



Axis Real Estate Investment Trust Presentation of 2Q 2012 Results



Highlights 2Q 2012



A Quick Snapshot

	IH 2012
Total Net Income (RM' 000)	40,416
Income Available for Distribution ("Realised") (RM' 000)	39,667
Earnings per Unit ("EPU") ("Realised") (Sen)	8.75
Income Distribution Declared (RM'000)	39,482
Distribution per Unit* ("DPU") (Sen)	8.70
Number of Investment Properties	29
Units in Circulation (Units)	453,814,096
Assets Under Management (RM'000)	1,434,824
Total Financing (RM'000)	430,072
Gearing Ratio	29.97%
Total Unitholder's Fund (RM'000)	958,956
Market Capitalization (RM'000)	1,270,679
Net Asset Value per Unit (RM)	2.1131
IPO Retail Unit Price	1.25
Unit Price as at 30 June 2012 (RM)	2.80
Number of Unitholders	2,745

*2nd Interim Income distribution to be paid on 11 September 2012

Highlights

- ✓ Net Property Income up by 16.48% when compared to 2Q 2011
- ✓ DPU declared of 4.40 sen for 2Q 2012.
- ✓ Disposal of Kayangan Depot at a premium of 35%. Tax Free Capital Gain to be distributed in 4Q 2012 at approximately 1.30 sen per Unit
- ✓ Launch of the 2nd Income Distribution Reinvestment Program (“IDRP”) for 2Q 2012 Distribution
- ✓ Launch of our first Sukuk
- ✓ Successful completion of enhancement programs for Crystal Plaza and Fonterra Brands HQ. Work commences on Infinite Centre
- ✓ Targeting to complete 5 acquisitions in 2012

Our Program Today

1. Axis REIT Financials for 2Q 2012 & 1H 2012
2. Revaluation of properties
3. Proposed distribution & IDR program
4. Capital Management Report
5. Sale of Kayangan Depot
6. Property Report
7. Reports
8. Investor Relations
9. Acquisitions



Axis-REIT Financials for 2Q2012



Financial Results – Income Statement Summary

Net Property Income exceeds 2Q2011 by 16.48%

	2Q2012	2Q2011	Changes / Movement
No. of Properties	29	27	+ 2
Property Income (RM'000)	32,836	28,362	+ 15.77%
Net Property Income (RM'000)	27,884	23,938	+ 16.48%
Income Before Taxation (RM'000)	19,812	15,584	+ 27.13%
Earnings Per Unit - sen	4.37	4.15	+ 5.30%
Distribution Per Unit – sen	4.40	4.50**	- 2.22%
Units in Circulation	453,814,096	375,901,000	+ 20.73%

Note: The above financials excludes unrealised earnings due to changes in fair value of investment properties/tenants' deposits.

** This includes the gain from the disposal of North Port DC 1

Financial Results – Income Statement

	1H 2012 (RM '000)	1H 2011 (RM'000)	Changes / Movement
No. of Properties	29	27	+ 2
Property Income – Note 1	65,072	55,610	+17.01%
Property Expenses – Note 2	(9,744)	(8,158)	+ 19.44%
Net Property Income	55,328	47,452	+ 16.60%
Accounting loss on disposal	-	(258)	
Interest Income	98	74	
Non-Property Expenses – Note 3	(5,940)	(4,520)	+ 31.42%
Islamic financing cost – Note 4	(9,819)	(10,959)	- 10.40%
Income Before Taxation	39,667	31,789	+ 24.78%
Realisation of Revaluation Gain on Disposal	-	1,043	
Adjusted Income Before Taxation – Note 5	39,667	32,832	+ 20.82%
Earnings Per Unit – sen	8.75	8.73	+<1%
DPU – sen	8.70	8.70	-
No.of units in issuance ('mil)	453.814	375.901	+20.73% ₈

Note: The above excludes unrealised earnings due to changes in fair value of investment properties/tenants' deposit.

Notes to Financial Results – Income Statement

Note 1 – Property Income

Increase in property income as compared to last half year is due to:-

- a) Income from 2 new acquisitions completed in the current financial year; Seberang Perai Warehouse 3 and Bayan Lepas Distribution Centre.
- b) Quattro West achieving 100% occupancy rate in March 2012.
- c) New rental from Strateq Data Centre Sdn Bhd effective April 2012 with the power upgrade at Strateq HQ to suit the tenant's power requirements.
- d) Positive rental reversions

Note 2 – Property Expenses

Property expenses increased due to two(2) additional properties added to the portfolio. The efficiency ratio (based on the ratio of property expenses over income) of the portfolio of properties remains at 15%, consistent with previous two financial years.

Notes to Financial Results – Income Statement

Note 3 – Non-Property Expenses

The increase in non-property expenses is due to the increase in the Net Asset Value (“NAV”) of the Fund. The Management Expenses Ratio (“MER”) for the first half of the financial year is at 1.22% of NAV.

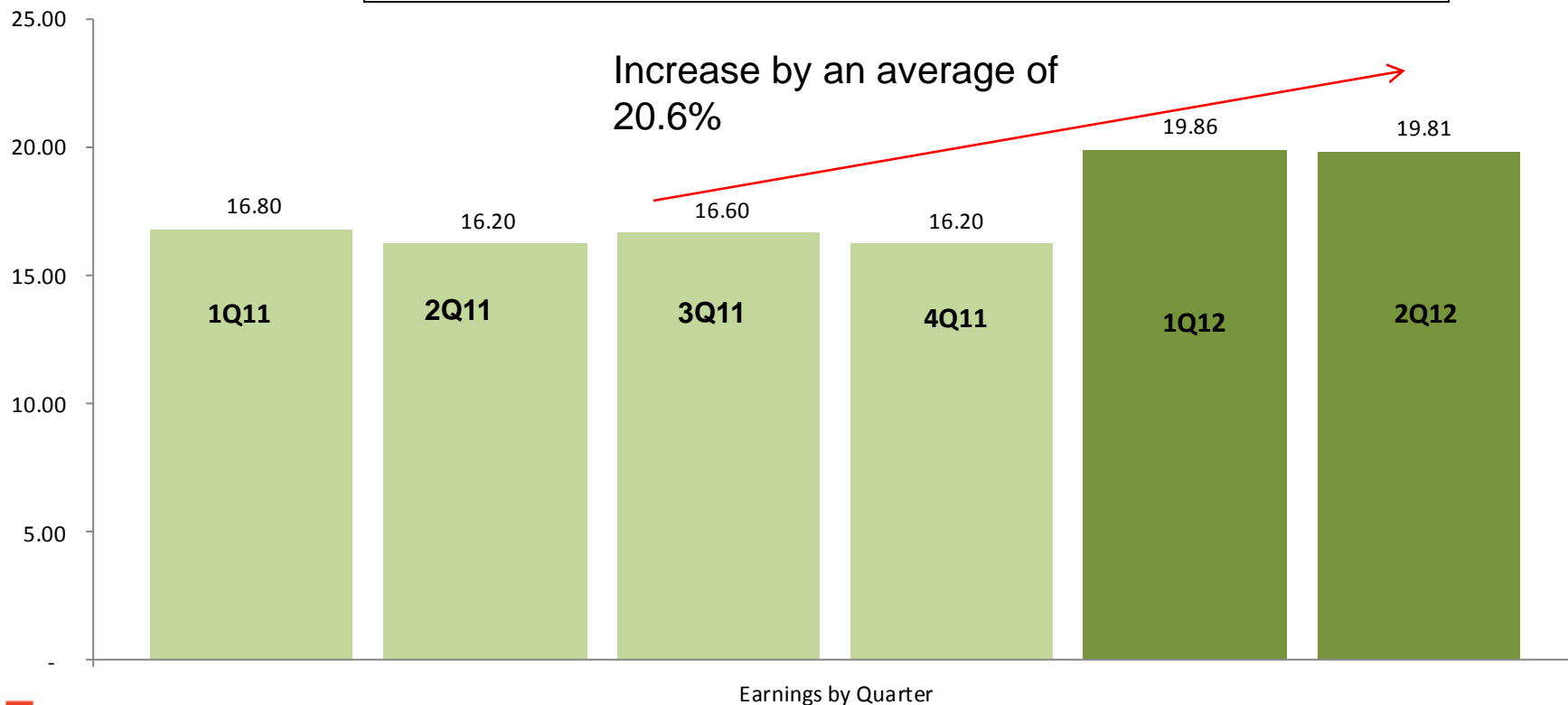
Note 4 – Islamic financing cost

The decrease in Islamic financing cost is due to the drop in the utilisation of financing facilities of the Fund. Total financing as at 30 June 2012 is RM430.07 million and the Fund’s gearing level stood at 29.98% in comparison to RM475.47 million total financing as at 30 June 2011 and a gearing level of 37.52%. The gearing level of the Fund dropped as a result of the placement exercise that was carried out on December 2011. In 2012, RM46mil of financing was drawdown in mid January for the completion of Bayan Lepas Distribution Centre and follow by another RM50million drawdown in mid-February for the completion of Seberang Perai Warehouse 3; increasing the gearing of the Fund to 29%.

