

Analyst and Fund
Managers Briefing

Axis-REIT Results
2Q 2013
26th July 2013
The Westin KL.



Highlights for 2Q
2013

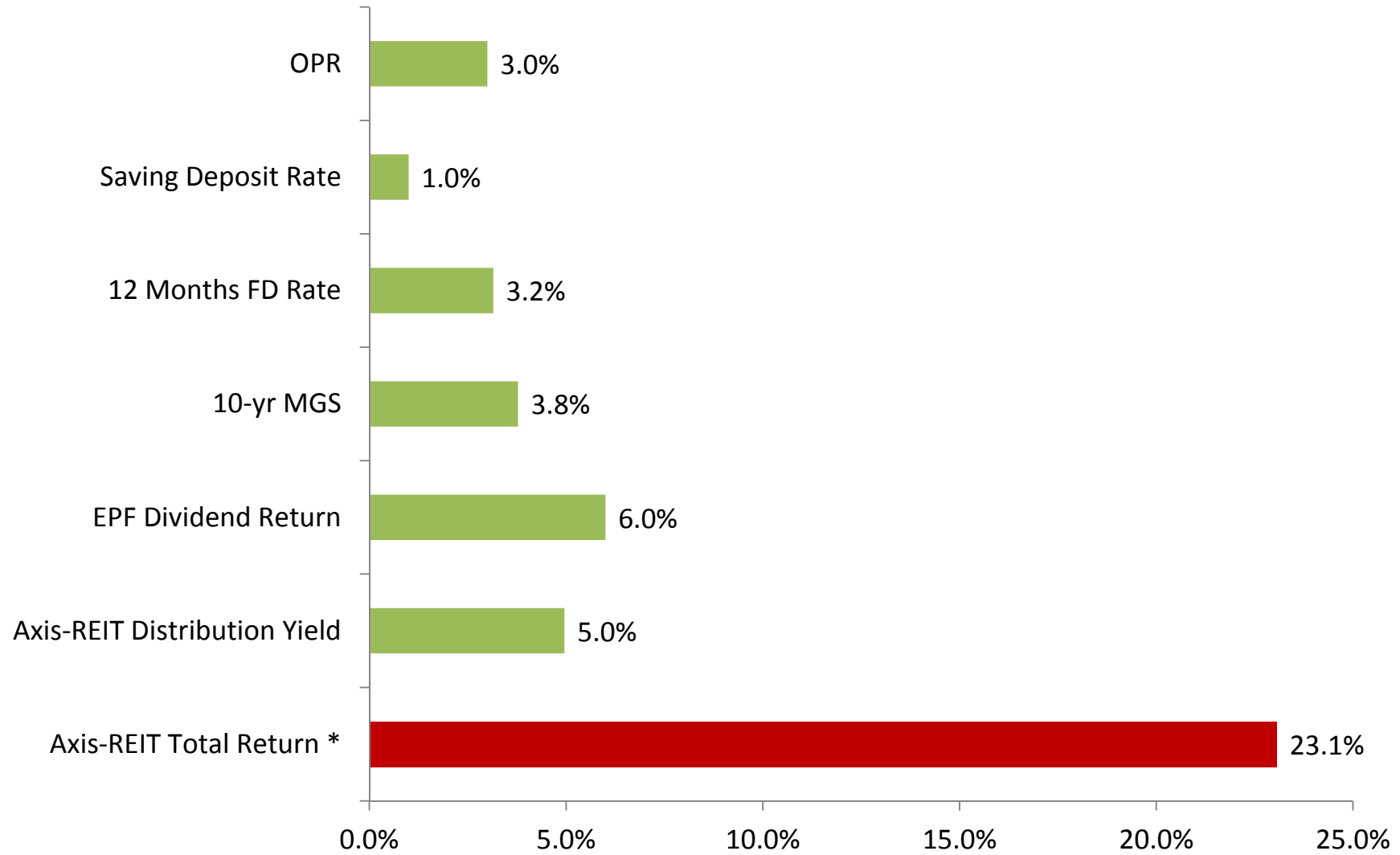


Highlights 2Q 2013

- ✓ Net Property Income increased by 8.02% for 1H2013.
- ✓ A record DPU of 9.1 sen per unit declared for 1H 2013.
- ✓ A total of RM2.7 million revaluation gain has been recorded in 2Q 2013.
- ✓ Provided our Unitholders with a total return of 23.07%*.
- ✓ Currently trades at a premium of 69% to our NAV.
- ✓ Preparing to launch our 2nd Sukuk of RM155 million in August 2013.
- ✓ Achieved a 90% subscription rate on the implementation of the 3rd Income Distribution Reinvestment Plan (IDRP) in conjunction with the payment of the 1st interim income distribution.
- ✓ Completed a review of the Fund's 5 year strategy plan.

* From 1 January 2013 to 30 June 2013

Return Comparatives



*Total Return = (Movement in share price for 1H2013 + Dividend)/(FY2012 Closing Share Price)

Our Strategy



Our Strategy

- ✓ Targeting Growth in our asset class
- ✓ Leading the Malaysian REIT Managers Association to drive Regulatory and Tax Reform
- ✓ To build on our SUKUK presence in the market
- ✓ Continue to enhance existing assets to drive value and income
- ✓ Trading of assets to reward our Unitholders
- ✓ Best practices & Corporate Governance
- ✓ Setting Standards as a World Class Asset Management Company
- ✓ Leveraging on Technology & Sustainability

Highlights for 2Q
2013



A Quick Snapshot

	IH 2013
Total Net Income (RM' 000)	45,247
Income Available for Distribution ("Realised") (RM' 000)	42,077
Earnings per Unit ("EPU") ("Realised") (Sen)	9.14
Income Distribution Declared (RM'000)	41,655
Distribution per Unit* ("DPU") (Sen)	9.10
Number of Investment Properties	31
Units in Circulation (Units)	458,940,983
Assets Under Management (RM'000)	1,555,249
Total Financing (RM'000)	507,477
Gearing Ratio	32.63%
Total Unitholder's Fund (RM'000)	997,324
Market Capitalization (RM'000)	1,684,313
Net Asset Value per Unit (RM)	2.1731
IPO Retail Unit Price	1.25
Unit Price as at 30 June 2013 (RM)	3.67
Number of Unitholders	2,948

*2nd Interim Income distribution to be paid on 30 August 2013

Axis- REIT
Financials for 30
June 2013



Financial Results – Income Statement 2Q 2012 vs 2Q 2013

	2Q 2013 (RM '000)	2Q 2012 (RM'000)	Changes / Movement
No. of Properties	31	29	+ 2
Property Income	35,223	32,836	+ 7.27%
Property Expenses	(5,247)	(4,952)	+ 5.96%
Net Property Income	29,976	27,884	+ 7.43%
Interest Income	252	48	
Non-Property Expenses	(3,127)	(3,003)	+ 4.13%
Islamic Financing Cost	(5,892)	(5,117)	+ 15.15%
Income Before Taxation	21,209	19,812	+ 7.05%
EPU – sen	4.64	4.37	+ 6.18%
DPU - sen	4.60	4.40	+ 4.50%
No. of units in issuance	458,940,983	456,814,096	+ 0.47%

Financial Results – Income Statement 1H 2013 vs 1H 2012

	1H 2013 (RM '000)	1H 2012 (RM'000)	Changes / Movement
No. of Properties	31	29	+ 2
Property Income - Note 1	70,115	65,072	+ 7.75%
Property Expenses - Note 2	(10,352)	(9,744)	+ 6.24%
Net Property Income	59,763	55,328	+ 8.02%
Interest Income	365	98	
Non-Property Expenses - Note 3	(6,270)	(5,940)	+ 5.56%
Islamic financing cost - Note 4	(12,104)	(9,819)	+ 23.27 %
Income Before Taxation	41,754	39,667	+ 5.26%
Earnings Per Unit – sen	9.14	8.75	+ 4.46%
DPU – sen	9.10	8.70	+ 4.60%
No.of units in issuance ('mil)	458,940,983	453,814,096	+ 1.13%

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

Note 1 – Property Income

Increase in property income as compared to the preceding half year is due to the acquisition of new investment properties, i.e. Wisma Academy, The Annex and Emerson, and positive revision of rental rate. For 1st half of 2013, the Fund has recorded a positive rental reversion of 8.38%.

Note 2 – Property Expenses

Property expenses increased due to three(3) additional properties added to the portfolio. The efficiency ratio (based on the ratio of property expenses over income) of the portfolio of properties has improved to 14.76% in comparison to last half year's 15%.

Note 3 – Non-Property Expenses

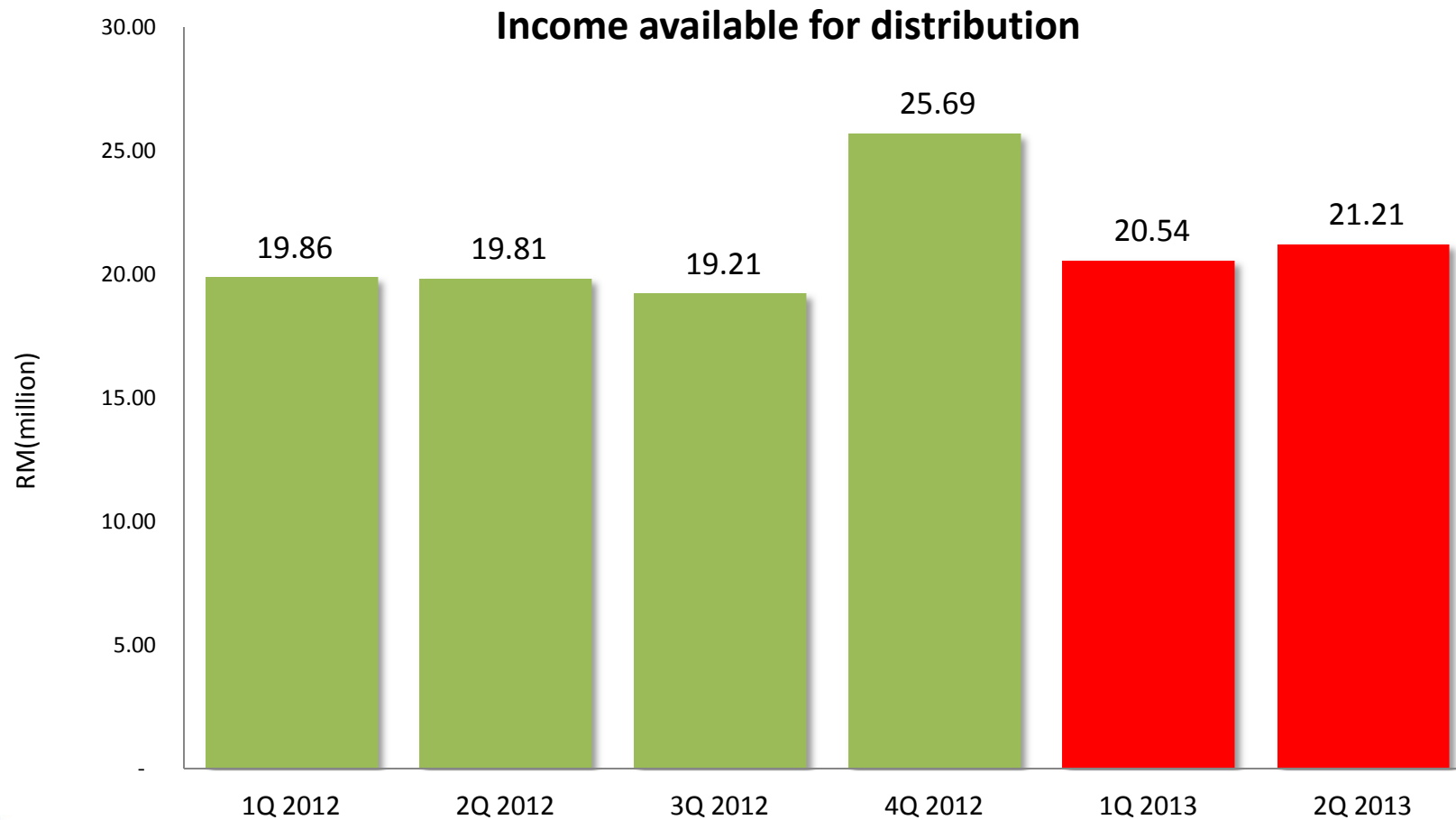
The increase in non-property expenses is due to the increase in the Net Asset Value (“NAV”) of the Fund. The Management Expenses Ratio (“MER”) for the first half of the financial year is at 1.26% of NAV.

Note 4 – Islamic financing cost

The increase in Islamic financing cost is due to the utilisation of financing facilities of the Fund increased for the first half of the financial year. Total financing as of 30 June 2013 stood at RM507.48 million in comparison to total financing of RM430.07 million as of 30 June 2012. The gearing level of the Fund increased from 29.98% as of 30 June 2012 to 32.63% as of 30 June 2013.

