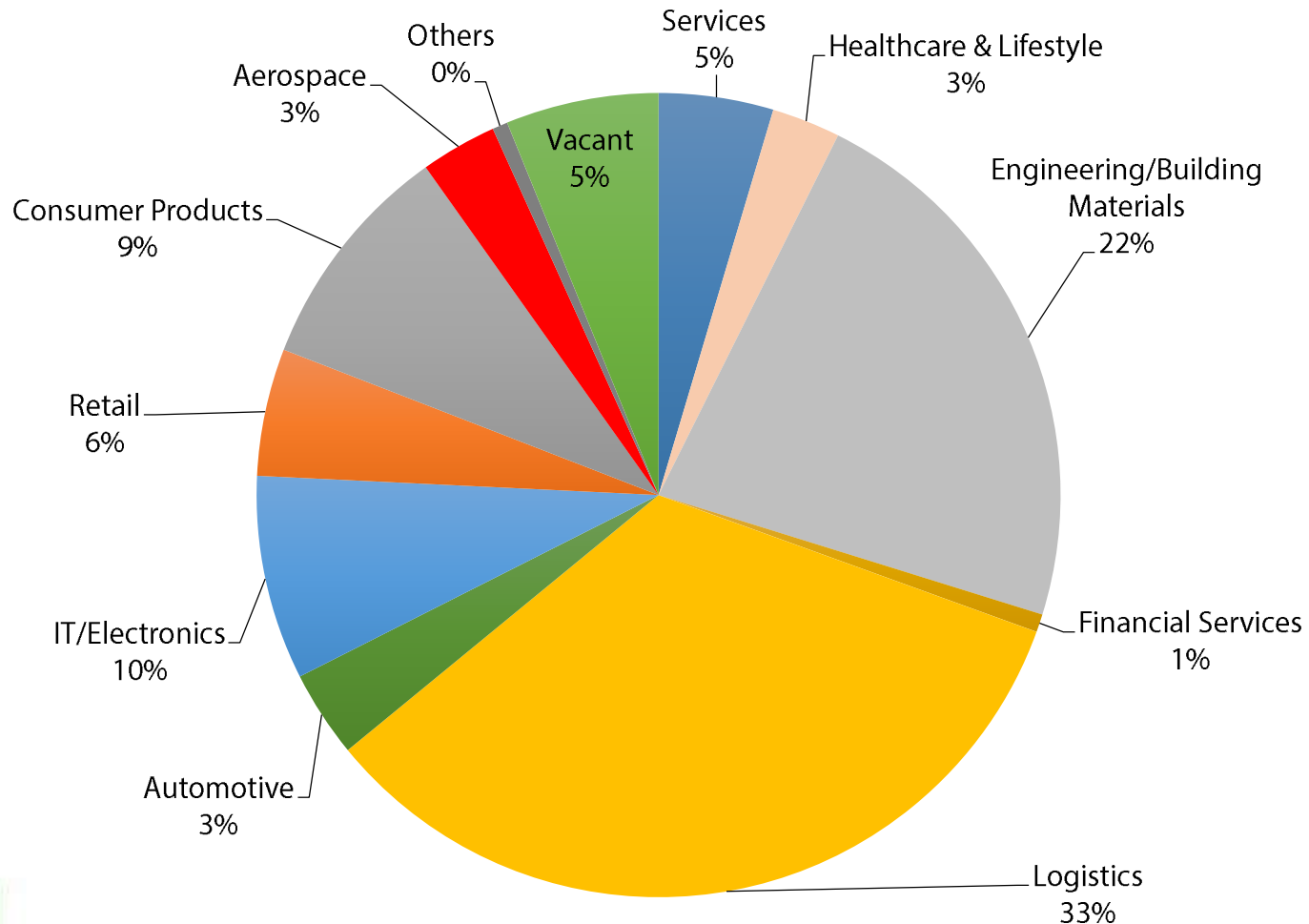


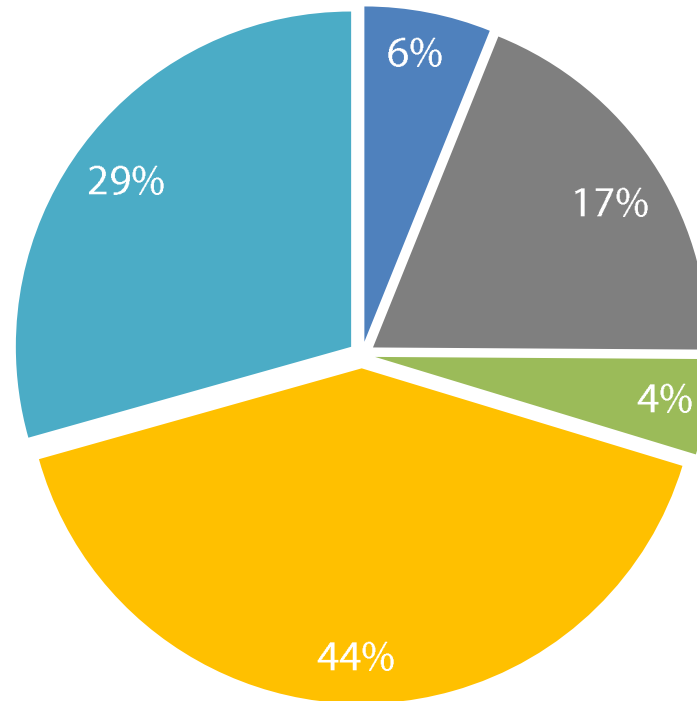
Diversified Portfolio

Portfolio Diversification by Industry Sector (on NLA)

