



Presentation of 4Q 2011 Results

January 17, 2012



Highlights



A Quick Snapshot

Total Net Income (RM' 000)	81,051
Income Available for Distribution ("Realised") (RM' 000)#	65,875
Earnings per Unit ("EPU") ("Realised") (Sen)	17.28
Income Distribution* (RM'000)	65,746
Distribution per Unit* ("DPU") (Sen)	17.20
Number of Investment Properties	27
Units in Circulation (Units)	453,814,096
Assets Under Management (RM'000)	1,298,431
Total Financing (RM'000)	311,338
Gearing Ratio	23.98%
Total Unitholder's Fund (RM'000)	944,097
Market Capitalization (RM'000)	1,188,993
Net Asset Value per Unit (RM)	2.0804
IPO Retail Unit Price	1.25
Unit Price as at 30 December 2011 (RM)	2.62
Number of Unitholders	2,701

*Includes Final 2011 income distribution payable on 29 February 2012

#Includes realisation of revaluation gain on disposal of RM1.043 million

Highlights 4Q 2011

Placement of 75,180,200 Units received an overwhelming demand and were placed out at a fine discount of 3.92% to VWAMP

Building Enhancement Program saw the completion of the extensive makeover of Crystal Plaza and refurbishments to Axis Business Park and Niro Warehouse

SPA for 2 logistics warehouse signed 3Q 2011 are expected to complete by end January 2012

AUM now RM1.3 Billion

IDRP Successfully Launched

86% take up rate saw the listing of an additional 2,732,896 units

Declared a record DPU of **17.2 sen** for 2011

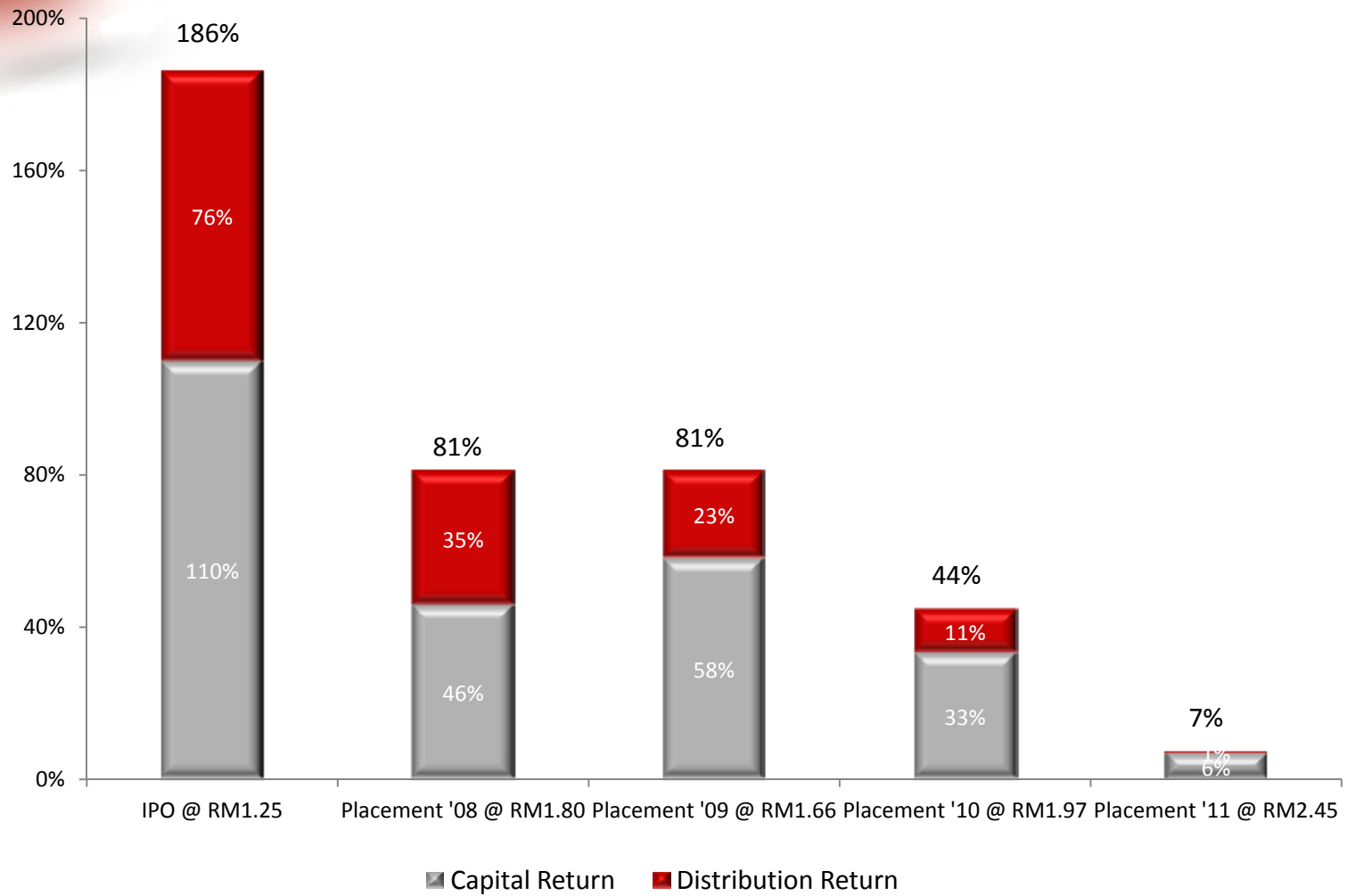
Total Return to Unitholders for 2011

	Year 2011
Distribution Yield *	6.56%
Total return for 2011 **	18.00%
Average total return (last 3 years)	43.00%
Average total return (last 5 years)	24.00%

* Based on closing market price as at 31 Dec. 2011 of RM2.62

** Based on movement in Unit Price (opening and closing price for 2011) and DPU yield.

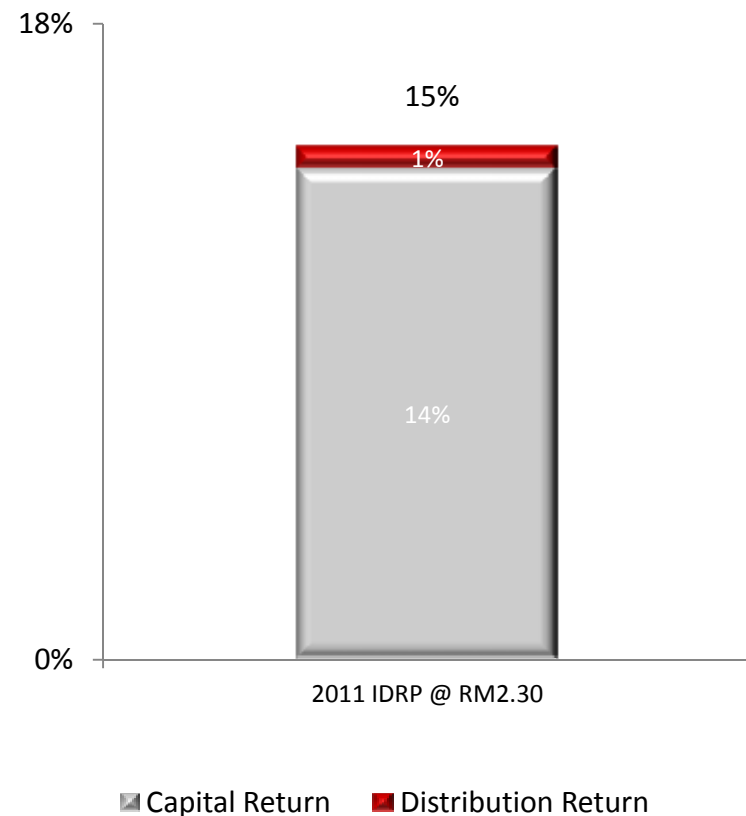
Capital Return and Dividend Return 2011



Income Distribution Reinvestment Plan (“IDRP”)

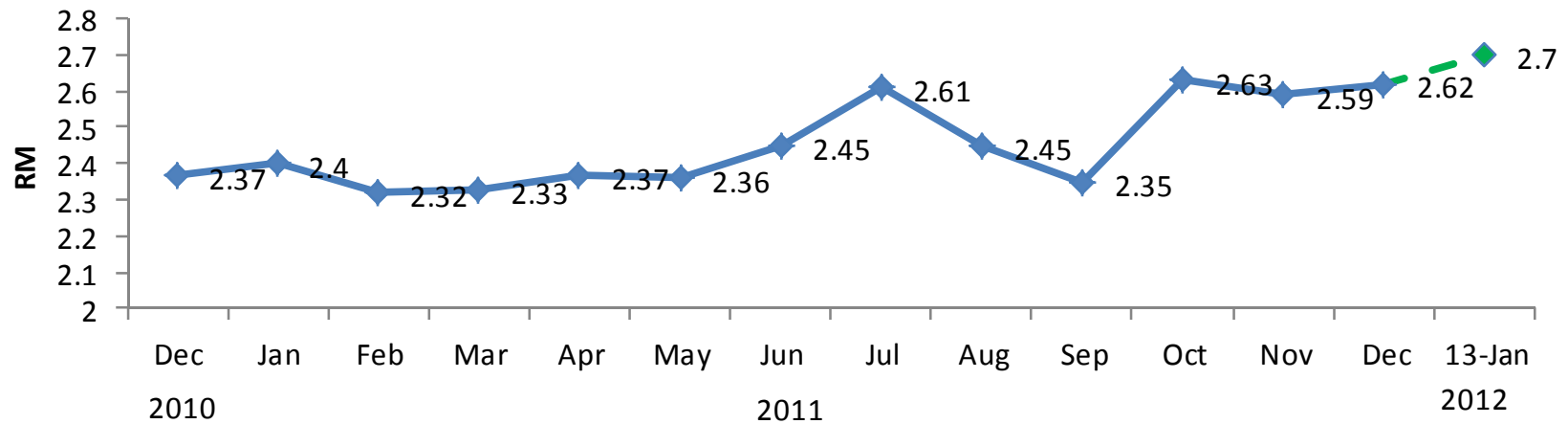
Axis-REIT has completed its 1st implementation of IDRP in conjunction with the payment of the 3rd interim income distribution on 12 December 2011.

