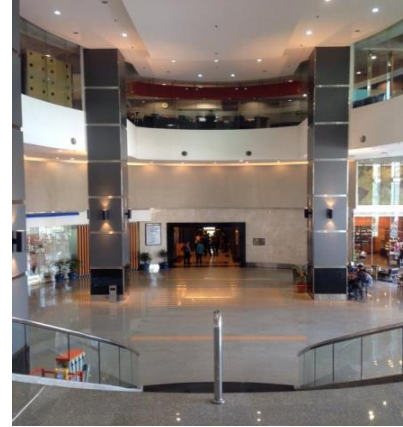
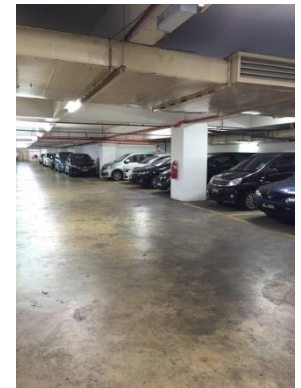




**2Q2016
ASSET
ENHANCEMENTS**



Menara Axis:
Handicap-friendly Loading Ramp, Drop-Off Area Columns, Ground Floor Lobby Columns, Typical Toilets on All Floors



Wisma Academy:
Lifts Upgrading, Carpark Lighting Upgrading

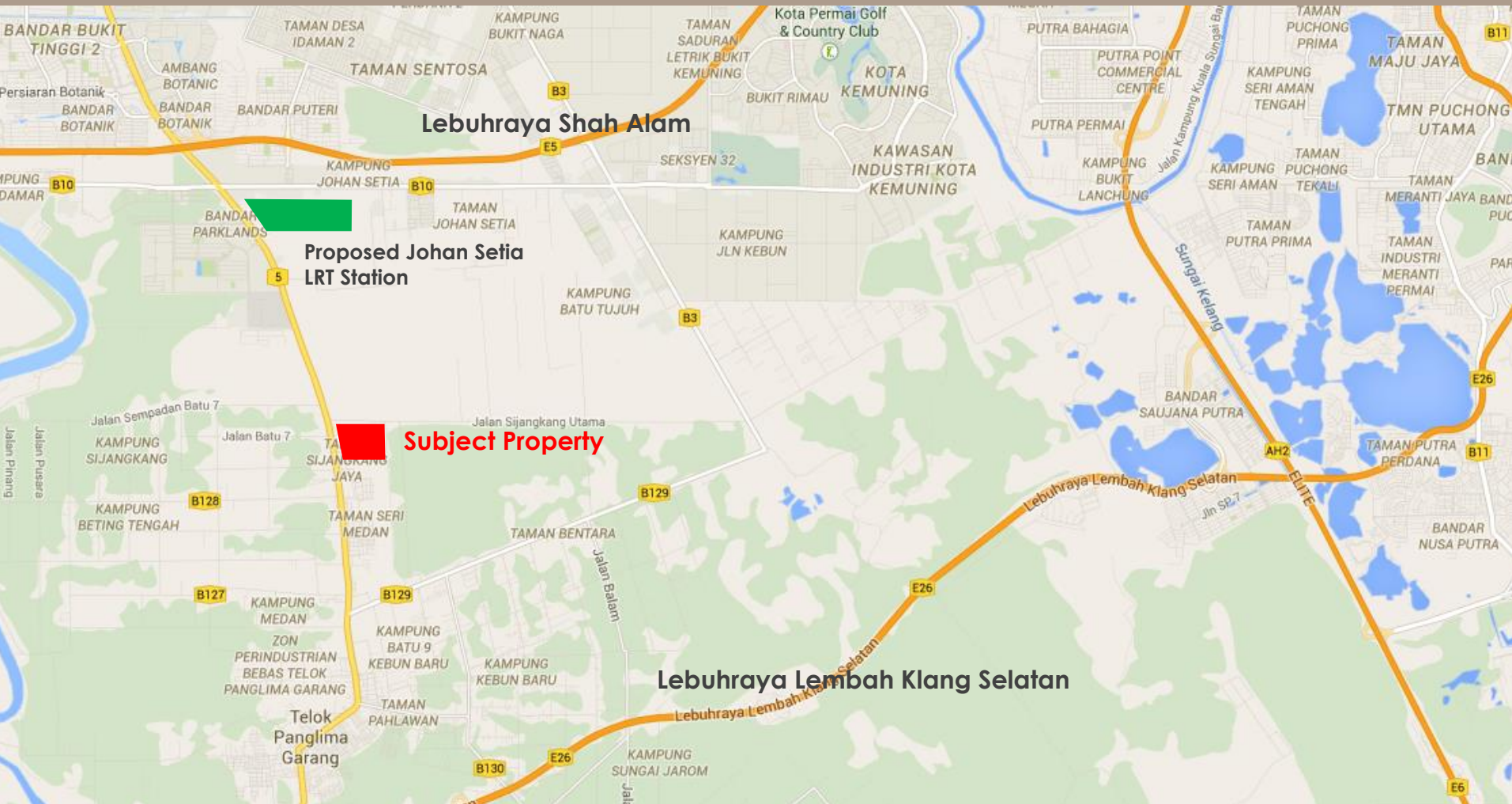
Axis PDI Centre – Proposed Development (Before)