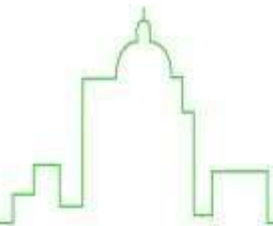


Diversified Portfolio

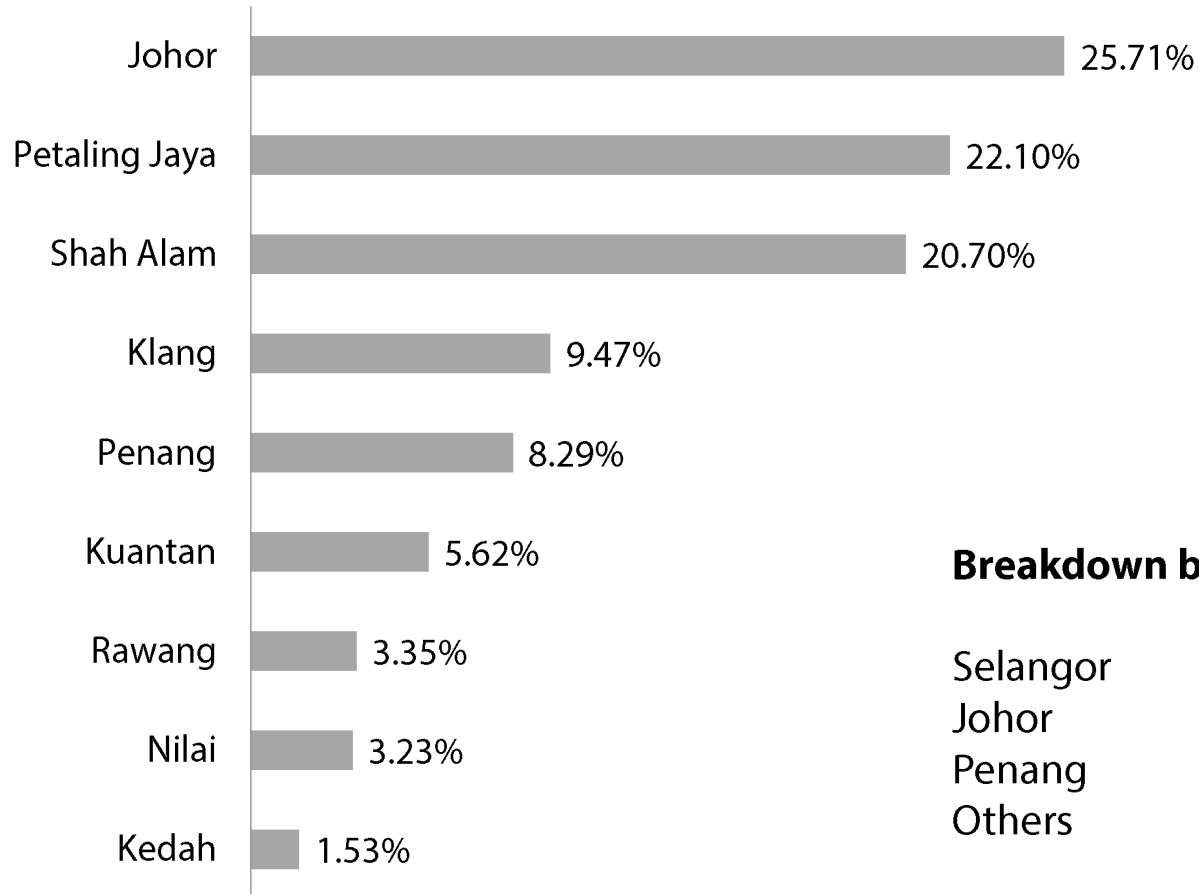
Portfolio Diversification by Asset Type (on NLA)