Notes to Financial Results – Income Statement

Note 5 – Adjusted Income Before Taxation/ Income Available For Distribution:

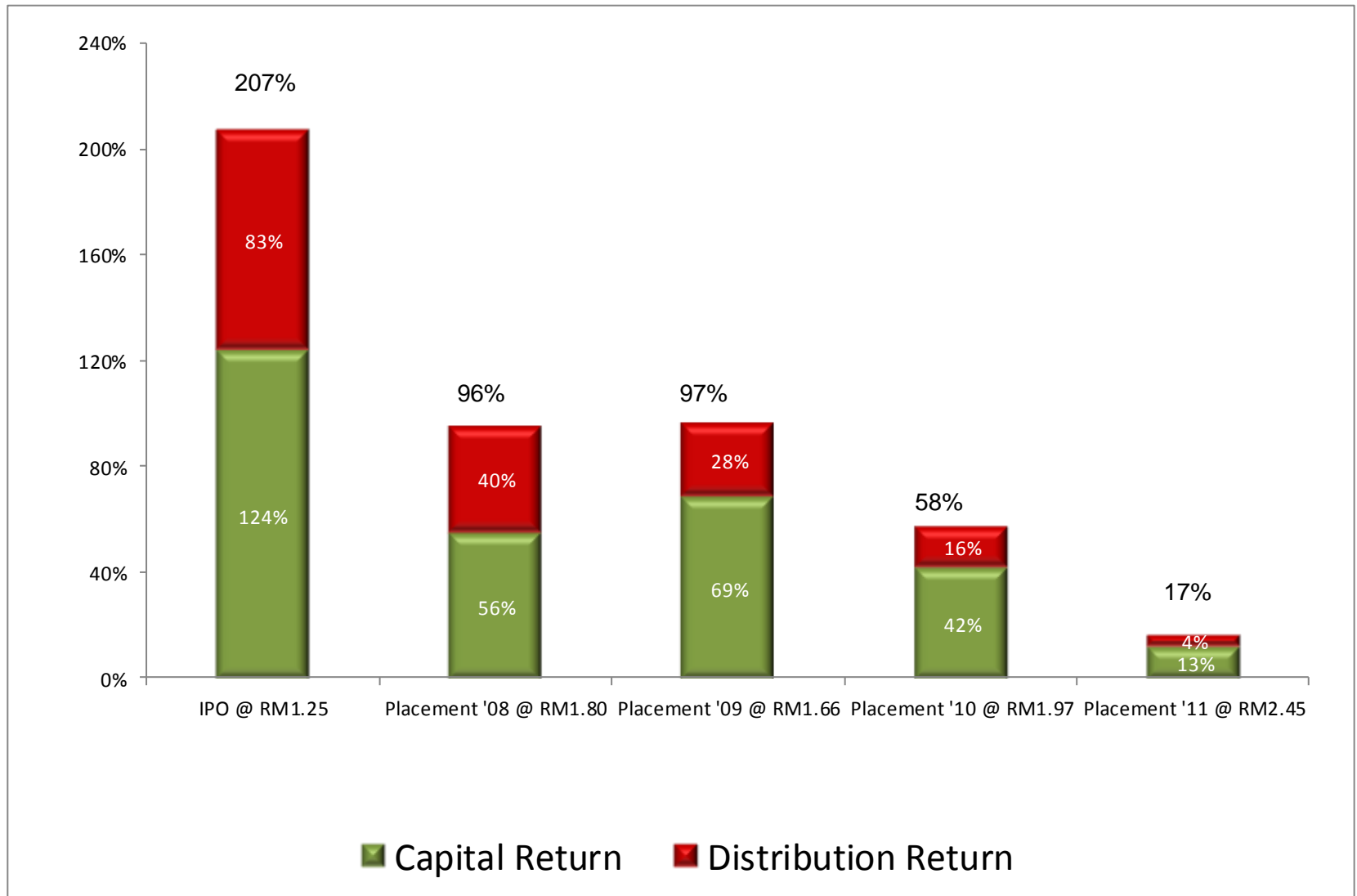
Earnings by Quarter (2Q12, 1Q12 vs Previous 4 Quarters in FY2011)



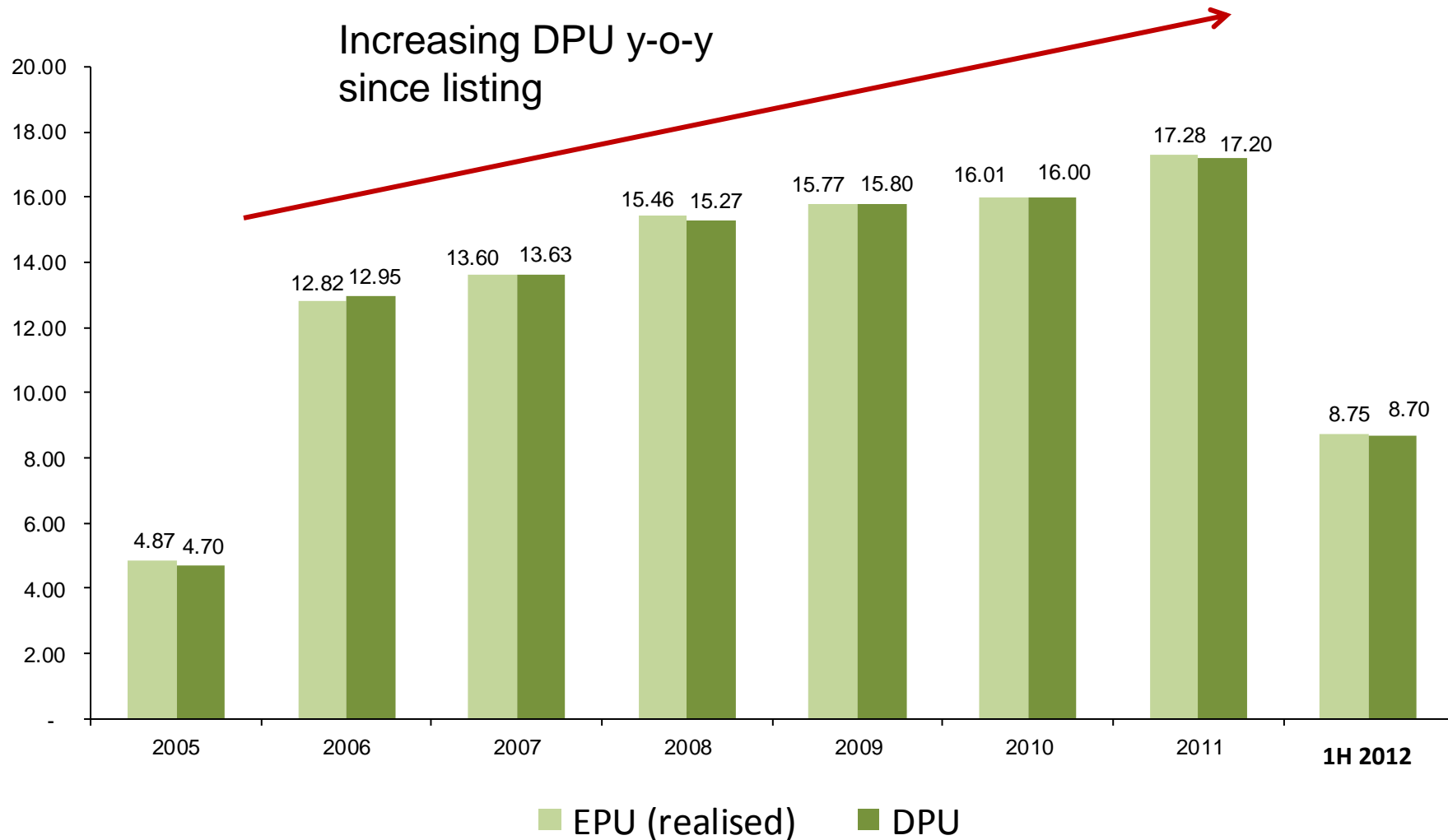
Balance Sheet Highlights (RM'000)

	30/06/12	31/12/11	Changes
Investment Properties	1,396,400	1,276,180	+ 120,220
Fixed Assets	603	102	+ 501
Other Assets	37,821	22,149	+15,672
TOTAL ASSETS	1,434,824	1,298,431	+ 136,393
Borrowings	430,072	311,338	+ 118,734
Other Payables	45,796	42,996	+ 2,800
TOTAL LIABILITIES	475,868	354,334	+ 121,534
NET ASSETS VALUE ("NAV")	958,956	944,097	+ 14,859
Unitholders' Capital	728,217	728,217	-
Undistributed Distributable Income	20,315	6,515	+13,800
Non-Distributable Reserve	210,424	209,365	+ 1,059
TOTAL UNITHOLDERS' FUND	958,956	944,097	+14,859
GEARING	29.97%	23.98%	
NAV/unit (RM)	2.1131	2.0804	
No. of units in issuance	453,814,096	453,814,096	

