

Q3 2015

Asset

Enhancement

Initiatives

The Annex Enhancement - Existing



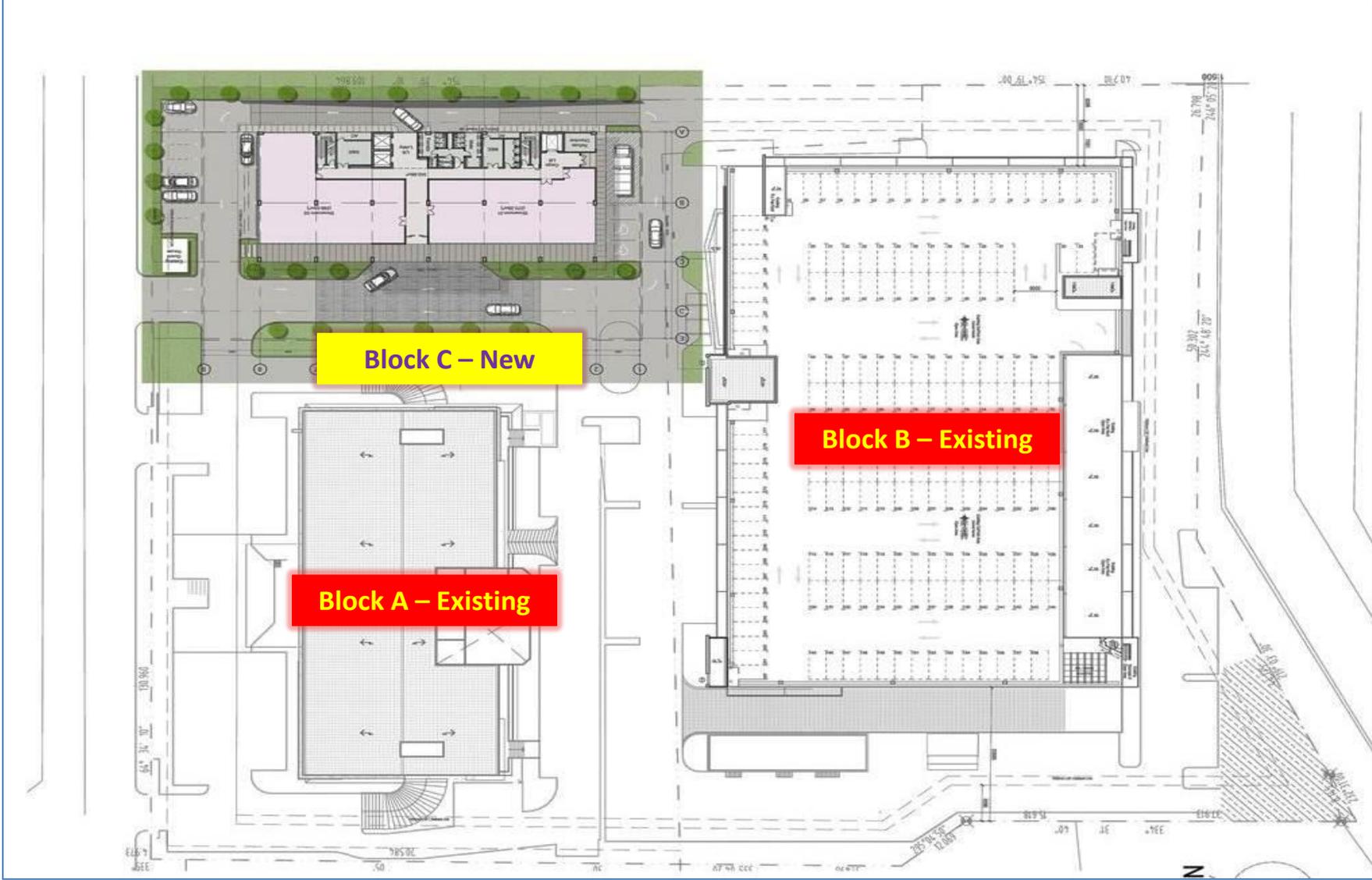
The Annex Enhancement - Proposed



Axis Business Campus Block C Enhancement



Axis Business Campus Block C – Concept Design



Axis Business Campus Block C – Concept Design

New Block adds an additional 60,000 sq. ft. to the property



Axis Business Campus Block C – Concept Design



Sustainability Initiatives

Initiatives Carried Out Up To 3Q 2015

- ✓ Sustainability policy drafted and implemented
- ✓ Attended various trainings and conferences
- ✓ Energy audit completed for Crystal Plaza
- ✓ With the acquisition of Axis Shah Alam DC2, Axis REIT portfolio has more roof space rented out for solar energy harvesting.