- Office
- Office/ Industrial
- Hypermarkets
- Warehouse Logistic
- Manufacturing Facilities - Light Industrial



Portfolio Diversification by Geographical Location



Breakdown by State

Selangor	52.27%
Johor	25.71%
Penang	8.29%
Others	13.73%

Lease Expiry Profile



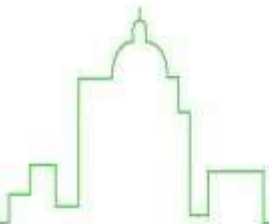
By Location	Year	% of	% of	Year	% of	% of	Year	% of	% of
	2018	Total NLA	Rental Income/month	2019	Total NLA	Rental Income/month	2020	Total NLA	Rental Income/month
Petaling Jaya	400,111	4.43	6.86	513,801	5.69	11.02	507,784	5.63	8.82
Klang	-	-	-	-	-	-	339,194	3.76	2.90
Shah Alam	527,167	5.84	4.91	526,567	5.84	4.90	322,915	3.58	3.49
Johor	438,362	4.86	3.56	171,000	1.90	1.84	167,193	1.85	0.90
Nilai	-	-	-	291,642	3.23	1.45	-	-	-
Penang	-	-	-	395,225	4.38	3.32	205,151	2.27	2.67
TOTAL	1,365,640	15.13	15.33	1,898,235	21.04	22.53	1,542,237	17.09	18.78

By Asset Type	Year	% of	% of	Year	% of	% of	Year	% of	% of
	2018	Total NLA	Rental Income/month	2019	Total NLA	Rental Income/month	2020	Total NLA	Rental Income/month
Office	87,631	0.98	2.22	190,499	2.11	6.00	109,039	1.21	2.67
Office Industrial	313,080	3.46	4.65	323,302	3.58	5.03	398,745	4.42	6.15
Warehouse Logistics	828,310	9.18	7.52	1,092,792	12.11	10.06	1,034,453	11.46	9.96
Manufacturing Facilities	136,619	1.51	0.94	291,642	3.24	1.44	-	-	-
TOTAL	1,365,640	15.13	15.33	1,898,235	21.04	22.53	1,542,237	17.09	18.78

Top 10 Tenants

1. Nestle Products Sdn Bhd
2. LF Logistics Services (M) Sdn Bhd
3. Yongnam Engineering Sdn Bhd
4. Wasco Coatings Malaysia Sdn Bhd
5. Tenaga Nasional Berhad
6. Tesco Stores (Malaysia) Sdn. Bhd.
7. POS Logistics Berhad
8. Schenker Logistics (Malaysia) Sdn Bhd
9. Teraju Sinar Sdn Bhd
10. Northport (Malaysia) Berhad

YTD top ten tenants account for 47% of the total revenue of the Trust.



3Q2018 PROPERTY DEVELOPMENT REPORT



Axis Aerotech Centre @ Subang Aerotech Park



Axis Aerotech Centre @ Subang Aerotech Park

NOW



Axis Aerotech Centre @ Subang Aerotech Park



a) Details of purchase of the sub-lease of land from MAHB

Size	: 7.02 acres
Purchase price	: RM19,876,428 (based on RM65 psf)
Tenure	: 49 years, expiring 31 December 2066

b) Details of lease agreement with Upeca

Net Lettable Area	: 178,978.60 sq. ft. on 7.02 acres land
Estimated Construction Cost	: RM46,800,000 (capped)
Net Yield	: Starting at 7% net yield
Tenure	: 20 years with options of 2 terms of 6 years
Rent Step-up	: Approximately 10% every 3 years
Handover Date	: 31 March 2019

In October 2018, Upeca has requested for variation to the technical specifications which will result in the change of handover date from 15 December 2018 to 31 March 2019. This variation will not affect the rental commencement date of 16 December 2018.

