

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

**1. Introduction**

The Board of Directors of Axis REIT Managers Berhad, the management company of Axis-REIT (“Manager”) wishes to announce that RHB Trustees Berhad, the trustee of Axis-REIT, has carried out the valuation for the two (2) properties of Axis-REIT (collectively referred to as “Properties”) in accordance with the purpose stated in section 2 below (hereinafter referred to as “Valuation”):

- 1) Emerson Industrial Facility Nilai
- 2) Axis Steel Centre

**2. Purpose of the Valuation**

The Valuation on Emerson Industrial Facility Nilai and Axis Steel Centre were conducted to comply with Clause 10.03 of the previous Guidelines on Real Estate Investment Trusts (“REIT”) issued by the Securities Commission Malaysia (“SC”) on 21 August 2008 (updated on 28 December 2012), where such properties were required to be revalued once in every three (3) years.

The Valuation on the above Properties was carried out before 9 April 2018 i.e. the date the new SC’s Guidelines on Listed REITs came into effect.

The Valuation was not subject to the approval of the SC.

**3. Valuation Surplus/(Deficit)**

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

	<b>Name of Property</b>	<b>Valuation Date</b>	<b>Carrying Value as at 31 Mar 2018 (RM’000)</b>	<b>Open Market Value (RM’000)</b>	<b>Surplus/(deficit) to be incorporated (RM’000)</b>
1	Emerson Industrial Facility Nilai *	08/1/2018	30,626	30,500	(126)
2	Axis Steel Centre **	28/3/2018	70,500	78,000	7,500
	<b>Total</b>		<b>101,126</b>	<b>108,500</b>	<b>7,374</b>

**Notes:**

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

\*\* The Property was valued by PPC International Sdn Bhd., an independent firm of professional valuers

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

The Valuation resulted in an increase of 7.29% above the unaudited carrying value of the abovementioned Properties of RM101,126,000 as at 31 March 2018 (before Valuation). Based on the unaudited results as at 31 March 2018 (before Valuation), the finalised unaudited net asset value per unit of RM1.3015 will increase to RM1.3075 upon incorporation of the net Valuation surplus of RM7,374,000 into the Fund's accounts as at 31 March 2018.

**5. Documents Available For Inspection**

The valuation reports in relation to the Valuation 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 25 April 2018.