- A total of 2,732,896 new units were issued under the IDRP.
- The units were issued at RM2.30 per unit (discounted by 5.44% to the VWAMP).
- Recorded a take-up rate of 86.06%.
- As at 31 December 2011; 20 days from issuance of the IDRP units, the IDRP investor has recorded a total return of 15%



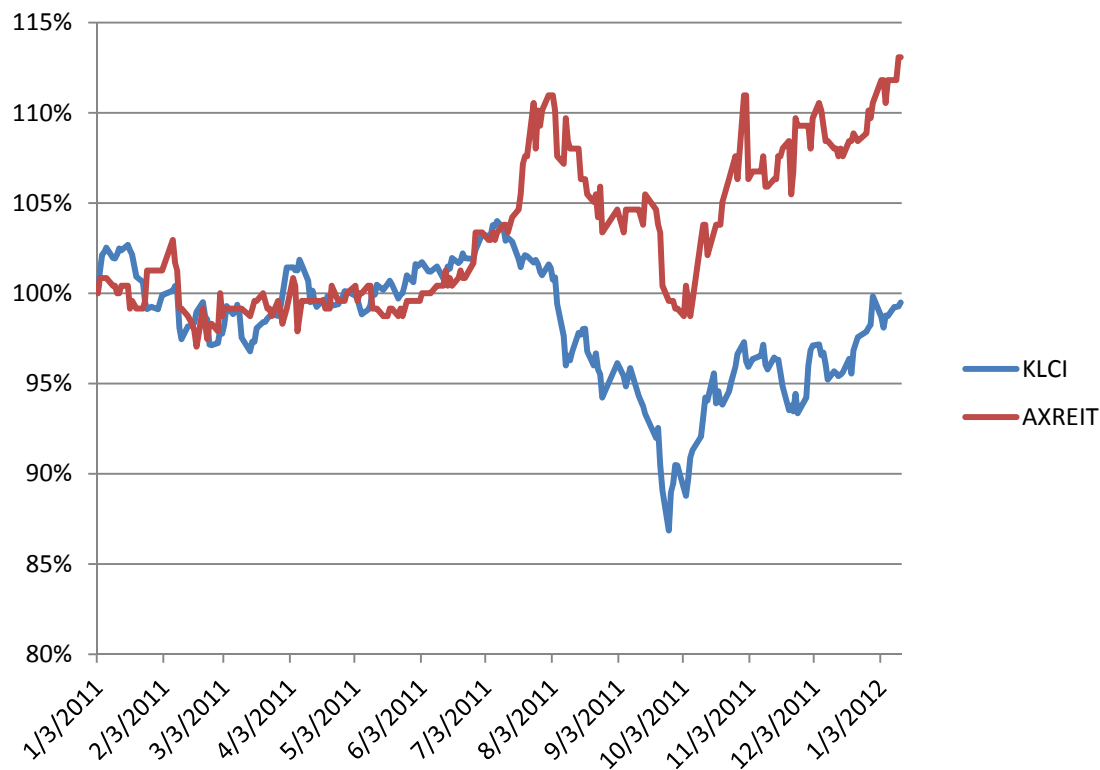
Unit Price Performance continues to improve

Month End Closing Prices Dec 2010 - Dec 2011



Out Performed the KLSE in 2011

AXIS vs KLCI (12 month)



Price & Volume Statistic

Current Price	:	RM2.70
52 Week Hi	:	RM2.68
52 Week Lo	:	RM2.30
Average Monthly Volume 2011	:	4,158,652
Highest Monthly Volume March 2011	:	6,629,000
Lowest Monthly Volume June 2011	:	1,197,600



Outperformed the KLCI Index



10.54 % unit price appreciation since January 2011

Source: Bloomberg, updated as at 13 January 2011

Tops In Corporate Governance



Recently won the Asia Pacific Real Estate Association's (APREA) Best Practices Award 2011 (Emerging Markets Category) and six sub categories. This is the second year Axis REIT Managers Bhd have won the award.

Financial Results – Income Statement

Net Property Income exceeds 4Q2010 by 7.43%

	4Q2011	4Q2010	Changes / Movement
No. of Properties	27	26	+ 1
Property Income (RM'000)	29,526	26,435	+ 11.69%
Net Property Income (RM'000)	24,929	23,204	+ 7.43%
Profit Before Taxation (RM'000)	16,802	16,180	+ 3.84%
Earnings Per Unit - sen	4.22	4.30	- 1.86%
Distribution Per Unit – sen	4.20	4.30	- 2.33%
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.

Financial Results – Balance Sheet

Trading at premium to NAV of 25.94%

	31 DEC 2011 (RM '000)	31 DEC 2010 (RM'000)
Total Assets	1,298,431	1,208,897
Investment Properties	1,276,180	1,178,682
Borrowings	311,338	416,609
Net Asset Value	944,097	755,230
Unitholders' Capital	728,217	540,281
Gearing	23.98%	34.46%
NAV Per Unit	2.0804	2.0091
Price Premium to NAV	25.94%	17.96%



Increase in Units in Circulation

Axis-REIT's fund size has increased from 375,901,000 units to 453,814,096 through the implementation of the Placement of new units and the Income Distribution Reinvestment Plan ("IDRP").

- ❖ The Placement of 75,180,200 new Units was successfully completed in November and the units were listed on the 7th December 2011. The pricing was especially fine representing a 3.92% discount to the 5 day VWAMP at RM 2.45 per unit and the offering was 5.45 times book; our highest ever.
- ❖ The IDRP this was successfully implemented with a subscription of 86%. a total of 2,732,896 was offered at a price of RM 2.30 to Unit holders and the units were listed on the 12th December 2011. We will probably be carrying this out bi-annually.

Strengthening Management

Axis-REIT Managers Bhd is pleased to announce the appointment of two new key staff to strengthen the Management team

❖ **Julian Candiah – Head of Strategy and Capital Markets**

- He graduated in 1991 with a First Class degree. He continued at Cambridge to read a Masters in Manufacturing Engineering in 1992.
- 1993-96 Worked in the derivatives marketing group at Credit Suisse Financial Products in London.
- 1996, he relocated to Credit Suisse Financial Products in Hong Kong, as part of the Greater China derivatives marketing team. After spending a year as a Director at Bear Stearns in Hong Kong, he moved to Singapore to work for JP Morgan, as a Director in Swaps Marketing.
- 2000, he joined BNP Paribas in Singapore, as Head of Structured Products for South East Asia, and was promoted to be a Managing Director in 2004.
- In January 2007, after 14 years as a banker, pre-dating the current financial and economic crisis, he ventured into private enterprise and was consultant to various private equity firms and other companies with regard to investments and financial transactions.

Strengthening Management

❖ **Rajesh Kumar Tharmalingam – Head of Special Projects**

- Graduated in 1993 with a Bachelor of Commerce University of NSW Australia
- 1993-1997 – Manager , Audit and Business Advisory Arthur Anderson
- 1997-2005 – GM – Chain Cycle – a waste Management Company
- 2005-2006 Project Manager Saudi Arabia Kenanga Investment Bank Berhad 2005 till 2006
- 2006-2007 – Associate AsiaEquity Partners, Singapore
- 2007-2009 GM Admin Finance Qubeconnect Sdn Bhd
- 2009-2011 CFO Wasatah Capital, Saudi Arabia
- Wasatah Capital is an Islamic investment company based in Riyadh Saudi, Arabia with over USD70m in paid up



Strategy- Acquisitions

- ❖ The focus will continue to be on Shariah-compliant properties – mainly industrial and selective commercial assets
- ❖ We will be relooking at IT-based properties in Cyberjaya
- ❖ Primary location focus will be Petaling Jaya and Klang Valley , Penang and Johor
- ❖ Repositioning of our assets through Asset Enhancement Initiatives (AEI)
- ❖ Examine green buildings as a way of fetching premiums



Fourth Quarter 2011 Results



Financial Results – Income Statement

	4Q 2011 (RM '000)	4Q 2010 (RM'000)	Changes / Movement
No. of Properties	27	26	+ 1
Property Income	29,526	26,435	+ 11.69%
Property Expenses	(4,597)	(3,231)	+ 42.28%
Net Property Income	24,929	23,204	+ 7.43%
Interest Income	279	158	
Non-Property Expenses	(2,523)	(2,270)	+ 11.15%
Islamic Financing Cost	(5,883)	(4,912)	+ 19.78%
Income Before Taxation	16,802	16,180	+ 3.84%
Earnings per Unit – sen #	4.22	4.30	- 1.86%
DPU – sen	4.20	4.30	-2.33%
No. of units in issuance	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.

Based on weighted average no. of units in issued.

Financial Results – Income Statement

	2011 (RM '000)	2010 (RM'000)	Changes / Movement
No. of Properties	27	26	+ 1
Property Income – Note 1	114,311	89,213	+ 28.13%
Property Expenses – Note 2	(17,359)	(12,961)	+ 33.93%
Net Property Income	96,952	76,252	+ 27.15%
Accounting Loss On Disposal – Note 3	(258)	-	
Interest Income	421	638	
Non-Property Expenses – Note 4	(9,393)	(7,439)	+ 26.27%
Islamic Financing Cost – Note 5	(22,890)	(16,853)	+ 35.82%
Income Before Taxation	64,832	52,598	+ 23.26%
Realisation of Revaluation Gain on Disposal – Note 3	1,043	-	
Adjusted Income Before Taxation – Note 6	65,875	52,598	+ 25.25%
Adjusted Earnings Per Unit – sen #	17.28	16.06	+ 7.60%
DPU – sen	17.20	16.00	+ 7.50%
No.of units in issuance ('mil)	453.814	375.901	+ 20.73

Note: The above excludes unrealised earnings due to changes in fair value of investment properties/tenants' deposit.
Based on weighted average no. of units in issued.



Notes to Financial Results – Income Statement

Note 1 – Property Income

Increase in property income as compared to last preceding year are due to:-

- a) Contribution of rental proceeds from new property acquisitions.
- b) Positive rental reversion during the full financial year.
- c) Increase in occupancy rates

Note 2 – Property Expenses

Increase in property expenses is due to additional property completed. The efficiency ratio (based on the ratio of property expenses over income) of the portfolio of properties remains at 15%.



Notes to Financial Results – Income Statement

Note 3 – Accounting loss on disposal and Realisation of revaluation gain on disposal

The disposal of Axis North Port LC 1 on 18 April 2011 (“the Disposal”), has resulted in a net gain of RM785,000 which can be calculated as follow:

Simple mathematical computation of the net gain:

	RM'000
Disposal price	14,500
Less: Cost of investment	(13,257)
Less: Incidental cost of disposal	(458)
Net gain on disposal	785

Notes to Financial Results – Income Statement

Note 3 – Accounting loss on disposal and Realisation of revaluation gain on disposal (cont'd)

Due to the compliance requirement with the FRS 140 accounting standard, the Accounting loss on disposal of (RM258,000) needs to be offset against the Realisation of revaluation gain on disposal of RM1,043,000 to arrive at the actual net gain on the Disposal of RM785,000.

	RM'000	To compute actual gain on disposal RM'000
Disposal price	14,500	
Less: Incidental cost of disposal	(458)	
Less: Book value of Axis North Port LC 1	(14,300)	
Accounting loss on disposal	(258)	(258)
Book value of Axis North Port LC 1	14,300	
Less: Cost of investment	(13,257)	
Realisation of revaluation gain on disposal	1,043	1,043
Net gain on disposal		758



Notes to Financial Results – Income Statement

Note 4 – Non-Property Expenses

The increase in non-property expenses is due to the increase in the Net Asset Value (“NAV”) of the Fund driven mainly from the equity placement exercise. The Management Expenses Ratio (“MER”) for the full financial year is at 1.16% of NAV.

