

**AXIS REAL ESTATE INVESTMENT TRUST**

**CONDENSED STATEMENT OF FINANCIAL POSITION**

	(UNAUDITED) AS AT END OF CURRENT QUARTER 31.3.2025 RM'000	(AUDITED) AS AT PRECEDING FINANCIAL YEAR ENDED 31.12.2024 RM'000
<b>ASSETS</b>		
<b>Non-Current Assets</b>		
Investment properties	5,095,209	5,090,820
Equipment	1,158	1,112
<b>Total Non-Current Assets</b>	<b>5,096,367</b>	<b>5,091,932</b>
<b>Current Assets</b>		
Receivables, deposits and prepayments	40,083	22,937
Islamic deposits placed with licensed banks (pledged)	19,484	19,484
Cash and cash equivalents	29,674	101,205
	89,241	143,626
Asset classified as held for sale	23,124	23,000
<b>Total Current Assets</b>	<b>112,365</b>	<b>166,626</b>
<b>TOTAL ASSETS</b>	<b>5,208,732</b>	<b>5,258,558</b>
<b>LIABILITIES</b>		
<b>Non-Current Liabilities</b>		
Tenants' deposits	74,844	71,870
Deferred tax liability	20,283	20,283
Financing	635,965	934,944
<b>Total Non-Current Liabilities</b>	<b>731,092</b>	<b>1,027,097</b>
<b>Current Liabilities</b>		
Payables and accruals	67,095	116,865
Financing	1,070,598	815,500
<b>Total Current Liabilities</b>	<b>1,137,693</b>	<b>932,365</b>
<b>TOTAL LIABILITIES</b>	<b>1,868,785</b>	<b>1,959,462</b>
<b><u>FINANCED BY:</u></b>		
<b><u>UNITHOLDERS' FUNDS</u></b>		
Unitholders' capital	2,591,420	2,574,166
Distributable income	38,929	14,269
Non-distributable reserves	709,598	710,661
	<b>3,339,947</b>	<b>3,299,096</b>
<b>TOTAL UNITHOLDERS' FUNDS AND LIABILITIES</b>	<b>5,208,732</b>	<b>5,258,558</b>
<b>NET ASSET VALUE</b>	<b>3,339,947</b>	<b>3,299,096</b>
<b>NUMBER OF UNITS IN CIRCULATION</b>	<b>2,020,774,182</b>	<b>2,010,492,159</b>
<b>NET ASSET VALUE PER UNIT (RM)</b>		
- Before income distribution	<b>1.6528</b>	<b>1.6409</b>
- After income distribution	<b>1.6278</b> (Note 1)	<b>1.6282</b>

(The Condensed Statement of Financial Position should be read in conjunction with the Audited Financial Statements for the financial year ended 31 December 2024 and the accompanying explanatory notes attached to the financial statements.)

Note 1 – Being Net Asset Value Per Unit after reflecting the realised income to be distributed as 2025 first interim income distribution of 2.50 sen per unit payable on 30 May 2025.

**AXIS REAL ESTATE INVESTMENT TRUST**

**CONDENSED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME**  
**(UNAUDITED)**

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Current Year Quarter 31.3.2025 RM'000	Preceding Year Corresponding Quarter 31.3.2024 RM'000	Current Year To date 31.3.2025 RM'000	Preceding Year To date 31.3.2024 RM'000
<b>TOTAL TRUST INCOME *</b>	89,870	75,540	89,870	75,540
Property income	89,545	75,178	89,545	75,178
Lease incentive adjustment (non-distributable) **	(64)	99	(64)	99
Unbilled lease income receivable ***	850	779	850	779
Less : Assessment	90,331	76,056	90,331	76,056
Quit rent	(2,118)	(1,856)	(2,118)	(1,856)
Other property operating expenditure	(486)	(477)	(486)	(477)
	(9,486)	(8,757)	(9,486)	(8,757)
Net property income	78,241	64,966	78,241	64,966
Profit income	389	263	389	263
Unbilled lease income ***	(850)	(779)	(850)	(779)
Fair value change on derivatives	(1,425)	1,333	(1,425)	1,333
Net gain on financial liabilities measured at amortised cost	362	940	362	940
<b>NET PROPERTY AND INVESTMENT INCOME</b>	<b>76,717</b>	<b>66,723</b>	<b>76,717</b>	<b>66,723</b>
Manager's fees	8,317	7,050	8,317	7,050
Trustee's fees	264	227	264	227
Depreciation	81	95	81	95
Auditors' fees	40	40	40	40
Tax agent's fee	4	4	4	4
(Reversal of) / provision for doubtful debts	(7)	79	(7)	79
Administrative expenses	1,133	991	1,133	991
Islamic financing cost #	17,754	15,969	17,754	15,969
<b>NON-PROPERTY EXPENSES</b>	<b>27,586</b>	<b>24,455</b>	<b>27,586</b>	<b>24,455</b>
<b>NET TRUST INCOME</b>	<b>49,131</b>	<b>42,268</b>	<b>49,131</b>	<b>42,268</b>
<b>NET INCOME FOR THE QUARTER /PERIOD</b>	<b>49,131</b>	<b>42,268</b>	<b>49,131</b>	<b>42,268</b>