Capital Return and Dividend Return

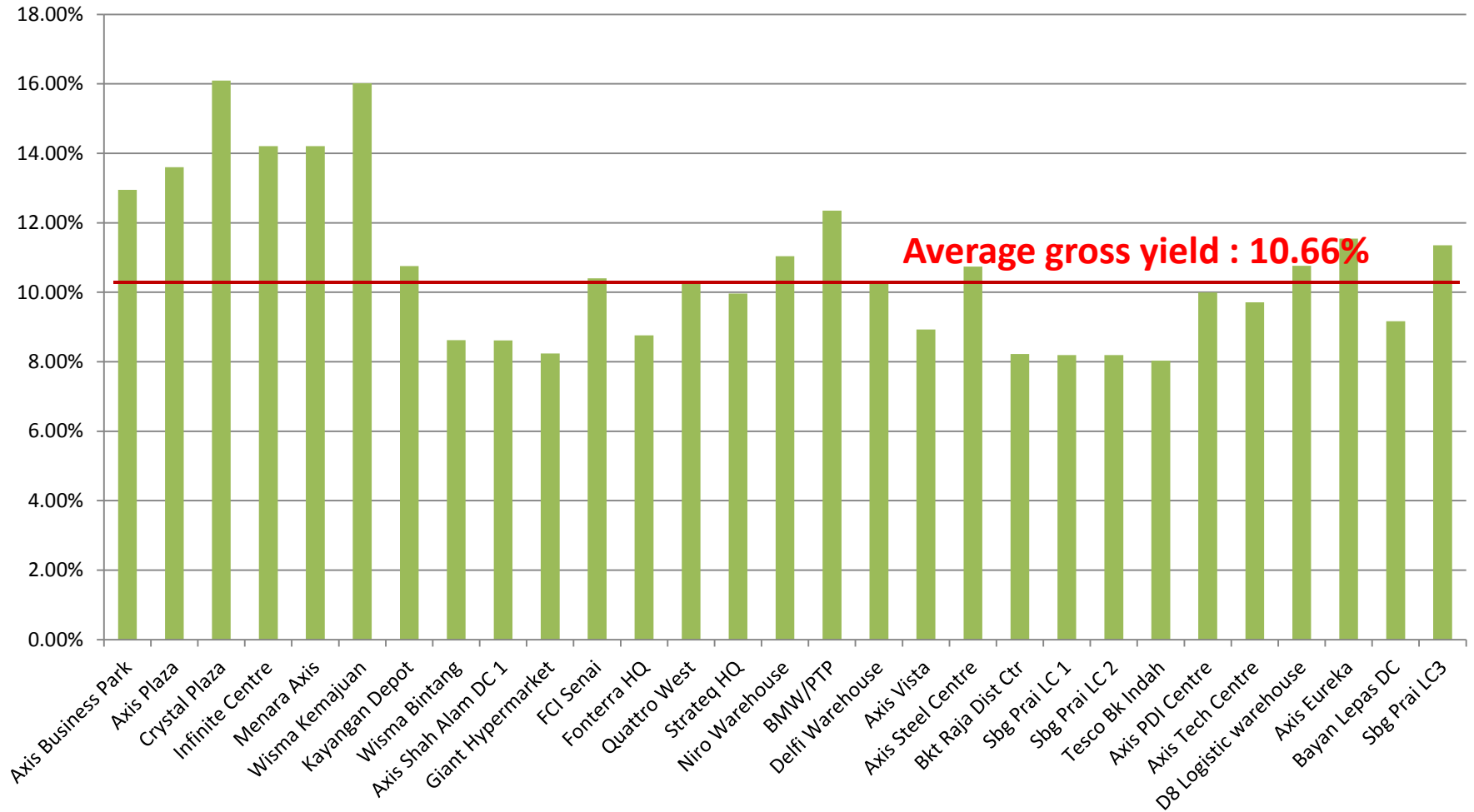


Summary of EPU (Realised) and DPU



Gross Yield Of Investment Properties

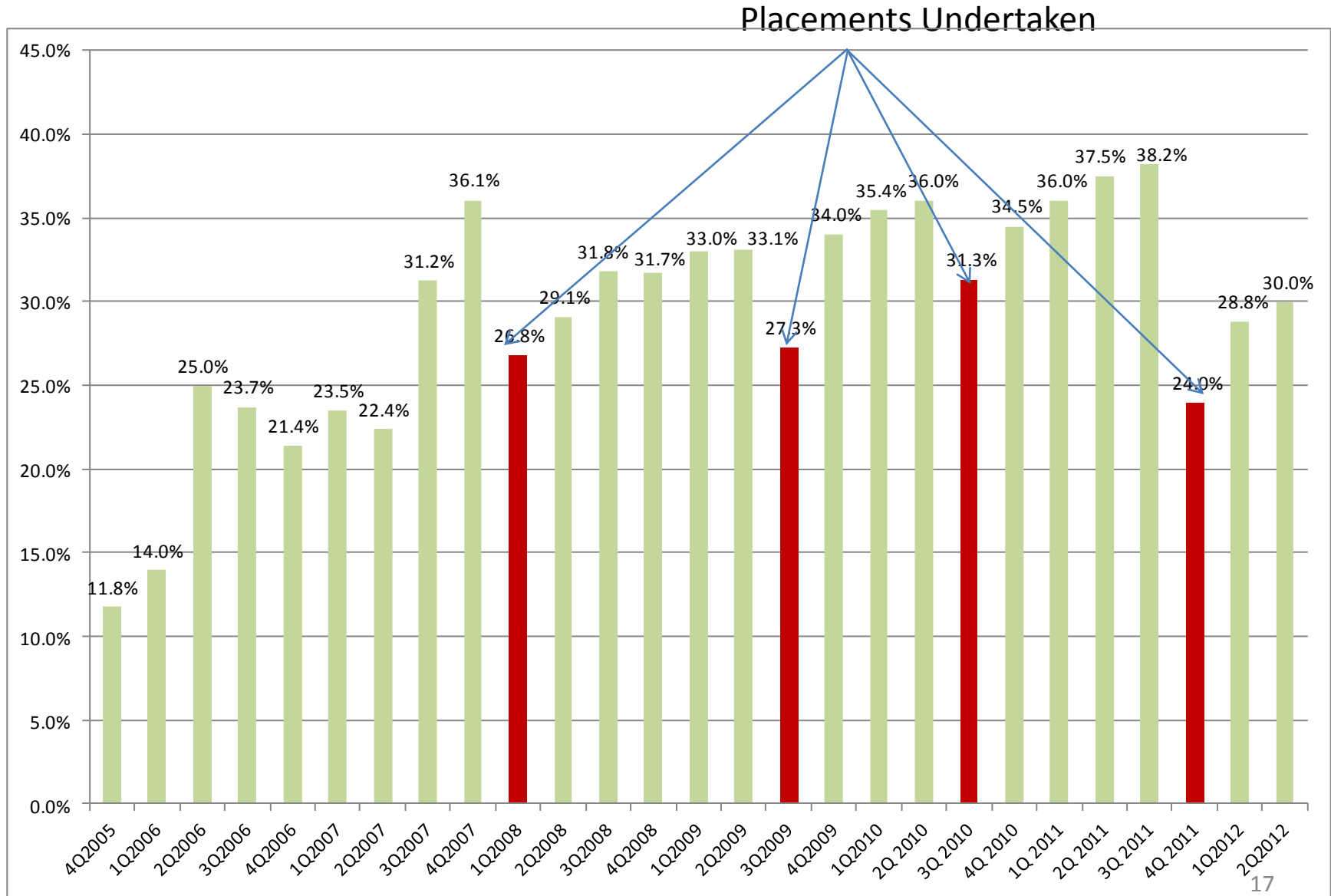
Gross Yield On Properties/ Investment Cost



Borrowings

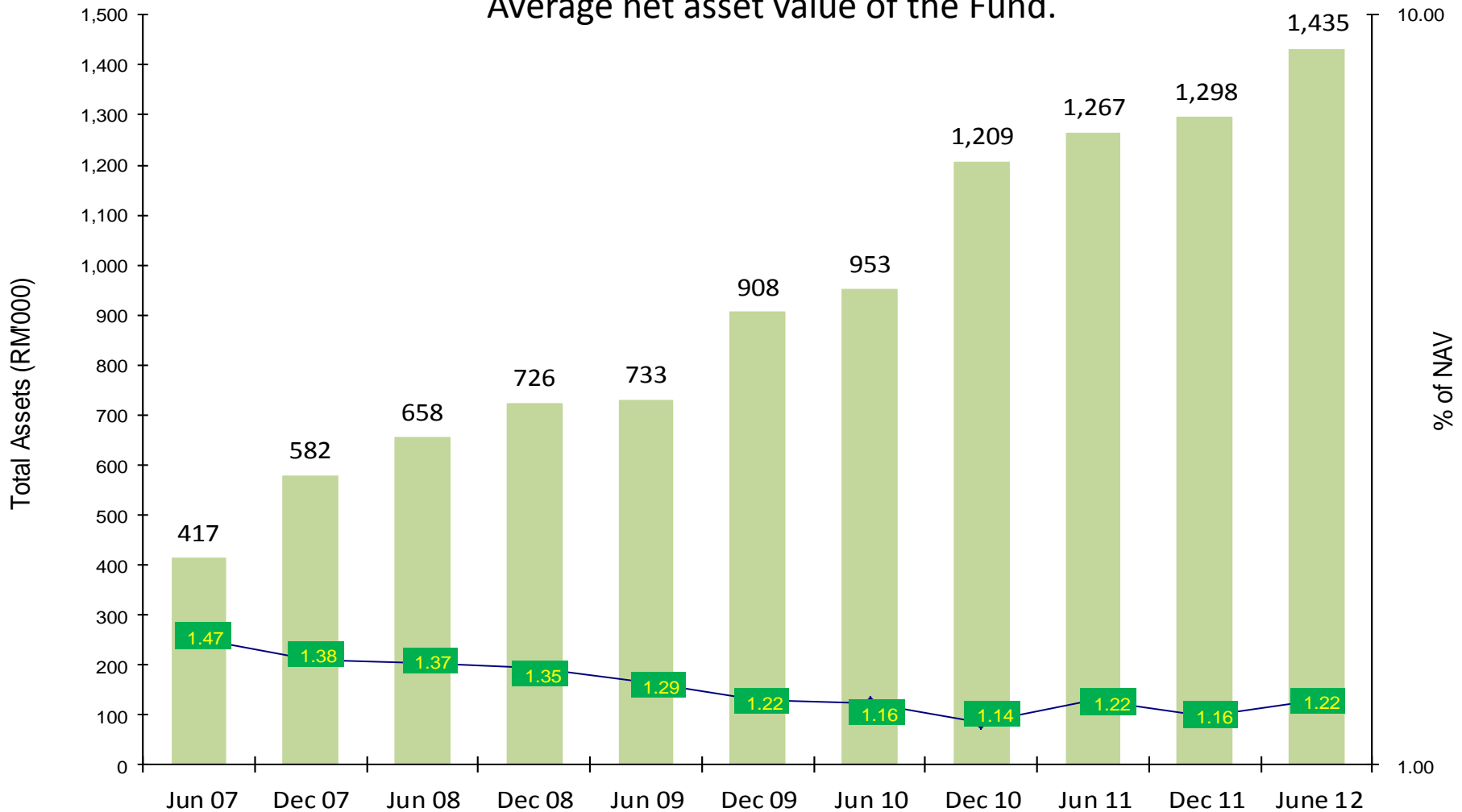
	2006	2007	2008	2009	2010	2011	2012(2Q)
Total Borrowings (RM'000)	88,089	209,816	230,456	308,932	416,609	311,338	430,072
Total Assets (RM'000)	411,781	581,857	726,371	907,745	1,208,897	1,298,431	1,434,824
Gearings	21.39%	36.06%	31.73%	34.03%	34.46%	23.98%	29.97%
Effective Interest Rate	4.38%	4.39%	4.28%	4.11%	4.48%	4.66%	4.60%
Percentage of short term borrowings- Maturity < 1 Year	100%	100%	100%	47%	48%	52%	77%
Percentage of medium term borrowings (maturity more than 1 years and less than 5 years)	-	-	-	53%	52%	48%	23%

