceptable level.

(d) Credit Risk

Credit risk refers to the ability of an issuer or counterparty to make timely payments of interest, principals and proceeds from realisation of investments. The Manager manages the credit risk by undertaking credit evaluation and close monitoring of any changes to the issuer/counterparty's credit profile to minimise such risk.

(e) Liquidity Risk

The Fund maintains sufficient level of liquid assets to meet anticipated payments and redemptions of units by Unit Holders. Liquid assets comprise cash, deposits with financial institutions and other instruments which are capable of being converted into cash within 7 days. The Manager's policy is to always maintain a prudent level of liquid assets so as to reduce the liquidity risk of the Fund.

(f) Currency Risk

Investments in foreign countries are exposed to currency risk due to the fluctuation in currency exchange rates. The risk is managed by investing in assets denominated in a wide range of foreign currency, thus diversifying the risk of single currency exposure.

(g) Country Risk

In addition to currency risk, the value of the assets of the Fund may also be affected by uncertainties such as currency repatriation restrictions or other developments in the law or regulations of the countries in which the Fund may invest.

3. SIGNIFICANT ACCOUNTING POLICIES

(a) Basis of Preparation

The financial statements of the Fund have been prepared on a historical cost basis, except for the investments that have been measured at their fair values and comply with Financial Reporting Standards (“FRS”) and the Securities Commission’s Guidelines on Unit Trust Funds in Malaysia.

The significant accounting policies adopted are consistent with those applied in the audited financial statements for the financial year ended 31 March 2009. At the beginning of the current financial year, the Fund has adopted new and revised FRSs which are mandatory for financial periods beginning on or after 1 July 2007. Most of the new and revised FRSs are not relevant to the Fund. Those FRSs that are relevant do not give rise to any significant effects on the financial statements of the Fund.

The Fund has not early adopted the following FRSs and Interpretations which have effective dates as follows:

FRSs and Interpretations	Effective for financial periods beginning on or after
FRS 4: Insurance Contracts	1 January 2010
FRS 7: Financial Instruments: Disclosure	1 January 2010
FRS 8: Operating Segments	1 July 2009
FRS 139: Financial Instruments: Recognition and Measurement	1 January 2010
IC Interpretation 9: Reassessment of Embedded Derivatives	1 January 2010
IC Interpretation 10: Interim Financial Reporting and Impairment	1 January 2010

The adoption of the above FRSs and Interpretations upon their effective dates are not expected to have any significant impact on the financial statements of the Fund. The

Fund is exempted from disclosing the possible impact, if any, to the financial statements upon the initial application of FRS 7 and FRS 139.

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

(b) Foreign Currency Translation

Transactions in foreign currencies are initially recorded in Ringgit Malaysia (RM) at rates of exchange ruling at the date of transaction. At each balance sheet date, foreign currency monetary items are translated into Ringgit Malaysia at exchange rates ruling at that date. All exchange rate differences are recognised in the income statement.

The principal exchange rate for each respective unit of foreign currency at balance sheet date is as follows:

	As at 30/9/2009 RM	As at 31/3/2009 RM
Hongkong Dollar	0.446300	0.470000
Indonesia Rupiah	0.000358	-
Japanese Yen	0.038524	0.036800
Korean Won	0.002940	0.002648
Philippine Peso	0.072700	-
Singapore Dollar	2.453600	2.392800
Thai Baht	0.103400	0.102200
Taiwan Dollar	0.107400	-

(c) Investments

Quoted investments are valued at the last done market price quoted on the respective stock exchanges as at the balance sheet date.

Collective investment schemes are valued based on the last done market price quoted on the foreign stock exchange as at balance sheet date.

(d) Income Recognition

Dividend income is recognised on a declared basis, when the right to receive the dividend has been established.

Interest income is recognised on an accrual basis.

The realised gain/(loss) on sale of investments is measured as the difference between the net disposal proceeds and the carrying amount of the investments. The carrying amount of the investments for determining the realised gain/(loss) on sale is based on the weighted average cost method.