Adjusted Income Before Taxation/ Income Available For Distribution:

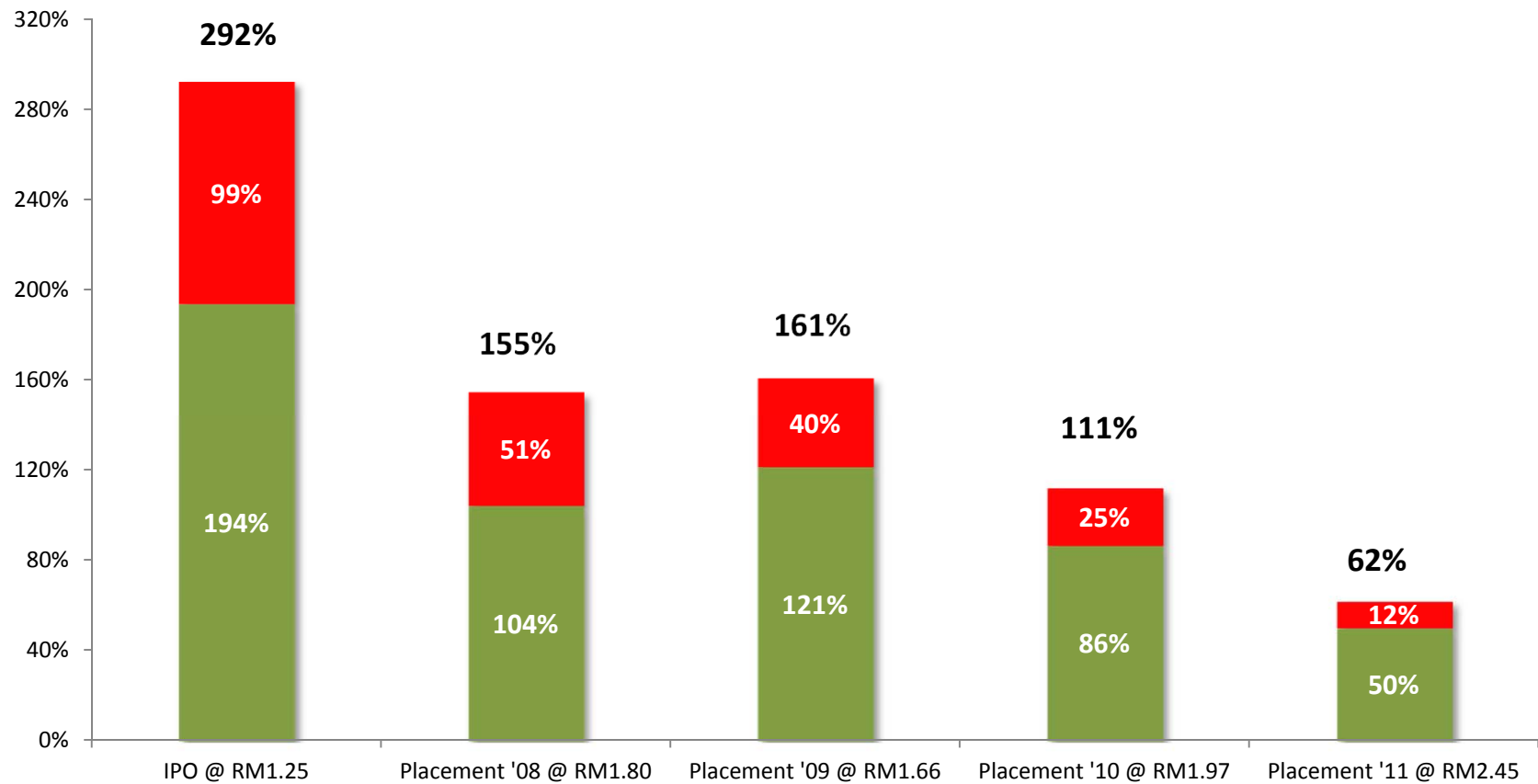
Earnings by Quarter (1Q 2013, 2Q 2013 vs Previous 4 Quarters in FY2012)



Balance Sheet Highlights (RM'000)

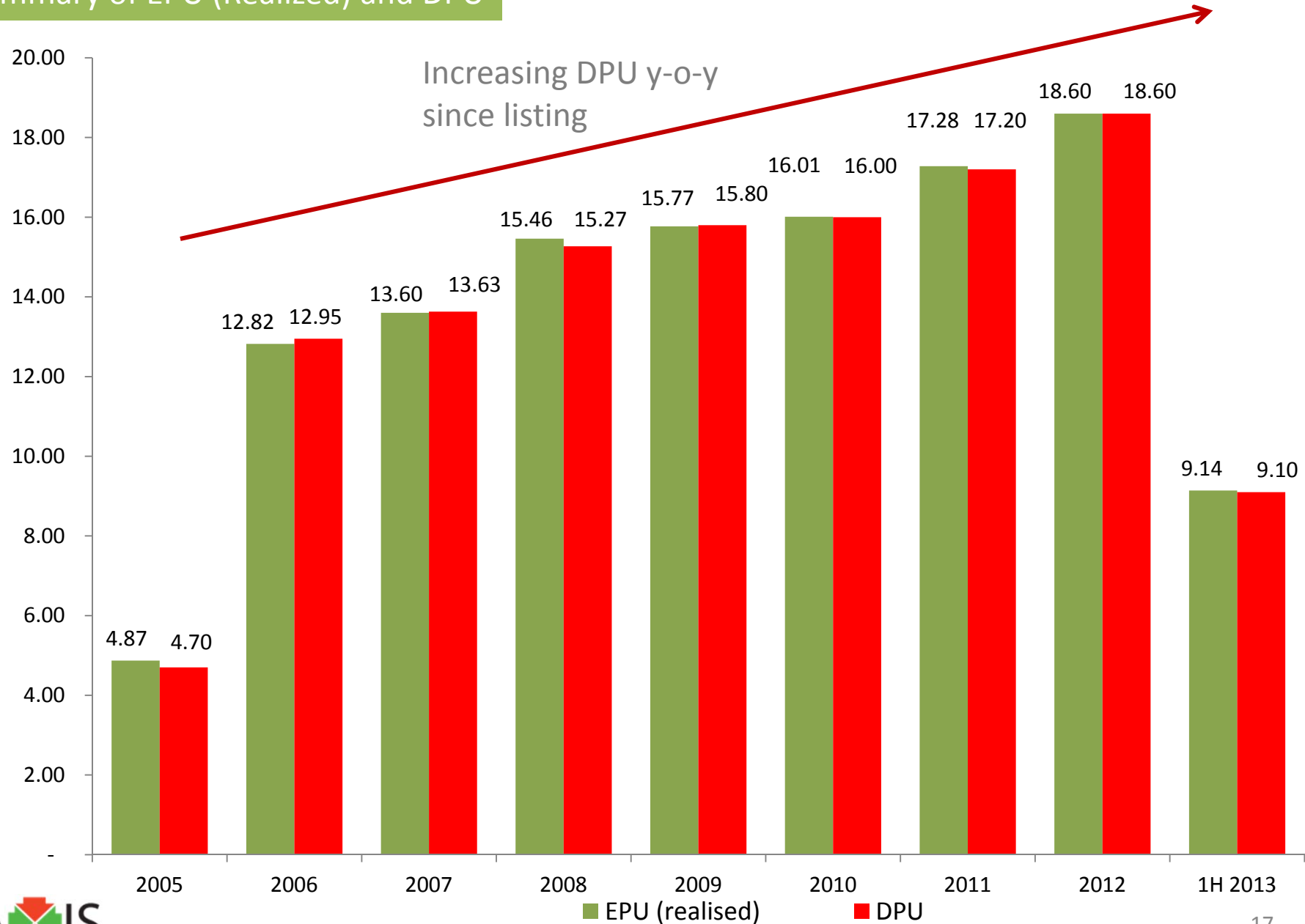
	30/6/13	31/12/12	Changes
Investment Properties	1,533,261	1,519,519	+ 13,742
Fixed Assets	917	521	+396
Other Assets	21,071	69,368	- 48,297
TOTAL ASSETS	1,555,249	1,589,408	- 34,159
Borrowings	507,477	549,285	- 41,808
Other Payables	50,448	50,418	+30
TOTAL LIABILITIES	557,925	599,703	- 41,778
NET ASSETS VALUE ("NAV")	997,324	989,705	- 7,619
Unitholders' Capital	743,636	735,429	+ 8,207
Undistributed Distributable Income	21,265	25,617	- 4,352
Non-Distributable Reserve	232,423	228,659	+ 3,764
TOTAL UNITHOLDERS' FUND	997,324	989,705	+ 7,619
GEARING	32.63%	34.56%	
NAV/unit (RM)	2.1731	2.1679	
No. of units in issuance	458,940,983	456,517,221	