Gearing Levels

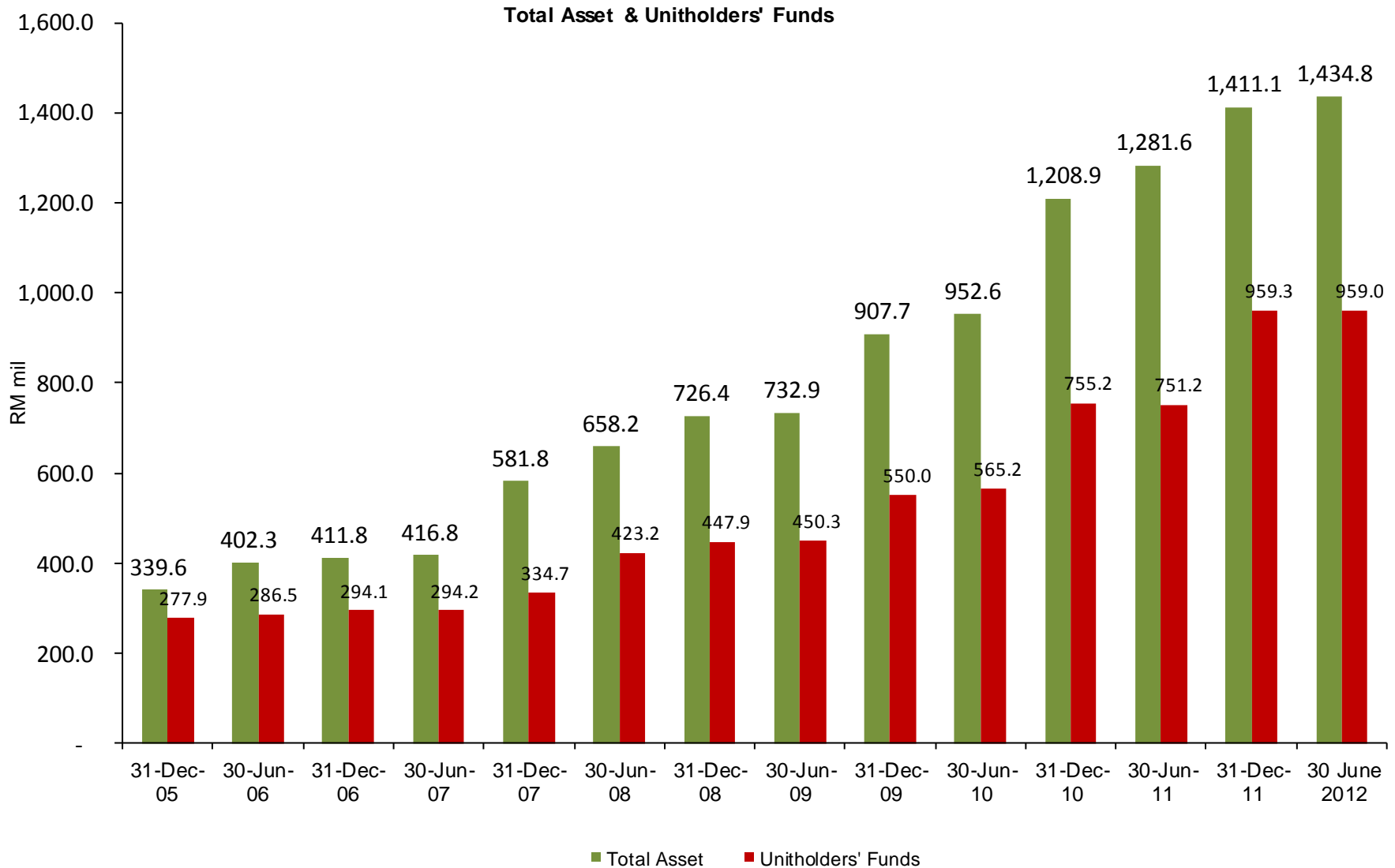


Management Expense Ratio (“MER”)

MER= Total administrative expenses incl. Manager and Trustee’s fees
Average net asset value of the Fund.



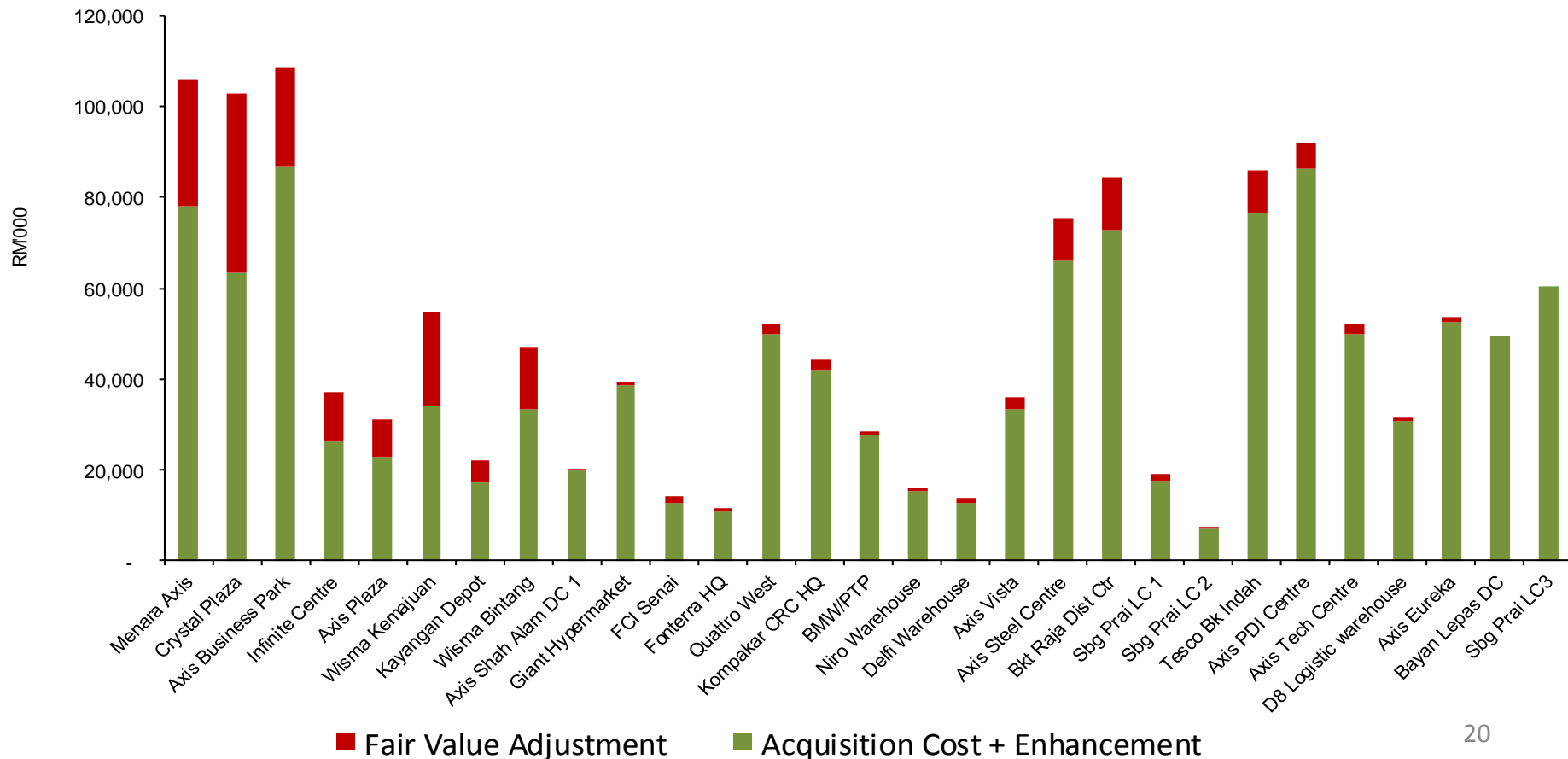
Total Assets and Unitholders' Funds



Asset Enhancement & Appreciation of Values

- As at 30 June 2012, only Axis Steel Centre and Wisma Bintang has undergone a full revaluation, as it is mandatory for the management to have a full valuation done every 3 years for each investment property.
- The Portfolio has recorded a favorable gain in fair value of RM203.7million to date.

Properties Appreciation Value as at 30 June 2012





Revaluation of properties



Revaluation

Name of Property	Valuation date	Net Book Value as at 30 June 2012 (RM'000)	Open Market Value (RM'000)	Surplus/(deficit) to be incorporated into Axis-REIT (RM'000)
Wisma Bintang	4 May 2012	47,514	47,000	(514)*

* The valuation of the property had dropped by RM100,000 due to the fact that it was being emptied for refurbishment but the capital expenditure of RM414,000 was not recoverable in the assessment of value.



Proposed 2nd interim distribution and implementation of IDRPs



2nd interim 2012 income distribution

4.40 sen DPU

- based on 98.3% payout ratio

IDRP

Further to the success of the 2011 IDRP; which registered a subscription rate of 86%, Axis-REIT be rolling out its 2nd round of IDRP in conjunction of the payment of the 2nd interim income distribution.

Electable Portion:

50% of the 2nd interim 2012 distribution of 4.40 sen per unit will be entitled to be reinvested ie 2.20 sen .

Exercise Price:

RM2.68 – based on the 5 days VWAMP up to 20 July 2012 of RM2.8234 and a **DISCOUNT RATE OF 5%**

Return to unitholders:

Immediate 5% upon subscription and payment.

IDRP

How much can the Fund retain and impact to DPU:

Estimated to be around RM4.5 to RM7.8 million based on the following subscription rate :

Subscription rate	50%	86%
Amount to be retained (based on 10% withholding tax)	RM4,492,760	RM7,727,546
New units raised (assuming at RM2.68)	1,676,403	2,883,413
Percentage of new units to existing units in issuance	0.37%	0.64%

Minimal impact to DPU

IDRP

Timeline:

Event	Timeline
Announcement of the price-fixing date and books closing date	- 23 July 2012
Books closing date	- 6 August 2012
Confirmation from the nominees	- 10 August 2012
Despatch of information memorandum and notice of election	- 15 August 2012
Last date for Unitholders to make an election in relation to the Electable Portion	- 29 August 2012
Issuance and allotment of new Units as well as payment of cash income distribution to the Unitholders	- 11 September 2012



Capital Management



11. Capital Management

a) Corporate Exercise

Two Unitholders' Meeting:-

To expedite the completion of Wisma Academy and the Annex as the proposed placement submission require a minimum 1 month approval from SC before lodgement of circular to Bursa.

11. Capital Management

a) Corporate Exercise (cont'd)

Agenda for the 1st Unitholder's Meeting

To approve the following proposals:

- Proposed acquisitions of Wisma Academy and the Annex
- Renewal of IDRP
- Target date: End August 2012

Agenda for the 2st Unitholder's Meeting

To approve the following proposals:

- Placement of up to 90.76 million units
- To issue up to 2.0 mil new units for payment of Manager fee in units
- Proposed disposal of Kayangan Depot
- Target date : End October 2012

SUKUK

“Axis-REIT has successfully issued RM110.0 million in nominal value Sukuk via its wholly-owned subsidiary Axis REIT Sukuk Berhad; a company incorporated by Axis-REIT to facilitate the establishment of a RM300.0 million in nominal value Sukuk programme.”

- announcement dated 16 July 2012

SUKUK

Why a SUKUK?

- Matches cash-flow profile of the secured properties
- Provides a standby funding facility during the term of the programme period
- There is no stamp duty and commitment fee cost penalty
- Provides debt funding flexibility as REIT can tap the debt capital market according to its funding needs – issue either short-tenured CPs for immediate capital requirements or long-tenured MTNs for long term capital expenditure/ new acquisitions plans or terming out short term borrowings
- Enable us to leverage on wider investor base to sell the debt
- Provides us with the ability to lock in a fixed interest rate on longer tenure debt i.e. beyond 5 years

SUKUK

Issue Details:

First Sukuk Issue	Rating	Issue Amount (RM' mil)	Periodic Distribution Rate	Expected Maturity
Class A	AAA	95	4.50%	13 July 2022
Class B	AA1	5	4.95%	13 July 2022
Class C	AA2	5	5.30%	13 July 2022
Class D	AA3	5	5.60%	13 July 2022
		Total =110	<i>Blended all-in 4.61% p.a fixed for 10 years</i>	

Report on IT transformation

- ✓ *Microsoft 365* *Done*
- ✓ *YARDI Voyager* *Agreement Signed.*
On Line 1 January 2013

Yardi Systems is one of the leading global developers of real estate software for investment, asset and property management.