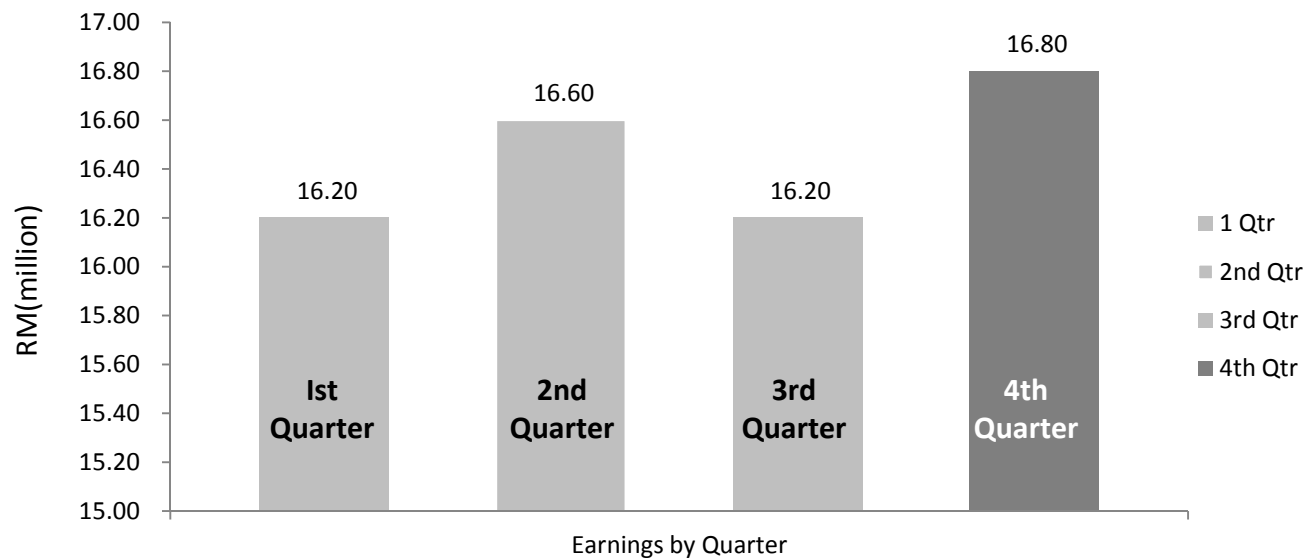
Note 5 – Islamic financing cost

The increase in Islamic financing cost is due to additional borrowings being utilized to finance the new acquisitions. Approximately RM170.0 million short term was redeemed by 31 December 2011 from the proceeds of the 2011 placement which was received upon the listing of the new units on 7 December 2011.

Notes to Financial Results – Income Statement

Note 6 – Adjusted Income Before Taxation/ Income Available For Distribution

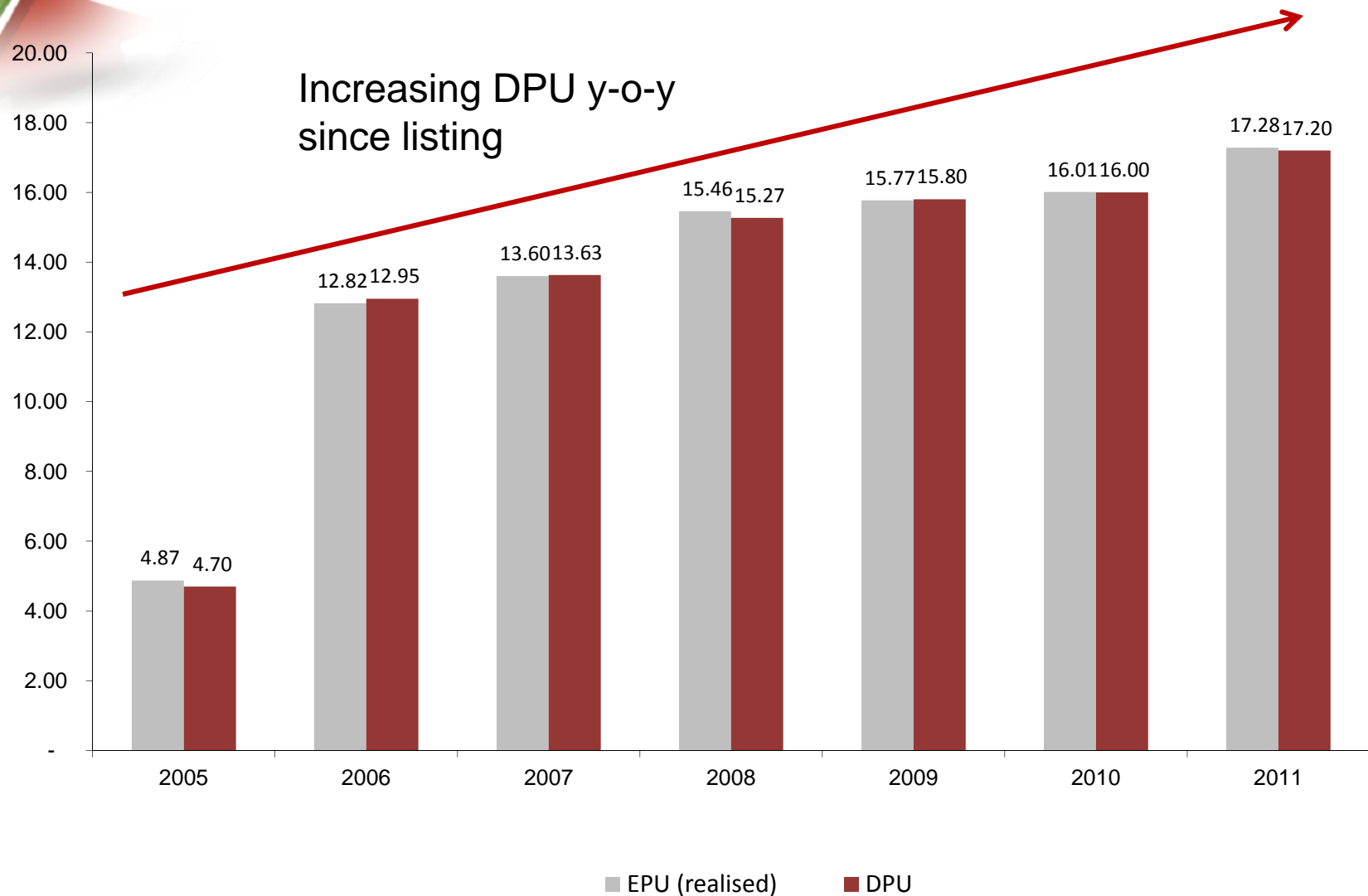
Breakdown of earnings available for distribution from the 4 quarters of 2011:



Balance Sheet Highlights (RM'000)

	31/12/11	31/12/10	Changes
Investment Properties	1,276,180	1,178,682	+ 97,498
Fixed Assets	102	-	+ 102
Other Assets	22,149	30,215	- 8,066
TOTAL ASSETS	1,298,431	1,208,897	+ 89,534
Borrowings	311,338	416,609	- 105,271
Other Payables	42,996	37,058	+ 5,938
TOTAL LIABILITIES	354,334	453,667	- 99,333
NET ASSETS VALUE ("NAV")	944,097	755,230	+ 188,867
Unitholders' Capital	728,217	540,281	+187,936
Undistributed Distributable Income	6,515	19,766	- 13,251
Non-Distributable Reserve	209,365	195,183	+ 14,182
TOTAL UNITHOLDERS' FUND	944,097	755,230	+188,867
GEARING	23.98%	34.46%	
NAV/unit (RM)	2.0804	2.0091	
No. of units in issuance (mil)	453.814	375.901	

Summary of EPU (Realised) and DPU



Detailed Property Performance Analysis (RM'000)

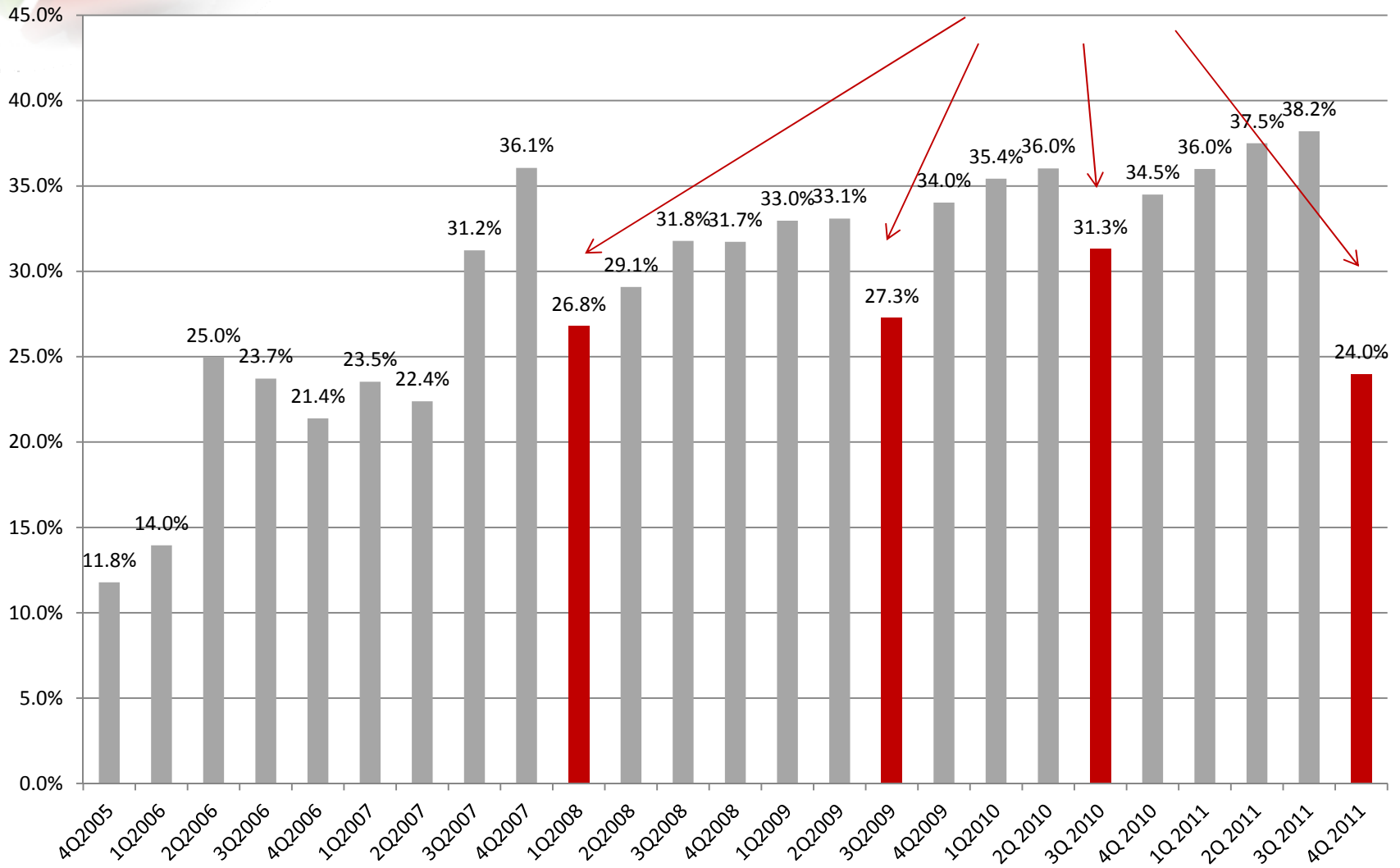
	Book Value (a)	Fair Value Adjust (b)	Acq Cost + Enhancement (c)	Annualised Revenue(d)	Gross Yield (d) / (c)
1 ABP	108,000	22,033	85,967	11,165	12.99%
2 Axis Plaza	31,000	8,403	22,597	2,904	12.85%
3 Crystal Plaza	101,000	39,540	61,460	10,299	16.76%
4 Infinite Centre	37,000	11,119	25,881	3,784	14.62%
5 Menara Axis	106,000	27,932	78,068	10,632	13.62%
6 Wisma Kemajuan	54,200	20,484	33,716	5,092	15.10%
7 Kayangan Depot	22,000	5,094	16,906	1,721	10.18%
8 Wisma Bintang	47,100	14,349	32,751	2,860	8.73%
9 Shah Alam DC1	20,200	587	19,613	1,640	8.36%
10 Giant Hypermarket	39,200	424	38,776	3,196	8.24%
11 FCI – Senai	14,000	1,435	12,565	1,312	10.44%
12 Nestle Warehouse	9,000	780	8,220	691	8.41%
13 Quattro West	52,000	2,158	49,842	4,559	9.15%
14 Kompakar	41,000	2,434	38,566	3,631	9.42%
15 Niro	16,000	814	15,186	1,638	10.79%
16 BMW	28,500	895	27,605	3,416	12.37%
17 Delfi Warehouse	13,900	1,146	12,754	1,306	10.24%
18 Axis Vista	35,800	2,551	33,249	3,183	9.57%
19 Axis Steel Centre	75,000	9,118	65,882	7,056	10.71%
20 Bukit Raja D. Centre	84,300	11,664	72,636	5,977	8.23%
21 SP Logistic Warehouse1	18,990	1,295	17,695	1,450	8.19%
22 SP Logistic Warehouse2	7,490	509	6,981	573	8.21%
23 Tesco Bukit Indah	86,000	9,250	76,750	6,166	8.03%
24 Axis PDI Centre	92,000	5,854	86,146	8,604	9.99%
25 Axis Technology Centre	52,000	2,287	49,713	4,781	9.62%
26 D8 Logistic warehouse	31,300	779	30,521	2,955	9.68%
27 Axis Eureka	53,200	953	52,247	6,005	11.49%
Total	1,276,180	203,887	1,072,293	116,596	10.87%