Property	Lettable Area (sq. ft.)	Monthly Rental (RM)
Axis Eureka	16,145	3,000.00
Axis Shah Alam DC3	297,311	61,898.75
Axis MRO Hub	40,000	8,000.00
Axis Shah Alam DC2	145,312	30,375.00
Wisma Kemajuan	16,145	2,400.00
TOTAL	514,913	105,673.75

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Manufacturing Facility - Kulaijaya, Johor

Land Area	:	Approx. 10 acres
Land Tenure	:	Freehold
Occupancy	:	100%
Purchase Price	:	RM61 million
WALE	:	10 years



Logistics Warehouse – SiLC, Nusajaya, Johor

Land Area	:	Approx. 7 acres
Land Tenure	:	Freehold
Occupancy	:	100%
Purchase Price	:	RM41 million
WALE	:	7 years

Prospective Acquisition Targets

The Manager is currently undergoing assessments for the following assets as future acquisition targets:

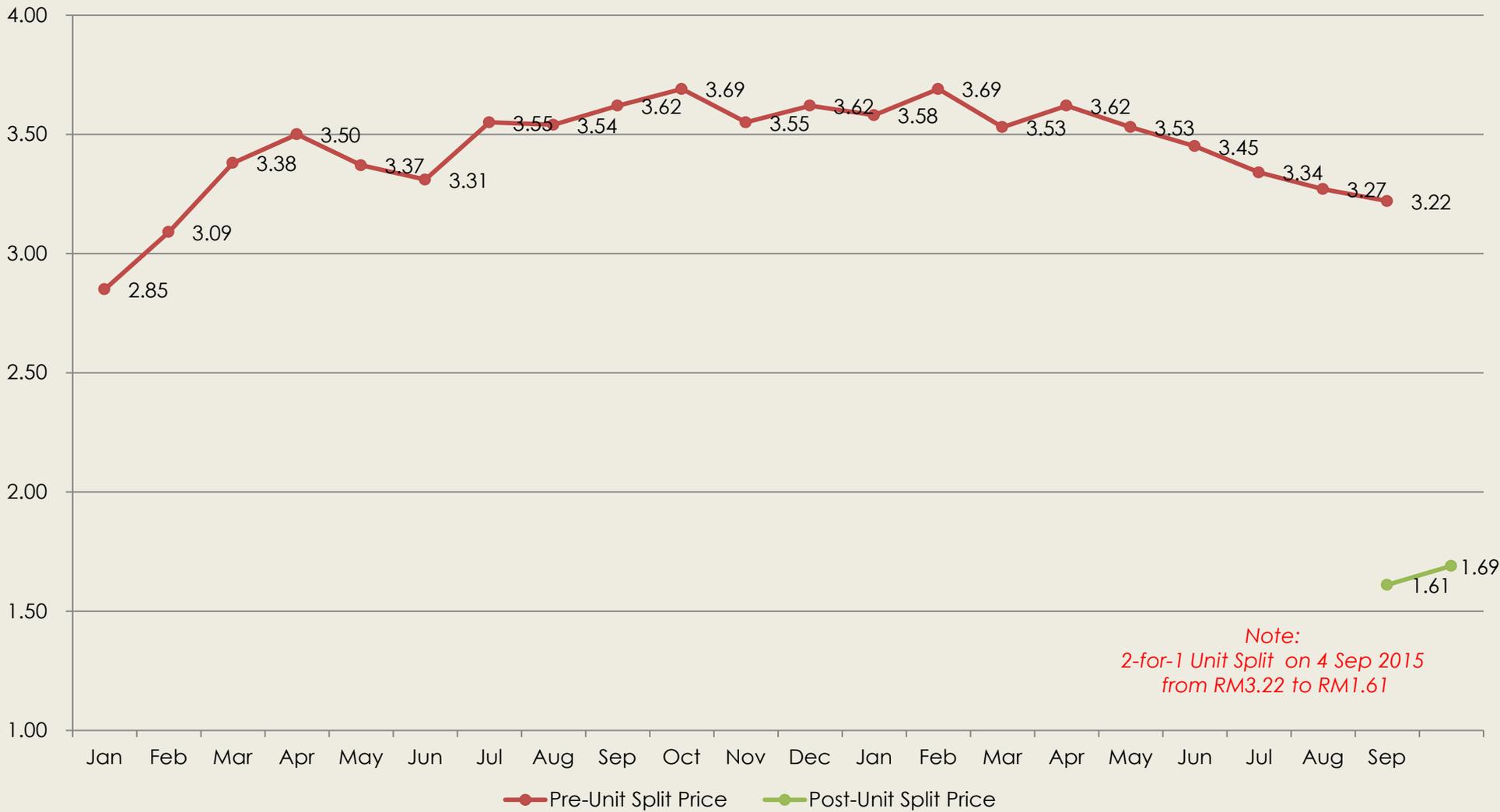
1. A warehouse in Pasir Gudang, Johor
2. An industrial facility at Bayan Lepas, Penang