In selecting Yardi Voyager Axis Real Estate Investment Trust will drive operational efficiency and deliver high value services to investors and tenants.



Disposal of Kayangan Depot



Kayangan Depot, Shah Alam



SPA to be signed
Upon Board
Approval

Land Area	: 3 acres (132,697 sq ft), Leasehold 99 yrs expiring on Jan 2086
Gross Built Up	: 173,582 sq ft
Occupancy	: 60% (Up to 31 st Mar 2012). By end of year, occupancy will reduce to 25% with the departure of tenants including DHL, 1901 and Courts
Sale Process	: By way of open tender
Successful Bidder	: Exceptional Landmark Sdn Bhd
Sale Price	: RM23.6 million
Valuation	: RM 22.0 million (as per Valuation report dated 9 th May 2012)
Acquisition Price	: RM16.1 million (on 30 th June 2006)
Total Investment Outlay	: RM16.906 million (Including enhancement, as at 31 st Dec 2011)

Net gain on DPU : approximately 1.30 sen



Property Report



Key Metrics

Portfolio Size:

As at 31st July 2012 we have 29 assets comprising 5,036,076 sq.ft and 112 Tenants

Occupancy:

The Portfolio has an occupancy of 97.67% as at 30th June 2012. This is up from 97.22% as at 1 January 2012

Gross Income

Our Gross Income was RM65,017,533 for the period 1H 2012

Property Expenses

Our Operation property Expenses are 9,744,302 for the period 1H 2012

Net Operating Income

Our NOI was 55,327,230 for the period 1H 2012

Income Growth – Rental Reversions in Q2 2012

Properties	Space Renegotiated (Sq. Ft.)	% Movement
Crystal Plaza	12,433	+10.53%
Axis Business Park	28,996	+3.99%
Infinite Centre	9,250	+4.55%
Wisma Kemajuan	5,252	+3.24%
Kayangan Depot	2,609	No Change
FCI	136,619	+25.00%
Axis Technology Centre	75,165	+8.50%
Axis Eureka	19,768	2.33%

The Manager has successfully renegotiated 290,092 sq ft of space in 2 Q2012 accounting for 5.76% of total NLA of the portfolio.

Occupancy Rates – 30th June 2012

As at 30th June 2012 Axis REIT has only 6 out of 29 properties that carry vacancy. 23 properties enjoy 100% occupancy

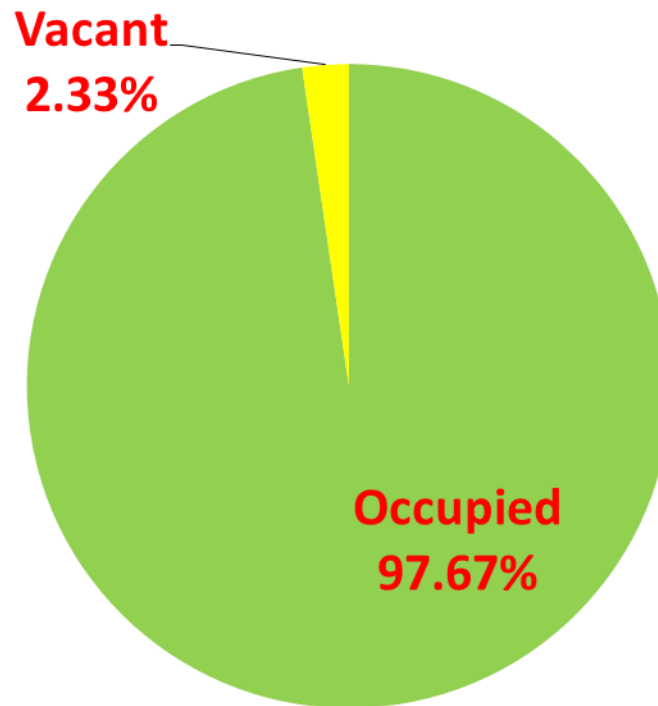
Occupancy

As at 31st Dec, 2011 97.22%

As at 30th June 2012 97.67%

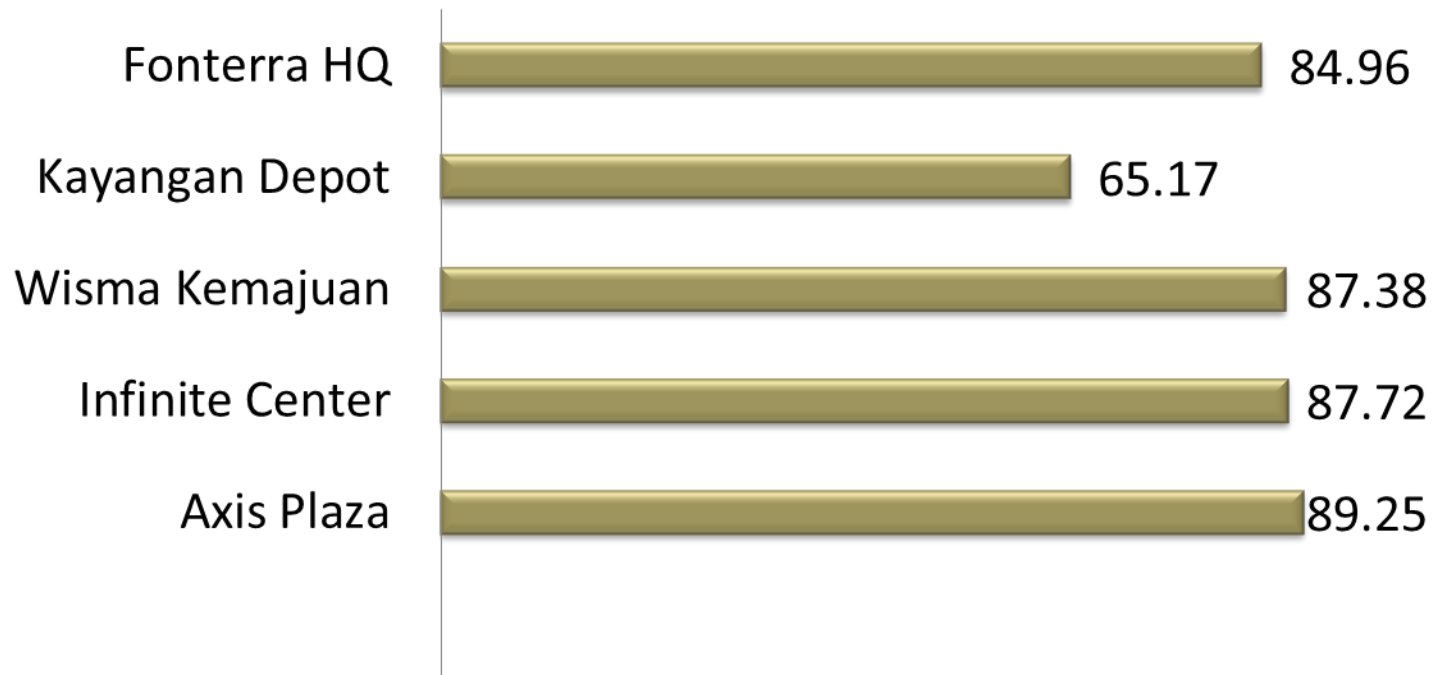
This is only **2.33%** of NLA

For Axis Multi-tenanted Buildings Q2. 2012 occupancy is **97.67%**



Occupancy Rates- 30th June 2012

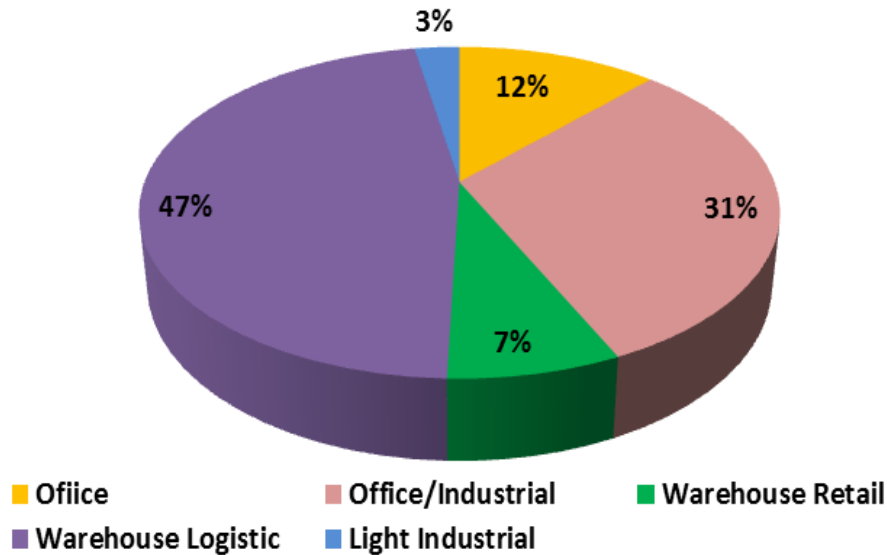
Occupancy rates of properties below 90% as of 30th June 2012



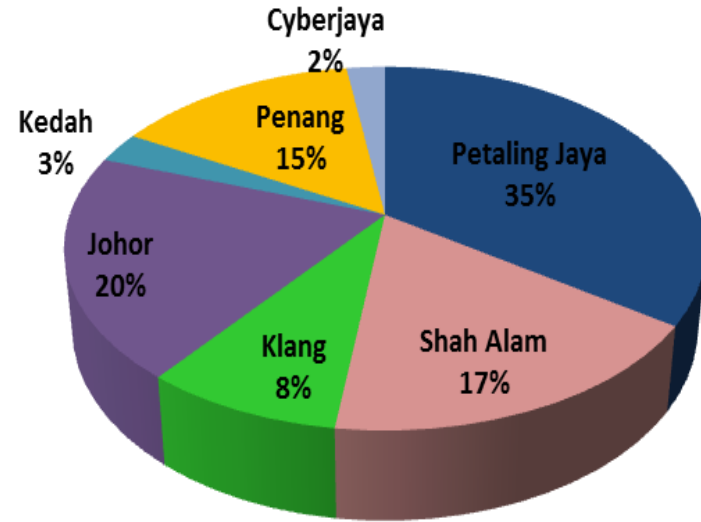
Note: Vacant space in Fonterra HQ is built for their future expansion.