Capital Return and Dividend Return

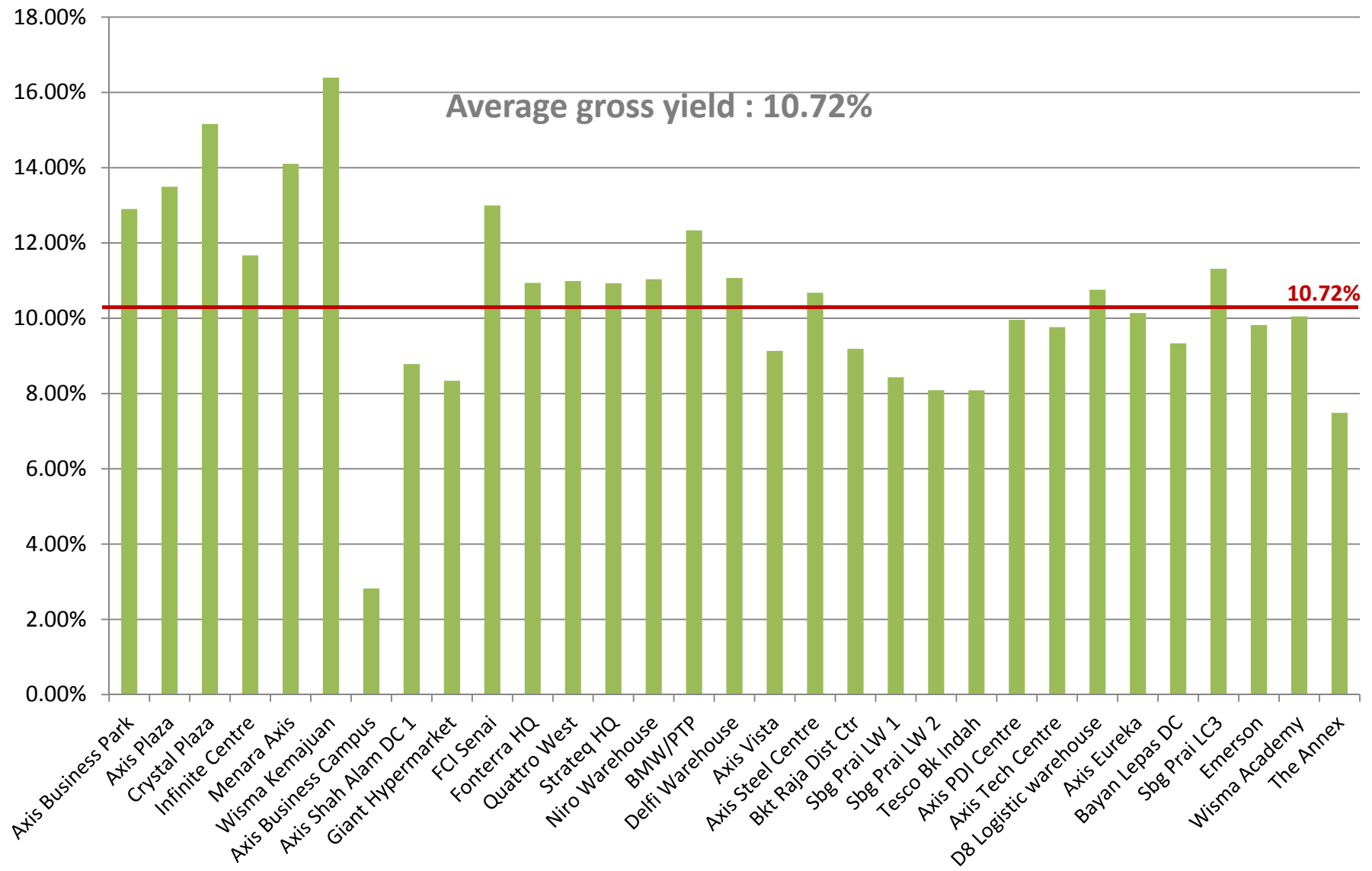


■ Capital Return ■ Distribution Return

Summary of EPU (Realized) and DPU

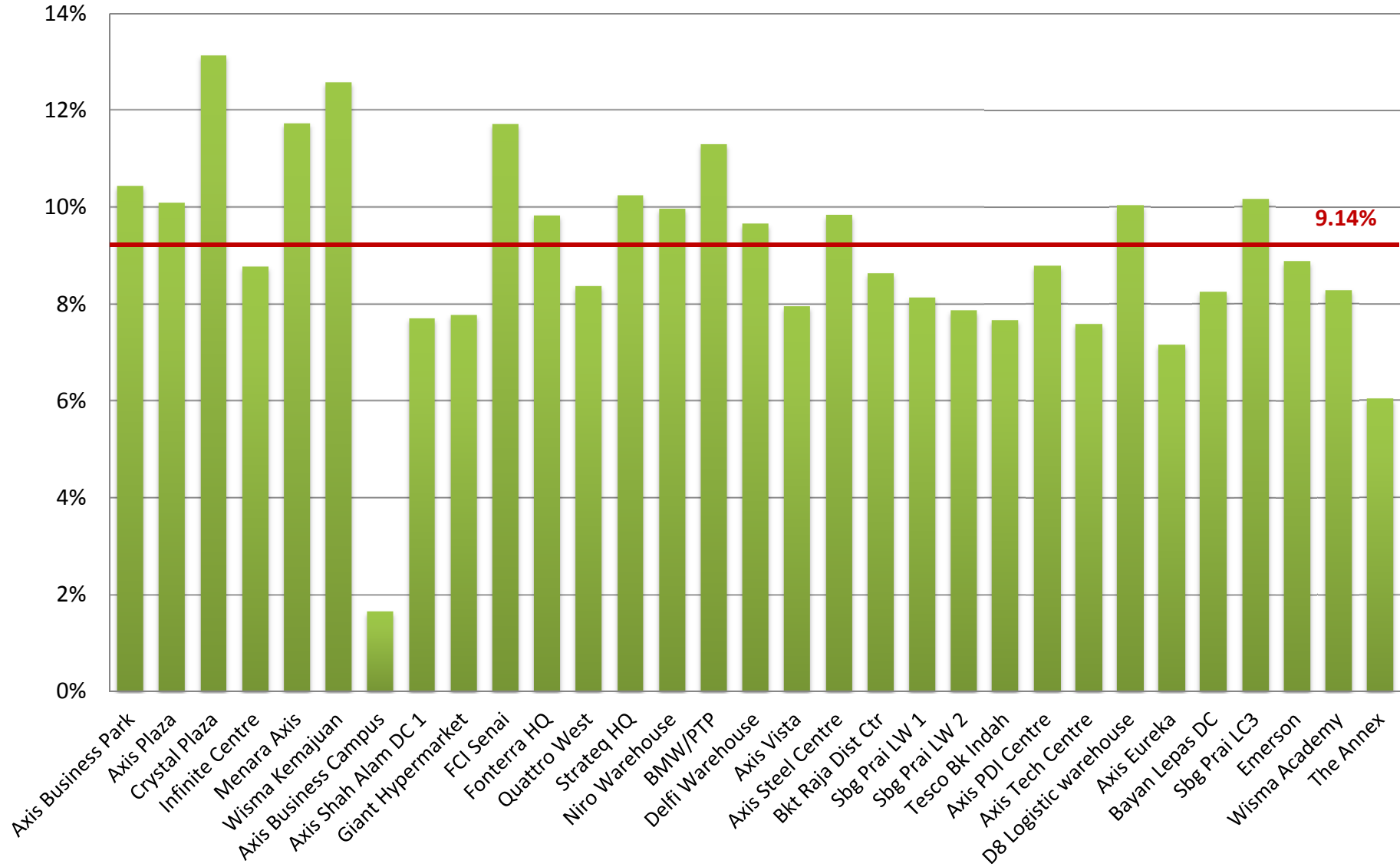


Gross Yield Of Investment Properties



Net Yield Of Investment Properties/ Cost

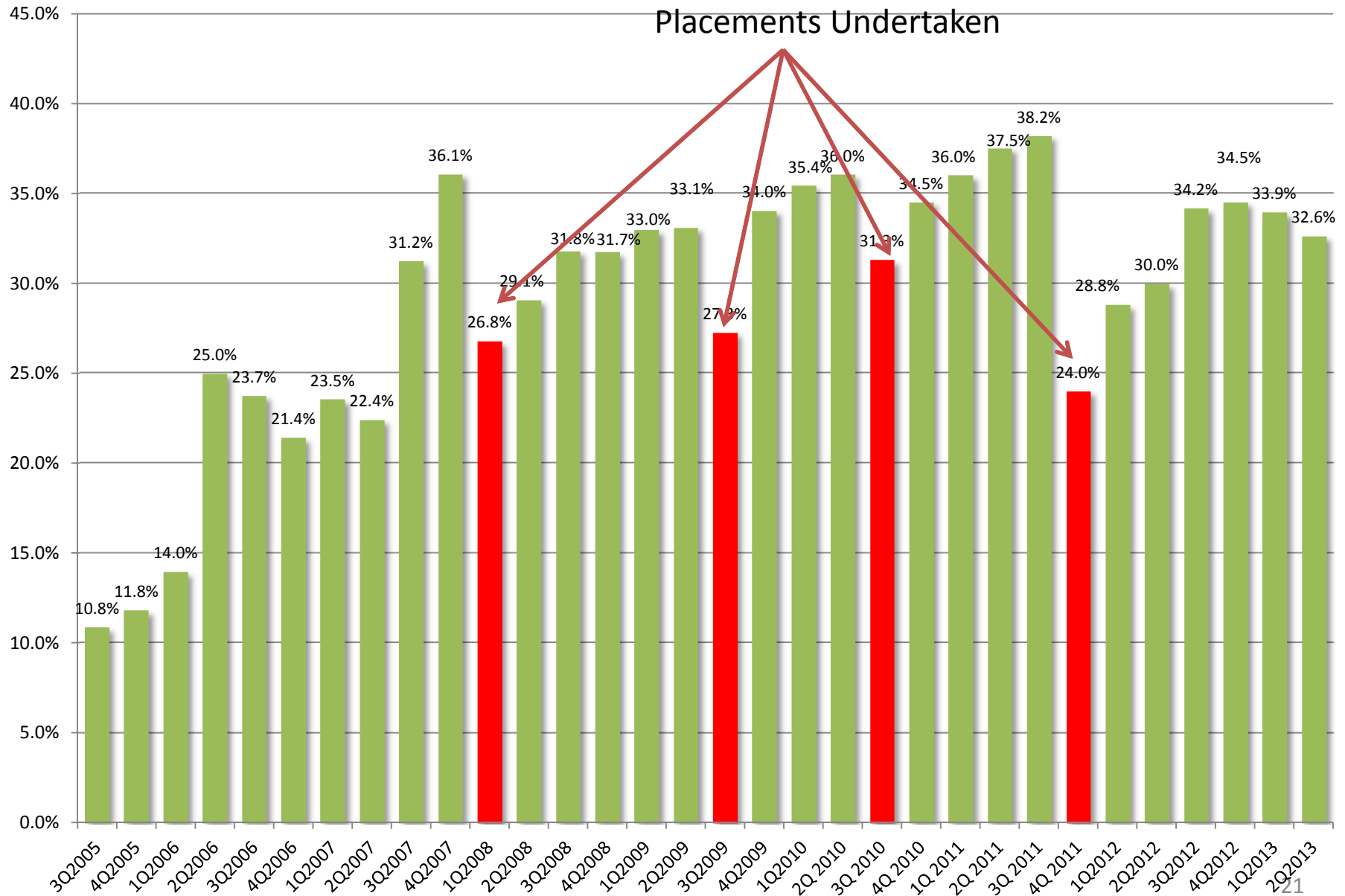
Average net yield for the portfolio is 9.14%



Borrowings

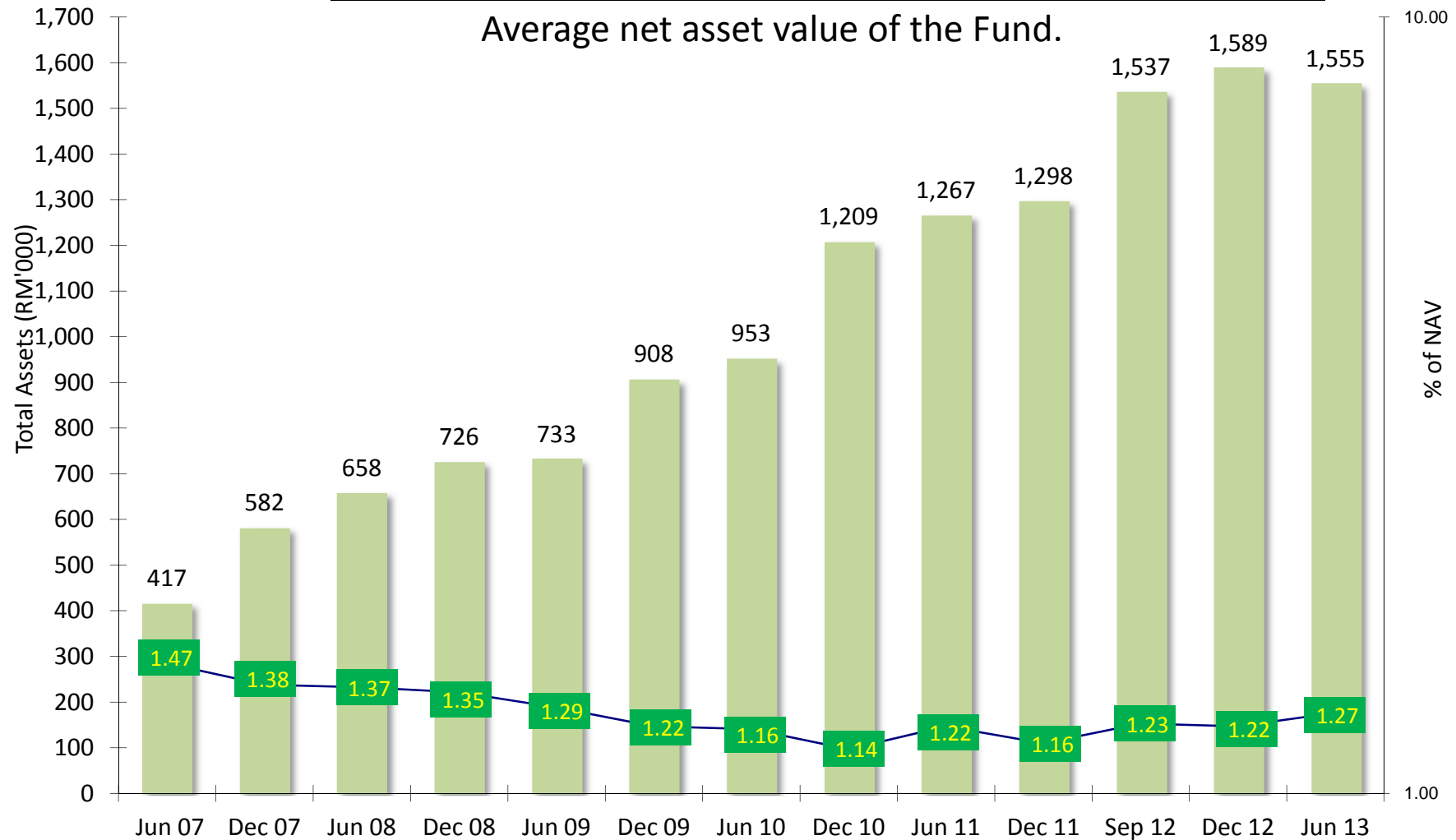
	2006	2007	2008	2009	2010	2011	2012	1H 2013
Total Borrowings (RM'000)	88,089	209,816	230,456	308,932	416,609	311,338	548,920	507,477
Total Assets (RM'000)	411,781	581,857	726,371	907,745	1,208,897	1,298,431	1,589,408	1,555,249
Gearings	21.39%	36.06%	31.73%	34.03%	34.46%	23.98%	34.54%	32.63%
Effective Interest Rate	4.38%	4.39%	4.28%	4.11%	4.48%	4.66%	4.58%	4.40%
Percentage of short term borrowings- Maturity < 1 Year	100%	100%	100%	47%	48%	52%	62%	59%
Percentage of medium term borrowings (maturity more than 1 years and less than 10 years)	-	-	-	53%	52%	48%	38%	41%

Gearing Levels

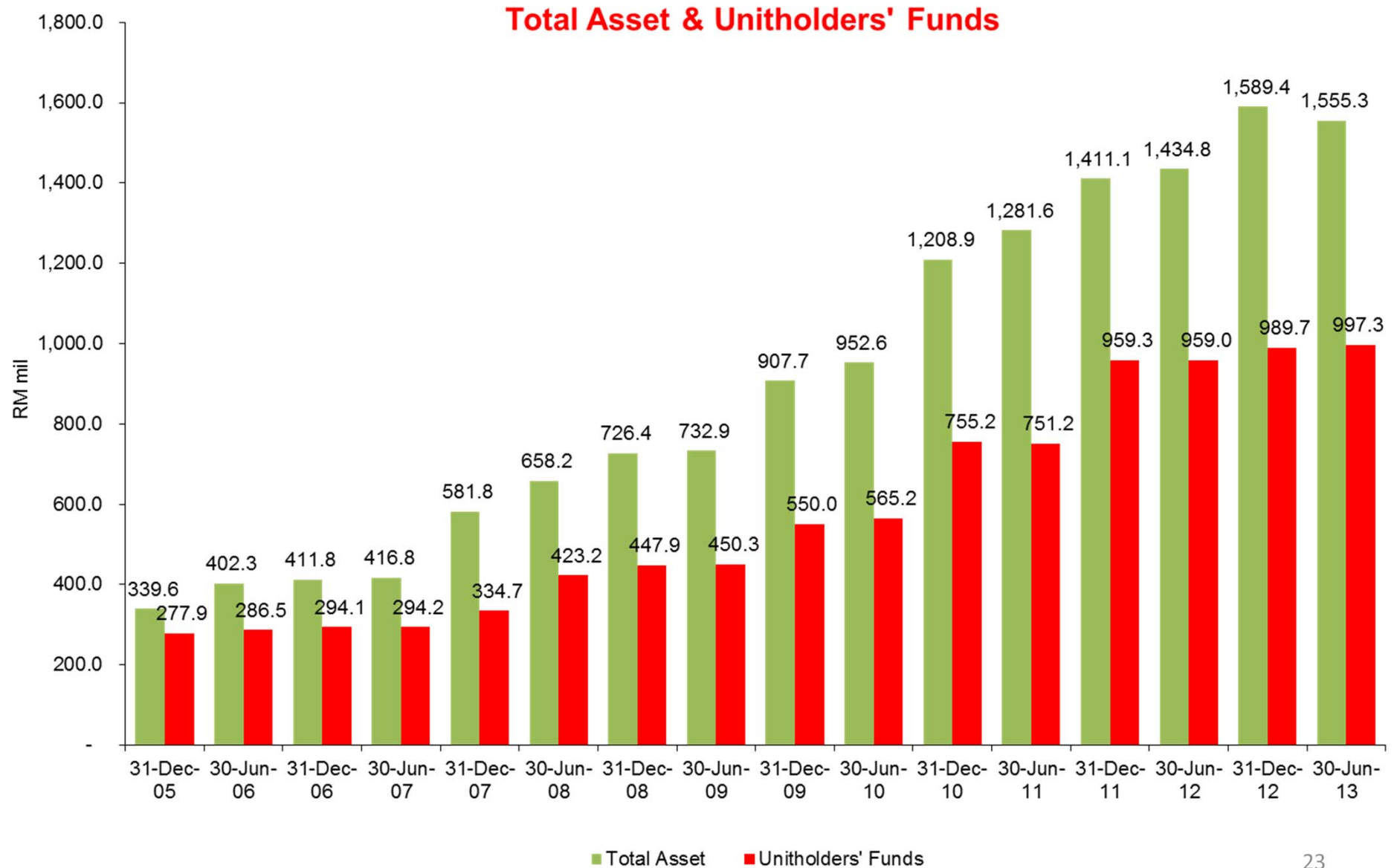


Management Expense Ratio ("MER")