**AXIS REAL ESTATE INVESTMENT TRUST**

**CONDENSED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME**  
**(UNAUDITED) CONT'D**

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Current Year Quarter 31.3.2025 RM'000	Preceding Year Corresponding Quarter 31.3.2024 RM'000	Current Year To date 31.3.2025 RM'000	Preceding Year To date 31.3.2024 RM'000
<b>TOTAL COMPREHENSIVE INCOME FOR THE QUARTER/PERIOD</b>	<b>49,131</b>	<b>42,268</b>	<b>49,131</b>	<b>42,268</b>
EARNINGS PER UNIT (EPU) (sen) ##	2.44	2.42	2.44	2.42
<b>NET INCOME FOR THE QUARTER /PERIOD IS MADE UP AS FOLLOWS:</b>				
Realised				
- property income	50,258	39,896	50,258	39,896
- lease incentive adjustment (non-distributable) **	(64)	99	(64)	99
Unrealised - Net gain on financial liabilities measured at amortised cost	362	940	362	940
Unrealised - Fair value change on derivatives	(1,425)	1,333	(1,425)	1,333
	49,131	42,268	49,131	42,268

(The Condensed Statement of Profit or Loss and Other Comprehensive Income should be read in conjunction with the Audited Financial Statements for the financial year ended 31 December 2024 and the accompanying explanatory notes attached to the financial statements)

\* The total trust income is for performance review purposes, it comprises property income (including lease incentive adjustment) and profit income. The unbilled lease income receivable is not included in this line as it is not distributable.

\*\* Lease incentive adjustment which is non-distributable, had been recognised pursuant to the requirements of MFRS 16 where revenue is recognised on a straight-line basis and subsequently amortised to P&L throughout the tenancy period.

\*\*\* Recognition of unbilled lease income receivable pursuant to requirements of MFRS 16, to recognise income from operating lease on a straight-line basis, including contractual increase in rental rates over the fixed tenure of the lease.

# Islamic financing cost is the profit charged by the financier on the Islamic financing facilities taken by Axis-REIT.

## EPU for the current quarter/period is computed based on net income for the quarter/period divided by weighted average number of units of 2,011,177,627 units. EPU for preceding year corresponding quarter/period is based on units in issue of 1,747,492,159 units.

**AXIS REAL ESTATE INVESTMENT TRUST**

**CONDENSED STATEMENT OF CHANGES IN NET ASSET VALUE**

FROM 1 JANUARY 2024 TO 31 MARCH 2024 (UNAUDITED)

		<i>Distributable</i>	<i>Non-Distributable</i>	
	<b>Total Unitholders' Capital RM'000</b>	<b>Realised Income RM'000</b>	<b>Unrealised Income RM'000</b>	<b>Total Unitholders' Funds RM'000</b>
<b>At 1 January 2024</b>	2,129,340	31,290	665,372	2,826,002
Net Income for the period	-	39,995	2,273	42,268
<i>Total comprehensive income for the period</i>	-	39,995	2,273	42,268
<b>Contributions by and distributions to unitholders</b>				
Distribution to unitholders	-	(41,939)	-	(41,939)
<i>Total transactions with unitholders</i>	-	(41,939)	-	(41,939)
<b>At 31 March 2024</b>	<b>2,129,340</b>	<b>29,346</b>	<b>667,645</b>	<b>2,826,331</b>