Borrowings

	2006	2007	2008	2009	2010	2011
Total Borrowings (RM'000)	88,089	209,816	230,456	308,932	416,609	311,338
Total Assets (RM'000)	411,781	581,857	726,371	907,745	1,208,897	1,298,431
Gearings	21.39%	36.06%	31.73%	34.03%	34.46%	23.98%
Effective Interest Rate	4.38%	4.39%	4.28%	4.11%	4.48%	4.66%
Percentage of short term borrowings- floating rates	100%	100%	100%	47%	48%	52%
Percentage of medium term borrowings (more than 1 years and less than 5 years) – fixed rates	-	-	-	53%	52%	48%

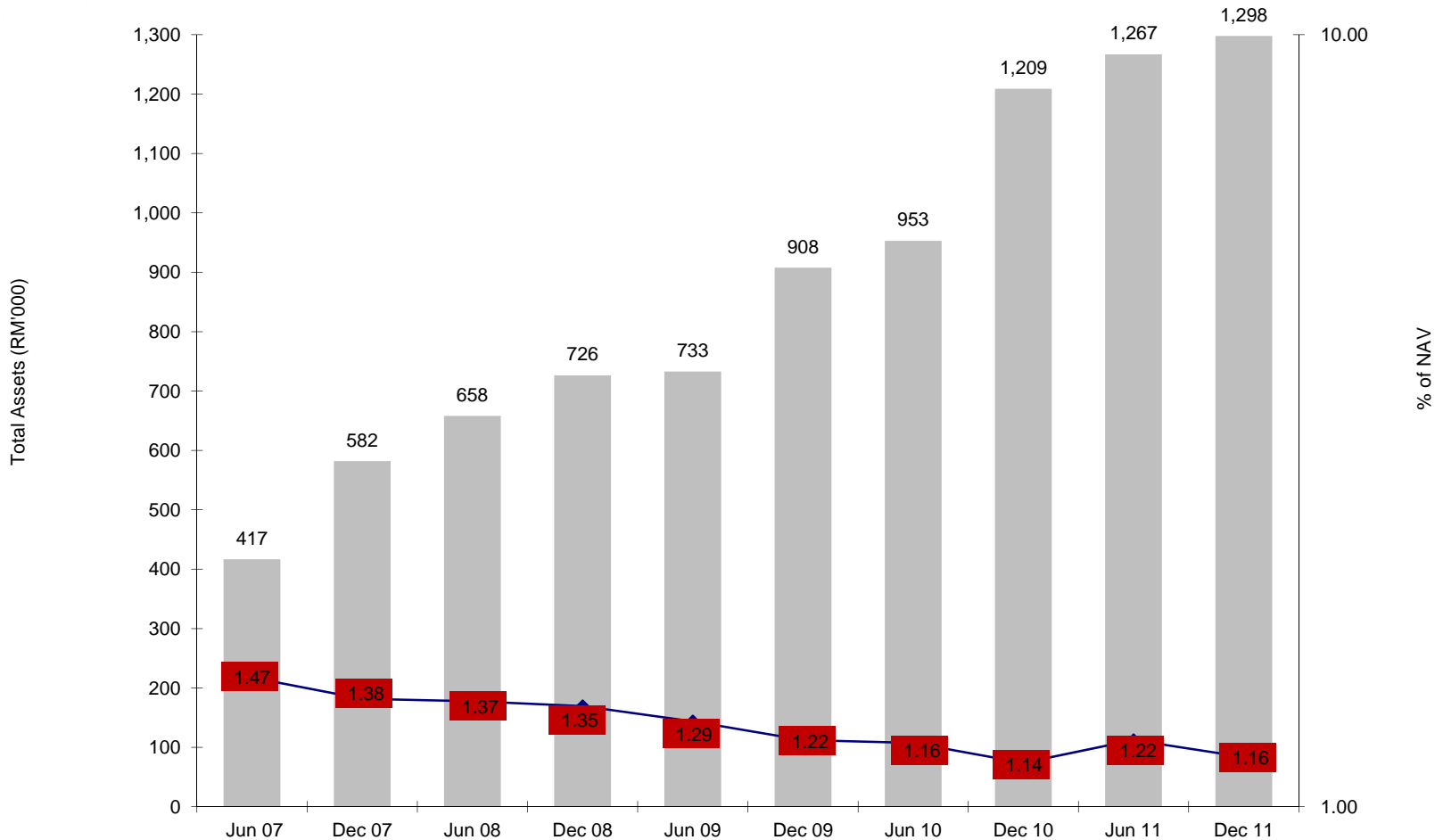
Gearing Levels

Placements Undertaken

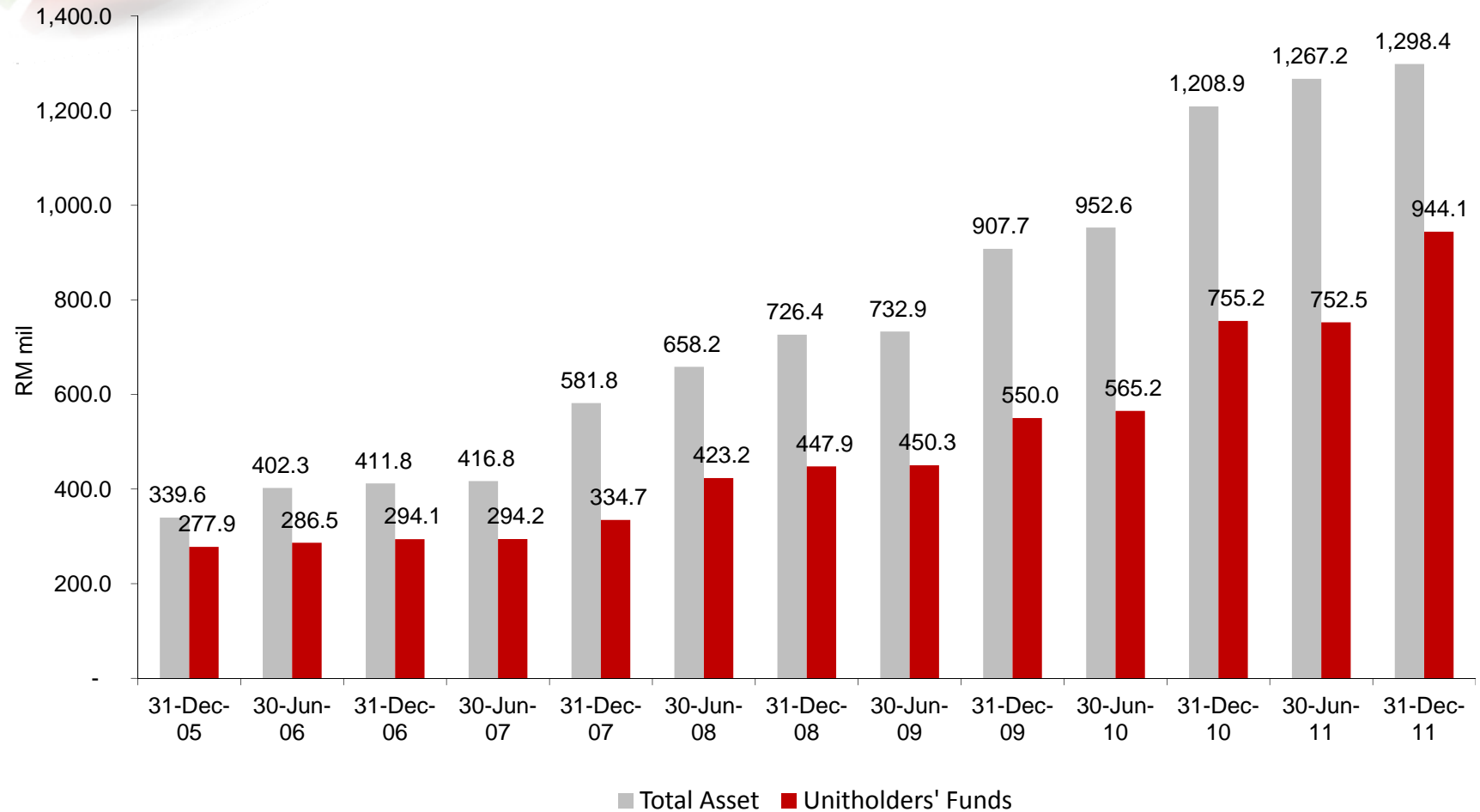


Management Expense Ratio ("MER")