MER= $\frac{\text{Total administrative expenses incl. Manager and Trustee's fees}}{\text{Average net asset value of the Fund.}}$

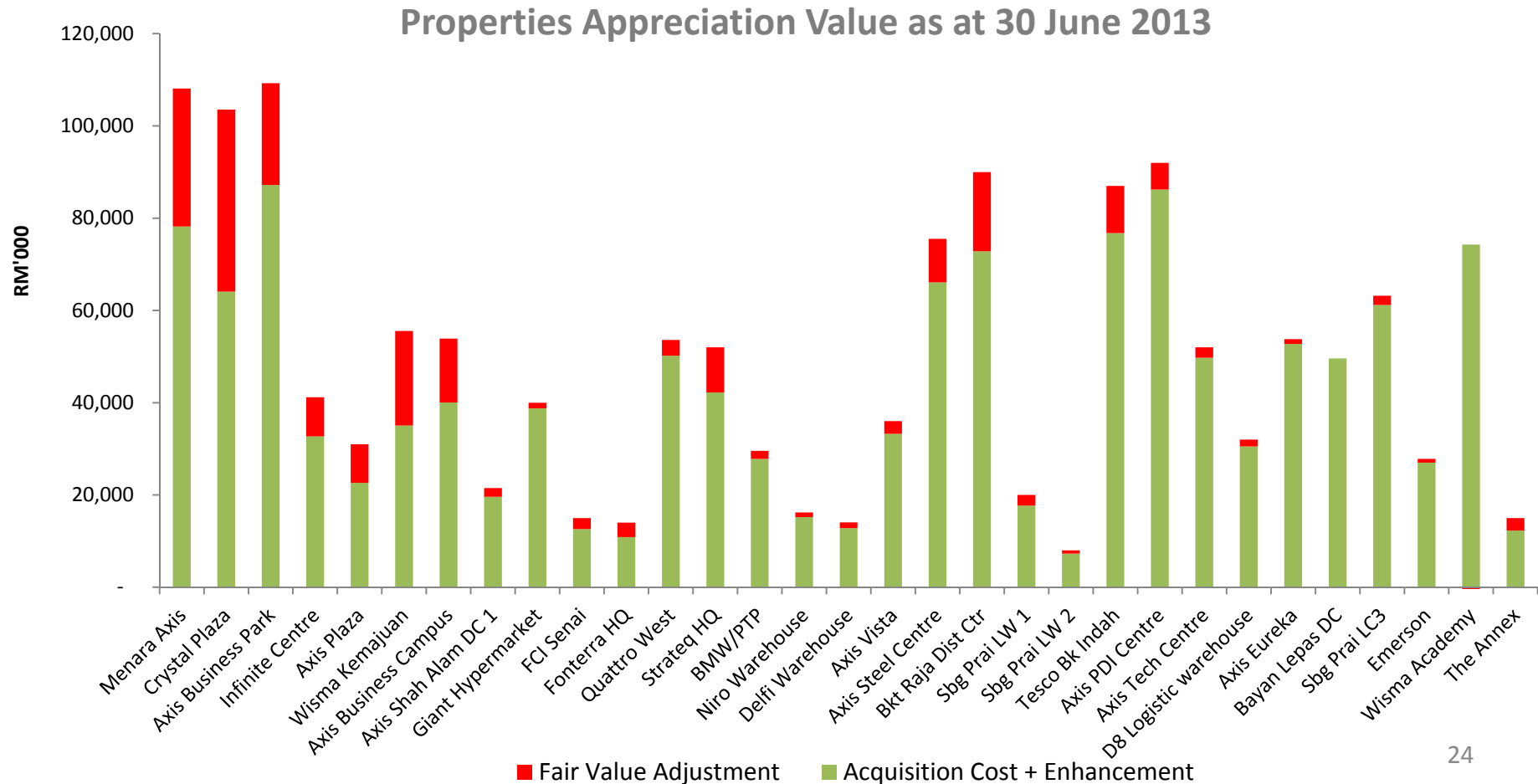


Total Assets and Unitholders' Funds



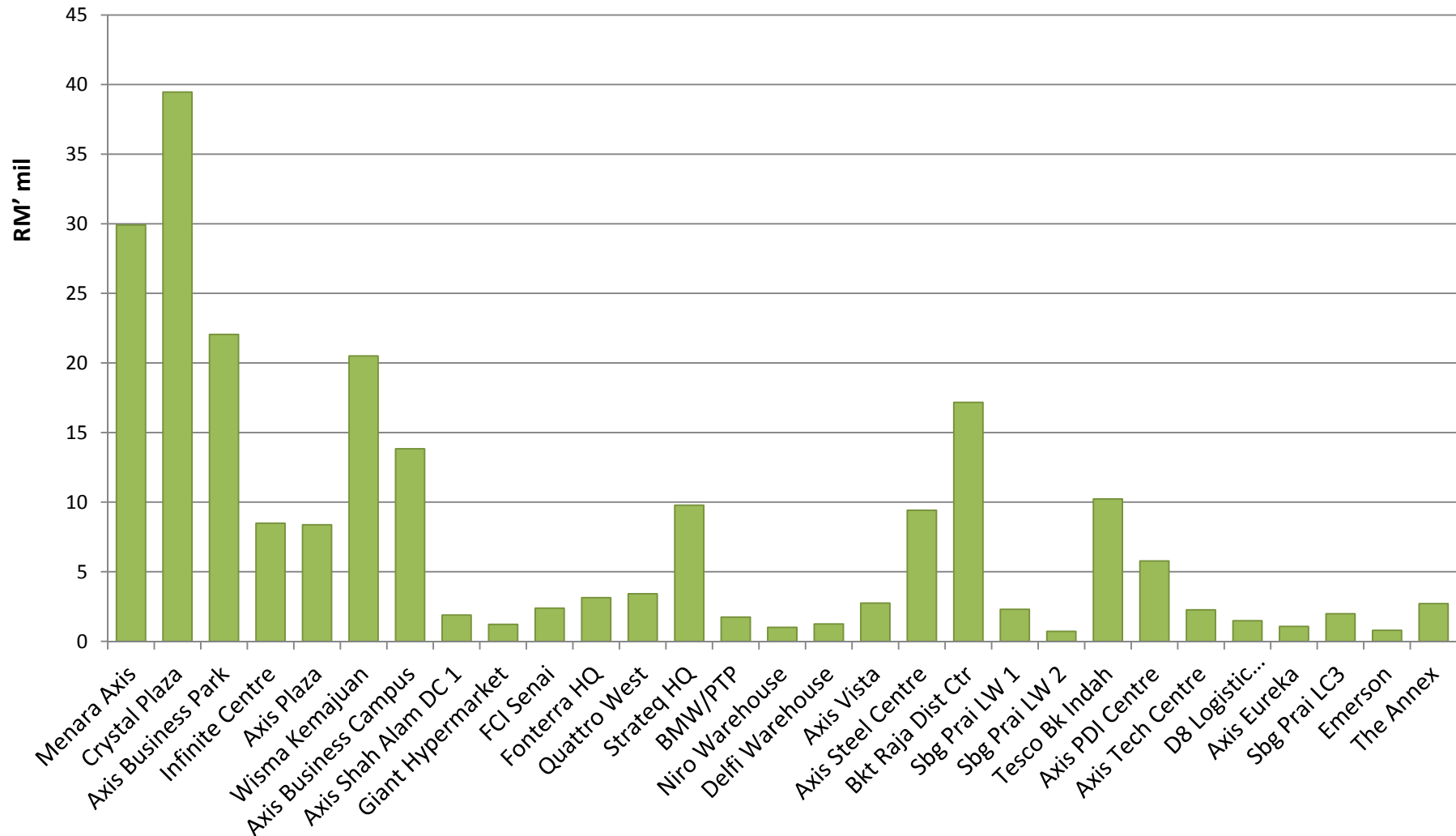
Asset Enhancement & Appreciation of Values

- As at 30 June 2013, D8 Logistics Warehouse, Quattro West, Fonterra HQ, Axis PDI Centre, Axis Technology Centre, Bukit Raja Distribution Centre, BMW Centre PTP, Seberang Prai Logistic Warehouse 1, Seberang Prai Logistic Warehouse 2, Giant Hypermarket and Axis Shah Alam DC 1 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 RM225.73 million to date.

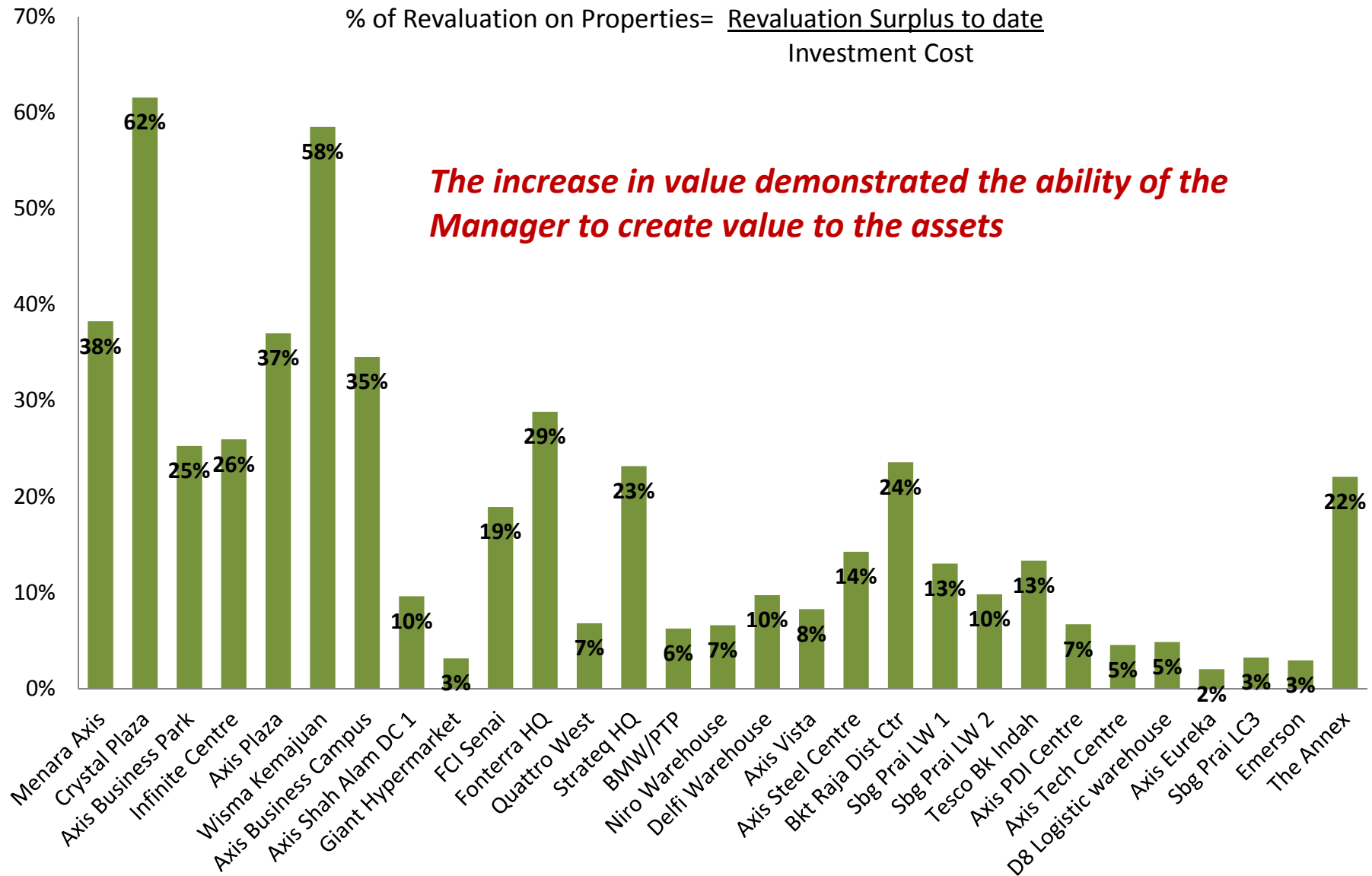


Revaluation surplus recorded to date (on individual property)

Revaluation surplus to date (on individual property)



Percentage of revaluation surplus over investment cost



Revaluation on Properties



Recent revaluation on properties

Name of Property	Net Book Value as at 30 June 2013 (RM'000)	Open Market Value (RM'000)	Surplus/(deficit) to be incorporated into Axis-REIT (RM'000)
D8 Logistics Warehouse	31,600	32,000	400
Quattro West	53,173	53,600	427
Fonterra HQ	13,618	14,000	382
Axis PDI Centre	92,000	92,000	-
Axis Technology Centre	52,002	52,000	(2)
Bukit Raja Distribution Centre	90,049	90,000	(49)
BMW Centre PTP	29,058	29,500	442
Seberang Prai Logistic Warehouse 1	19,600	20,000	400
Seberang Prai Logistic Warehouse 2	7,700	8,000	300
Giant Hypermarket	39,600	40,000	400
Total	428,400	431,100	2,700

Recent
Unitholders'
Meeting



Approvals obtained in recent unitholders' meeting

a) Corporate Exercise on Placement

- Proposed placement of 90,762,819 new units;
- Issuance of 2.0 mil units for payment of management fee in units
- Approval for directors (including person relating to the director) of ARMB to subscribe for the units:

	Maximum subscription
Dato' Abas	200,000 units
Datin Kuyas	100,000 units
Mr Stephen Tew	200,000 units
Dato' Stewart	50,000 units
Mr Alex Lee Lao	250,000 units
Mr Dean Lee Lao	1,050,000 units
Mr John Lee Lao	550,000 units
Total	2,400,000 units (representing 2.6% of the placement size)

- Approval for the above has been obtained from Securities Commission on 14 December 2012.

