

Type: Announcement

**Subject: Axis Real Estate Investment Trust (“Axis-REIT” or the “Fund”)
Revaluation of Investment Properties pursuant to Clause 10.03 of the Guidelines on Real Estate Investment Trusts (“REIT Guidelines”) issued by the Securities Commission Malaysia (“SC”)**

1. Introduction

The Board of Directors of Axis REIT Managers Berhad (“Manager”), the management company of Axis-REIT wishes to announce that RHB Trustees Berhad, the trustee of Axis-REIT, has carried out the revaluation for the six (6) properties of Axis-REIT (collectively referred to as “Properties”), in accordance with the purpose stated in section 2 (herein after referred to as “Revaluation”).

- i) Axis Vista
- ii) Seberang Prai Logistic Warehouse 3
- iii) Axis Shah Alam DC 2
- iv) Axis Shah Alam DC 3
- v) Bayan Lepas Distribution Centre
- vi) Axis Steel Centre @ SiLC

2. Purpose of Revaluation

The Revaluation was to comply with Clause 10.03 of the SC’s REIT Guidelines where the Properties were required to be revalued once in every three (3) years.

The Revaluation is not subject to the approval of the SC.

3. Revaluation Surplus/(deficit)

The outcome of the Revaluation is set out in the tabulation below:

No	Name of Property	Valuation Date	Carrying Value as at 30 September 2017 (RM’000)	Open Market Value (RM’000)	Surplus/ (deficit) to be incorporated (RM’000)
1	Axis Vista *	05/07/2017	56,252	56,300	48
2	Seberang Prai Logistic Warehouse 3 **	04/07/2017	65,104	66,000	896
3	Axis Shah Alam DC 2 *	06/07/2017	46,600	46,600	-
4	Axis Shah Alam DC 3 ***	03/07/2017	185,073	185,000	(73)

5	Bayan Lepas Distribution Centre *	17/08/2017	51,500	60,000	8,500
6	Axis Steel Centre @ SiLC #	28/08/2017	156,500	157,000	500
	Total		561,029	570,900	9,871

Notes

- * *The Properties were valued by First Pacific Valuers Property Consultants Sdn Bhd, an independent firm of professional valuers*
- ** *The Property was valued by Henry Butcher Malaysia (Penang) Sdn Bhd, an independent firm of professional valuers*
- *** *The Property was valued by Savills (Malaysia) Sdn. Bhd., an independent firm of professional valuers*
- # *The Property was valued by Savills (Johor) Sdn. Bhd., an independent firm of professional valuers*

4. Effects on the Net Asset Value

The Revaluation resulted in an increase of 1.76% above the unaudited carrying value of the abovementioned Properties of RM561,029,000 as at 30 September 2017 (before Revaluation). Based on the unaudited results as at 30 September 2017 (before Revaluation), the finalised unaudited net asset value per unit of RM1.2583 will increase to RM1.2672 upon incorporation of the Revaluation surplus of RM9,871,000.

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 Level 7, Menara Milenium, Jalan Damanlela, Pusat Bandar Damansara, Damansara Heights, 50490 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 23 October 2017.