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

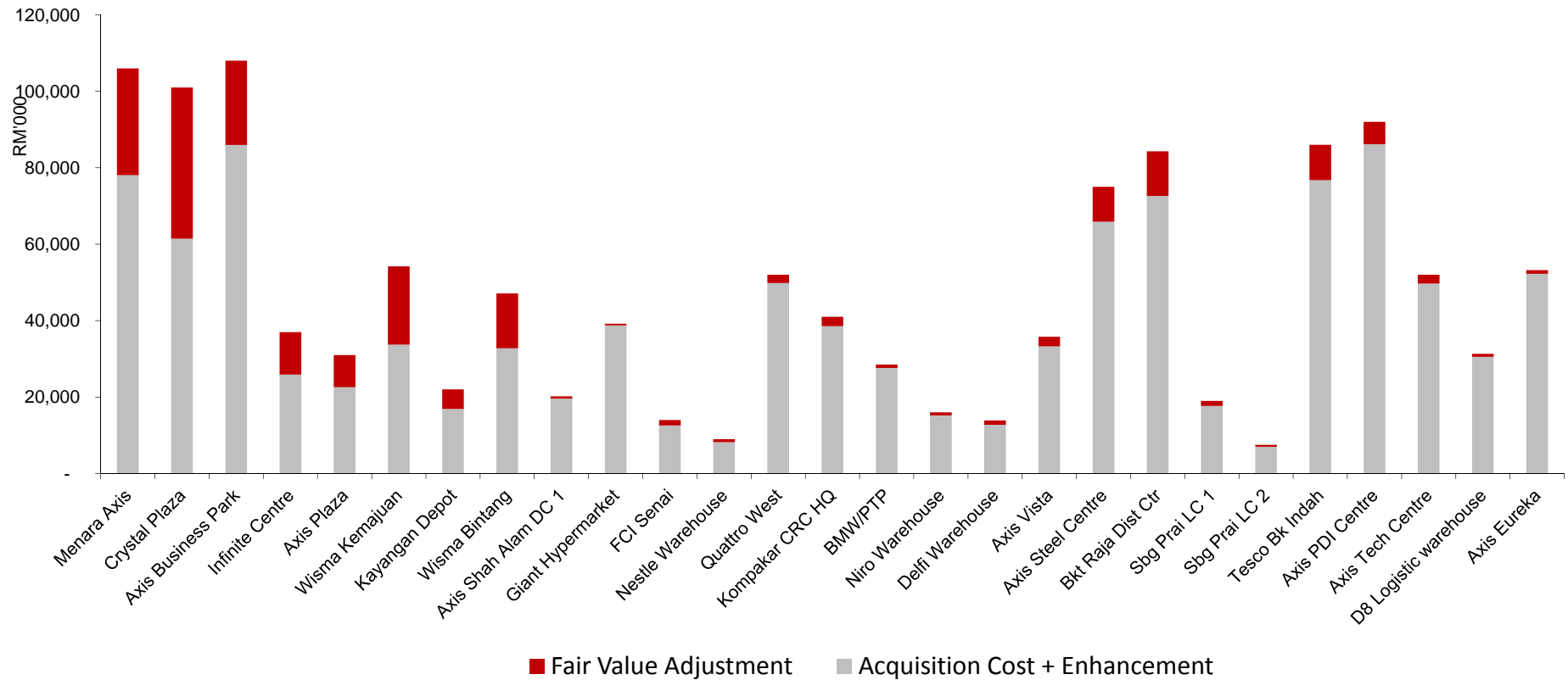


Total Assets and Unitholders' Funds



Asset Enhancement & Appreciation of Values

- As at 31 December 2011, asset values have appreciated by approximately 18% for the entire portfolio through enhancement efforts
- The Portfolio has recorded a favorable gain in fair value of RM203.9 million; with RM16.0 million recognised in 2011.





Strategy Capital Management

- ❖ Keep our gearing down to an average 35%
- ❖ To continue to move more short term borrowings into medium – long term fixed rate loans
- ❖ Add Sukuk as part of our debt funding model
- ❖ To achieve an average cost of funds at 4.5% for 2012
- ❖ Model of raising equity to pare down debt and leverage up for future acquisitions will continue
- ❖ To examine other more efficient capital management platforms for the future
- ❖ Stress test the cash flow in an environment of rising interest rates
- ❖ Monitor the capital markets – stay close to our investors and financiers

Investor Relations



> 1 Million Unitholders – Key Points

Top 10 Unitholders

1	EMPLOYEES PROVIDENT FUND BOARD
2	KUMPULAN WANG PERSARAAN (DIPERBADANKAN)
3	TEW PENG HWEE @ TEOH PENG HWEE
4	AMANAH RAYA TRUSTEES BERHAD SKIM AMANAH SAHAM BUMIPUTERA
5	ALEX LEE LAO
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



> 1 Million Unitholders – Key Points

Notable mentions of changes in shareholdings

1. EPF Board has added 14.17 million units retaining its top spot
2. Kumpulan Wang Persaraan has added 9.96 million units to move up from 6th to 2nd place
3. Skim Amanah Saham Bumiputera has added 6.71 million units to move up from 5th to 4th place
4. Great Eastern has added 2.57 million units to move up from 13th to 8th place
5. Malaysian Assurance Alliance Berhad has reduced 1.35 million units to move down from 25th to 36th place

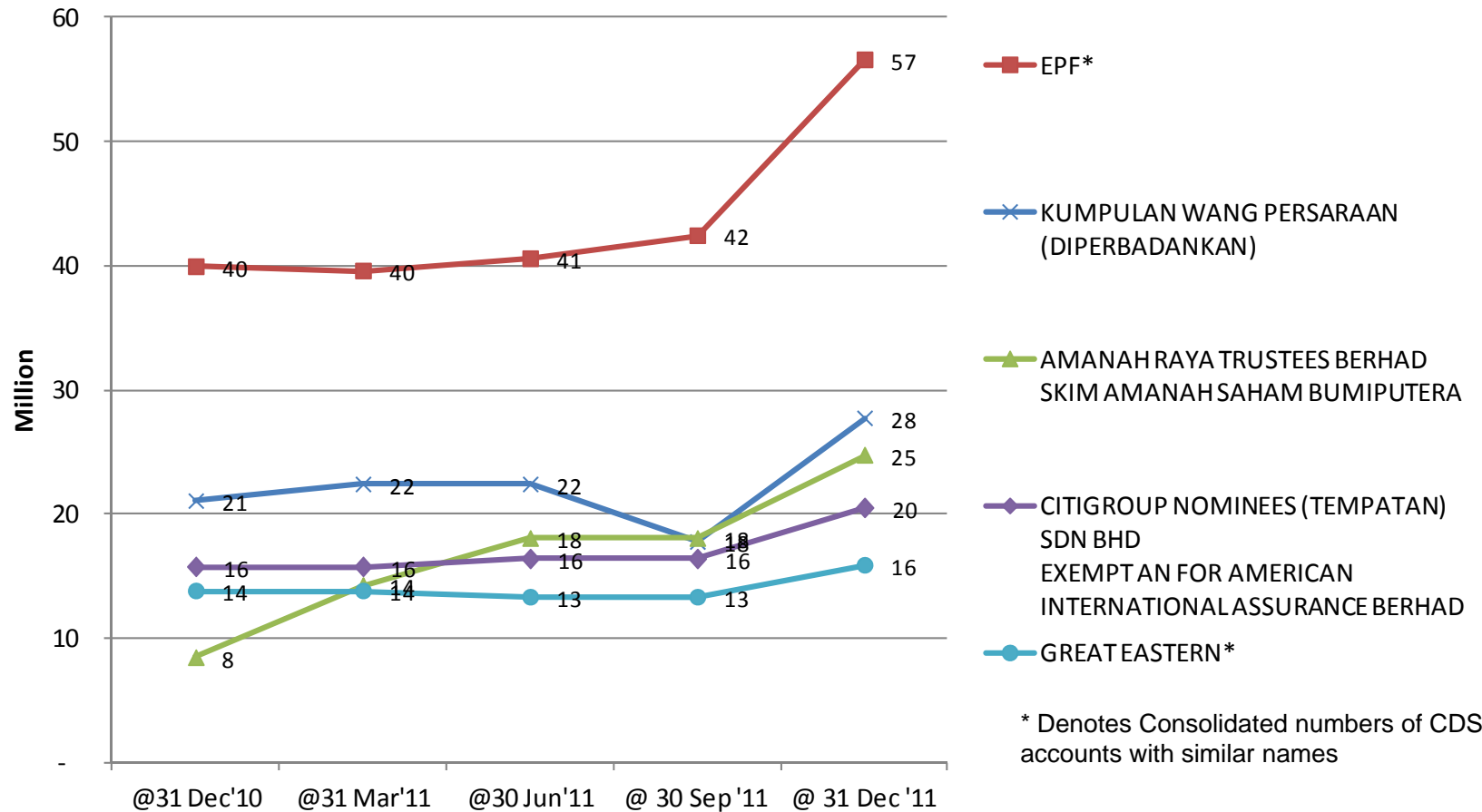
Top unitholders' percentage holdings

1. Top 5 CDS accounts hold 35% of total units
2. Top 10 unit holders hold 55% of total units
3. 1 million unit holders total shareholding = 84%

Number of unit holders

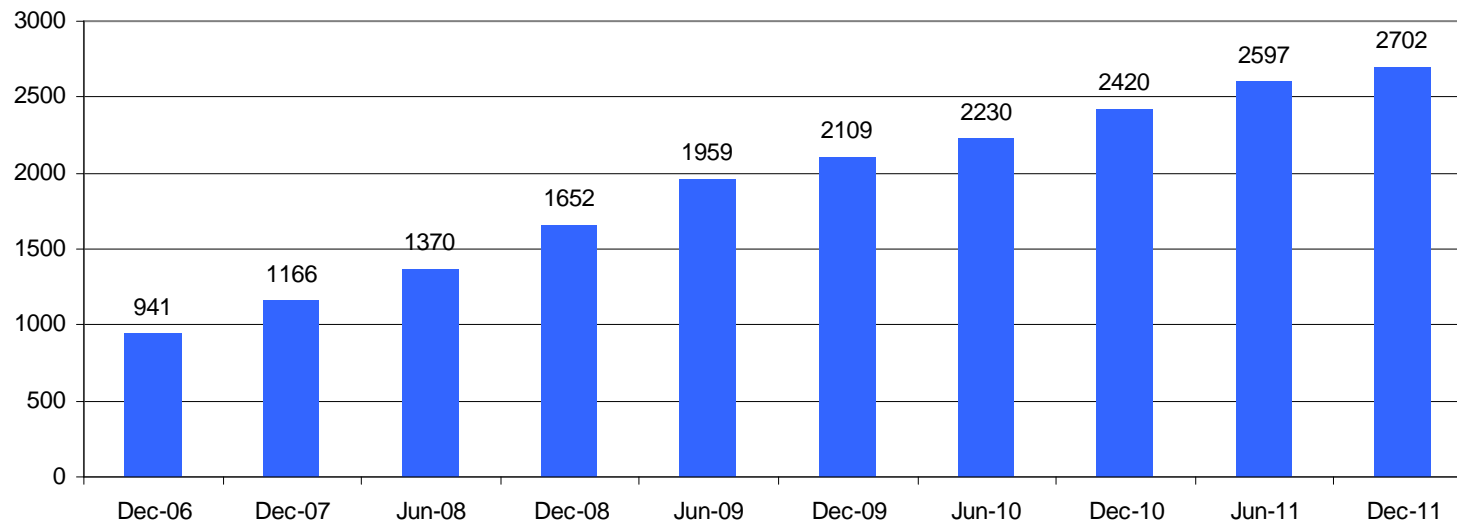
1. Total number of unit holders increased by 113 to 2,702