Total Estimated Value of RM140 million

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Investor
Relations
Report

Unit Price Performance YTD 2015

AXREIT: 1 Jan 2014 – 30 Sep 2015



Note:
2-for-1 Unit Split on 4 Sep 2015
from RM3.22 to RM1.61

Unit Price Movement YTD 2015

AXREIT vs KLCI: 1 Jan 2013 – 30 Sep 2015



Price & Volume Statistics

3Q2015: Unit Price @ 30 Sep 2015 RM1.69

2Q2015: Unit Price @ 30 Jun 2015 RM3.45

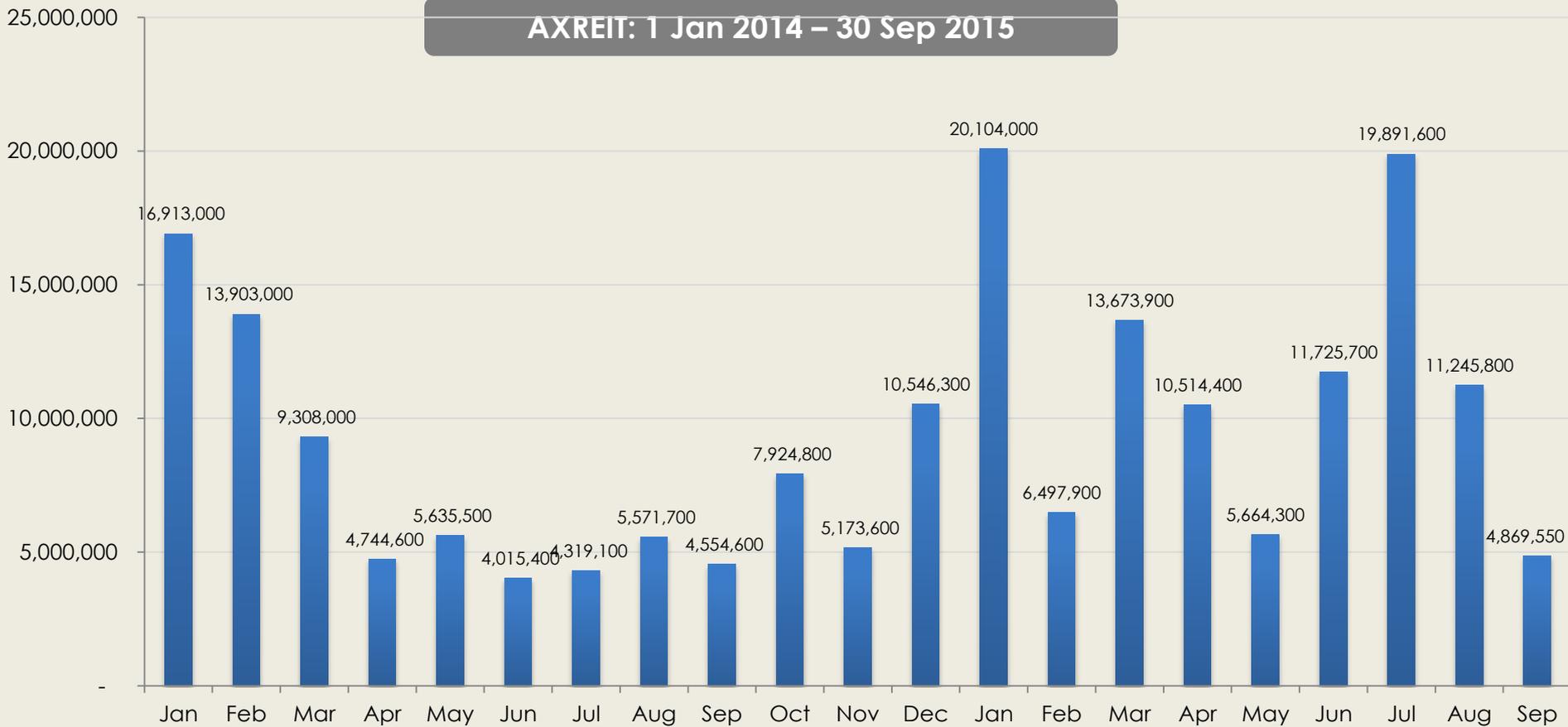
Highest Price: 2015 YTD (February) RM3.69