Risk Management- Keeping a Diverse Portfolio

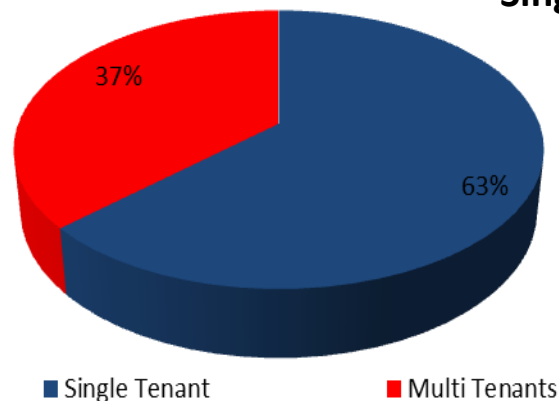
Portfolio Diversification by Type and NLA



Portfolio Diversification by Geographical and NLA



Single Tenant Vs Multi-Tenants



Risk Profile – Manageable Lease Expiry Profiles

Property	Year	% of	% of Rental	Year	% of	% of Rental	Year	% of	% of Rental
	2012	Total NLA	Income/ month	2013	Total NLA	Income/ month	2014	Total NLA	Income/ month
Menara Axis	-	-	0.04	74,636	1.48	2.72	46,548	0.92	1.82
Crystal Plaza	12,433	0.25	0.46	193,950	3.85	6.18	11,153	0.22	0.42
Axis Business Park	28,996	0.58	0.59	78,126	1.55	1.88	225,196	4.47	5.46
Infinite Centre	36,231	0.72	0.63	78,824	1.57	1.61	35,630	0.71	0.70
Axis Plaza	50,192	1.00	0.96	47,663	0.95	1.04	6,782	0.13	0.09
Wisma Kemajuan	25,433	0.51	0.62	114,801	2.28	2.49	20,154	0.40	0.51
Kayangan Depot	8,889	0.18	0.12	69,961	1.39	0.83	7,768	0.15	0.11
Wisma Bintang	172,967	3.43	2.17						
Axis Vista				57,617	1.14	1.41	60,400	1.20	0.94
FCI Senai	136,619	2.71	1.00						
Quattro West	16,489	0.33	0.60	59,294	1.18	2.21	17,422	0.35	0.65
Nestle Office/Warehouse	27,554	0.55	0.52						
Delfi Warehouse	130,743	2.60	0.99						
Axis Technology Centre	78,366	1.56	1.56	92,364	1.83	1.59			
Axis Eureka (FSBM)	32,283	0.64	1.31	14,660	0.29	0.57	34,444	0.68	1.19
Axis Steel Centre							366,839	7.28	5.36
Niro Warehouse							167,193	3.32	1.27
	757,195	15.04	11.56	881,896	17.51	22.53	999,529	19.85	18.52

Weighted Average Lease Expiry (“WALE”)

The Weighted Average Lease Expiry
For the Portfolio is:

By Net lettable Area = 5.75 years

By Rental = 5.37 years

Risk management -Top Ten Tenants -Strong Rental Covenants

1. Konsortium Logistik Bhd
2. LF Logistics Services (M) Sdn Bhd (Formerly known as IDS Logistics Services (M) Sdn Bhd)
3. Schenker Logistics (M) Sdn Bhd
4. Tesco Stores (M) Sdn Bhd
5. Tenaga Nasional Bhd
6. Fuji Xerox Asia Pacific Pte Ltd
7. Strateq Data Center Sdn Bhd (formerly Kompakar CRC Sdn Bhd)
8. DHL Properties (M) Sdn Bhd
9. BMW Asia Technology Centre Sdn Bhd
10. Scope International (M) Sdn Bhd

The Top Ten tenants account for 48.68% of the total revenue of the Trust in 2Q 2012.

The Real Estate Team

A team of 32 Real Estate Professionals takes excellent care of the Axis Portfolio

AXIS REIT - REAL ESTATE TEAM



David Aboud
Head of Development and Real Estate



LUCY YEONG
Administrative Assistant



JAMES GORGEY
Manager - Bldg Tech. Serv. & Projects



SIVA SHANKAR
Head - Facilities



JACKIE LAW
Head - Leasing & Property Management



KATHY LIM
Administrative Assistant



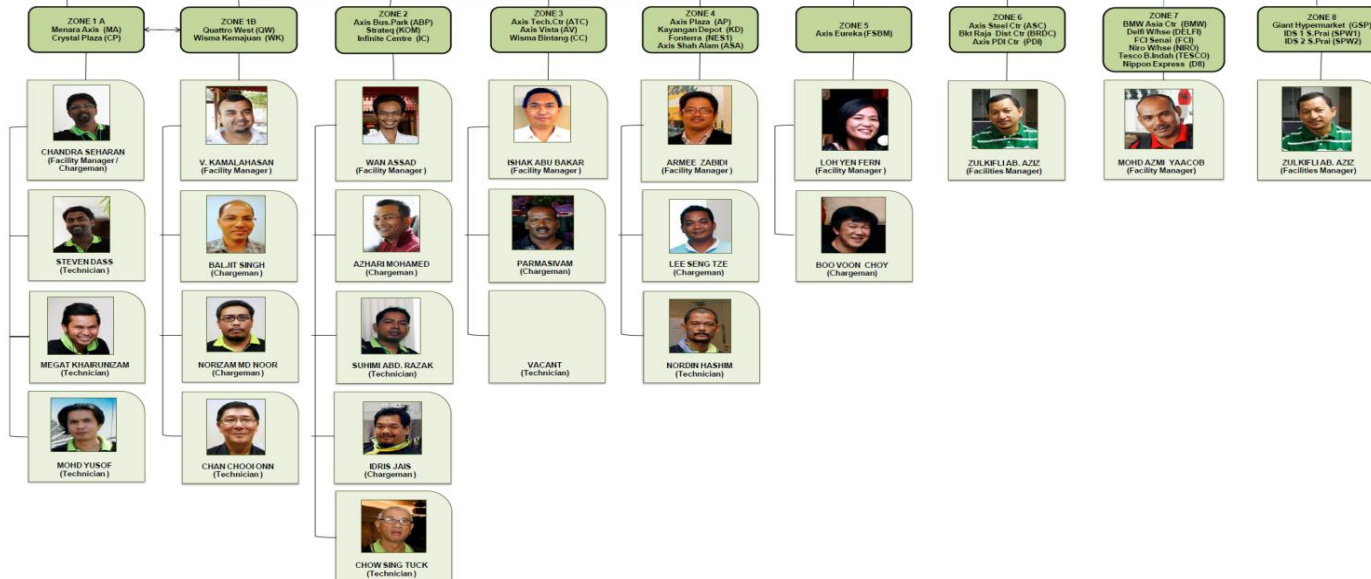
ALVIN D. BORLAUER
Executive - Facilities Project Services



ZULKPLIAB. AZIZ
Facilities Manager

AXIS FACILITIES MANAGEMENT TEAM

HQ
SITE



Summary of Projects

Fonterra Brands (M) Sdn Bhd

Project completed -Tenant moved in March 6 , 2012

Infinite Centre

*Budget approved – RM **RM6, 726,275.39** approved by Board on 16th January 2012.*

Tender awarded, Building plans approved & work commenced July 2012

Wisma Bintang

Budget of RM 20,940,740 approved

MBPJ approval for West and South Wings received for refurbishment. Tender being called. Completion 1Q 2013

East Wing to complete by 3Q 2013

Fonterra HQ

Project Aims:

- ✓ We had an asset that was facing 100% vacancy in 18 months time—tenant leaving
- ✓ We secured a new tenant Fonterra Brands Malaysia Sdn Bhd and completed a Build to Suit (BTS) for them
- ✓ Executed a long term lease and achieved higher yields

Fonterra HQ

Project Completed



Main Frontage

Main Frontage



Fonterra HQ

Project Completed



Main Lobby



Bistro



Office Area



Breakout Area

Infinite Centre Enhancement

Perspective View – *Main Frontage:*



Infinite Centre Enhancement

Perspective View – *New Lift Lobby:*



Infinite Centre Enhancement

Project aim:

- ✓ Facelift for an older asset. A “Defensive Play”
- ✓ To make the asset more competitive in a tightening PJ office / Industrial market
- ✓ Section has transformed – Jaya One, New development at the Star Newspaper site, Jaya 33 new extension, land prices have skyrocketed.
- ✓ To complete the enhancement by 15th November 2012

Wisma Bintang Proposed Enhancement

Perspective View – *Main Frontage*:



Wisma Bintang Proposed Enhancement

Project aim:

- ✓ Aggressive Aim – This is a “Product Re-positioning” play
- ✓ Rebranding the building as **“Axis Business Campus”**
- ✓ We are enhancing to unlock the potential value from 5 acre development of prime PJ land. We anticipate a significant increase in rentals
- ✓ Plan to tap into market for Campus style commercial / industrial facilities
- ✓ To complete West and South Wings by **30 January 2013**
- ✓ To complete the new 6 story block by **30 July 2013**

MSC Status

Project Aims:

To position our buildings to attract Multinationals with a MSC requirement. This will drive rents in the future. Buildings are excellently located next to LRT stations or have access.

Target Properties:

Menara Axis, Crystal Plaza, Axis Business Campus (ABC) and Strateg

Status:

Seeking Board approval by 3Q 2012 once budgets are finalized.



Reports

- 1. Malaysian REIT Managers Association (MRMA)*
- 2. Corporate Social Responsibility*



MRMA Report

Membership

I am pleased to report that we have added one member to the membership roll – Pintar Projek Sdn Bhd (Starhill REIT) represented by their Company Secretary Ho Say Keng

To date we have a total of 15 REIT managers and 1 Bank as members.

Committees

The Association has three working Committees

- The Regulatory Committee headed by Stewart LaBrooy
- The Finance Committee headed by YP Lim
- The Islamic REITs Committee headed by Shahril Simon of CIMB

Of the three the Regulatory Committee has met with the Securities Commission and made a report to the Association at their members meeting held on the 3rd July 2012

MRMA Report

Website.

This is now live and the URL is www.mrma.my

Members Meeting 2Q 2012

The members met for their 2nd Quarterly meeting at the KL Hilton on the 3rd of July 2012. It was a breakfast meeting of members and there was a big turnout of 60 members.

The meeting featured two presentations.