Axis PDI Centre – Proposed Development (After)



Axis PDI Centre – Proposed Development



The existing site is centrally located in the heart of the Klang Valley, enjoying a wide frontage onto the Klang / Banting Highway (E5), 3.8km from the proposed LRT3 Johan Setia LRT Station.



**2Q2016
INVESTMENTS
REPORT**



Beyonics iPark Campus, Kulaijaya, Johor

Completion Date	:	28 January 2016
Land Area	:	Approx. 10 acres
Land Tenure	:	Freehold
Occupancy	:	100%
Purchase Price	:	RM61 million
Projected Net Property Yield	:	7.12%
WALE	:	10 years



Kerry Warehouse – Pasir Gudang, Johor

Land Area	:	Approx. 6 acres
Land Tenure	:	Leasehold
Occupancy	:	100%
Purchase Price	:	RM33 million
Projected Net Property Yield	:	7.5%
WALE	:	5 years



Scomi Facility – Rawang, Selangor

Land Area	:	Approx. 15.25 acres
Land Tenure	:	Freehold
Occupancy	:	100%
Purchase Price	:	RM42 million
Projected Net Property Yield	:	7.3%
WALE	:	15 years

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

1. Industrial facility in SiLC, Iskandar Puteri, Johor for RM55 million
2. Industrial facility in Seberang Prai, Penang for RM24 million
3. Industrial facility in Seberang Prai, Penang RM34 million
4. Industrial facility in Kulim, Kedah for RM20 million
5. Industrial facility in Seberang Prai, Penang for RM55 million