3Q2018 INVESTMENTS REPORT



Completed Acquisitions



Axis Shah Alam Distribution Centre 4 - Seksyen 28, Shah Alam, Selangor

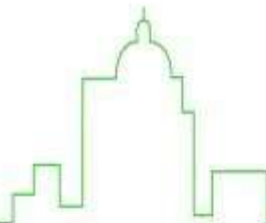
Completion Date	:	4 June 2018
Land Area	:	Approx. 10.11 acres
Land Tenure	:	Freehold
Occupancy	:	100%
Purchase Price	:	RM87 million
Starting Net Property Yield	:	7.0%
WALE	:	6 years

Completed Acquisitions



Beyonics i-Park Campus Block E and Indahpura Facility 1, Kulaijaya Johor

Completion Date	:	9 August 2018
Land Area	:	Approx. 5.8 acres
Land Tenure	:	Freehold
Occupancy	:	100%
Purchase Price	:	RM38.7 million
Starting Net Property Yield	:	6.8%
WALE (Average)	:	Approx. 7 years

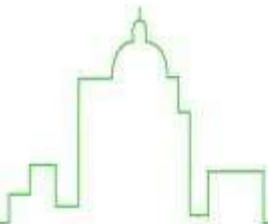


Ongoing Acquisitions



Manufacturing Facility – Senawang, Negeri Sembilan

Target Completion Date	:	2H2018
Land Area	:	Approx. 4.21 acres
Land Tenure	:	Freehold
Occupancy	:	100%
Purchase Price	:	RM18.5 million
Starting Net Property Yield	:	7.7%
WALE	:	Approx. 8 years

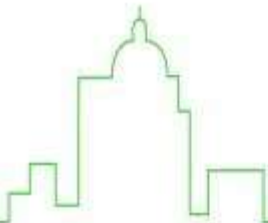


Ongoing Acquisitions



Manufacturing Facility - Bayan Lepas, Pulau Pinang

Target Completion Date	:	1H2019
Land Area	:	Approx. 2.07 acres
Land Tenure	:	Leasehold
Occupancy	:	100%
Purchase Price	:	RM20.5 million
WALE	:	Approx. 2 years

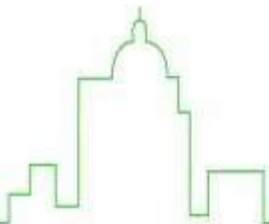


Prospective Acquisition Targets

The Manager continues to aggressively source and evaluate potential acquisition targets that are deemed investable by Axis-REIT. The selection of properties will continue to focus on:

- Grade A logistics facilities and manufacturing facilities with long leases from tenants with strong covenants;
- Well-located retail warehousing in locations ideal for last-mile distribution; and
- Office, business parks and industrial properties with potential for future enhancement.