**AXIS REAL ESTATE INVESTMENT TRUST**

**CONDENSED STATEMENT OF CHANGES IN NET ASSET VALUE (CONT'D)**

FROM 1 JANUARY 2025 TO 31 MARCH 2025 (UNAUDITED)

		<i>Distributable</i>	<i>Non-Distributable</i>	
	<b>Total Unitholders' Capital RM'000</b>	<b>Realised Income RM'000</b>	<b>Unrealised Income RM'000</b>	<b>Total Unitholders' Funds RM'000</b>
<b>At 1 January 2025</b>	2,574,166	14,269	710,661	3,299,096
Net Income for the period	-	50,194	(1,063)	49,131
<i>Total comprehensive income for the period</i>	-	50,194	(1,063)	49,131
<b>Contributions by and distributions to unitholders</b>				
Issuance and placement of units	17,479	-	-	17,479
Issuing expenses	(225)	-	-	(225)
Distribution to unitholders #	-	(25,534)	-	(25,534)
<i>Total transactions with unitholders</i>	17,254	(25,534)	-	(8,280)
<b>At 31 March 2025</b>	<b>2,591,420</b>	<b>38,929</b>	<b>709,598</b>	<b>3,339,947</b>

(The Condensed Statement of Changes in Net Asset Value should be read in conjunction with the Audited Financial Statements for the financial year ended 31 December 2024 and the accompanying explanatory notes attached to the financial statements.)

# Includes the payment of final income distribution amounting to 1.27 sen per unit for the financial year 2024 which were paid on 25 March 2025.

**AXIS REAL ESTATE INVESTMENT TRUST**

**CONDENSED STATEMENT OF CASH FLOWS**  
**FOR THE PERIOD ENDED 31 MARCH 2025 (UNAUDITED)**

	<b>Current Year To Date 31.3.2025 RM'000</b>	<b>Preceding Year To Date 31.3.2024 RM'000</b>
<b>Cash flows from operating activities</b>		
Net income before taxation	49,131	42,268
Adjustments for :-		
Islamic financing cost	17,754	15,969
Profit income	(389)	(263)
Depreciation of equipment	81	95
Gain on financial liabilities measured at amortised cost	(362)	(940)
(Reversal) / impairment losses on trade receivables	(7)	79
Fair value change on Islamic derivatives	1,425	(1,333)
Operating income before changes in working capital	67,633	55,875
<b>Changes in working capital</b>		
Receivables, deposits and prepayments	(17,139)	(15,004)
Payables and accruals	(47,487)	12,427
Tenants' deposits	(372)	2,497
<b>Net cash from operating activities</b>	2,635	55,795
<b>Cash flows from investing activities</b>		
Profit income received	389	263
Enhancement of investment properties	(4,513)	(38,391)
Acquisition of investment property	-	(26,281)
Acquisition of equipment	(127)	-
<b>Net cash used in investing activities</b>	(4,251)	(64,409)
<b>Cash flows from financing activities</b>		
Islamic financing cost paid	(17,300)	(15,736)
(Repayment of) / proceeds from financing, net	(44,335)	54,894
Income distribution paid to unitholders	(25,534)	(41,939)
Proceeds from issuance of units	17,479	-
Issuing expenses	(225)	-
<b>Net cash used in financing activities</b>	(69,915)	(2,781)

**AXIS REAL ESTATE INVESTMENT TRUST**

**CONDENSED STATEMENT OF CASH FLOWS**  
**FOR THE PERIOD ENDED 31 MARCH 2025 (UNAUDITED) (CONT'D)**

	<b>Current Year</b>	<b>Preceding Year</b>
	<b>To Date</b>	<b>To Date</b>
	<b>31.3.2025</b>	<b>31.3.2024</b>
	<b>RM'000</b>	<b>RM'000</b>
Net decrease in cash and cash equivalents	(71,531)	(11,395)
Cash and cash equivalents at beginning of period	101,205	32,232
Cash and cash equivalents at end of period	29,674	20,837

(The Condensed Statement of Cash Flows should be read in conjunction with the Audited Financial Statements for the financial year ended 31 December 2024 and the accompanying explanatory notes attached to the financial statements.)

NOTES TO THE QUARTERLY REPORT

**A. DISCLOSURE REQUIREMENTS AS PER MALAYSIAN FINANCIAL REPORTING STANDARD (“MFRS”) 134**

**A1. BASIS OF PREPARATION**

The quarterly financial report is unaudited and has been prepared in accordance with MFRS 134: Interim Financial Reporting and Paragraph 9.44 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad (“Bursa Securities”).

