

**Type: Announcement**

**Subject: Axis Real Estate Investment Trust (“Axis-REIT” or the “Fund”)  
Revaluation of Investment Properties**

## **1. Introduction**

The Board of Directors of Axis REIT Managers Berhad (“the Board” or “Manager”), the management company of Axis-REIT wishes to announce that RHB Trustees Berhad, the trustee of Axis-REIT, has carried out a revaluation on each of the following investment properties of Axis-REIT (collectively referred to as “Properties”) in accordance with the purpose stated in section 2 below :

- 1) Axis Vista
- 2) Wisma Kemajuan
- 3) Bayan Lepas Distribution Centre
- 4) Seberang Prai Logistic Warehouse 3
- 5) Axis MRO Hub
- 6) Axis Shah Alam DC 3
- 7) Axis Steel Centre
- 8) Axis Shah Alam DC 2
- 9) Axis Business Campus
- 10) Emerson Industrial Facility Nilai
- 11) Wisma Academy Parcel
- 12) The Annex
- 13) Axis Steel Centre @ SiLC
- 14) Beyonics i-Park Campus – Block A
- 15) Beyonics i-Park Campus – Block B
- 16) Beyonics i-Park Campus – Block C
- 17) Beyonics i-Park Campus – Block D
- 18) Axis Eureka
- 19) Scomi Facility @ Rawang

hereinafter referred to as (“Revaluation”).

## **2. Purpose of the Revaluation**

All the above Properties were revalued to ascertain the current market value for accounting purposes in line with the Malaysian Financial Reporting Standard (“MFRS”) 140.

Under the fair value model of MFRS 140, the fair value of the investment property shall reflect market conditions as at year end (i.e. the investment property is revalued every year). As Axis-REIT has adopted the fair value model stipulated in MFRS 140, Axis-REIT will be required to conduct a yearly revaluation on all its real estate properties.

The Revaluation is not subject to the approval of the Securities Commission Malaysia (“SC”) but the valuation reports of all the Properties shall be deposited with the SC together with the annual report of Axis-REIT to be issued in due course in accordance with the SC’s Guidelines on Real Estate Investment Trusts.

### 3. Revaluation Surplus/(Deficit)

The details of the Revaluation surplus/(deficit) are set out in the tabulation below:

	<b>Name of Property</b>	<b>Valuation Date</b>	<b>Carrying Value as at 31 December 2016 (RM’000)</b>	<b>Open Market Value (RM’000)</b>	<b>Surplus / (deficit) to be incorporated (RM’000)</b>
1	Axis Vista ***	27/12/2016	56,110	56,000	(110)
2	Wisma Kemajuan **	19/12/2016	62,291	63,900	1,609
3	Bayan Lepas Distribution Centre ***	15/12/2016	51,515	51,500	(15)
4	Seberang Prai Logistic Warehouse 3 ^^	13/12/2016	63,544	65,000	1,456
5	Axis MRO Hub ^	22/12/2016	53,000	53,000	-
6	Axis Shah Alam DC 3 ###		183,649	184,000	351
7	Axis Steel Centre #	14/12/2016	70,339	70,500	161
8	Axis Shah Alam DC 2 ##	16/12/2016	46,000	46,600	600
9	Axis Business Campus ^^	21/12/2016	75,165	73,200	(1,965)
10	Emerson Industrial Facility Nilai *	21/12/2016	30,010	30,500	490
11	Wisma Academy Parcel **	29/12/2016	80,910	75,500	(5,410)
12	The Annex **	08/12/2016	18,952	19,000	48
13	Axis Steel Centre @ SiLC *	14/12/2016	155,500	156,500	1,000
14	Beyonics i-Park Campus – Block A *	15/12/2016	14,469	14,600	131

15	Beyonics i-Park Campus – Block B *	15/12/2016	13,115	13,300	185
16	Beyonics i-Park Campus – Block C *	15/12/2016	11,934	12,100	166
17	Beyonics i-Park Campus – Block D *	15/12/2016	22,504	22,700	196
18	Axis Eureka *	24/11/2016	54,000	55,000	1,000
19	Scomi Facility @ Rawang **	01/06/2016	42,696	43,000	304
	<b>Total</b>		<b>1,105,703</b>	<b>1,105,900</b>	<b>197</b>

*Notes:*

\* *The Properties were valued by Savills (Malaysia) Sdn. Bhd., an independent firm of professional valuers*

\*\* *The Properties were valued by PA International Property Consultants (KL) Sdn. Bhd., an independent firm of professional valuers*

\*\*\* *The Properties were valued by Rahim & Co Chartered Surveyors Sdn. Bhd., an independent firm of professional valuers*

# *The Properties were valued by CH Williams Talhar & Wong Sdn. Bhd., an independent firm of professional valuers*

## *The Properties were valued by First Pacific Valuers Property Consultants Sdn. Bhd., an independent firm of professional valuers*

### *The Properties were valued by KGV International Property Consultants (M) Sdn. Bhd., an independent firm of professional valuers*

^ *The Properties were valued by VPC Alliance (KL) Sdn. Bhd., an independent firm of professional valuers*

^^ *The Properties were valued by Knight Frank Malaysia Sdn Bhd., an independent firm of professional valuers*

^^^ *The Properties were valued by W. M. Malik & Kamaruzaman, an independent firm of professional valuers*

#### **4. Effects on the Net Asset Value**

The Revaluation resulted in an increase of 0.02% above the unaudited carrying value of the abovementioned Properties of RM1,105,703,000 as at 31 December 2016 (before Revaluation). Based on the unaudited results as at 31 December 2016 (before Revaluation), the finalised unaudited net asset value per unit of RM1.2603 will increase to RM1.2605 upon incorporation of the Revaluation surplus of RM197,000.

## **5. Documents Available For Inspection**

The valuation reports in relation to the Revaluation are available for inspection at the:

- 5.1 registered office of the Manager at Suite 11.1A, Level 11, Menara Weld, 76, Jalan Raja Chulan, 50200 Kuala Lumpur; and
- 5.2 Manager's office at Penthouse, Menara Axis, No. 2, Jalan 51A/223, 46100 Petaling Jaya, Selangor Darul Ehsan

during normal office hours from Monday to Friday (except public holidays) for a period of three (3) months from the date of this announcement.

This announcement is dated 18 January 2017.