Total Estimated Value of RM188 million

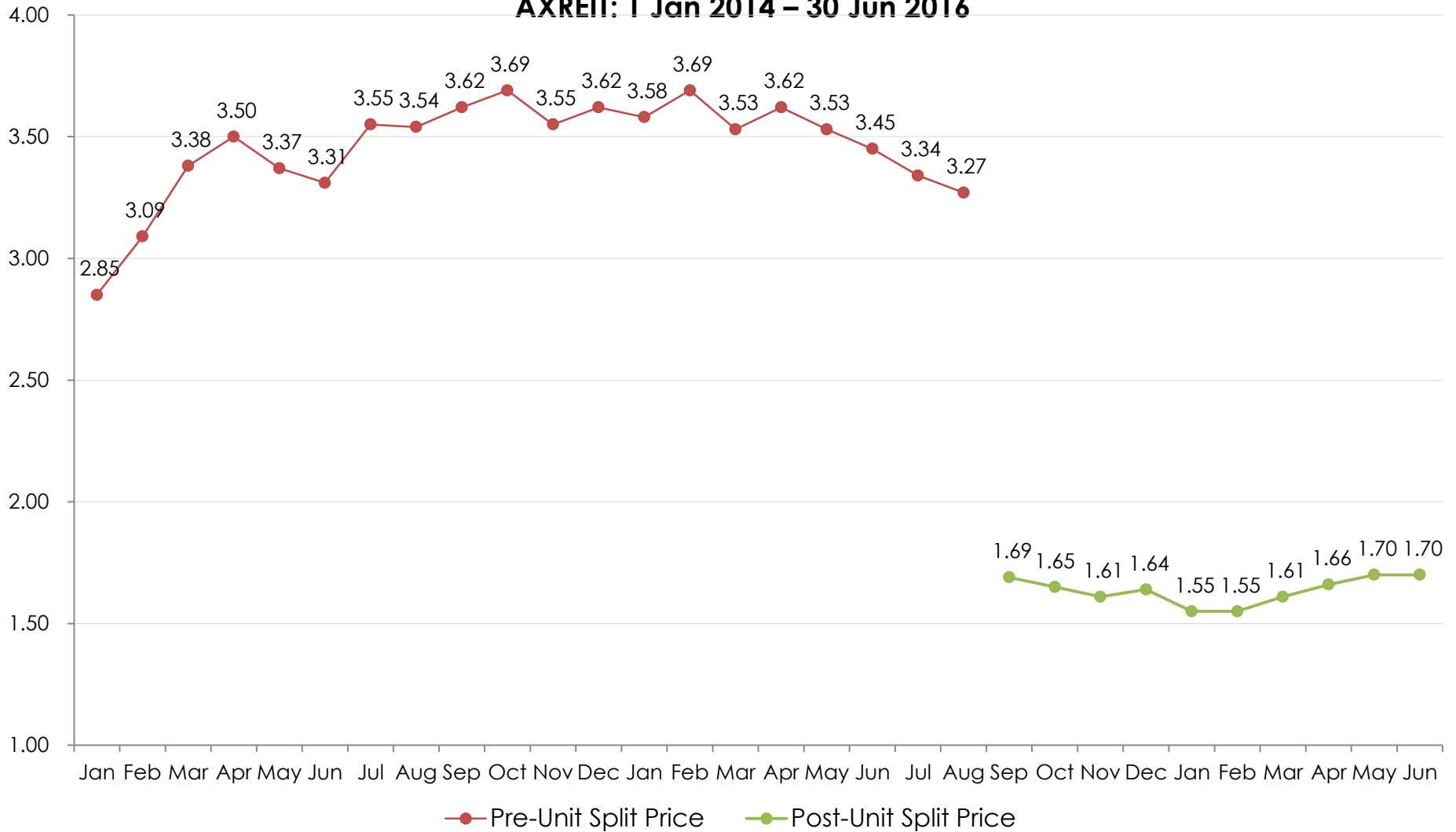


**2Q2016
INVESTOR RELATIONS
REPORT**

Unit Price Performance YTD 2016



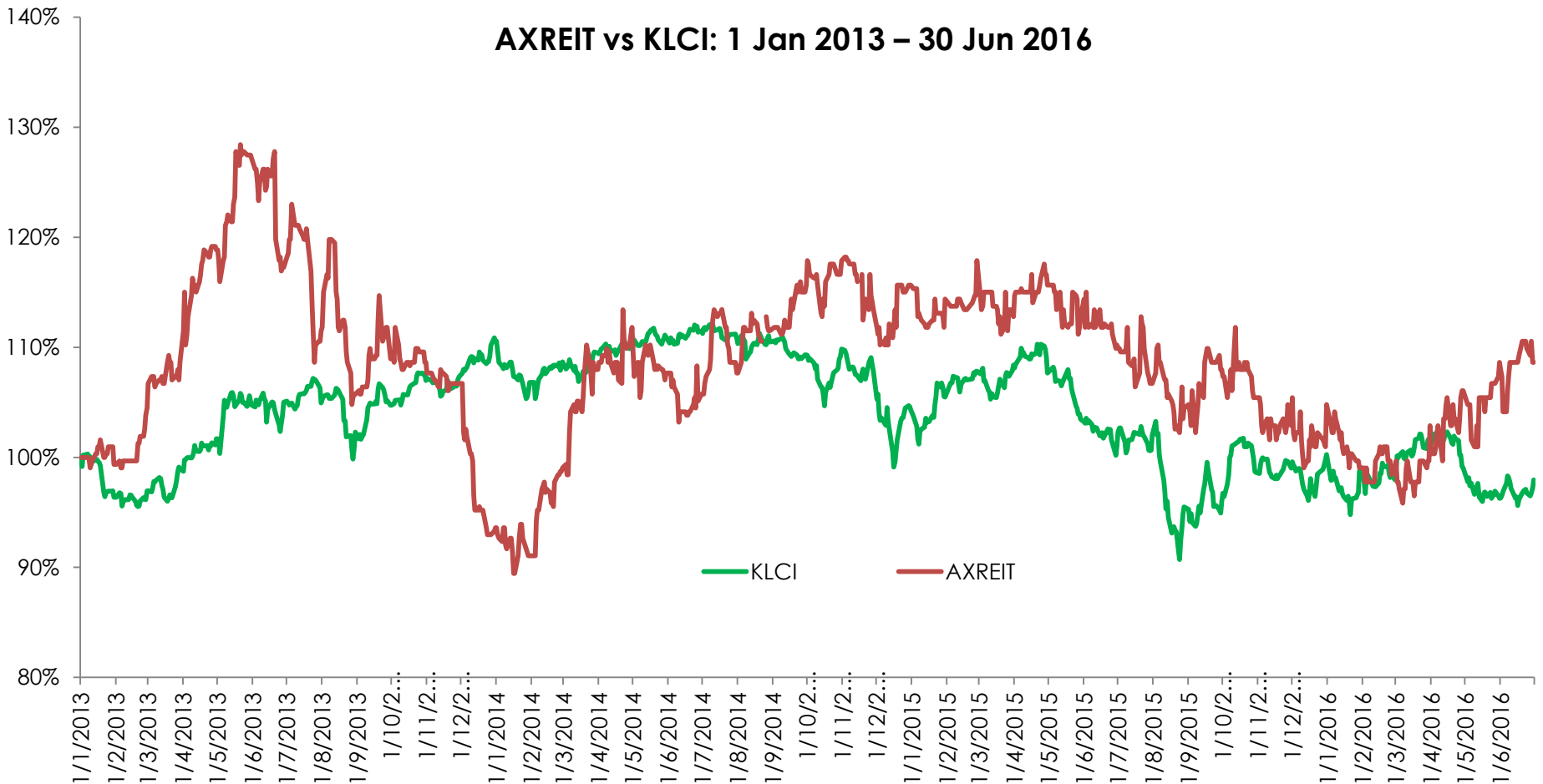
AXREIT: 1 Jan 2014 – 30 Jun 2016



Unit Price Movement YTD 2016



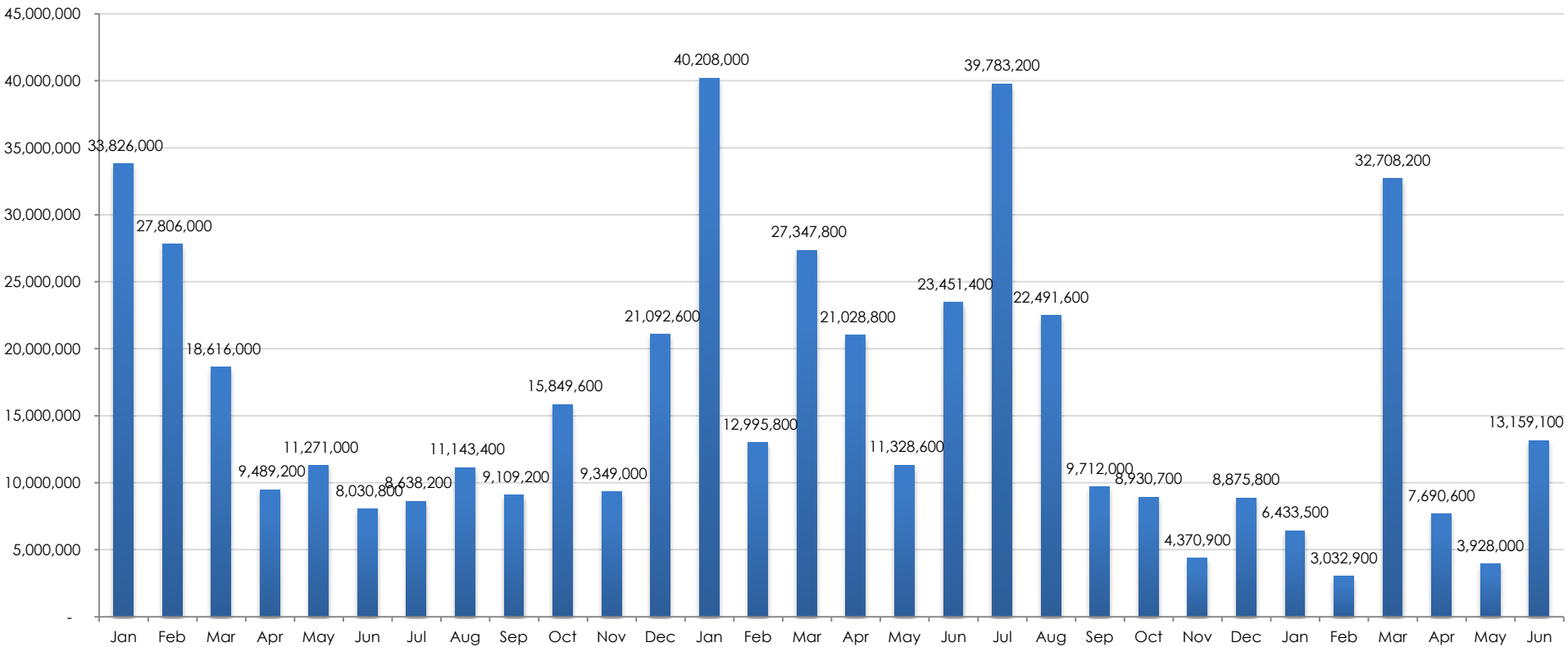
AXREIT vs KLCI: 1 Jan 2013 – 30 Jun 2016



Price Statistics

2Q2016: Unit Price @ 30 Jun 2016	RM1.70	Highest Price YTD: June 2016	RM1.73