> 1 Million Unitholders – Key Points



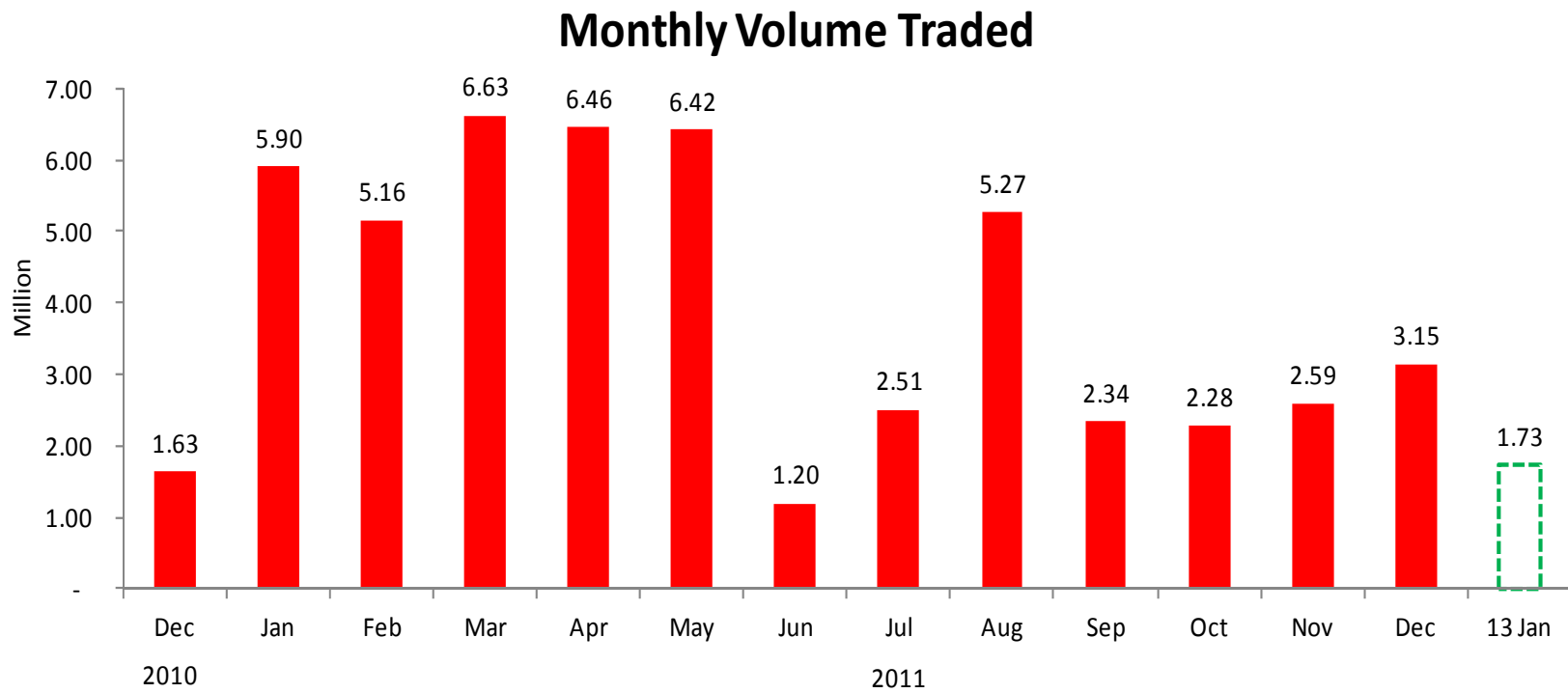
Improving Investor Visibility and Liquidity

No. of Unitholders



- ❖ Liquidity of the stock remains at June 2011 levels
- ❖ **4Q2011 – 8.02 million units transacted; compared to 4Q2010 – 6.22 million units transacted**
- ❖ Total foreign holdings stand at 12.37%. Related party 9.03% ; non-related party 3.34%.

Volume Performance




Bursa Market Chat



- ✓ Bursa Market Chat was held in a number of venues at different dates in 2011, e.g. on the 17th of December 2011 in Segamat, Johor, whereby approximately 47 attendees were present.

Axis REIT is supportive of the 'Market Chat' roadshows held by Bursa Malaysia throughout 2011. Axis REIT and other invited speakers gave a series of educational talks targeted to retail investors.



Interviews at BFM 89.9 – the Business Station



Our CEO, Mr. Stewart LaBrooy has been interviewed on BFM on the following two shows:

- The “Ringgit & Sense” show on Oct 20th, 2011 (Thurs).
The topic discussed was “What is a REIT”
- “The Property Show” on Jan 6th, 2012 (Fri).
Topics discussed was “REIT Fees and Cash Calls.”

Business Development

Logistics Warehouse at Bayan Lepas, Penang

Unconditional



Land Area	: 7.61 acres (331,709 sq ft)
Gross Built Up	: 205,150 sq ft
Land Tenure	: Leasehold
Occupancy	: 100%
Tenancy/lease period	: 5+5 years
Tenants	: MNC
Purchase Price	: RM48.5 million
Valuation	: RM 48.5 million
Projected Net Yield	: 8.0%

Logistics Warehouse Bukit Tengah, Seberang Prai

SPA Signed



Land Area	: 13.7 acres (596,800 sq ft)
Gross Built Up	: 380,000 sq ft
Land Tenure	: Leasehold
Occupancy	: 100%
Tenancy/lease period	: 3+2 years
Tenants	: DB Schenker
Purchase Price	: RM59.0 million
Valuation	: RM 62 million
Projected Net Yield :	10.2%



Total Size of Pipeline for 2012

- 1 Logistics DC in Bayan Lepas (Value RM48,500,000)
- 1 Logistics DC in Prai (Value, RM59,000,000)
- 1 Retail hypermarkets in the Klang Valley Value (Value RM 57,800,000)
- An Industrial Facility in Nilai (Value RM 27,000,000)
- An Office/Industrial Facility in Petaling Jaya (Value RM 85,000,000)
- An Industrial Facility in Bangi (Value RM27,000,000)
- 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)
- A Warehouse in Shah Alam (Value RM130,000,000)
- A Warehouse in Shah Alam (Value RM35,000,000)

Total Pipeline Size
RM 545,300,000

Property Report

Income Growth – Rental Reversions in Q4 2011

Properties	Space Renegotiated (sq. ft.)	% Movement
Menara Axis	29,313	+1.32%
Crystal Plaza	9,262	+10.0%
Axis Business Park	256,785	-2.99%
Infinite Centre	38,933	+4.83%
Wisma Kemajuan	28,055	+4.66%
Kayangan Depot	19,465	No Change
Axis Plaza	57,439	No Change
Axis Vista	60,400	+8.0%
Axis Eureka	575	+2.64%
Axis Technology Center	40,052	+1.09%

❖ The Manager has successfully renegotiated 540,279 sq ft of space in 2011 accounting for 12.14% of total NLA of the portfolio.



Income Growth- Increasing Occupancy Rates for 2011

As at 31st Dec, 2010 **95.73%**

As at 31st Dec 2011 **97.22%**

A Comparison to the Market

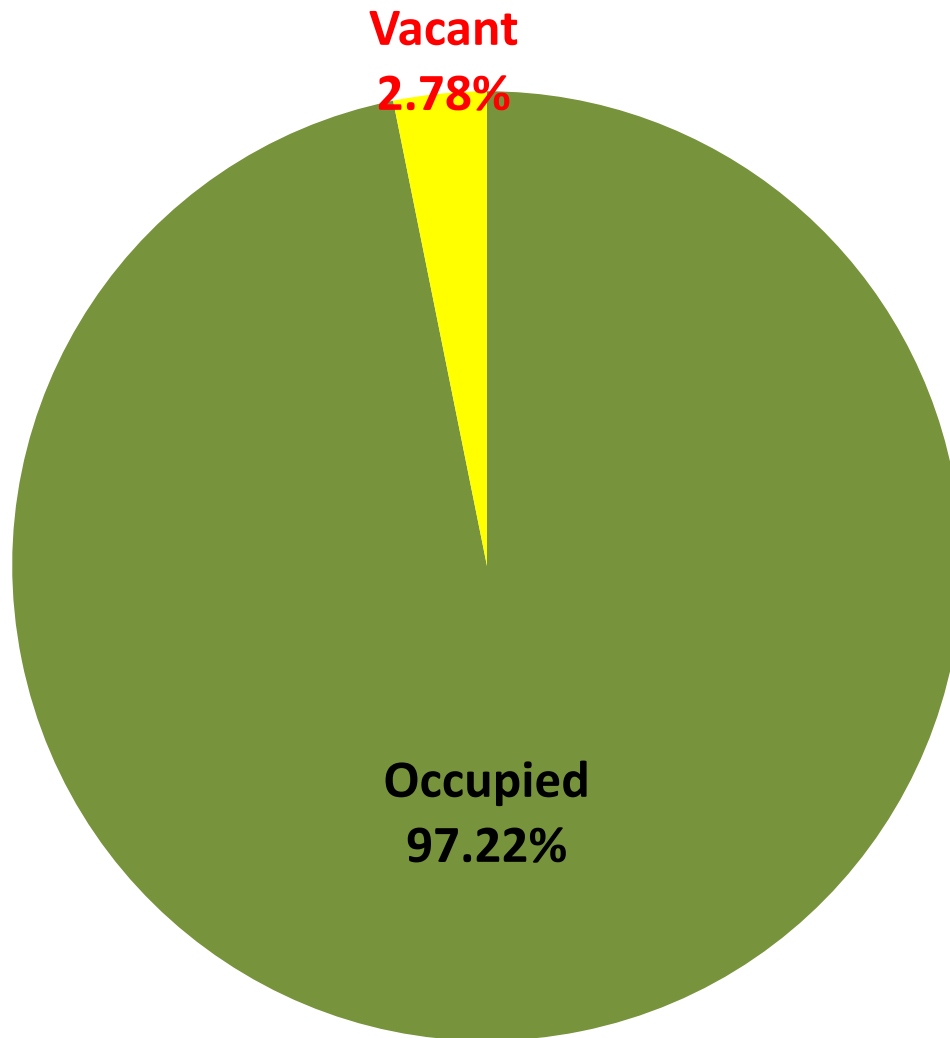
Selangor Office Occupancy Rates Q2. 2011 **76.00%**