**Total Estimated Value of Acquisition Targets
RM 160 million**

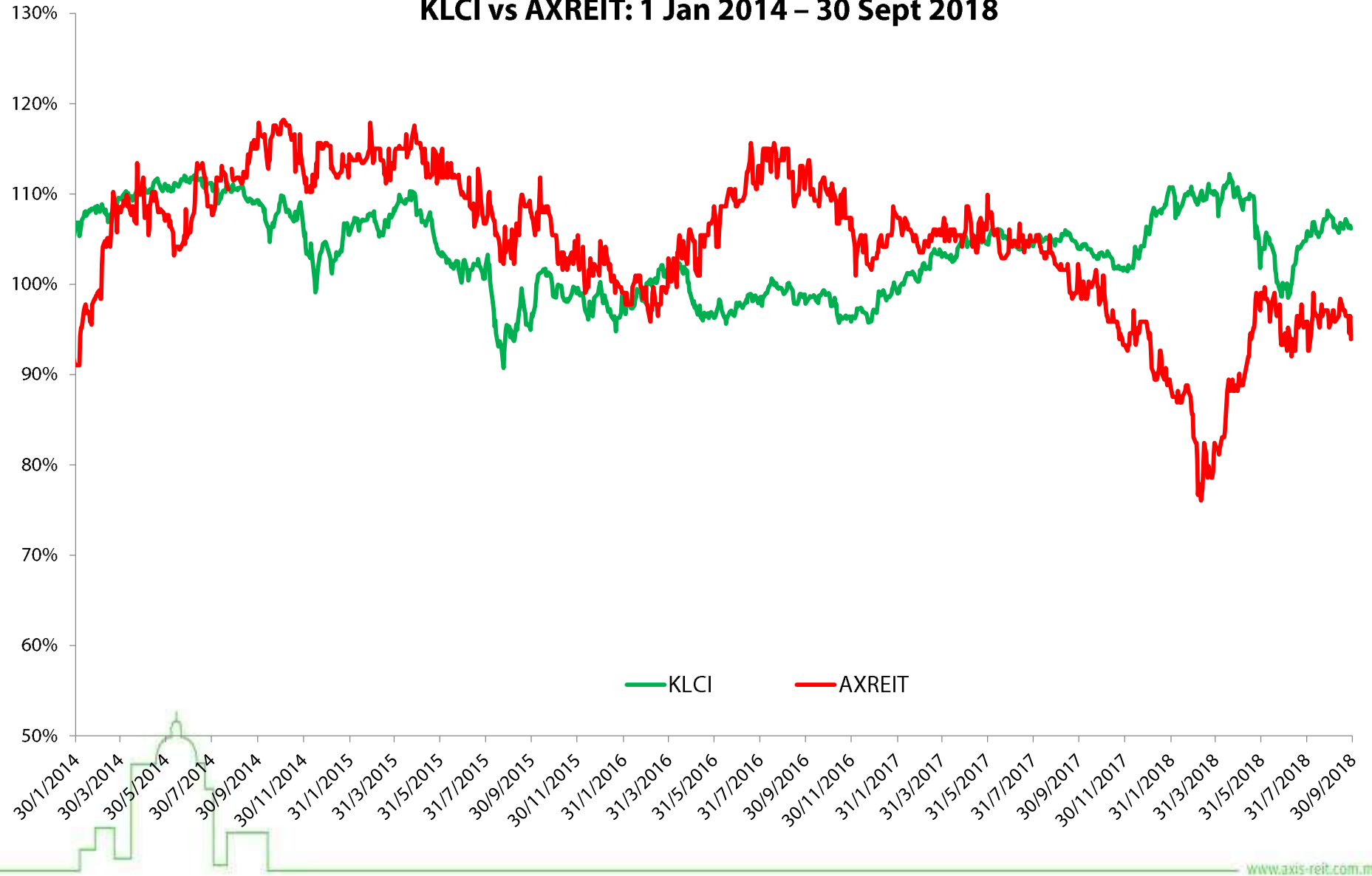


3Q2018 INVESTOR RELATIONS REPORT

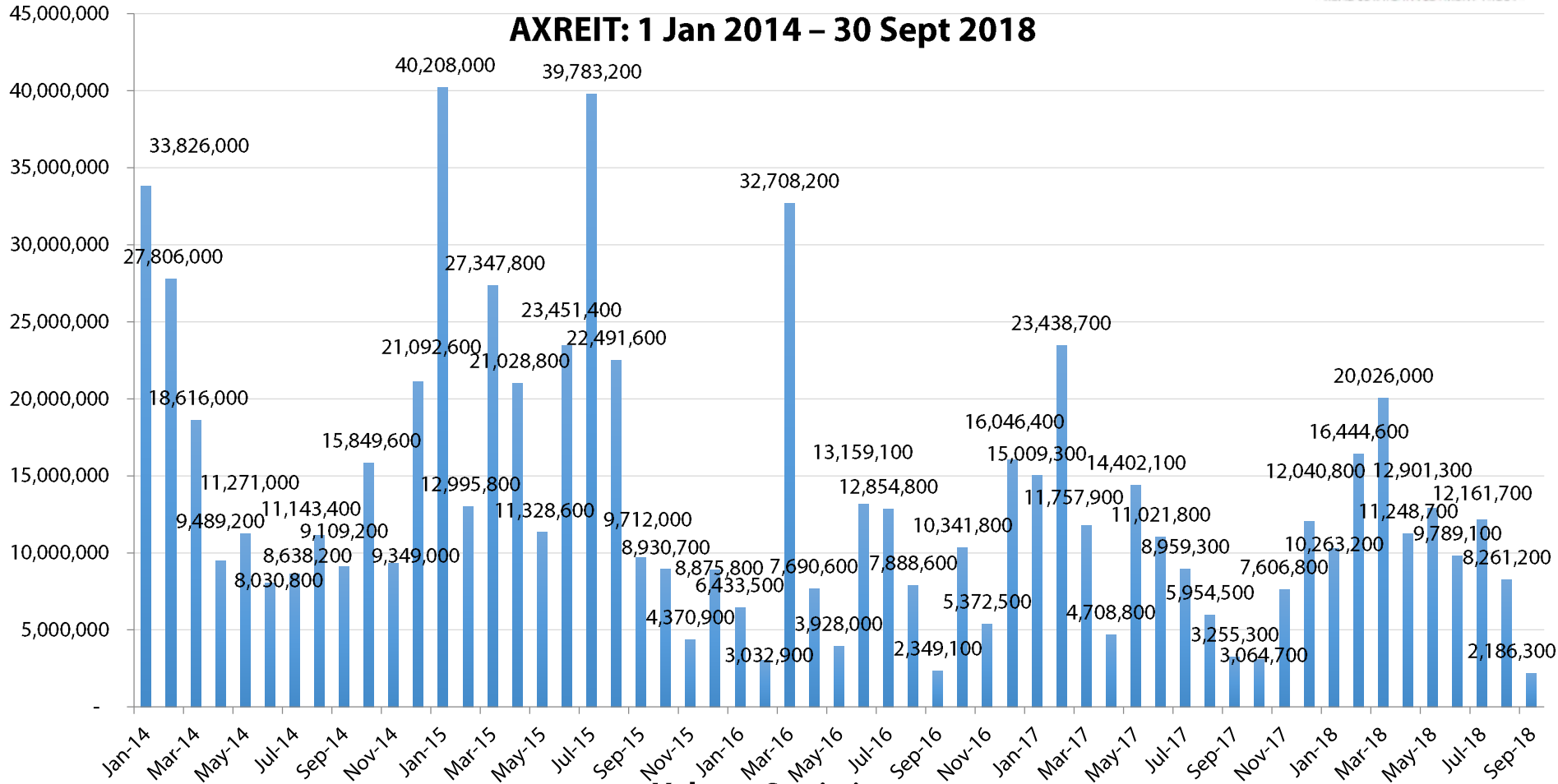


Unit Price Performance

KLCI vs AXREIT: 1 Jan 2014 – 30 Sept 2018



Volume Movement



Volume Statistics

Average Monthly Volume 2018 11,475,789

Highest Monthly Volume: March 2018 20,026,000

Lowest Monthly Volume: September 2018 2,186,300

Top 10 Unitholders

	Name of Unitholder	%
1	CITIGROUP NOMINEES (TEMPATAN) SDN BHD EMPLOYEES PROVIDENT FUND	11.91%
2	AMANAHRAYA TRUSTEES BERHAD AMANA SAHAM BUMIPUTERA	8.11%
3	KUMPULAN WANG PERSARAAN (DIPERBADANKAN)	7.94%
4	LEMBAGA TABUNG HAJI	4.87%
5	TEW PENG HWEE @ TEOH PENG HWEE	4.54%
6	ALEX LEE LAO	4.21%
7	PERMODALAN NASIONAL BERHAD	3.45%
8	AMANAHRAYA TRUSTEES BERHAD AMANA SAHAM 1MALAYSIA	2.15%
9	AMANAHRAYA TRUSTEES BERHAD AMANA SAHAM BUMIPUTERA 2	2.03%
10	AMANAHRAYA TRUSTEES BERHAD AMANA SAHAM MALAYSIA	1.89%

Holdings Breakdown	Units Held 3Q2018	Units Held 2Q2018	Movement
Top 5 Unitholders	37.38%	37.28%	0.10%
Top 10 Unitholders	51.12%	51.09%	0.03%
Unitholders with >2 million unitholdings	87.84%	87.74%	0.10%