Lowest Price: 2015 YTD (August) RM3.20

Note: 2-for-1 Unit Split on 4 Sep 2015

Share Volume YTD 2015

AXREIT: 1 Jan 2014 – 30 Sep 2015



Average Monthly Volume (1 Jan 2015 – 30 Sep 2015) 12,581,686

Highest Monthly Volume (January 2015) 20,104,000

Lowest Monthly Volume (September 2015) 4,869,550

Top 10 Unitholders YTD 2015

1	SKIM AMANAH SAHAM BUMIPUTERA
2	EMPLOYEES PROVIDENT FUND
3	KUMPULAN WANG PERSARAAN (DIPERBADANKAN)
4	TEW PENG HWEE @ TEOH PENG HWEE
5	LEMBAGA TABUNG HAJI
6	ALEX LEE LAO
7	PERMODALAN NASIONAL BERHAD
8	ABAS CARL GUNNAR BIN ABDULLAH
9	EXEMPT AN FOR EASTSPRING INVESTMENTS BERHAD
10	AMANAH SAHAM DIDIK

Top unitholders' holdings breakdown

	Units Held 3Q2015	Units Held 2Q2015
Top 5 Unitholders	36.6%	37.3%
Top 10 Unitholders	52.5%	52.5%
Unitholders with > 2 million unitholdings	87.5%	87.9%

Analysis of >2 million Unitholders

Top 5 increases in unitholdings:

	Last Quarter Increase
Exempt An for The Bank of New York Mellon (Mellon Acct)	382.8%
Amanah Saham Gemilang for Amanah Saham Pendidikan	179.7%
Public Ittikal Sequel Fund	36.9%
BNP Paribas Secs SVS Paris for Arqaam Capital Limited	29.9%
Amanah Saham Bumiputera 2	18.5%

Top 5 decreases in unitholdings:

	Last Quarter Decrease
Nomura BK Lux for Nomura Multi Managers Fund V – Global REITPremium	-100.0%
Deutsche Bank AG Singapore for NIIF Public Equities	-85.6%
Goldman Sachs International	-71.4%
SIX SIS for B&I Asian Real Estate Securities Fund	-28.4%
PB Asia Real Estate Income Fund	-27.2%

Investor Visibility and Liquidity YTD 2015

No. of CDS Accounts



✓ Quarter-on-quarter, total number of CDS accounts increased by 90 to 3,309.

	Units Held 3Q2015	Units Held 2Q2015
Total foreign holdings	12.69%	13.53%
Foreign holdings – related-party	7.47%	7.47%
Foreign holdings – non-related-party	5.22%	6.07%
Promoters	13.77%	13.77%

Analyst Coverage 3Q2015

Coverage	Rating	Target Price (RM)	Published Date
Affin Hwang	Buy	3.90	4 Aug 2015
KAF	Buy	4.00	4 Aug 2015
MIDF	Hold	3.50	4 Aug 2015
Hong Leong IB	Hold	3.44	4 Aug 2015
Maybank	Hold	3.35	4 Aug 2015
Alliance DBS	Hold	3.50	5 Aug 2015
Consensus	Hold	1.81	30 Sep 2015 (S&P Capital IQ)

Recommendation	Movement	3Q2015	2Q2015
Buy	↑	2	1
Hold	↓	4	5
Sell	↔	0	0

THANK
YOU