(e) Unrealised Reserve

Unrealised reserve represents the net gain or loss arising from carrying investments at their market values or indicative market values and unrealised gains or losses from translating foreign currency monetary items at exchange rates prevailing at the balance sheet date. This reserve is not distributable in nature.

(f) Distribution Equalisation

Distribution equalisation represents the average distributable amount included in the creation and cancellation prices of units. This amount is either refunded to Unit Holders by way of distribution and/on adjusted accordingly when units are cancelled.

(g) Cash and Cash Equivalents

Cash and cash equivalents comprise cash at bank and deposits with financial institutions which have an insignificant risk of changes in value.

(h) Receivables

Receivables are carried at anticipated realisable values.

(i) Payables

Payables are stated at cost which is the fair value of the consideration to be paid in the future for goods and services received.

(j) 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 Ringgit Malaysia (RM), which is also the Fund’s functional currency.

(k) Financial Instruments

Financial assets and financial liabilities carried on the statement of assets and liabilities include cash at bank, quoted investments, collective investment schemes, deposits with financial institutions, receivables and payables. The accounting policies on the recognition and measurement of these items are disclosed in the respective accounting policies.

Financial instruments are classified as assets or liabilities in accordance with the substance of the contractual arrangements. Interest, dividends, gains and losses relating to financial instruments classified as assets, are reported as investment income. Distributions to Unit Holders are recognised in NAV Attributable to Unit Holders in the financial period in which they are declared.

(l) Significant Accounting Estimates and Judgements

The preparation of financial statements in accordance with FRS requires the use of certain accounting estimates and exercise of judgement. Estimates and judgements are continually evaluated and are based on past experience, reasonable expectations of future events and other factors.

No major 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 the balance sheet date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next year.

4. MANAGER'S FEE

The Manager's fee is computed on a daily basis at 1.80% per annum of the NAV of the Fund before deducting the Manager's and Trustee's fee for that particular day.

5. TRUSTEE'S FEE

The Trustee's fee is computed on a daily basis at 0.08% per annum of the NAV of the Fund subject to a minimum of RM18,000 per annum before deducting the Manager's and Trustee's fee for that particular day.

6. INCOME TAX EXPENSE

	1/4/2009 - 30/9/2009	1/4/2008 - 30/9/2008
	RM	RM
Foreign income tax	24,177	28,209
	<u>24,177</u>	<u>28,209</u>

Income tax is calculated at the Malaysian statutory tax rate of 25% of the estimated assessable income for the financial period. Taxation for other jurisdictions is calculated at the rates prevailing in the respective jurisdictions.

The tax charge for the financial period is in relation to the taxable income earned by the Fund after deducting tax allowable expenses. In accordance with Schedule 6 of the Income Tax Act 1967, interest income earned by the Fund is exempted from tax.

A reconciliation of income tax expense applicable to net income/(loss) before tax at the statutory income tax rate to income tax expense at the effective income tax rate of the Fund is as follows:

	1/4/2009 - 30/9/2009	1/4/2008 - 30/9/2008
	RM	RM
Net income/(loss) before tax	<u>24,250,726</u>	<u>(23,577,752)</u>
Tax at Malaysian statutory tax rate of 25%	6,062,681	(5,894,438)
Effect of different tax rates in other countries	(36,494)	(33,373)
Effect of interest on deposits and other income not subject to tax	(6,622,801)	(1,481,839)
Effect of losses not deductible for tax purposes	464,148	7,241,780
Effect of expenses not deductible for tax purposes	7,891	11,614
Restriction on tax deductible expenses for unit trust funds	<u>148,752</u>	<u>184,465</u>
Tax expense for the period	<u>24,177</u>	<u>28,209</u>

7. QUOTED INVESTMENT – IN MALAYSIA

Quoted investment in Malaysia represents:

	As at 30/9/2009 RM	As at 31/3/2009 RM
Cost, at 30 September/31 March 2009	707,207	209,681
Unrealised reserve:		
At 1 April 2009/2008	(120,737)	(675,812)
Changes during the period/year	121,732	555,075
At 30 September/31 March 2009	<u>995</u>	<u>(120,737)</u>
Market value, at 30 September/31 March 2009	<u>708,202</u>	<u>88,944</u>