Analysis of Unitholders with >2million Units

Top 5 Increases in Unitholdings

Changes vs Last Quarter

KUMPULAN WANG PERSARAAN (DIPERBADANKAN) (MIDF ABSR EQ)	0.3%
GREAT EASTERN LIFE ASSURANCE (MALAYSIA) BERHAD (PAR 1)	0.2%
CIMB-PRINCIPAL ISLAMIC ASSET MANAGEMENT SDN BHD FOR LEMBAGA TABUNG HAJI	0.2%
AFFIN HWANG ASSET MANAGEMENT BERHAD FOR HONG LEONG ASSURANCEBERHAD (PAR-220082)	0.2%
HSBC (M) TRUSTEE BHD FOR AMB DIVIDEND TRUST FUND (5428-401)	0.1%

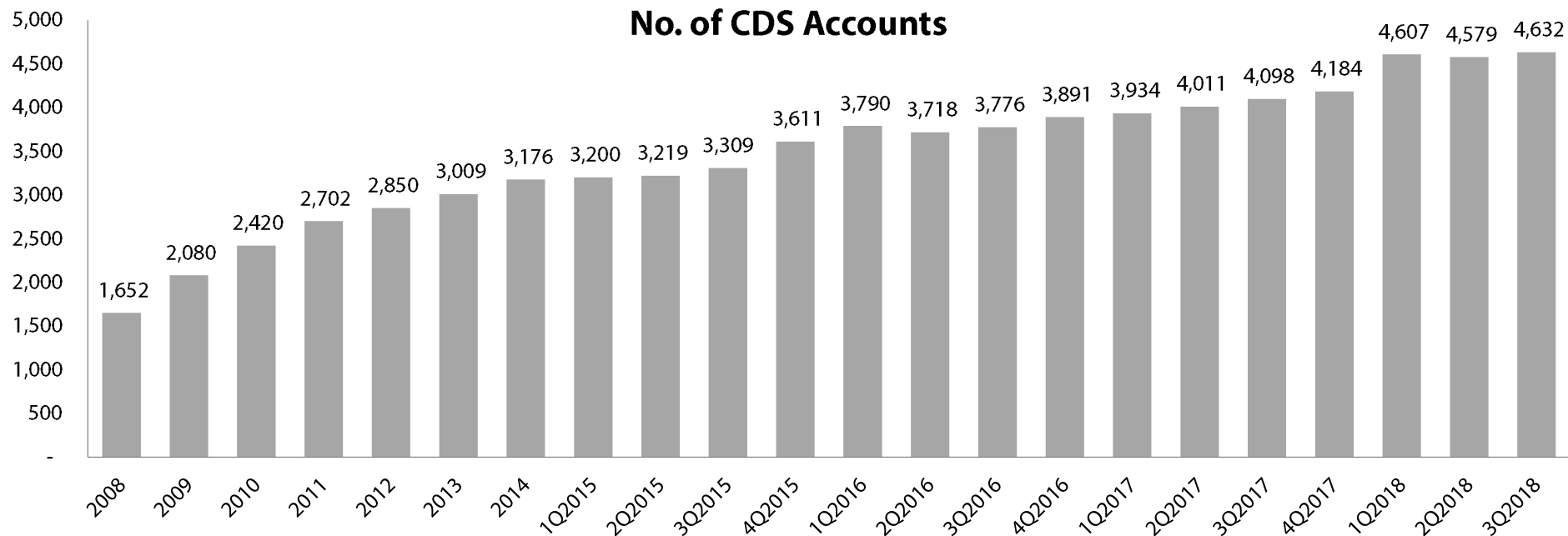
Top 4 Decreases in Unitholdings

Changes vs Last Quarter

AMANAH SAHAM WAWASAN 2020	-1.2%
GREAT EASTERN LIFE ASSURANCE (MALAYSIA) BERHAD (PAR 4)	-0.2%
PB ASIA REAL ESTATE INCOME FUND	-0.2%
AMANAH SAHAM MALAYSIA	-0.1%

Investor Visibility & Liquidity

No. of CDS Accounts



	Units Held 3Q2018	Units Held 2Q2018	Movement
Total no. of unitholders	4,632	4,579	53
Total foreign holdings	10.72%	10.65%	0.07%
Foreign holdings – related-party	7.24%	7.24%	0%
Foreign holdings – non-related-party	3.48%	3.41%	0.07%
Promoters	12.62%	12.62%	0%

THANK YOU