- The first was a presentation by En. Abdullah Abu Samah of KPMG on their views on the “**sinking fund accrual**” to allow REIT to reserve some funds for capex requirement (from accounting and tax aspects)



- The second presentation was a presentation on “**Technical Due Diligence A Smarter Way**” By John Mathew & Robert Howells of Napier & Blakeley from Australia who sponsored the Breakfast meeting

CSR Report

Refurbishment of the HQ for the Malaysian Association of the Blind



CSR Report

Project Description

The project is a proposal to carry out internal and external re-painting works of Malaysian Association for the Blind (MAB) main activity block and other related areas such as fencing and staircases.

Tender Briefing

Tender briefing held at site on 10 April 2012 and tender was closed on 17 April 2012.

Appointed Contractor

The above works was carried out by our appointed contractor namely YKP Painting & Spray Tiles Sdn Bhd.

Project Cost

Total project cost is **RM 50,000.00** including labour and materials.

Project Duration

The painting works was commenced on 14 June 2012 and shall be completed 20 July 2012, subject to whether conditions.

-



Investor Relations



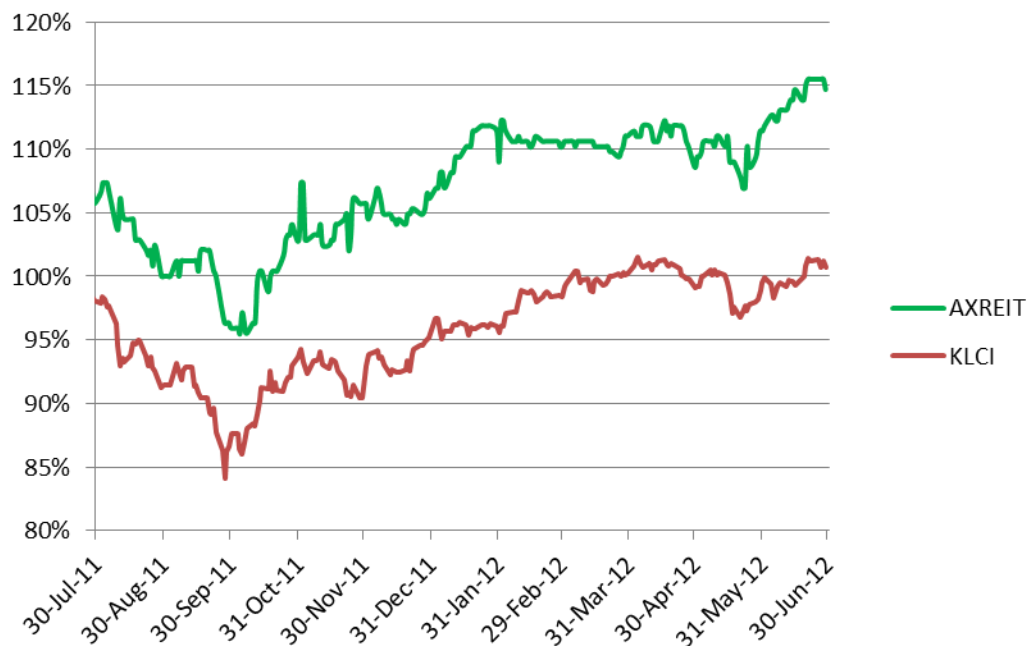
Unit Price Performance - Continues to trend upwards



Outperformed the KLSE in 2Q 2012

AXIS REIT vs KLCI (Jul 2011- Jun 2012)

Price & Volume Statistics



Current Price	:	RM2.83
Average Monthly Volume in the last 12 months	:	3,933,500
Highest Monthly Volume in the last 12 months @May 2012	:	7,386,300
Lowest Monthly Volume in the last 12 months @Oct 2011	:	2,282,800

Source: Bloomberg



Outperformed the KLCI Index



7.28% unit price appreciation since July 2011

Top 10 Unitholders

1	EMPLOYEES PROVIDENT FUND BOARD
2	TEW PENG HWEE @ TEOH PENG HWEE
3	AMANAH RAYA TRUSTEES BERHAD SKIM AMANAH SAHAM BUMIPUTERA
4	ALEX LEE LAO
5	KUMPULAN WANG PERSARAAN (DIPERBADANKAN)
6	ABAS CARL GUNNAR BIN ABDULLAH
7	CITIGROUP NOMINEES (TEMPATAN) SDN BHD EXEMPT AN FOR AMERICAN INTERNATIONAL ASSURANCE BERHAD
8	GREAT EASTERN
9	AMANAH RAYA TRUSTEES BERHAD AS 1 MALAYSIA
10	AMANAH SAHAM DIDIK

% of Holdings by Main Unitholders

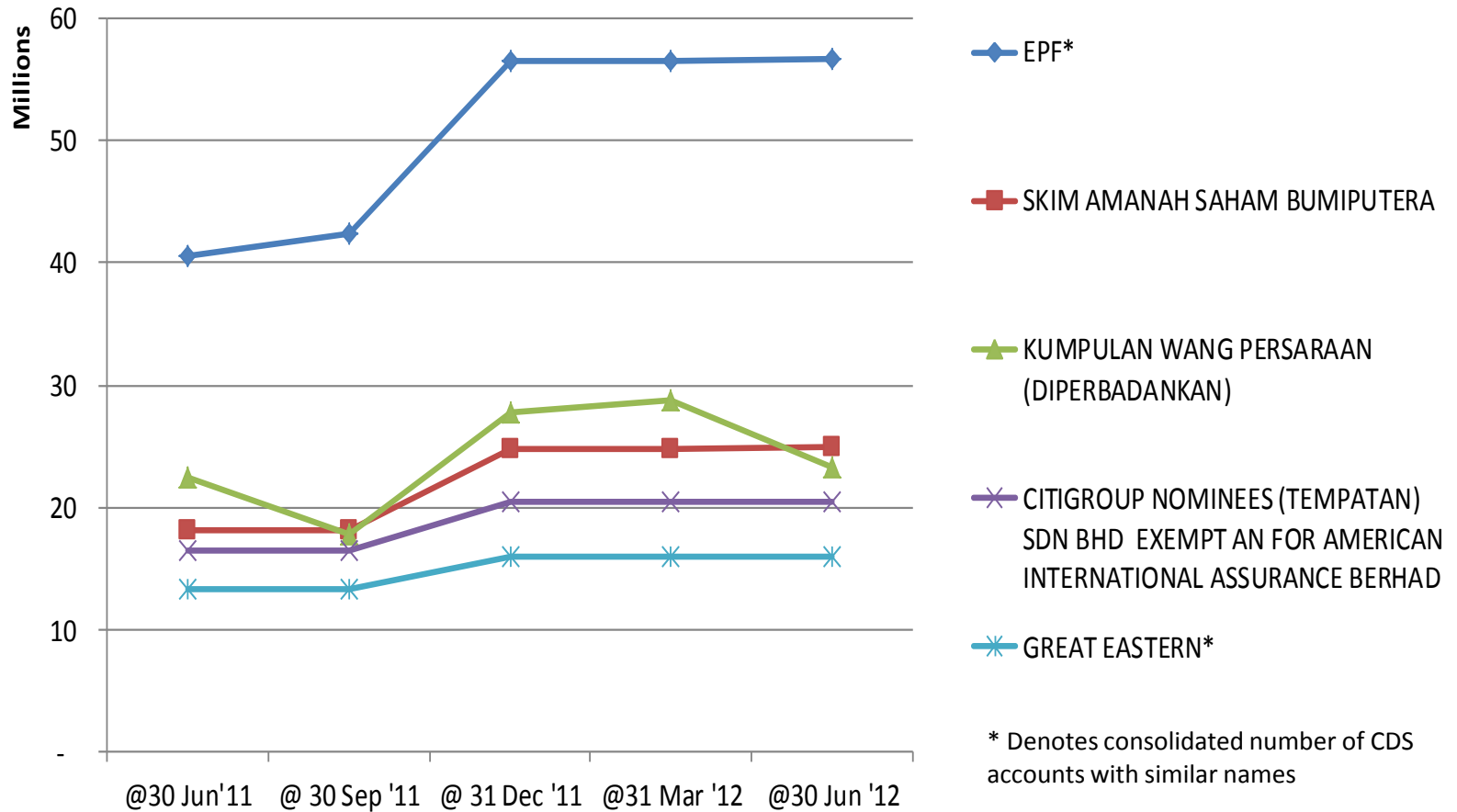
Top unitholders' percentage holdings

- ✓ Top 5 CDS accounts hold 34% of total units
- ✓ Top 10 unitholders hold 54% of total units
- ✓ 1 million unitholders' total shareholding = 85%

Number of unit holders

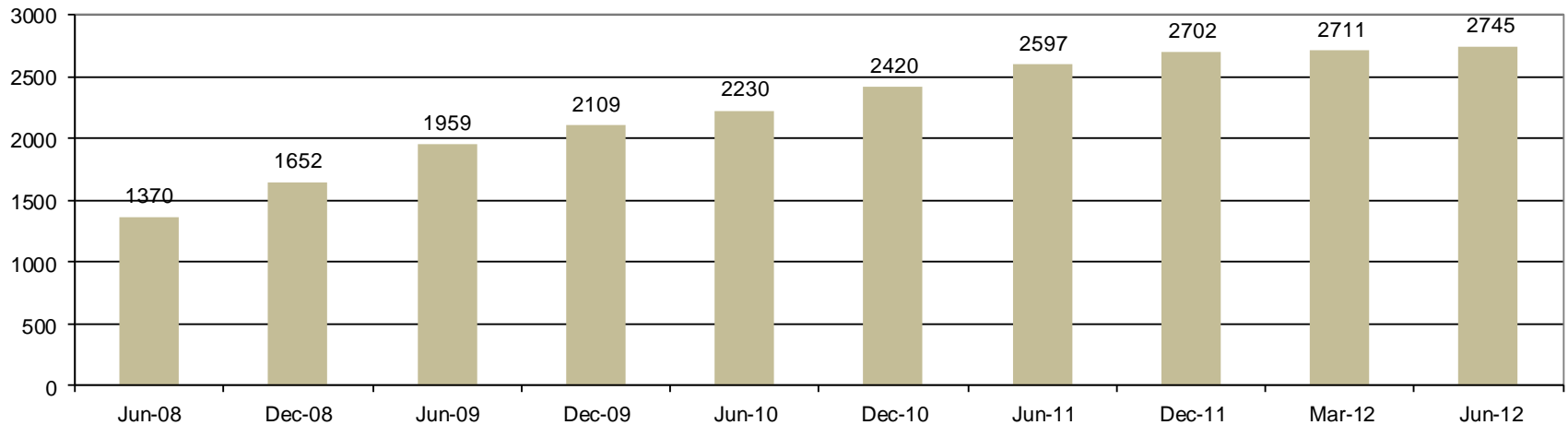
Total number of unit holders increased by 34 to 2,745