Quoted investment in Malaysia as at 30 September 2009 is as detailed below:

Name of Counter	Quantity	Cost RM	Market Value RM	% of NAV
MAIN MARKET:				
Properties				
IGB Corporation Bhd	300,000	497,526	537,000	0.77
YNH Property Bhd	90,106	<u>209,681</u>	<u>171,202</u>	<u>0.24</u>
TOTAL QUOTED INVESTMENT		<u>707,207</u>	<u>708,202</u>	<u>1.01</u>
UNREALISED GAIN FROM QUOTED INVESTMENT - IN MALAYSIA			<u>995</u>	

8. QUOTED INVESTMENTS – OUTSIDE MALAYSIA

Quoted investments outside Malaysia represents:

	As at 30/9/2009 RM	As at 31/3/2009 RM
Cost, at 30 September/31 March 2009	58,539,465	51,677,458
Unrealised reserve:		
At 1 April 2009/2008	(21,955,970)	(20,545,506)
Changes during the period/year	23,168,103	(1,410,464)
At 30 September/31 March 2009	<u>1,212,133</u>	<u>(21,955,970)</u>
Market value, at 30 September/31 March 2009	<u>59,751,598</u>	<u>29,721,488</u>

Quoted investments outside Malaysia as at 30 September 2009 are as detailed below:

Name of Counter	Quantity	Cost RM	Market Value RM	% of NAV
<u>Quoted in : China</u>				
Properties				
China Vanke Company Ltd	180,476	<u>705,855</u>	<u>784,522</u>	<u>1.12</u>
		705,855	784,522	1.12
<u>Quoted in : Hong Kong</u>				
Properties				
Cheung Kong Holdings Ltd	156,000	7,903,171	6,847,402	9.78
China Aoyuan Property Group Ltd	700,000	470,687	412,381	0.59
China Overseas Land & Investment Ltd	620,000	3,665,106	4,637,593	6.62
China Resources Land Ltd	400,000	2,827,826	3,031,270	4.33
Great Eagle Holdings Ltd	130,000	1,680,734	1,110,484	1.58
Hang Lung Properties Ltd	420,000	5,753,422	5,351,583	7.64
Henderson Land Development Company Ltd	140,000	2,280,321	3,186,582	4.55
Kerry Properties Ltd	160,000	1,602,605	2,959,862	4.23

Name of Counter	Quantity	Cost RM	Market Value RM	% of NAV
KWG Property Holding Ltd New World Development Company Ltd	132,500 280,000	308,570 1,825,961	296,265 2,084,400	0.42 2.98
Poly (Hong Kong) Investment Ltd	200,000	615,425	806,018	1.15
Sino Land Company Ltd Sino-Ocean Land Holdings Ltd	300,000 649,797	2,609,069 1,681,474	1,858,393 2,035,831	2.65 2.91
Soho China Ltd	100,000	227,694	185,214	0.26
Sun Hung Kai Properties Ltd	138,000	7,059,327	7,033,509	10.04
		<u>40,511,392</u>	<u>41,836,787</u>	<u>59.73</u>
Trading/Services				
Shui On Land Ltd	500,000	1,125,641	993,017	1.42
Swire Pacific Limited	15,000	600,948	609,869	0.87
The Wharf Holdings Ltd	212,500	3,875,986	3,902,615	5.57
		<u>5,602,575</u>	<u>5,505,501</u>	<u>7.86</u>
		<u>46,113,967</u>	<u>47,342,288</u>	<u>67.59</u>
<u>Quoted in : Indonesia</u>				
Properties				
PT Ciputra Development TBK	2,000,000	363,935	529,840	0.76
		<u>363,935</u>	<u>529,840</u>	<u>0.76</u>
<u>Quoted in : Japan</u>				
Properties				
Mitsubishi Estate Company Ltd	20,000	1,790,824	1,087,918	1.55
Mitsui Fudosan Company Ltd	20,000	1,803,469	1,170,359	1.67
		<u>3,594,293</u>	<u>2,258,277</u>	<u>3.22</u>