3rd implementation
of IDRPs



Total Return for 2013 IDRP

2013 IDRP

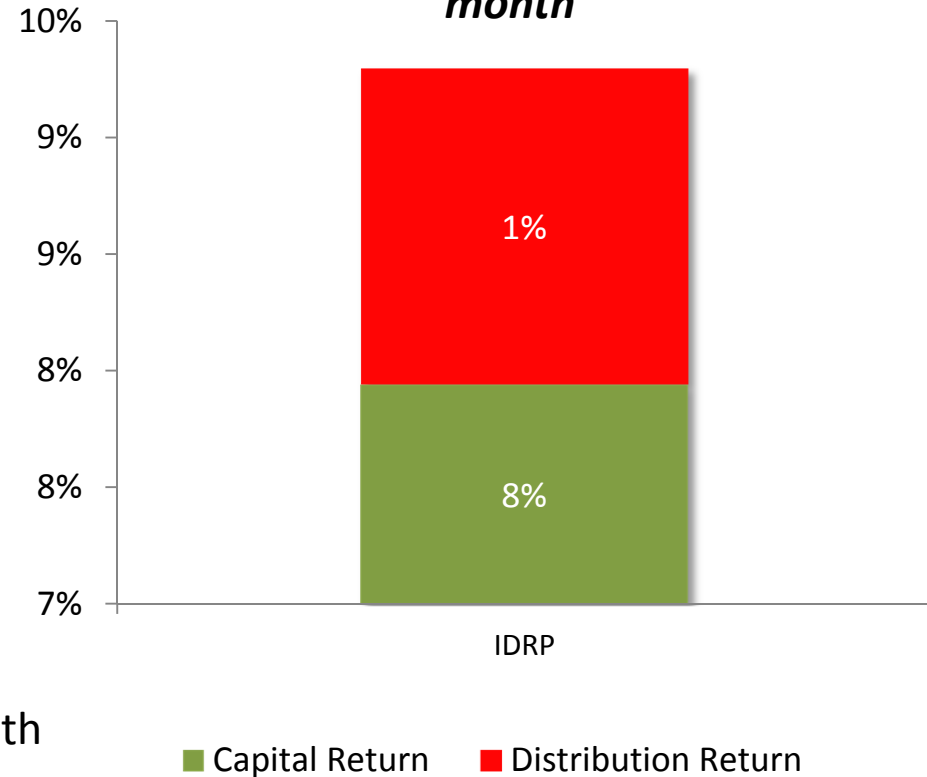
Exercise Price: RM3.40

Discount to 5-day VWAMP: 6%

Subscription rate : **90%**

Total Return to-date Unitholders
who opted for the IDRP: 9% over 1 month

**9% return in less than 1
month**



Real Estate Report



Key Metrics

Portfolio Size:

As at 30th June 2013 the Portfolio have 31 assets comprising 5,463,599 sq. ft. and 132 tenants

Occupancy:

The Portfolio maintained occupancy of 95.64% the 1H 2013.

Gross Income

Our Gross Income was RM70,115,399 as at 2Q 2013

Property Expenses

Our Operation Property Expenses was RM10,351,657 as at 2Q 2013

Net Operating Income (NOI)

Our NOI was RM59,763,742 as at 2Q 2013

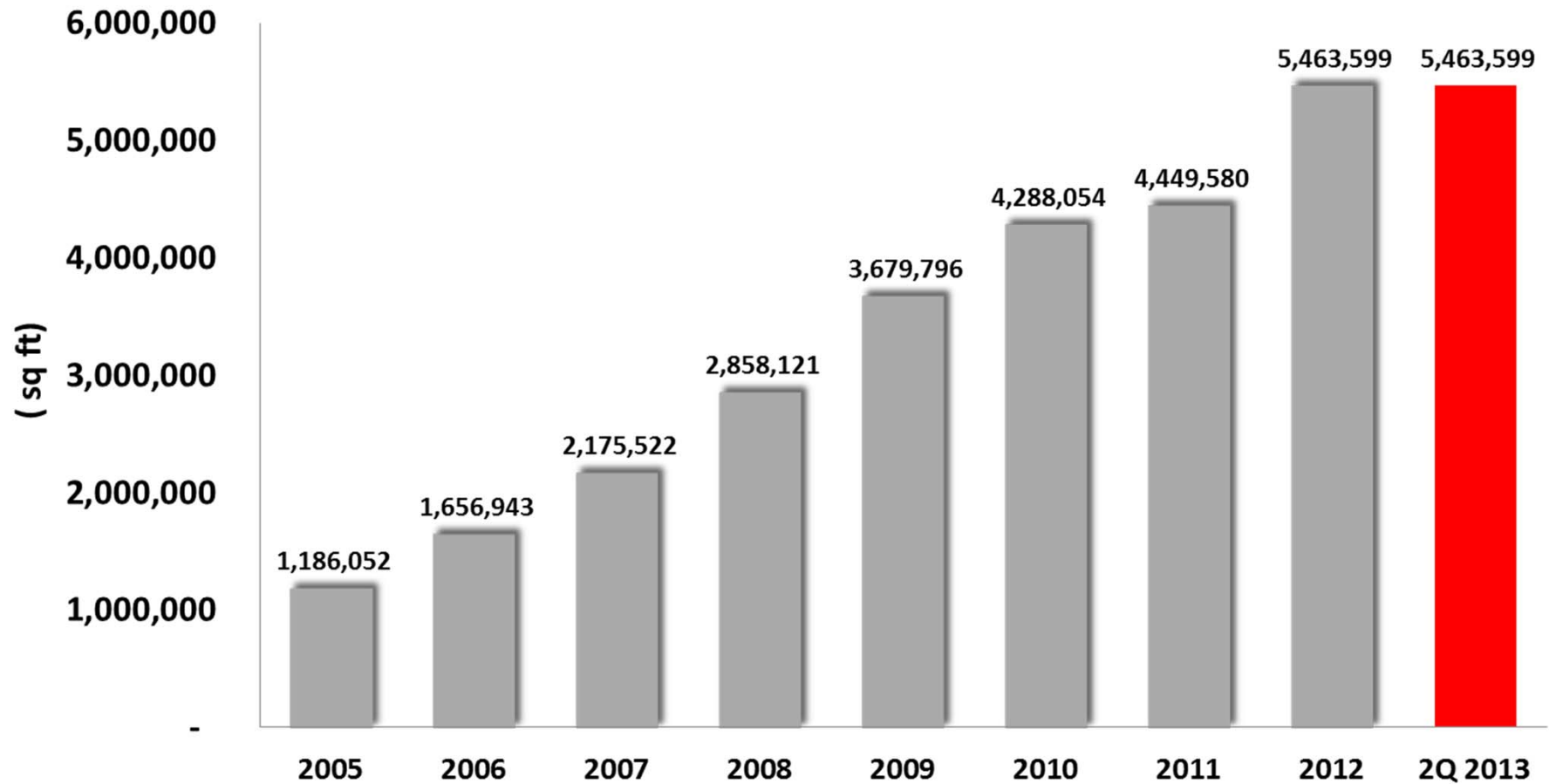
Average Rental

Office properties – RM4.23 per sq. ft.

Office industrial properties - RM2.46 per sq. ft.

Across the portfolio – RM2.15 per sq. ft.

Space Under Management (Sq Ft)



Income Growth – Rental Reversions As at Q2 2013

Properties	Space Renegotiated (Sq. Ft.)	% Rent Movement
MENARA AXIS	38,845	+8.54%
CRYSTAL PLAZA	- *	+6.25%
AXIS BUSINESS PARK	29,468	+14.87%
INFINITE CENTRE	47,656	+9.26%
AXIS PLAZA	104,843	+8.12%
WISMA KEMAJUAN	26,167	+6.10%
QUATTRO WEST	33,300	+13.51%
ANNEX	25,046	No Change
AXIS TECHNOLOGY CENTER	34,020	+13.64%
AXIS EUREKA	14,660	+9.66%
WISMA ACADEMY	24,616	+6.49%

- ✓ The Manager has successfully renegotiated 378,621 sq feet of space, which achieving positive rent reversion of 8.38% .
- ✓ The Manager also secured new tenancies for 54,766 sq feet of space.
- ✓ * Telco station on roof

Occupancy Rates – 30th June 2013

As at 30th Jun 2013 Axis REIT has only 9 out of 31 properties that carry vacancy. 22 properties enjoy 100% full occupancy

Occupancy

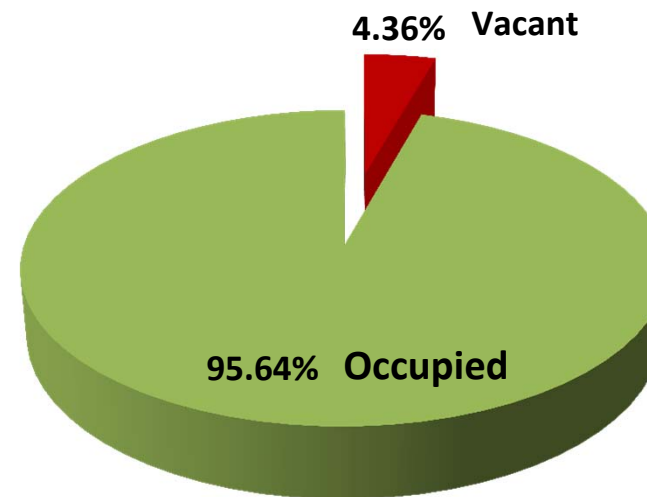
As at 31st Mar, 2013 95.64%

As at 30th Jun, 2013 95.64%

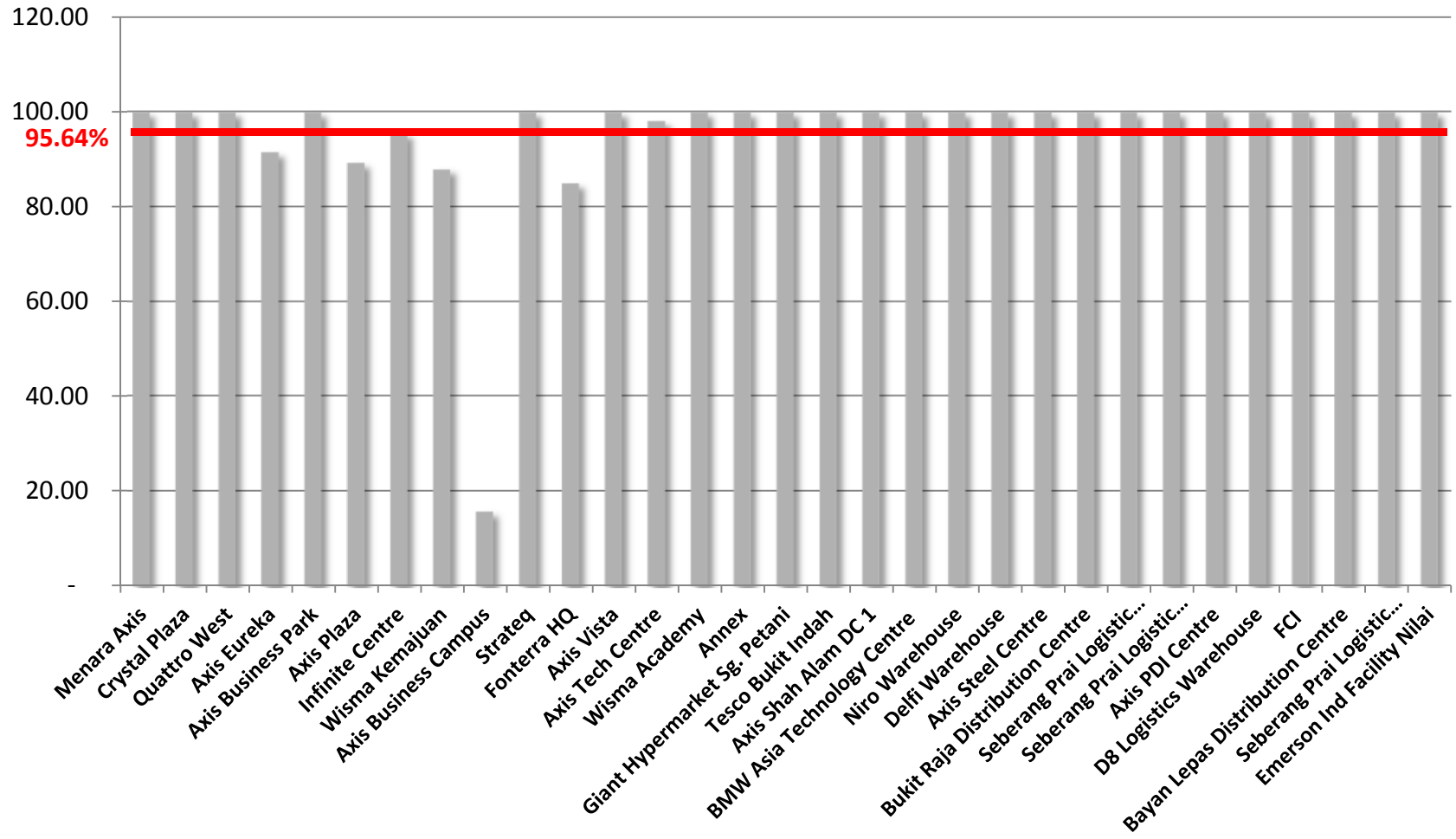
This is only **4.36%** vacant of total NLA