Axis Multi-tenanted Buildings Q2. 2011 **95.98%**

Occupancy Rates – 31st Oct 2011

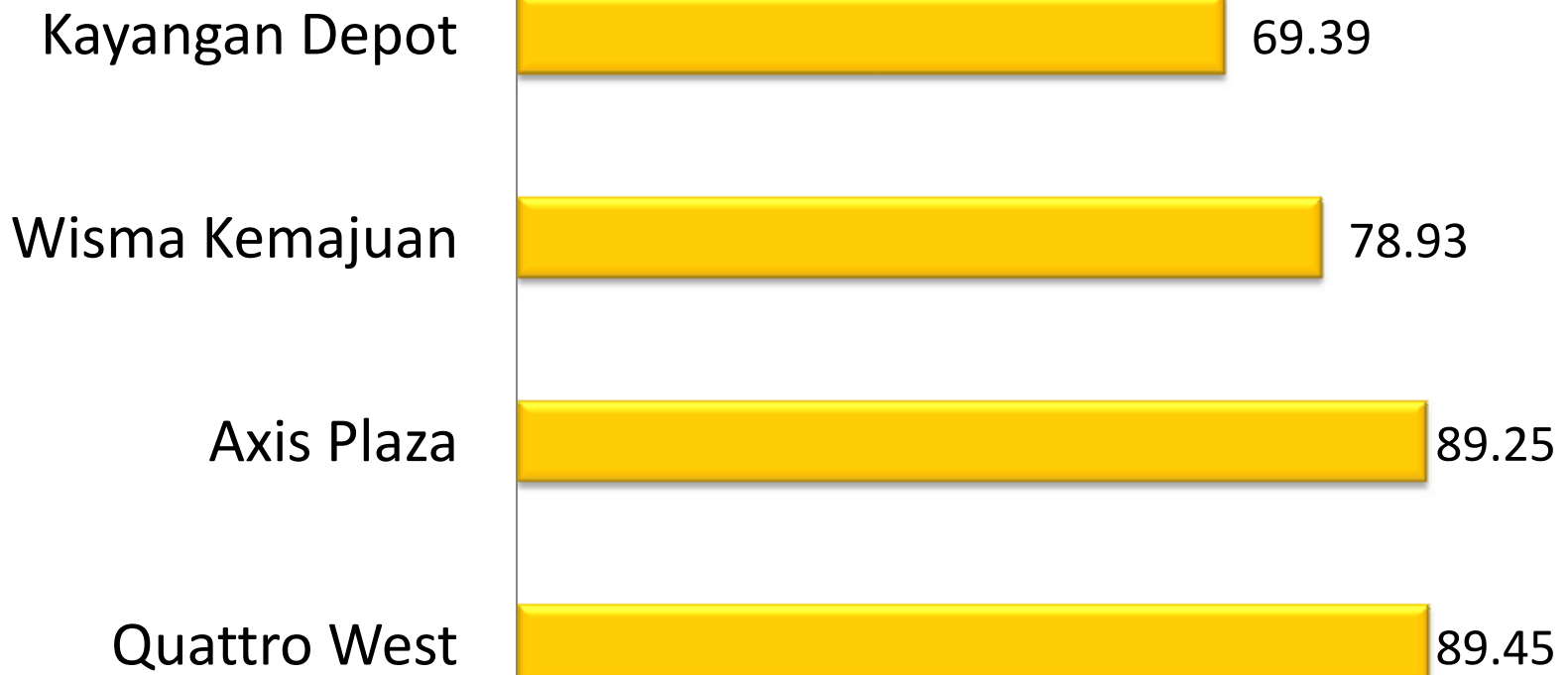
As at 31st Dec 2011
we have only 4 of
our 27 buildings
that carry vacancy
below 90%.

This is only **2.78%**
of NLA



Occupancy Rates

Occupancy rates (as of 31st December 2011)



Occupancy %



Weighted Average Lease Expiry (“WALE”)

The Weighted Average Lease Expiry
For the Portfolio is:

By Net lettable Area = 5.64 years

By Rental = 5.19 years

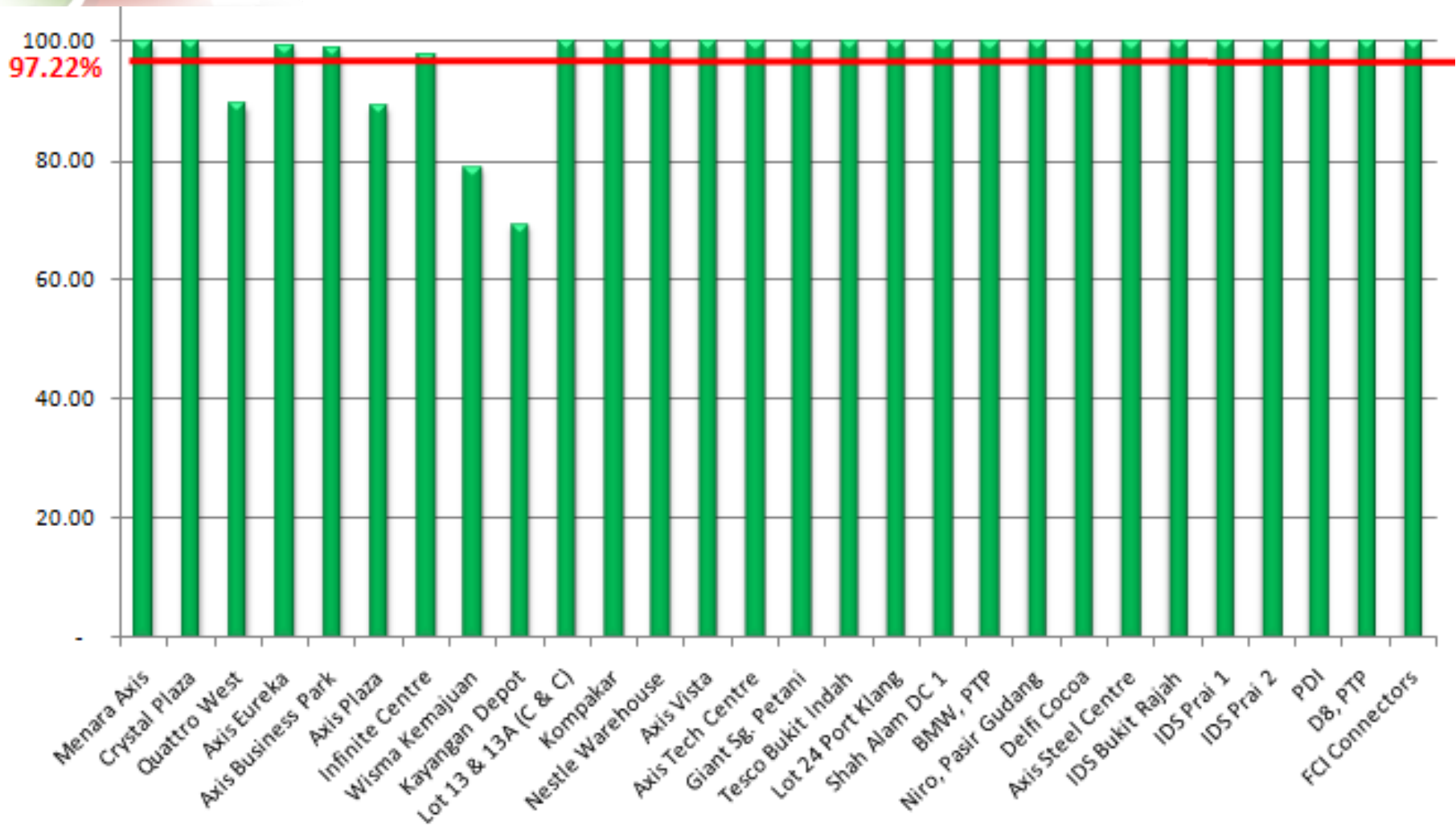


Risk management -Top Ten Tenants -Strong Rental Covenants

1. Konsortium Logistik Bhd
2. IDS Logistics Services (M) Sdn Bhd
3. Tesco Stores (M) Sdn Bhd
4. Fuji Xerox Asia Pacific Pte Ltd
5. Tenaga Nasional Bhd
6. Strateq Data Center Sdn Bhd (formerly Kompakar CRC Sdn Bhd)
7. BMW Asia Technology Centre Sdn Bhd
8. Scope International (M) Sdn Bhd
9. GCH Retail (M) Sdn Bhd
10. Cycle & Carriage Bintang Berhad

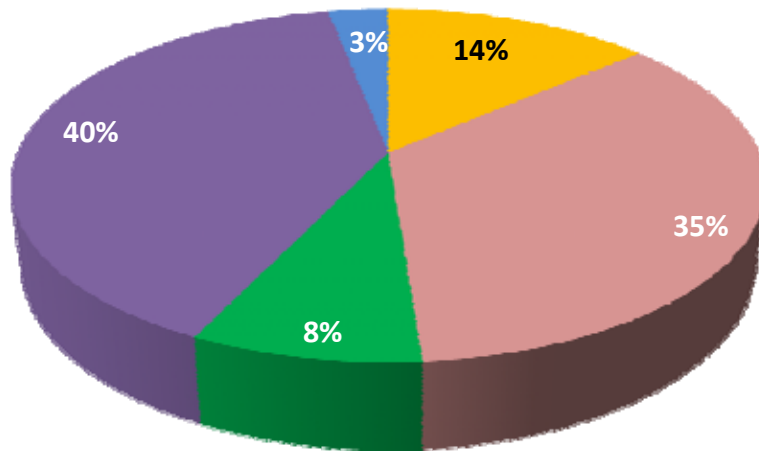
The Top Ten tenants account for 51.83% of the total revenue of the Trust in 2011.