Name of Counter	Quantity	Cost RM	Market Value RM	% of NAV
<u>Quoted in : Korea</u>				
Construction				
Hyundai Development Company	9,000	1,085,015	1,132,488	1.62
		1,085,015	1,132,488	1.62
<u>Quoted in : Philippines</u>				
Properties				
Ayala Land Incorporation	955,000	544,577	798,428	1.14
		544,577	798,428	1.14
<u>Quoted in : Singapore</u>				
Properties				
Capitaland Ltd	320,000	2,679,086	2,920,765	4.17
City Development Ltd	30,000	648,877	759,635	1.08
Hong Kong Land Holdings Ltd	85,000	1,343,378	1,278,891	1.83
Yanlord Land Group Ltd	100,000	584,572	559,421	0.80
		5,255,913	5,518,712	7.88
<u>Quoted in :Taiwan</u>				
Properties				
Farglory Land Development Company Ltd	77,000	479,528	642,563	0.92
		479,528	642,563	0.92
<u>Quoted in : Thailand</u>				
Properties				
Quality House Public Company Ltd	3,000,000	396,382	744,480	1.06
		396,382	744,480	1.06
TOTAL QUOTED INVESTMENTS				
- OUTSIDE MALAYSIA		58,539,465	59,751,598	85.31
UNREALISED GAIN FROM				
QUOTED INVESTMENTS -				
OUTSIDE MALAYSIA			1,212,133	

9. COLLECTIVE INVESTMENT SCHEMES – OUTSIDE MALAYSIA

Collective investment schemes outside Malaysia represent:

	As at 30/9/2009 RM	As at 31/3/2009 RM
Cost, at 30 September/31 March 2009	6,286,799	10,347,174
Unrealised reserve:		
At 1 April 2009/2008	(4,529,108)	(1,400,452)
Changes during the period/year	4,666,481	(3,128,656)
At 30 September/31 March 2009	<u>137,373</u>	<u>(4,529,108)</u>
Market value, at 30 September/31 March 2009	<u>6,424,172</u>	<u>5,818,066</u>

Collective investment schemes outside Malaysia as at 30 September 2009 are detailed below:

Name of Counter	Quantity	Cost RM	Market Value RM	% of NAV
<u>Quoted in : Hong Kong</u>				
Real Estate Investment Trust				
The Link Real Estate				
Investment Trust	370,000	2,558,744	2,817,135	4.02
		<u>2,558,744</u>	<u>2,817,135</u>	<u>4.02</u>
<u>Quoted in : Singapore</u>				
Real Estate Investment Trust				
Ascendas India Trust	400,000	681,053	853,853	1.22
Capitacommercial Trust	300,000	643,795	765,523	1.09
Capitalmall Trust	266,000	1,313,147	1,207,416	1.72
Suntec Real Estate				
Investment Trust	300,000	1,090,060	780,245	1.12
		<u>3,728,055</u>	<u>3,607,037</u>	<u>5.15</u>

Name of Counter	Quantity	Cost RM	Market Value RM	% of NAV
TOTAL COLLECTIVE INVESTMENT SCHEMES - OUTSIDE MALAYSIA		<u>6,286,799</u>	<u>6,424,172</u>	<u>9.17</u>
UNREALISED GAIN FROM COLLECTIVE INVESTMENT SCHEMES - OUTSIDE MALAYSIA			<u>137,373</u>	

10. DEPOSITS WITH FINANCIAL INSTITUTION

	As at 30/9/2009 RM	As at 31/3/2009 RM
This is short-term placement with:		
Commercial bank	-	880,104
Investment bank	550,370	-
	<u>550,370</u>	<u>880,104</u>

Deposits with investment bank of RM550,370 (As at 31 March 2009: Nil) was placed with OSK Investment Bank Bhd, the holding company of OSK-UOB Unit Trust Management Bhd, the Manager.