Key Institutional Unitholders with >1 Million Units



Improving Investor Visibility and Liquidity

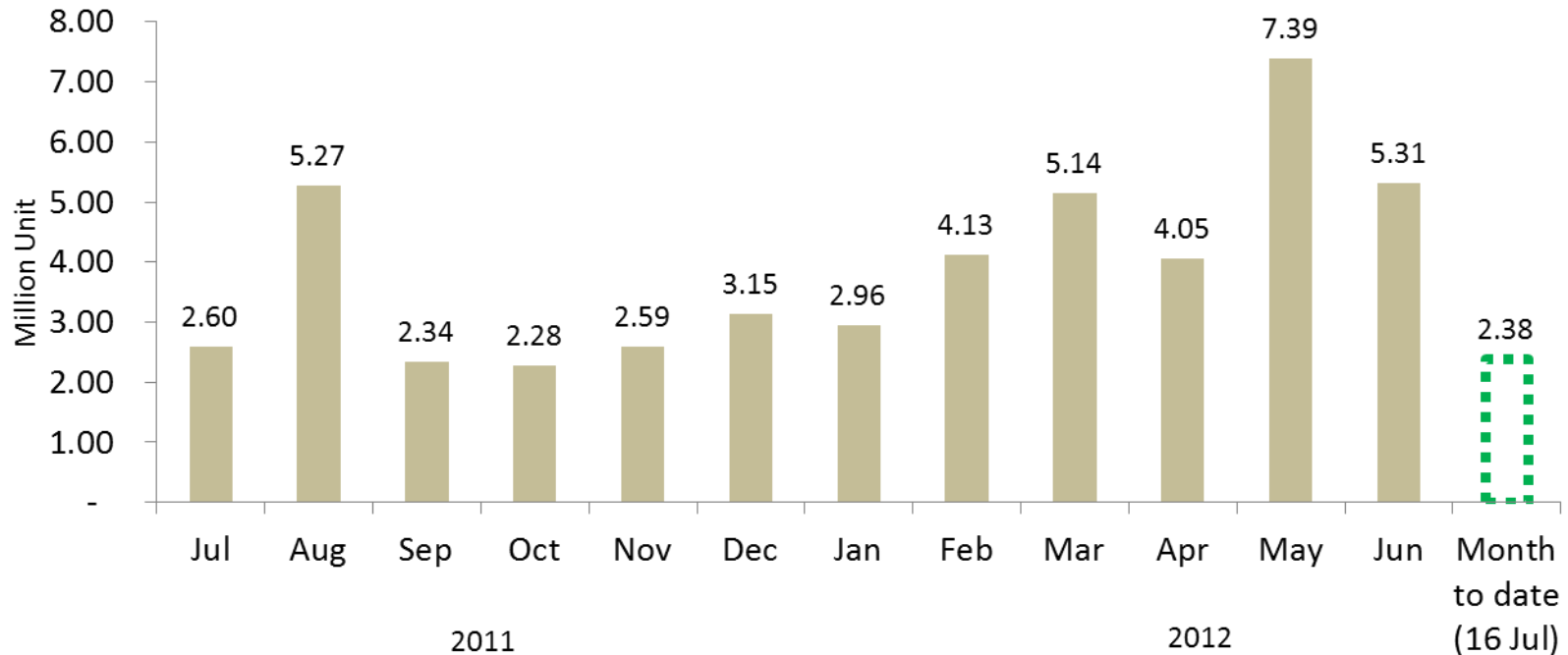
No. of Unitholders



- ❖ Total foreign holdings is recorded at 13.52%, of which 8.85% is related party and 4.67% is non-related party.
- ❖ Promoters' Current Holdings stand at 16.54%

Volume Performance

Month End Volume Traded



- ❖ Significant improvement in the liquidity of the stock - Volume traded in 2Q2012 increased by 37% compared to volume traded in 1Q2012
- ❖ 2Q2012 – 16.75 million units transacted; compared to 14.08 million units transacted in 2Q2011

Events and Happenings

1) Invest Malaysia 2012

The Manager had one on one sessions of presentation briefing, followed by Q&A with three different fund managers.

2) Visit by Investment/Fund Managers

- Representatives from both local and international investment fund management companies were briefed with presentation of Axis REIT's 1Q12 results by our CEO, Mr. Stewart LaBrooy, followed by Q&A session.

Awards and Nominations

1) Malaysia Investor Relations Association (MIRA) Awards, 6th June 2012

Axis REIT was nominated under 5 categories under:

Under Small Cap Category

- Best Company for Investor Relations (IR)
- Best CEO for IR
- Best IR Website

Under New Categories

- Business Knowledge & Insights of IR Team-Malaysia
- Quality of Annual Reports/Formal Disclosure-Malaysia

2) International Star for Quality Award (ISAQ), 29th Sept 2012

Axis REIT has been chosen to receive the ISAQ Award in Geneva Switzerland.

Business Initiative Direction (BID), a private organization based in Madrid focusing on the Quality Mix Plan has been awarding the B.I.D. Award for the past 26 years to companies in 100 countries. The ISAQ Award is given based on the QC100 Total Quality Management Model and the ISAQ criteria.

Awards and Nominations

3) The Edge Billion Ringgit Club (BRC) 2012

Axis REIT qualified for the Edge-BRC 2012.

The BRC List of Members will be published in the special pullout of 'The Edge-BRC 2012' in the July 23 issue of The Edge.

Note: To be a member of this elite group, a company must be listed on Bursa Malaysia and must have a stock market capitalisation of at least RM1.0 billion on March 31, 2012.

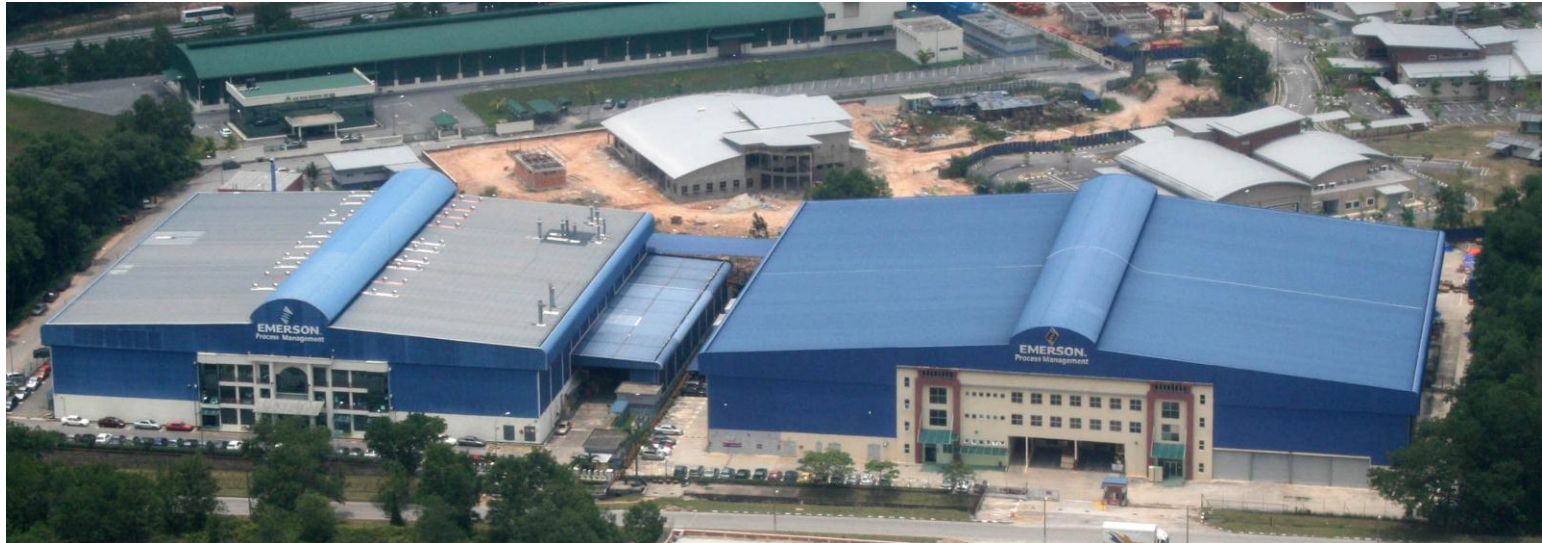


Acquisitions



Emerson Facility at Nilai, Seremban

SPA Signed



Land Area	: 7.27 acres (316,863 sq ft)
Gross Built Up	: 192,677 sq ft
Land Tenure	: Leasehold (84 years unexpired)
Occupancy	: 100%
Tenancy/lease period	: 3+3+3 years
Tenants	: Emerson Process Management Manufacturing & K Plastics Industries
Purchase Price	: RM 26.5 million
Valuation	: RM 27.8 million
Projected Net Yield	: 9.0%

Wisma Academy & The Annex, Petaling Jaya

SPA Signed



Land Area	: 3.5 acres (152,269 sq ft)
Gross Built Up	: 411,256 sq ft
Land Tenure	: Leasehold
Occupancy	: 100%
Tenancy/Term	: Multiple tenancies with various tenancy terms
Major Tenants	: Dataprep Holdings, Ban Leong Technologies, TNB
Purchase Price	: RM85.0 million
Valuation	: RM 88.0 million
Projected Net Yield	: 8.49% (Wisma Academy), 6.74% (The Annex). With rental guarantee on vacant spaces for 3 years by the Vendor

Total Size of Pipeline for 2012 / 2013

- 1 Logistics DC in Bayan Lepas (Value RM48,500,000) *Completed
- 1 Logistics DC in Prai (Value, RM59,000,000) *Completed
- Emerson Facility in Nilai (Value RM 27,000,000) *SPA Signed
- Wisma Academy and Annex in Petaling Jaya (Value RM 85,000,000) *SPA Signed

Completed and in progress – RM 219,500,000

Under Negotiation

- A Technology Centre in Petaling Jaya (Value RM30,000,000)
- An Industrial Facility in PTP, Johor (Value RM 29,000,000)
- An Industrial Facility in PTP, Johor (Value RM17,000,000)
- Two Industrial Facilities in Johor (Value RM 21,800,000)
- A Warehouse in Shah Alam (Value RM130,000,000)

Under negotiation – RM 227,780,000



Thank You