For Axis Multi-tenanted Buildings
2013 occupancy is **96.16%**

Q2

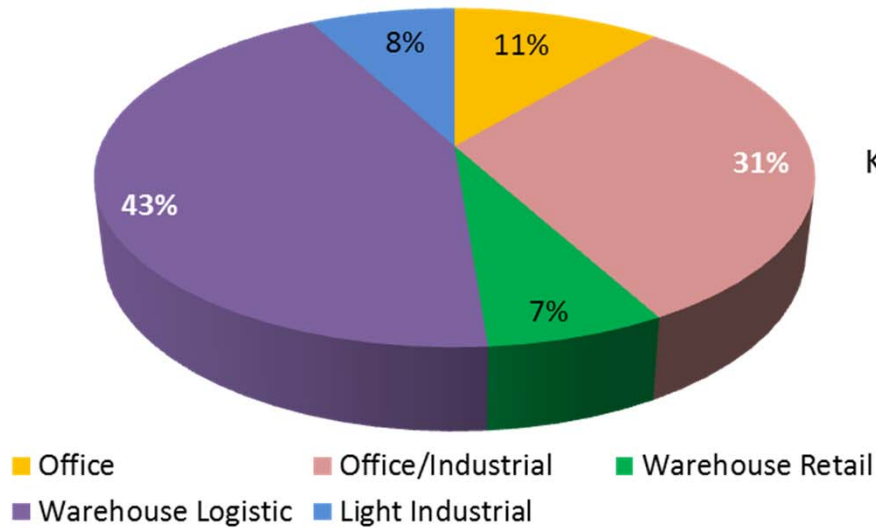


Occupancy Rates – 30 June 2013

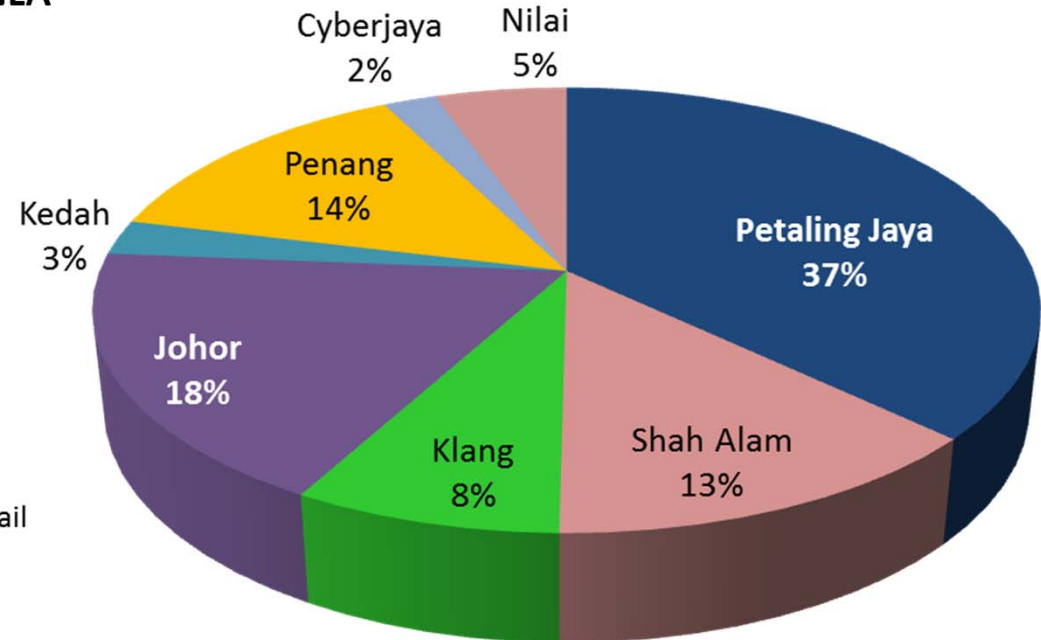


Risk Management- Keeping a Diverse Portfolio

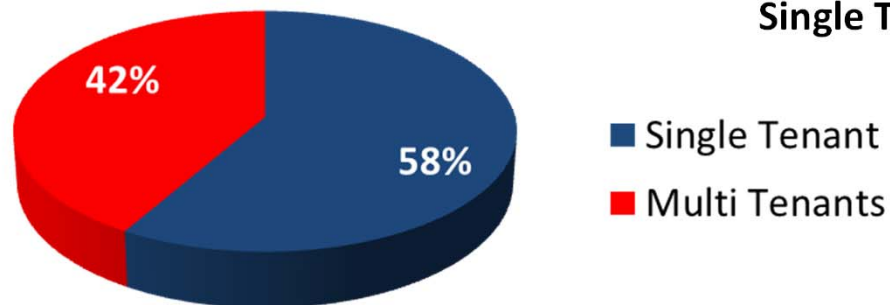
Portfolio Diversification by Type and NLA



Portfolio Diversification by Geographical and NLA

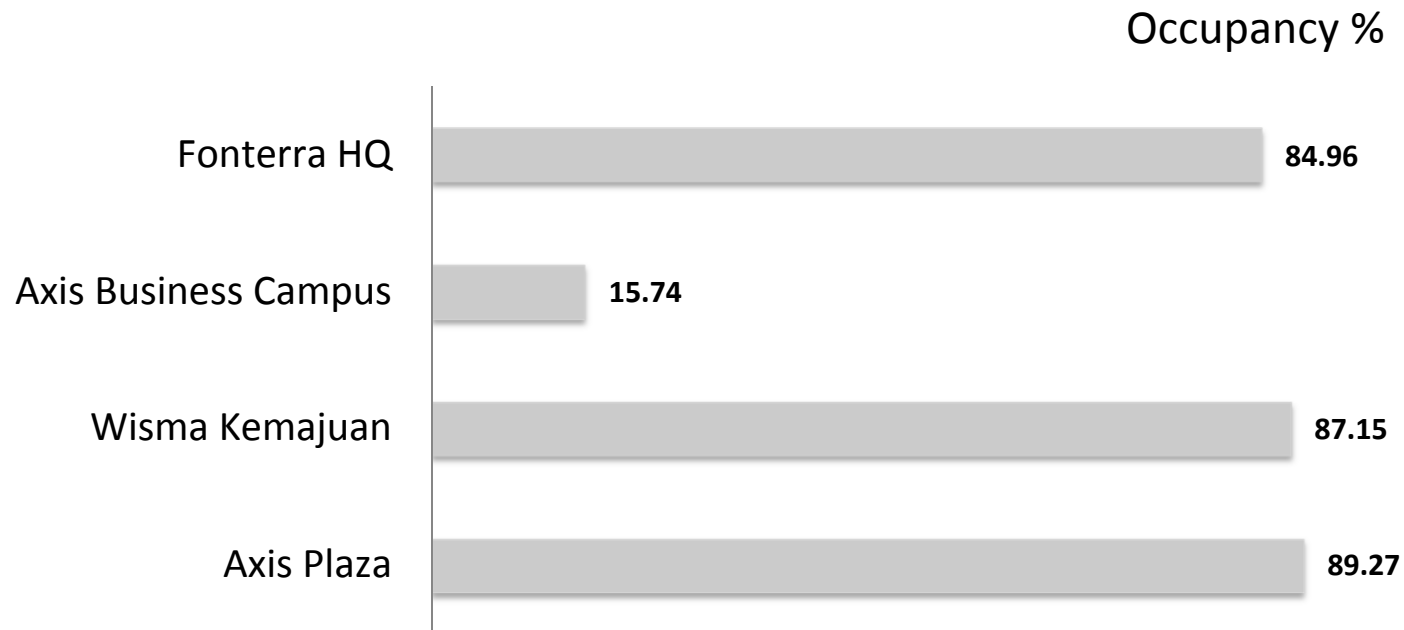


Single Tenant Vs Multi-Tenants



Occupancy Rates

Occupancy rates of properties below 90% as of 30th June 2013



- Note:
- * Vacant space Fonterra HQ is built for their future expansion
 - * Axis Business Campus (formerly Wisma Bintang) is undergoing major refurbishment

Risk Profile – Manageable Lease Expiry Profiles

	Year	% of	% of Rental	Year	% of	% of Rental	Year	% of	% of Rental
Property	2013	Total NLA	Income per month	2014	Total NLA	Income per month	2015	Total NLA	Income per month
Menara Axis	74,636	1.37	2.57	54,587	1.00	2.21	-	-	0.03
Crystal Plaza	120,358	2.20	4.02	7,747	0.14	0.30	76,999	1.41	2.34
Axis Business Park	86,676	1.59	1.90	232,197	4.25	5.26	14,163	0.26	0.26
Infinite Centre	99,982	1.83	1.90	75,730	1.39	1.49	9,250	0.17	0.18
Axis Plaza	104,843	1.92	1.97	3,538	0.06	0.09	-	-	-
Wisma Kemajuan	91,946	1.68	2.01	9,583	0.18	0.27	50,372	0.92	0.99
Axis Business Campus	27,230	0.50	0.70	-	-	-	-	-	-
Axis Vista	57,617	1.05	1.33	60,400	1.11	0.88	-	-	-
Quattro West	59,294	1.09	2.09	33,911	0.62	1.24	10,991	0.20	0.31
Axis Technology Centre	92,364	1.69	1.51	17,348	0.32	0.46	91,837	1.68	1.50
Axis Eureka (FSBM)	14,660	0.27	0.53	58,067	1.06	2.99	160	0.003	0.01
Wisma Academy	59,031	1.08	1.27	60,262	1.10	1.34	135,367	2.48	2.50
Annex	27,400	0.50	0.35	18,000	0.33	0.29	25,046	0.46	0.34
Emerson	22,880	0.42	0.13	-	-	-	-	-	-
Axis steel Centre	-	-	-	366,839	6.71	5.06	-	-	-
Niro	-	-	-	167,193	3.06	1.20	-	-	-
SPLC3	-	-	-	395,225	7.23	4.93	-	-	-
Fontera HQ	-	-	-	600	0.01	0.01	-	-	-
BMW	-	-	-	161,474	2.96	2.45	-	-	-
PDI	-	-	-	-	-	-	58,009	1.06	6.15
Shah Alam DC 1	-	-	-	-	-	-	110,406	2.02	1.23
FCI	-	-	-	-	-	-	136,619	2.50	1.18
Delfi	-	-	-	-	-	-	130,743	2.39	1.01
TOTAL	938,917	17.18	22.29	1,722,700	31.53	30.47	849,962	15.56	18.05
Note:									
Gross Property income of Jun 2013 (RM11,623,036.63) was taken to compute the % of rental income						11,623,036.63			
Total NLA as at 30 JUN 2013						5,463,599			

Weighted Average Lease Expiry (“WALE”)

The Weighted Average Lease Expiry
For the Portfolio is:

	Q2 2013	Q1 2013
By NLA	4.34	4.66
By Rental	4.02	4.52

Portfolio Efficiency (“PE”)

The Efficiency of the Operating Cost
for the Portfolio is:

	2Q 2013	1Q 2013
By %	14.90	14.63

Risk Management -Top Ten Tenants -Strong Rental Covenants

1. Konsortium Logistik Bhd
2. LF Logistics Services (M) Sdn Bhd
3. Tenaga Nasional Berhad
4. Schenker Logistics (M) Sdn Bhd
5. Tesco Stores (M) Sdn Bhd
6. Fuji Xerox Asia Pacific Pte Ltd
7. DHL Properties (M) Sdn Bhd
8. Strateq Data Center Sdn Bhd
9. BMW Asia Technology Centre Sdn Bhd
10. GCH Retail (Malaysia) Sdn Bhd

The Top Ten tenants account for 47.37% of the total revenue of the Trust.

Enhancements:
The Value Add
Strategy



Asset Enhancement

The aim of asset enhancement is to assess the REIT's portfolio from a "property player's" perspective. We employ our experience as a group to enhance and reposition these assets to increase their Revenue and Value - the key performance drivers of a REIT.

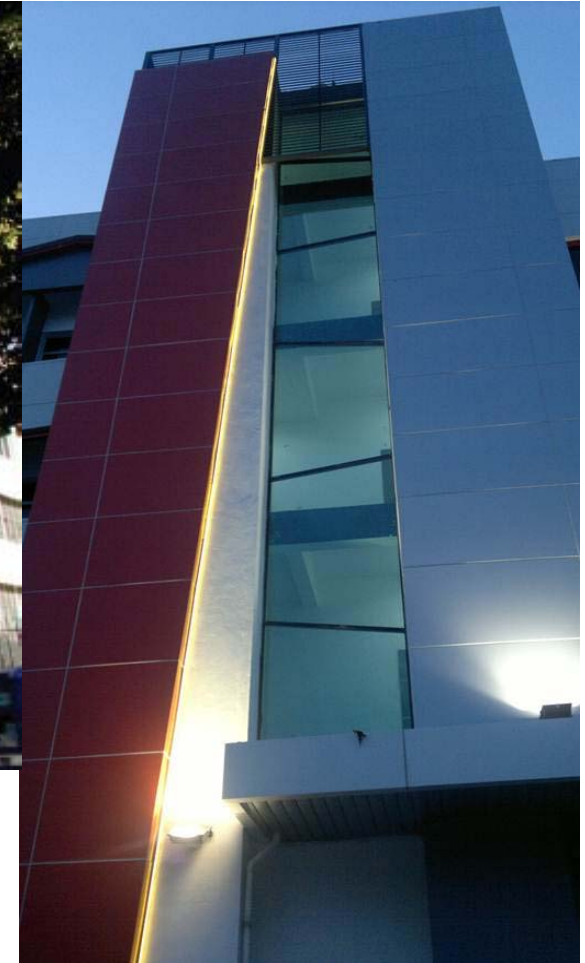


Infinite Centre Enhancement

Before Enhancement:



Infinite Centre Enhancement



The New Infinite Centre

Infinite Centre

- Total budget approved: RM7,576,275.39 (*as of 22nd April 2013*)
- Refurbishment works awarded: 16th July 2012
- Main building works completed: 14th February 2013
- Currently ongoing works:-
 - Upgrading 2 nos. cargo lift completed.
 - Remaining 2 nos. cargo lift upgrading in progress.
 - Perimeter fencing replacement will commence in August 2013.