1Q2016: Unit Price @ 31 Mar 2015	RM1.61	Lowest Price YTD: March 2016	RM1.50

AXREIT: 1 Jan 2014 – 30 Jun 2016



Volume Statistics

Average Monthly Volume 2016 11,158,717

Highest Monthly Volume: March 2016 32,708,200

Lowest Monthly Volume: February 2016 3,032,900

Top 10 Unitholders YTD 2016



1	AMANA SAHAM BUMIPUTERA	11.93%
2	EMPLOYEES PROVIDENT FUND	10.30%
3	LEMBAGA TABUNG HAJI	5.43%
4	TEW PENG HWEE @ TEOH PENG HWEE	5.04%
5	ALEX LEE LAO	4.53%
6	PERMODALAN NASIONAL BERHAD	3.60%
7	KUMPULAN WANG PERSARAAN (DIPERBADANKAN)	2.61%
8	EXEMPT AN FOR EASTSPRING INVESTMENTS BERHAD	2.47%
9	AMANA SAHAM MALAYSIA	2.39%
10	AMANA SAHAM WAWASAN 2020	2.18%

Holdings Breakdown	Units Held 2Q2016	Units Held 1Q2016	Q-on-Q Change
Top 5 Unitholders	37.23%	36.51%	0.72%
Top 10 Unitholders	50.48%	50.31%	0.17%
Unitholders with > 2 million unitholdings	87.37%	87.01%	0.36%