The weighted average effective interest rates of deposits and the weighted average remaining maturities of deposits as at the balance sheet date were as follows:

	Weighted Average Effective Interest Rates Per Annum		Weighted Average Remaining Maturities of Deposits	
	As at 30/9/2009 %	As at 31/3/2009 %	As at 30/9/2009 Days	As at 31/3/2009 Days
Short-term placements	<u>1.98</u>	<u>1.96</u>	<u>1</u>	<u>1</u>

11. NAV ATTRIBUTABLE TO UNIT HOLDERS

NAV attributable to Unit Holders is represented by:

	Note	As at 30/9/2009 RM	As at 31/3/2009 RM
Unit Holders' contribution	(a)	99,894,400	105,232,827
Realised reserve	(b)	(31,214,794)	(27,311,996)
Unrealised reserve	(c)	1,362,401	(26,766,946)
Unit Holders' Funds		<u>70,042,007</u>	<u>51,153,885</u>

(a) Unit Holders' Contribution

	1/4/2009 - 30/9/2009		1/4/2008 - 31/3/2009	
	No. of units	RM	No. of units	RM
As at 1 April 2009/2008	200,728,000	105,232,827	221,308,000	111,369,493
Creation of units	2,048,000	888,479	1,425,000	527,418
	<u>202,776,000</u>	<u>106,121,306</u>	<u>222,733,000</u>	<u>111,896,911</u>
Cancellation of units	(17,206,000)	(8,480,771)	(22,005,000)	(7,680,902)
Distribution equalisation	-	2,253,865	-	1,016,818
As at 30 September/31 March 2009	<u>185,570,000</u>	<u>99,894,400</u>	<u>200,728,000</u>	<u>105,232,827</u>

The maximum number of units that can be issued for circulation is 800,000,000. As at 30 September 2009, the number of units yet to be issued was 614,430,000 (As at 31 March 2009: 599,272,000).

(b) Realised Reserve

	1/4/2009 - 30/9/2009		1/4/2008 - 31/3/2009	
	RM	RM	RM	RM
Balance as at 1 April 2009/2008		(27,311,996)		(2,361,195)
Net unrealised loss attributable to investments sold transferred from unrealised reserve		(12,218,795)		(11,340,321)
Net unrealised foreign exchange gain attributable to foreign currency monetary items realised during the period/year transferred from unrealised reserve		967,779		780,641
Net income/(loss) after tax	24,226,549		(28,634,802)	
Net unrealised (gain)/loss attributable to investments held transferred to unrealised reserve	(18,560,965)		22,819,897	
Net unrealised foreign exchange loss/(gain) attributable to foreign currency monetary items transferred to unrealised reserve	<u>1,682,634</u>		<u>(8,576,216)</u>	

	1/4/2009 - 30/9/2009		1/4/2008 - 31/3/2009	
	RM	RM	RM	RM
Net increase/(decrease) in realised reserve for the period/year		7,348,218		(14,391,121)
Balance as at 30 September/31 March 2009		<u>(31,214,794)</u>		<u>(27,311,996)</u>

(c) Unrealised Reserve

	1/4/2009 - 30/9/2009	1/4/2008 - 31/3/2009
	RM	RM
Balance as at 1 April 2009/2008	(26,766,946)	(23,082,945)
Net unrealised gain/(loss) attributable to investments held transferred from realised reserve	18,560,965	(22,819,897)
Net unrealised foreign exchange (loss)/gain attributable to foreign currency monetary items transferred from realised reserve	(1,682,634)	8,576,216
Net unrealised loss attributable to investments sold transferred to realised reserve	12,218,795	11,340,321
Net unrealised foreign exchange gain attributable to foreign currency monetary items realised during the period/year transferred to realised reserve	(967,779)	(780,641)
Balance as at 30 September/31 March 2009	<u>1,362,401</u>	<u>(26,766,946)</u>

The unrealised reserve represents the net gain/(loss) arising from stating investments at their fair values and translating foreign currency monetary items at exchange rates prevailing at the balance sheet date. This reserve is not distributable in nature.

12. UNITS HELD BY RELATED PARTY

	As at 30/9/2009		As at 31/3/2009	
	No. of units	Valued at NAV RM	No. of units	Valued at NAV RM
Manager	5,840#	2,204	196#	50

The Manager is the legal and beneficial owner of the units.