Risk Management- Keeping Occupancy Levels High

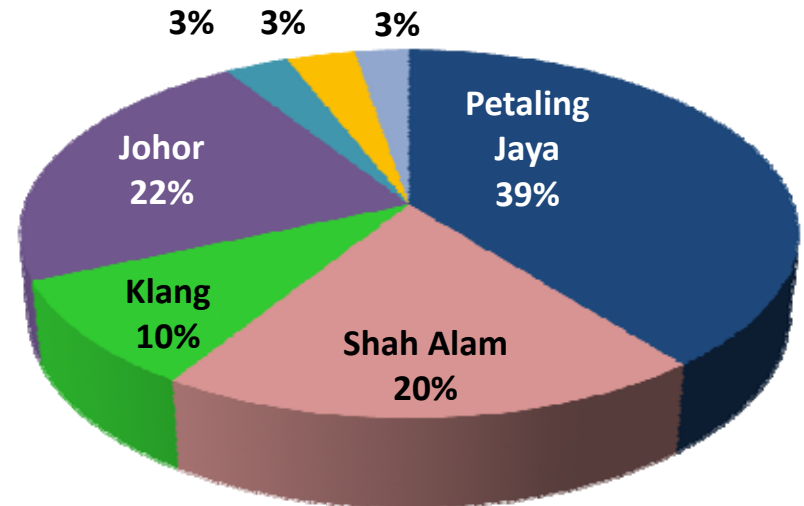


Risk Management- Keeping a Diverse Portfolio

Portfolio Diversification by Type and NLA

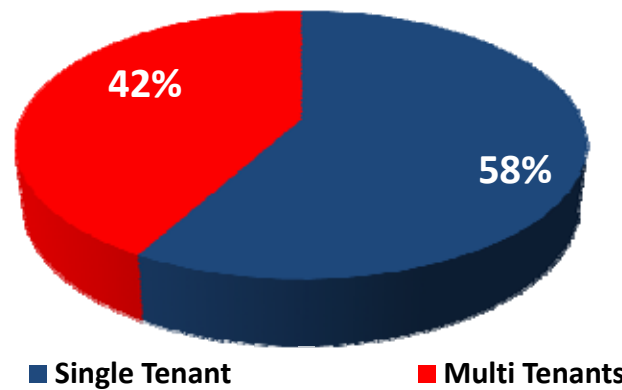


Portfolio Diversification by Geographical and NLA
Kedah Prai Cyberjaya



- Office
- Warehouse Logistic
- Office/Industrial
- Light Industrial
- Warehouse Retail

Single Tenant Vs Multi-Tenants



- Single Tenant
- Multi Tenants

Risk Profile – Manageable Lease Expiry Profiles

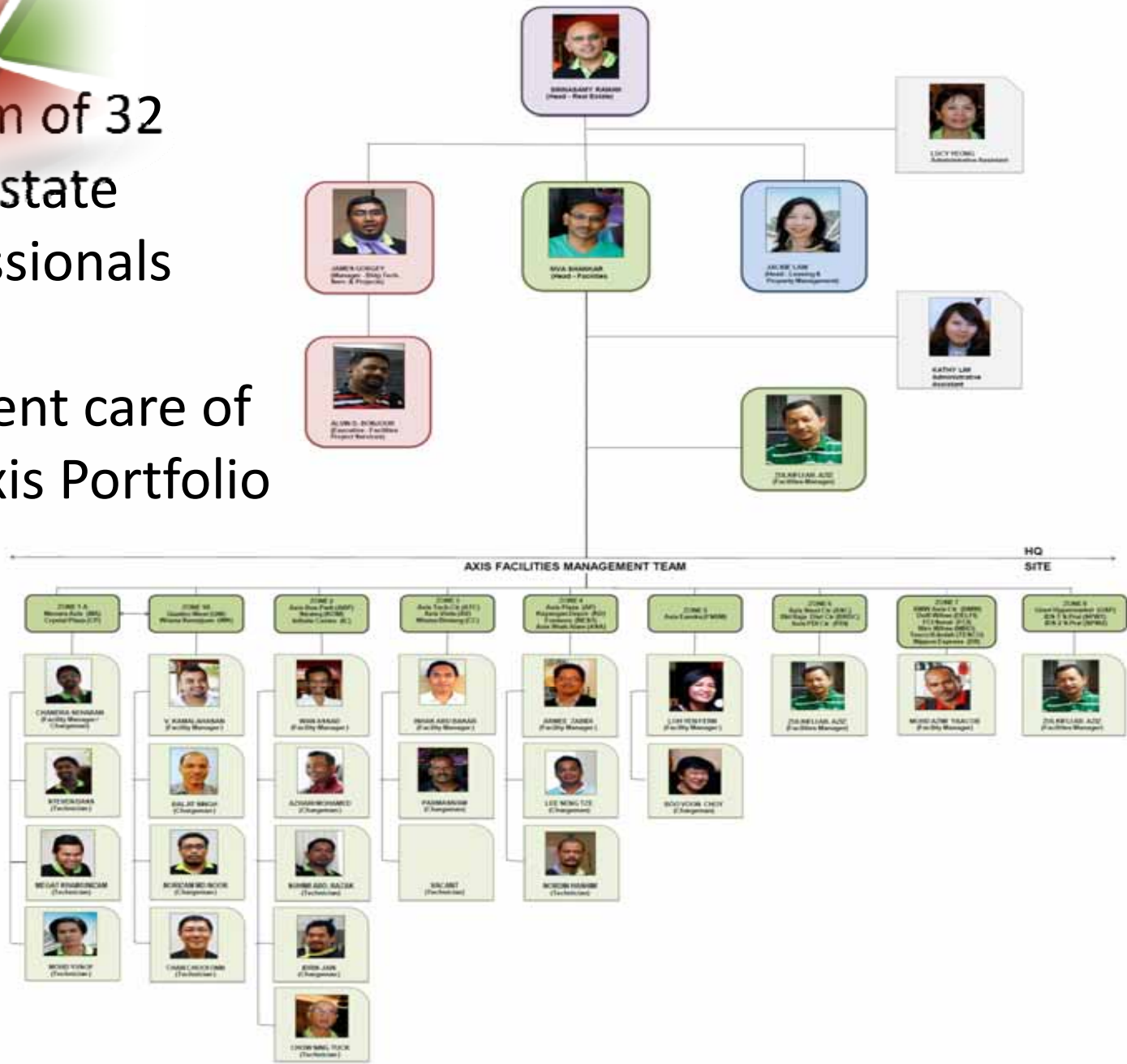
Property	Year	% of	% of Rental	Year	% of	% of Rental	Year	% of	% of Rental
	2012	Total NLA	Income/m onth	2013	Total NLA	Income/m onth	2014	Total NLA	Income/m onth
Menara Axis	-	-	0.04	72,739	1.63	2.98	46,548	1.05	2.03
Crystal Plaza	12,433	0.28	0.51	181,517	4.08	6.88	11,153	0.25	0.47
Axis Business Park	28,996	0.65	0.65	76,857	1.73	2.05	225,196	5.06	6.07
Infinite Centre	36,231	0.81	0.70	67,055	1.51	1.53	33,447	0.75	0.74
Axis Plaza	50,192	1.13	1.07	47,663	1.07	1.20	6,782	0.15	0.10
Wisma Kemajuan	23,676	0.53	0.65	111,298	2.50	2.70	20,154	0.45	0.57
Kayangan Depot	8,889	0.20	0.13	69,961	1.57	0.92	7,768	0.17	0.12
Wisma Bintang	172,967	3.89	2.42						
Axis Vista				57,617	1.29	1.57	60,400	1.36	1.04
FCI Senai	136,619	3.07	1.11						
Quattro West	16,489	0.37	0.67	59,294	1.33	2.46	17,422	0.39	0.73
Nestle Office/Warehouse	27,554	0.62	0.58						
Delfi Warehouse	130,743	2.94	1.10						
Axis Technology Centre	78,366	1.76	1.74	92,364	2.08	1.77			
Axis Eureka (FSBM)	32,283	0.73	1.45	14,820	0.33	0.64	34,444	0.77	1.33
Axis Steel Centre							366,839	8.24	5.96
Niro Warehouse							167,193	3.76	1.42
TOTAL	755,438	16.98	12.83	851,185	19.13	24.71	997,346	22.41	20.57



Own +Maintain+ Manage + Enhance
Axis Facilities Management Sdn Bhd
-Creating a world class asset
management team

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

The Real Estate Team





Asset Enhancements Creating Value

Asset Enhancements- Crystal Plaza Upgrade



Crystal Plaza Enhancement



New Drop off and Canopy

Crystal Plaza Enhancement



New Lobby 2 with Directory



New Dining Area



Guard House with smoking area



Basement Lift Lobby 2



DHL New Glass Door Lobby 1

Subang Hi-Tech – Existing Site



Subang Hi-Tech – Built to Suit for Fonterra



The concept follows Fonterra requirement to have a new headquarters built to suit their expansion. The additional investment of RM 2.6 million will enhance yields to 11% p.a. Fonterra will be signed 10 year lease with 3 year step ups in rent

Subang Hi-Tech – Work in Progress



Main Lobby Construction



External Window Element



External View – Facing Car Park



New Car Park – crusher run completed

Axis Business Park – Block B Toilets and Lift Lobbies Refurbishment



Basement 1 – New lift Lobby



Basement 2 – New Lift Lobby



New Male Toilet



New Female Toilet



New Ground Floor Lobby

Infinite Centre – existing site



Infinite Centre – New Proposed Enhancement

Perspective View:



Infinite Centre – New Proposed Enhancement

Perspective View:



Wisma Bintang – Existing Site



Current Building Complex

Wisma Bintang Proposed Enhancement

Scope of Work:

Construction of 4-Storey Office

- New 4-storey structure with piling and steel structure
- New cladding
- New glazing works
- New painting for façade
- New louvers
- New ceilings
- New roof (clip lock type – similar to Axis Vista)
- New drop off with canopy
- New 2 units passenger lifts (functional as goods as well)



Existing



New

Wisma Bintang Proposed Enhancement

Scope of Work:

Construction of 4-Storey Office

- New 4-storey structure with piling and steel structure
- New cladding
- New glazing works
- New painting for façade
- New louvers
- New ceilings
- New roof (clip lock type – similar to Axis Vista)
- New drop off with canopy
- New 2 units passenger lifts (functional as goods as well)



Existing



New

Wisma Bintang Proposed Enhancement

Scope of Work:

Refurbishment on façade for Lot 13A – TNB building

- New cladding
- New glazing works
- New painting for façade
- New louvers
- New toilet (concealed type - similar to Crystal)
- New drop off with canopy
- New lift lobbies
- New 2 units passenger lifts



Existing



New

Wisma Bintang Proposed Enhancement

Scope of Work:

Refurbishment on façade for Lot 13B – C&C and Cherry Alado

- New cladding
- New glazing works
- New painting for façade
- New louvers
- New 1 unit goods lift at the back of building
- New 2 passenger lifts
- Covered roof
- New drop off with canopy
- New office condition readiness of 2x4 ceilings



Existing



New

Wisma Bintang Proposed Enhancement



New Building Complex

Wisma Bintang Proposed Enhancement

Perspective View:



Wisma Bintang Proposed Enhancement

Layout View – Overall site plan:



Asset Enhancement - NIRO Warehouse Upgrade



Before



Repainting completed

Asset Enhancement - NIRO Warehouse Upgrade



New resurfaced driveway.



New protective mild steel plate installed for the Loading Bay

Asset Enhancements- Axis Eureka Proposal



Present Building Complex

Asset Enhancements- Axis Eureka Proposal



New Building Proposal

Asset Enhancements- Axis Eureka Proposal



New Building Proposal – top view

Asset Enhancements- Axis Eureka Proposal



Interior Architecture (Main Lobby)

New Main Lobby

Asset Enhancements- Axis Eureka Proposal



Top floor office concept

Asset Enhancements- Axis Eureka Proposal



New F&B layout



Thank You