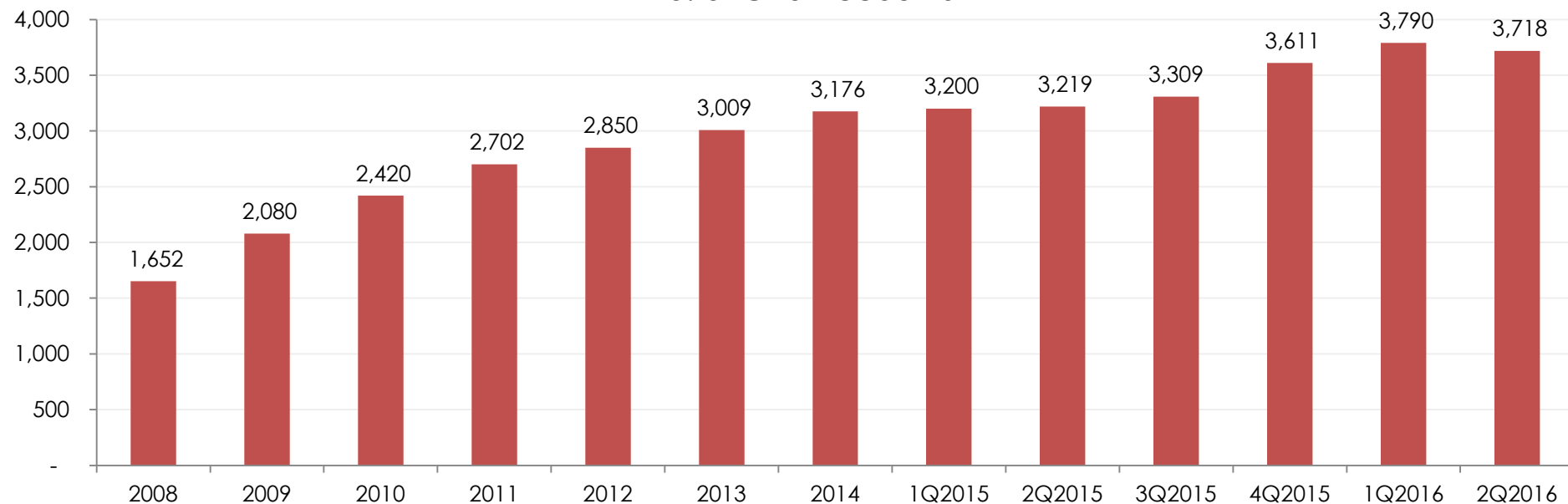
Top 5 increases in unitholdings:

	Last Quarter Increase
AMANAHA SAHAM DIDIK	0.4%
LEMBAGA TABUNG HAJI	0.4%
AMANAHA SAHAM WAWASAN 2020	0.3%
SKIM AMANAHA SAHAM BUMIPUTERA	0.3%
BNP PARIBAS SECS SVS PARIS FOR REIT ASIEN 1	0.3%

Top 5 decreases in unitholdings:

	Last Quarter Decrease
ETIQA TAKAFUL BERHAD	-0.6%
KUMPULAN WANG PERSARAAN (DIPERBADANKAN)	-0.4%
EXEMPT AN FOR BNP PARIBAS SECURITIES SERVICES (CLT ASSET-AIFM)	-0.3%
SIX SIS FOR B&I PACIFIC REAL ESTATE SECURITIES FUND	-0.2%
PERMODALAN NASIONAL BERHAD	-0.1%

No. of CDS Accounts



✓ Quarter-on-quarter, total number of CDS accounts decreased by 72 to 3,719.

	Units Held 2Q2016	Units Held 1Q2016	Q-on-Q Change
Total foreign holdings	12.37%	12.69%	-0.29%
Foreign holdings – related-party	7.65%	7.64%	0.17%
Foreign holdings – non-related-party	4.72%	5.05%	-0.46%
Promoters	13.98%	13.96%	0.19%

Analyst Coverage 2Q2016



Coverage	Rating	Target Price (RM)	Published Date
AffinHwang	Hold	1.65	26-Apr-16
Alliance DBS	Hold	1.60	26-Apr-16
CIMB	Buy	1.80	26-Apr-16
Hong Leong IB	Hold	1.60	26-Apr-16
KAF	Hold	1.70	26-Apr-16
Kenanga	Hold	1.60	26-Apr-16
Maybank	Hold	1.55	26-Apr-16
MIDF	Hold	1.71	26-Apr-16
UOBKayHian	Hold	1.68	26-Apr-16
Nomura	Buy	1.81	6-May-16
S&P Capital IQ Consensus		1.71	14-Jul-2016

Recommendation	Movement	2Q2016	1Q2016
Buy	↑	2	0
Hold	↑	8	5
Sell	↔	0	0

THANK YOU