13. TRANSACTIONS WITH RELATED PARTIES AND OTHER STOCKBROKING COMPANIES

Details of transactions with related parties and other stockbroking companies for the financial period from 1 April 2009 to 30 September 2009 are as follows:

	Value of Trade RM	% of Total Trade %	Brokerage Fees RM	% of Total Brokerage Fees %
Macquarie Capital Securities Ltd	12,828,515	22.81	38,258	23.96
Credit Suisse First Boston (Spore)	7,681,512	13.66	16,419	10.28
Deutsche Securities Asia Ltd	4,755,036	8.45	15,184	9.51
Citigroup Global Markets Asia Ltd	4,029,055	7.16	11,286	7.07
Exane BNP Paribas (S) Pte Ltd	3,609,961	6.42	9,025	5.65
China International Capital Corporation HK Securities Ltd	3,571,561	6.35	8,929	5.59
Merrill Lynch (HK) Pte Ltd	2,981,263	5.30	14,906	9.33
CLSA Singapore Pte Ltd	2,899,920	5.15	7,685	4.81
J.P Morgan Securities (S) Pte Ltd	2,772,278	4.93	7,634	4.78
DBS Vickers Securities (S) Pte Ltd	2,765,284	4.92	6,913	4.33
CIMB-GK Securities Pte Ltd	2,751,232	4.89	6,878	4.31
UOB Kay Hian Pte Ltd*	2,583,585	4.59	6,513	4.08
The Hong Kong & Shanghai Banking Corporation Ltd	1,721,553	3.06	4,304	2.70

	Value of Trade RM	% of Total Trade %	Brokerage Fees RM	% of Total Brokerage Fees %
UBS Securities Ltd	644,087	1.14	3,865	2.42
OSK Investment Bank Bhd*	495,690	0.88	1,487	0.93
Goldman Sachs (Singapore) Pte Ltd	161,863	0.29	405	0.25
	<u>56,252,395</u>	<u>100.00</u>	<u>159,691</u>	<u>100.00</u>

* OSK Investment Bank Bhd is the holding company of OSK-UOB Unit Trust Management Bhd, the Manager, while UOB Kay Hian Pte Ltd is a related company of the Manager.

The directors of the Manager are 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. These dealings with the related parties have been transacted at arm's length basis.

14. 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 NAV of the Fund calculated on a daily basis. The fees and expenses include Manager's fee, Trustee's fee, auditors' remuneration, tax agent's fee and other administrative expenses. For the financial period from 1 April 2009 to 30 September 2009, the MER of the Fund stood at 0.96% (2008: 0.98%) and is calculated as follows:

		RM	
A	=	Manager's fee	591,358
B	=	Trustee's fee	26,283
C	=	Auditors' remuneration	1,750
D	=	Tax agent's fee	1,100
E	=	Administrative expenses	6,079
F	=	Average NAV of the Fund	65,523,548

$$\text{MER} = \frac{(A + B + C + D + E)}{F} \times 100$$

$$= \frac{\text{RM}626,570}{\text{RM}65,523,548} \times 100$$

$$= \underline{0.96\%}$$

The average NAV of the Fund for the financial period from 1 April 2009 to 30 September 2009 was RM65,523,548 (2008: RM80,245,354).

15. PORTFOLIO TURNOVER RATIO (“PTR”)

The PTR of the Fund is the ratio of the average acquisitions and disposals of the Fund for the financial period to the average NAV of the Fund calculated on a daily basis. For the financial period from 1 April 2009 to 30 September 2009, the PTR of the Fund stood at 0.43 times (2008: 0.09 times).

The PTR of the Fund is calculated as follows:

	RM
Total acquisitions of the Fund	31,819,855
Total disposals of the Fund	24,498,515

$$\text{PTR} = \frac{(\text{Total Acquisitions} + \text{Total Disposals})/2}{\text{Average NAV of the Fund}}$$

$$= \frac{(\text{RM}56,318,370)/2}{\text{RM}65,523,548}$$

$$= \underline{0.43 \text{ times}}$$

The average NAV of the Fund for the financial period from 1 April 2009 to 30 September 2009 was RM65,523,548 (2008: RM80,245,354).