Axis Business Campus Proposed Enhancement

Current



Current Building Complex

Axis Business Campus Proposed Enhancement

Upon Completion



Axis Business Campus Proposed Enhancement

Perspective View South Block:



Axis Business Campus 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 Business Park styled commercial / industrial facilities
- ✓ To complete West Block and South Block by Mid August 2013
- ✓ To complete the new 6 storey block by end 2014.

Axis Business Campus Proposed Enhancement

Axis Business Campus (West Block) – Refurbishment In Progress



Axis Business Campus Proposed Enhancement

Axis Business Campus (South Block) – Refurbishment In Progress



Axis Business Campus Proposed Enhancement

Axis Business Campus (TNB Sub-station) – Completed



Summary of Projects In Progress in 2013

Amalgamation of Titles

- Property due for amalgamation:-
 - Shah Alam DC 1
 - Bukit Raja Distribution Centre
 - Seberang Prai Logistic Centre 3
 - Emerson, Nilai
- All in progress.

Crystal Plaza - Upgrading 4 nos. Passenger Lifts

- Upgrading of 2 nos lifts in progress, scheduled completion in Sept 2013.
- Remaining 2 nos. to commence October 2013, scheduled completion March 2014.

Proposed Enhancement Projects in 2013/ 2014

AXIS BUSINESS PARK – BLOCK C

Project Deliverables:

- ✓ Enhancement of building façade, common toilets, lift lobbies, loading bay, M & E systems, traffic routing re-design to convert building into multi-tenant building
- ✓ Additional enhancements to suit potential tenant's requirements such as power upgrade

Project Aims:

- ✓ Asset repositioning to attract new tenants
- ✓ Sustainability features, translating to lower operating costs

Status:

- ✓ Architect assigned. Reviewing concepts and scope of works

Proposed Enhancement Axis Business Park Block C

Axis Business Park Block C – Current Condition



Proposed Enhancement Axis Business Park Block C

Enhancement Concept



Proposed Enhancement Axis Business Park Block C

Enhancement Concept



Main Lobby

Proposed Enhancement Axis Business Park Block C

Enhancement Concept



Proposed Enhancement Projects in 2013 / 2014

WISMA ACADEMY PARCEL

Project Deliverables:

- ✓ Refurbishment of entire building including all common internal areas, external commons areas, façade, lifts, M & E systems

Project Aims:

- ✓ Asset repositioning to achieve higher yields
- ✓ Tenants retention
- ✓ Asset valuation enhancement

Status:

- ✓ Reviewing concepts and scope of works

Wisma Academy Parcel & The Annex – Current Condition



Wisma Academy Proposed Enhancement Concept



Proposed Enhancement Projects in 2013 / 2014

Wisma Academy Proposed Enhancement Concept



Proposed Enhancement Projects in 2013 / 2014

THE ANNEX

Project Deliverables:

- ✓ Demolition and construction of entirely new building comprising of office + warehouse including adding new carparks

Project Aims:

- ✓ Aggressive Aim – this is a “product re-positioning”
- ✓ Asset valuation enhancement – we are enhancing to unlock the potential value of prime PJ land. We anticipate a significant increase in rentals
- ✓ Creating more car parks to compliment Wisma Academy & surrounding area

Status:

- ✓ Reviewing concepts and scope of works

The Annex Proposed Concept



Proposed Enhancement Projects in 2013 / 2014

MENARA AXIS

Project Deliverables:

- ✓ Enhancement of toilets, lift lobbies and air-conditioning systems

Project Aims:

- ✓ Asset repositioning to achieve tenants' retention
- ✓ Sustainability features, translating to lower operating costs
- ✓ To retain asset competitiveness

Status:

- ✓ Architect assigned. Reviewing concepts and scope of works

Proposed Enhancement Projects in 2013 / 2014

AXIS TECHNOLOGY CENTRE

Project Deliverables

- ✓ Passenger lift to roof car park and construction of new toilets to first floor warehouse

Project Aims:

- ✓ Improve accessibility to roof top car park
- ✓ Enhance marketability

Status:

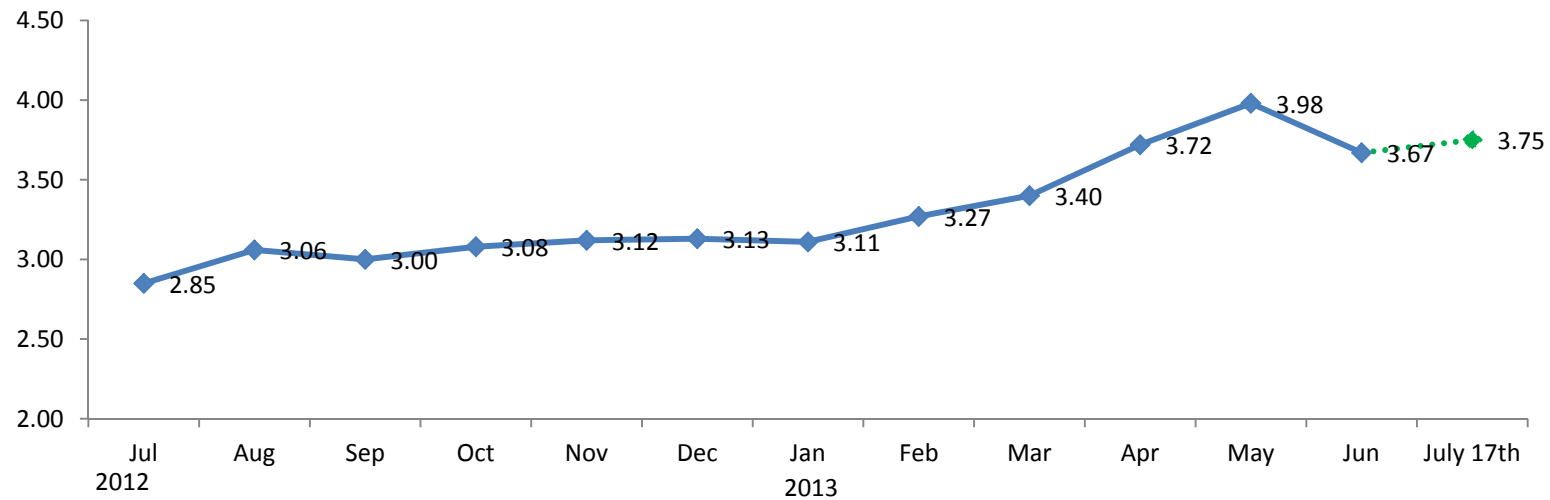
- ✓ Assigned architect, consultant and lift vendor. Reviewing concept and scope of works.

Investor Relations



Unit Price Performance

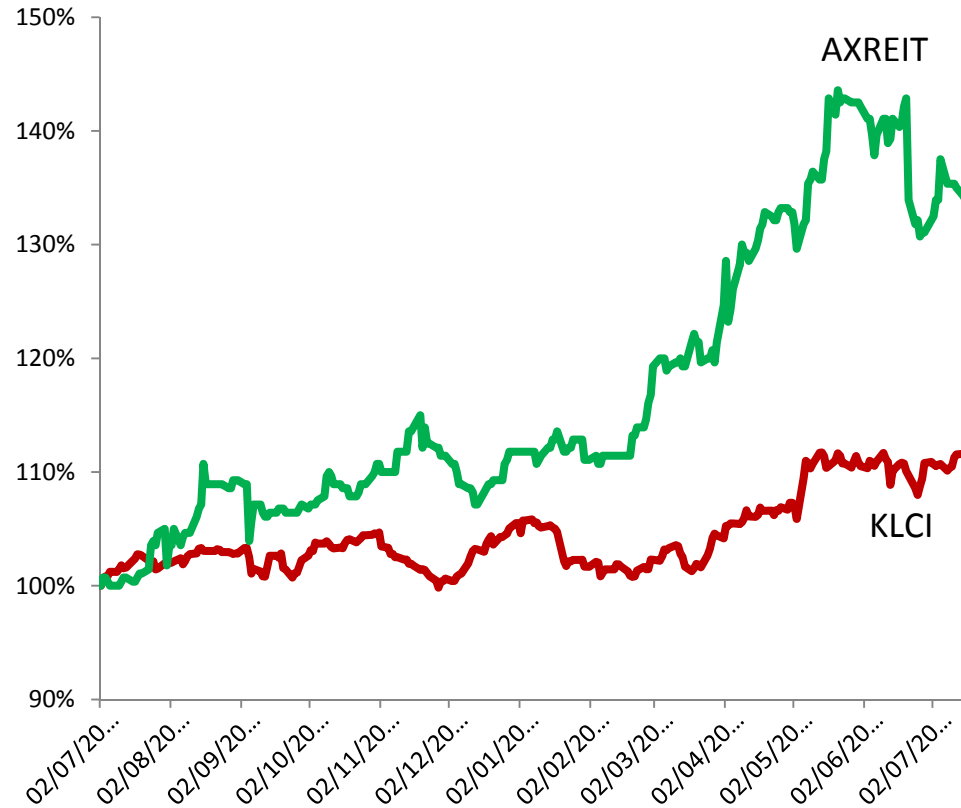
Month End Closing Prices



- Closing price peaked on 21st May 2013 at RM3.98. Between the dates of 17th May to 15th June, prices hovered at the all-time-high range of RM3.95 to RM4.00.
- Prices have eased to RM3.75 at the time of writing.
- Price appreciation since January 2013 is at 17% while price appreciation since March 2013 is at 8%.

Outperformed the KLSE

July 31st 2012 - July 17th 2013



➔ Outperformed the KLCI Index

➔ 31% unit price appreciation for the last 12 months

Price & Volume Statistics

Current Price (24thJul) : RM3.49

Average Monthly
Volume in the last 12
months : 7,071,592

Highest Monthly
Volume in the last 12
months @Jun 2013 : 12,959,300

Lowest Monthly
Volume in the last 12
months @Nov 2012 : 857,100

Source: Bloomberg

Top 10 Unitholders

1	EMPLOYEES PROVIDENT FUND BOARD
2	KUMPULAN WANG PERSARAAN (DIPERBADANKAN)
3	TEW PENG HWEE @ TEOH PENG HWEE
4	SKIM AMANAH SAHAM BUMIPUTERA
5	ALEX LEE LAO
6	AIA
7	AMANAH SAHAM DIDIK
8	PUBLIC SMALLCAP FUND
9	AMANAH SAHAM WAWASAN 2020
10	AMANAH SAHAM MALAYSIA

ROD analysis

Top unitholders' percentage holdings

1. Top 5 CDS accounts hold 33% of total units
2. Top 10 unitholders hold 47% of total units
3. > 1 million unitholders' total shareholding = 84%

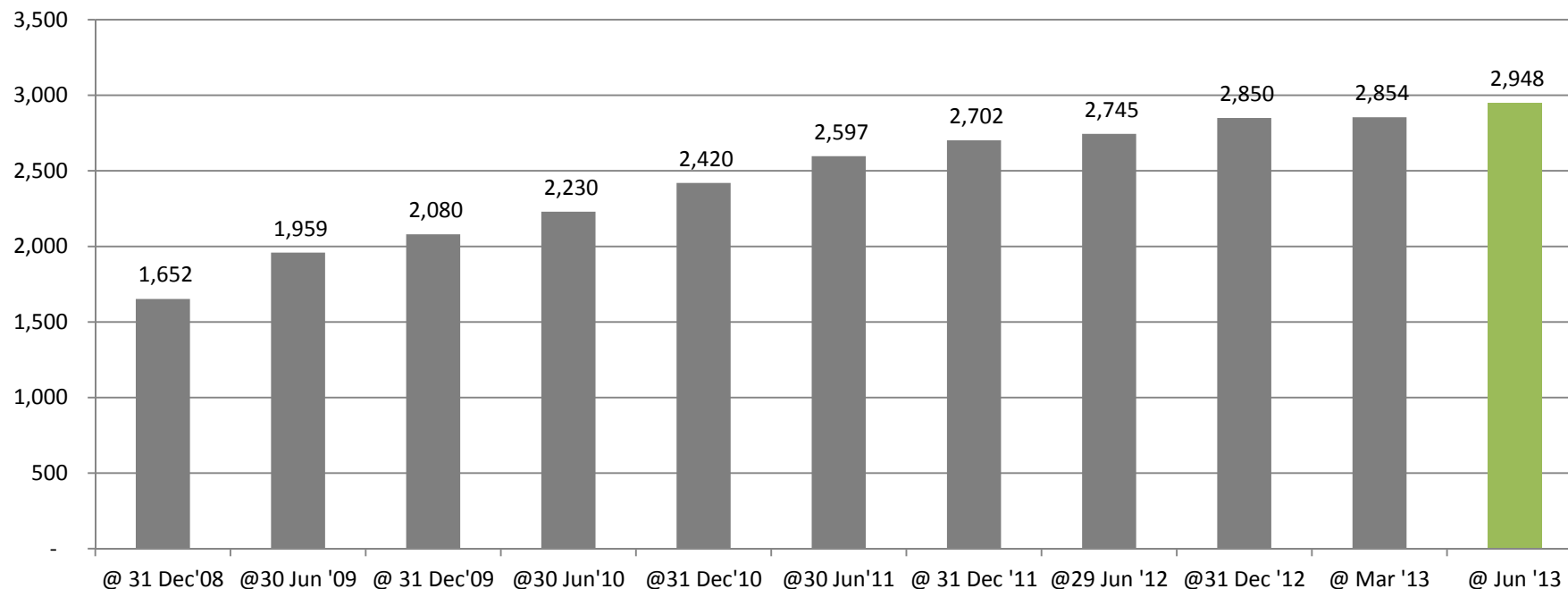
Top Increases in Unitholdings

Unitholders	@28 Sep '12	@31 Dec '12	@29 Mar '13	@28 Jun '13	Δ frm last qtr	% Δ in Shareholdings
EXEMPT AN FOR EASTSPRING INVESTMENTS BERHAD			6,597,226	10,387,850	3,790,624	36.5%
EPF*	57,770,739	58,889,139	62,214,039	64,709,456	2,495,417	3.9%
KUMPULAN WANG PERSARAAN (DIPERBADANKAN)	23,070,861	29,062,698	33,013,298	35,034,137	2,020,839	5.8%

Top Decreases in Unitholdings

Unitholders	@28 Sep '12	@31 Dec '12	@29 Mar '13	@28 Jun '13	Δ frm last qtr	% Δ in Shareholdings
AMANAHRAYA TRUSTEES BERHAD PUBLIC SMALLCAP FUND	12,377,206	12,377,206	12,377,206	0	(12,377,206)	-100.0%
AMANAHRAYA TRUSTEES BERHAD PUBLIC ISLAMIC OPPORTUNITIES FUND	1,764,037	2,014,037	3,534,137	0	(3,534,137)	-100.0%
AS 1MALAYSIA	14,912,860	15,610,960	13,035,060	10,058,235	(2,976,825)	-29.6%

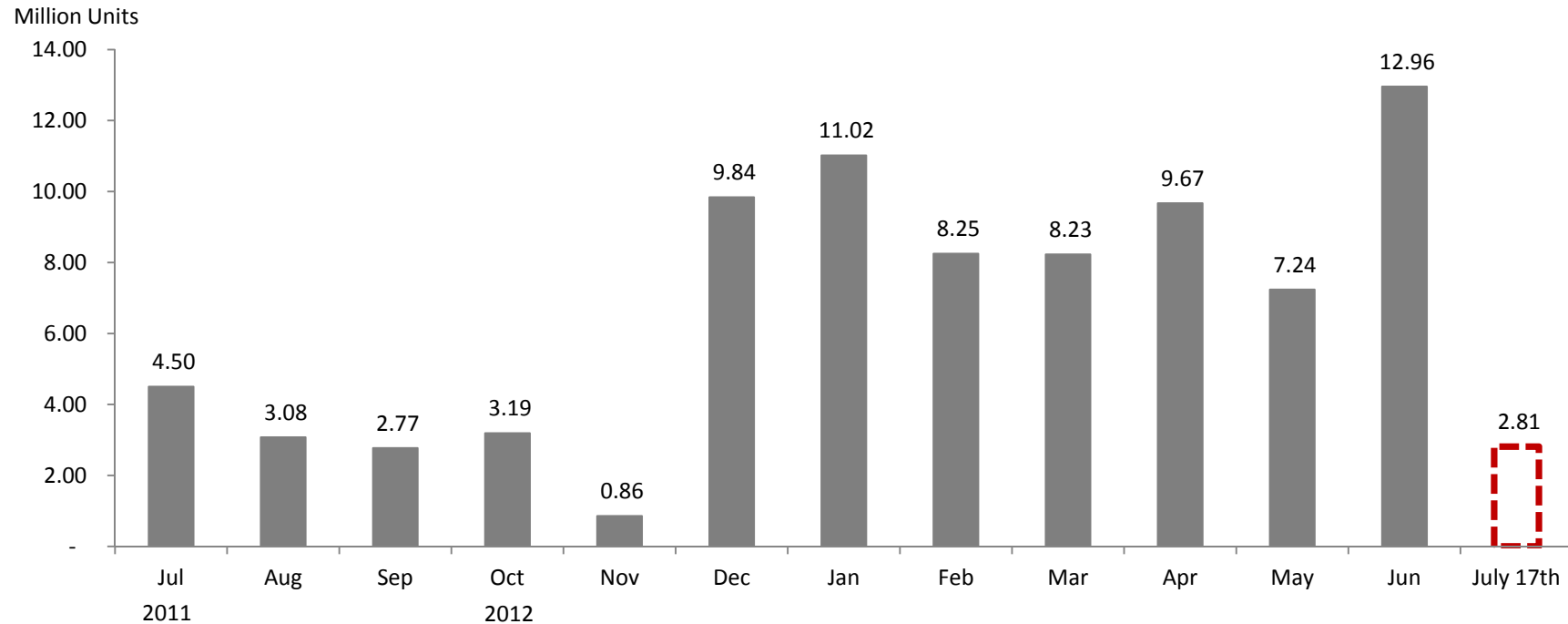
Improving Investor Visibility and Liquidity



- ✓ Total number of CDS accounts increased by 94 to 2948, compared to last quarter where total number of CDS accounts increased only by 4.
- ✓ Total foreign holdings is recorded at 13.53%, of which 8.45% is related party and 5.08% is non-related party.
- ✓ Promoters' current holdings stand at 16.29%.

Volume Performance

Month End Volume Traded



- ✓ Volume increased to 29.87 million units traded in Q2 compared to 27.5 million units traded in Q1. This is an 8.6% increase quarter-to-quarter.
- ✓ This quarter's volume is 78.32% higher than the same quarter of last year (Q2 2012's volume = 16.8 mln units).

Investor Meetings & Speaking Arrangements

Date	One-on-one Meetings
Apr-15	Forum Securities Fund Manager Meeting
May-28	CIMB Research Client Visit to iPark
Jun-13	Invest Malaysia
Jun-16	CIMB iPark Visit
Jun-26	Meeting with Mitsui & Co.
Jul-30	Meeting with Creador Investments
Aug-21	Mondrian Partners Fund Manager Meeting

Date	Conference/Meetings & Public Speaking Arrangements
Apr-05	Property Investment Talk.
May-11	The Edge Real Estate Forum
Jun-19	Truventus Office Building Conference
Jun-26	Shariah Financing Conference by Halal-U
Jul-05	Invest Penang Meeting
Jul-09	Invest Penang Conference
Jul-03	MIRA Award - Axis REIT nominated for Investor Relations Awards
Jul-19	The Edge BRC Project

The Value of Conferences

Branding, Marketing and Goodwill

Branding, marketing and goodwill creation is an integral part of the Axis REIT strategy. In order to create a strong brand, Axis REIT leverages the developed conference market in order to communicate and to build a brand for the fund and for the REIT sector as a whole.

Book Publishing

A US\$1.8 billion NYSE listed global publishing company based in New York has approached Axis REIT to publish a book on REITs in the Asia/Southeast Asia region.

- Their publisher came to know of Axis REIT through a conference marketing brochure from Wealth Mastery Academy.
- Axis REIT has been speaking at Wealth Mastery seminars for the past two years.
- All costs of publishing and marketing will be born by the publisher.
- Selection of the book is stringent – the publisher goes through a strict selection process.

Increase in the No. of CDS Accounts

- The number of CDS Accounts has increased dramatically by 94 accounts from Q1 to Q2.
- By comparison, CDS account increments are usually in the range of 10 or 20 accounts per quarter.
- Attendees are seen to purchase units during conferences on their smartphones and tablets after hearing the Axis REIT presentations.

Index Inclusion & Awards



Inclusion into the TR/GPR/APREA Index

Axis REIT has been included into the TR/GPR/APREA Index (Thomson Reuters, Global Property Research, Aprecia Index).

This index tracks income and growth securities in the REITs and property development sectors.

This could mean higher liquidity and unit price performance as many index funds and ETFs are modeled after indices.

APREA Best Practices Award

We have also filed for the APREA Best Practices Award. We hope to win this prestigious award again.

MIRA Award

Axis REIT is nominated for the following four categories in the Malaysian Investor Relations (MIRA) Award:

1. Best Company for Investor Relations
2. Best Investor Relations Website
3. Best CEO for Investor Relations
4. Quality of Annual Report / Formal Disclosure



New Website

- ✓ The new Axis REIT website will be launched one week after the Q2 Analyst Briefing.
- ✓ This is to avoid any user shock experience during reporting season.

Navigation: Contact Us | Career | Site Map

Menu: ABOUT AXIS REIT | MANAGER OF AXIS REIT | PROPERTY PORTFOLIO | INVESTOR INFORMATION | FOR LEASE | REIT FAQ & GUIDELINES

STOCK QUOTE (18/7/2013 4:12 PM) Powered by BESSAR Latest Stock Price: AXREIT (5106)

3.780	(0.030)
Open:	3.750
High:	3.790
Low:	3.750
Volume:	2609

BID/OFFER	PRICE	QTY
5Sell	3.850	145
4Sell	3.840	30
3Sell	3.830	20
2Sell	3.800	185

Property portfolio: MALAYSIA'S 1ST ISLAMIC OFFICE/INDUSTRIAL REIT

Manager of axis reit

Home » Manager of axis reit » Chairman's Message

- Principal Activity
- Chairman's Message
- Board of Directors
- Management Team
- Organisation Structure



"Promise only what you can deliver. Then deliver more than you promise."
- Author Unknown

Property portfolio

Home » Property portfolio » Commercial

- Commercial
- Office / Industrial
- Warehousing / Logistic
- Warehouse Retail Facilities
- Light Industries



Menara - Strategic tower for spaces & commercial station 1



Crystal 8 Located the Fedt supply



Quattro This 30, next to 1 and a n commer exercise Federal 1

Manager of axis reit

Home » Manager of axis reit » Management Team

- Principal Activity
- Chairman's Message
- Board of Directors
- Management Team
- Organisation Structure



Dato' George Stewart LaBrooy
Chief Executive Officer/
Executive Director



Leong Kit May
Chief Financial Officer/
Executive Director



Chan Wai Leo
Head of Origination
and Investments



Jackie Law
Head of Real Estate



Stephanie Ping
Head of Business Development
and Investor Relations

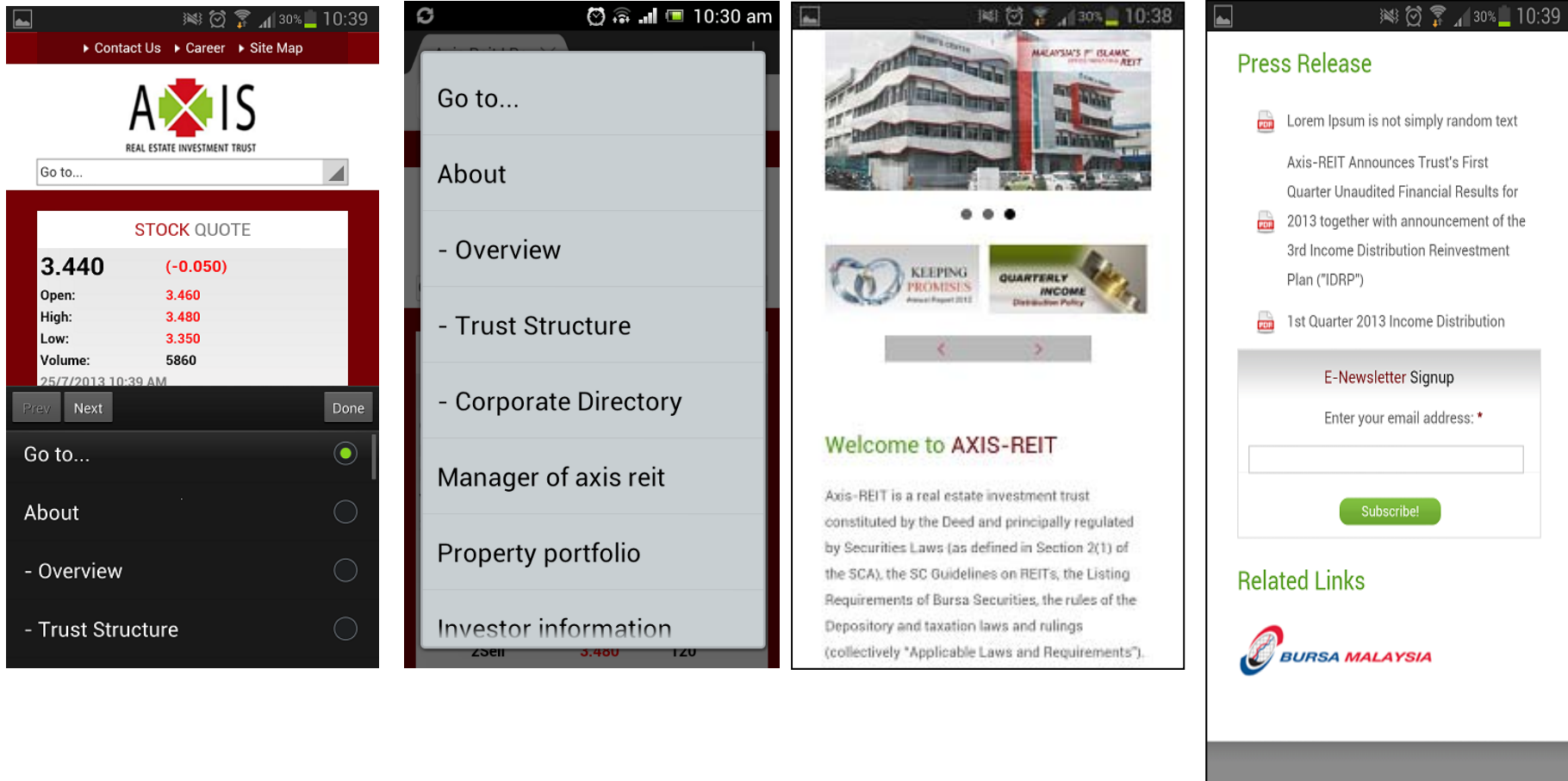


Selina Khair
Property Manager

ear ended 31 December 2012.

promise rings which signify the at it is named for - a promise. In of Axis-REIT, we will continue to

Auto Adjustable Screen Size and Shortcut Icon for Handset Devices



- ✓ The new website will resize to fit any screen size including smart phones and tablets
- ✓ An Axis REIT shortcut icon will be available for download to handset devices

Acquisitions -
Potential
Pipeline



Summary of Target Acquisitions for 2013

- ✓ An Office / Industrial Building in PJ
- ✓ A newly built warehouse in North Port, Port Klang.
- ✓ Great Avenue Warehouses in Shah Alam
- ✓ Logistics Warehouse in Shah Alam
- ✓ Factory in Senai JB
- ✓ A Logistics warehouse in PTP

Total value of assets currently under negotiation is RM 380 – 400 million

Thank You