16. SEGMENTAL REPORTING

The primary segment reporting format is determined to be geographical segments as the Fund’s risks and rates of return are affected predominantly by the countries/regions in which the Fund invests in. Secondary information is reported by business segments representing the different instruments the Fund invests in.

a) Geographical Segments

In accordance with the objective of the Fund, the Fund aims to achieve long term capital appreciation through investments in the real estate market. The following table provides an analysis of the Fund's revenue, results, assets and liabilities by geographical segments:

	China and Hong Kong RM	Singapore RM	Malaysia RM	Other countries RM	Total RM
1/4/2009 – 30/9/2009					
Revenue					
Segment income representing segment results	15,655,961	5,664,654	124,473	3,432,208	24,877,296
Unallocated expenditure					<u>(626,570)</u>
Net income before tax					24,250,726
Income tax expense					<u>(24,177)</u>
Net income after tax					<u>24,226,549</u>
As at 30/9/2009					
Assets					
Investments	50,943,945	9,125,749	1,258,572	6,106,076	67,434,342
Other assets	121,345	2,530,515	46,763	14,941	<u>2,713,564</u>
Total Assets					<u>70,147,906</u>
Liabilities					
Other liabilities	-	-	105,899	-	<u>105,899</u>

	China and Hong Kong RM	Singapore RM	Malaysia RM	Other countries RM	Total RM
1/4/2008 - 30/9/2008					
Revenue					
Segment loss representing segment results	(12,598,515)	(6,938,829)	(571,734)	(2,684,358)	(22,793,436)
Unallocated expenditure					(784,316)
Net loss before tax					(23,577,752)
Income tax expense					(28,209)
Net loss after tax					(23,605,961)
As at 31/3/2009					
Assets					
Investments	25,118,746	8,324,319	969,048	2,096,489	36,508,602
Other assets	85,493	15,287,509	60,358	47,641	15,481,001
Total Assets					51,989,603
Liabilities					
Other liabilities	553,761	-	281,957	-	835,718

b) Business Segments

The following table provides an analysis of the Fund's revenue and assets by business segments:

	1/4/2009 - 30/9/2009 Segment income RM	As at 30/9/2009 Segment assets RM
Quoted securities and collective investment schemes	24,874,503	67,041,640
Cash/deposits	2,793	3,106,266
	<u>24,877,296</u>	<u>70,147,906</u>

	1/4/2008 - 30/9/2008 Segment loss RM	As at 31/3/2009 Segment assets RM
Quoted securities and collective investment schemes	(22,817,299)	35,786,775
Cash/deposits	23,863	16,202,828
	<u>(22,793,436)</u>	<u>51,989,603</u>

CORPORATE INFORMATION

MANAGER

OSK-UOB UNIT TRUST MANAGEMENT BHD

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5. MELAKA

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6. BATU PAHAT

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11. KOTA BHARU
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12. PETALING JAYA
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- BOARD OF DIRECTORS
Dato' Nik Mohamed Bin Nik Yahya (Independent)
Dr Choong Tuck Yew (Independent)
Encik Izlan Bin Izhab (Independent)
Ms Eliza Ong Yin Suen
Mr Ho Seng Yee
Mr Thio Boon Kiat
Ms Lim Suet Ling (Alternate Director to Mr Thio
Boon Kiat)

EXTERNAL INVESTMENT MANAGER	UOB Asset Management Ltd, Singapore
TRUSTEE	Mayban Trustees Bhd
SECRETARIES	Ms Wong Wei Fong (MAICSA 7006751) Ms Lim Lee Kuan (MAICSA 7017753)
PRINCIPAL BANKER	United Overseas Bank (Malaysia) Bhd
AUDITORS	Ernst & Young
TAX ADVISERS	KPMG Tax Services Sdn Bhd
DISTRIBUTOR	Malayan Banking Bhd Tel: 1300-88-6688