The accounting policies and methods of computation used in the preparation of the quarterly financial report are consistent with those adopted in the preparation of the audited financial statements of Axis Real Estate Investment Trust (“Axis-REIT” or “Trust” or “Fund”) for year ended 31 December 2024.

**A2. AUDIT REPORT OF PRECEDING FINANCIAL YEAR ENDED 31 DECEMBER 2024**

The audit report of the financial statements of Axis-REIT for the preceding financial year ended 31 December 2024 was not qualified.

**A3. SEASONALITY OR CYCLICALITY OF OPERATIONS**

The business operations of Axis-REIT are not affected by material seasonal or cyclical factors.

**A4. UNUSUAL ITEMS**

There were no unusual items to be disclosed for the quarter under review.

**A5. CHANGES IN ESTIMATES**

This is not applicable as no estimates were previously reported.

**A6. DEBT AND SHARIAH-COMPLIANT EQUITY SECURITIES**

Save as disclosed in Note A11 below, there were no issuances, cancellation, repurchase, resale and payment of debt and Shariah-compliant equity securities for the current quarter.

**A7. INCOME DISTRIBUTION**

During the quarter under review, the 2024 final income distribution of 1.27 sen per unit, totaling RM25,534,000 in respect of the period from 13 November 2024 to 31 December 2024 was paid on 25 March 2025.

Axis REIT Managers Berhad, the management company of Axis-REIT (“Manager”) has proposed to distribute 99% from realised income available for distribution generated from operations for the period from 1 January 2025 to 31 March 2025 of 2.50 sen per unit, which includes a non-taxable portion of approximately 0.48 sen per unit derived from capital allowances, industrial building allowances and tax-exempt profit income which is not subject to tax, as the 2025 first interim income distribution.

The 2025 first interim income distribution will be payable on 30 May 2025 and the book closure date is 8 May 2025.



A8. SEGMENTAL REPORTING

No segment information is prepared as Axis-REIT's activities are in one industry segment in Malaysia.

A9. VALUATIONS OF INVESTMENT PROPERTIES

The investment properties are valued based on valuations performed by independent registered valuers.

A10. MATERIAL EVENTS

There was no material event as at the latest practicable date from the date of the last annual reporting period except for the following:

- a) A sale and purchase agreement ("SPA") had been executed on 22 April 2024 for the proposed acquisition by Axis-REIT of a storage yard in Kawasan Perindustrian Bukit Raja, Selangor for a proposed purchase consideration of RM38,800,000. This proposed acquisition is still pending completion.
- b) A SPA has been executed on 26 February 2025 for the proposed disposal by Axis-REIT of The Annex in Petaling Jaya, Selangor for a proposed disposal consideration of RM24,200,000.

A11. EFFECT OF CHANGES IN THE FUND SIZE OF AXIS-REIT

Axis-REIT's fund size was increased from 2,010,492,159 units to 2,020,774,182 units during the quarter under review with the issuance of 10,282,023 new units pursuant to the implementation of the Income Distribution Reinvestment Plan ("IDRP") applicable to the 2024 final income distribution completed on 26 March 2025.

A12. CONTINGENT LIABILITIES OR CONTINGENT ASSETS

There were no contingent liabilities or contingent assets to be disclosed.

**B. ADDITIONAL INFORMATION PURSUANT TO PARAGRAPH 9.44 OF BURSA SECURITIES MAIN MARKET LISTING REQUIREMENTS**

B1. REVIEW OF PERFORMANCE

The Manager is pleased to report the following financial results:

Quarter Results

For the quarter ended 31 March 2025 ("1Q2025"), Axis-REIT registered a total trust income of RM89,870,000. The realised net income from operations was RM50,194,000 after deducting total expenditure of RM39,676,000, of which RM12,090,000 were attributable to property expenses and RM27,586,000 to non-property expenses.

The Manager has proposed to distribute 99% from realised income available for distribution generated from operations for the first quarter of 2025.

The total net asset value stood at RM3,339,947,000 and the net asset value per unit (before 2025 first interim income distribution) was RM1.6528.

Maintenance costs & major capital expenditure

During the financial period ended 31 March 2025, a total of RM4,513,000 has been incurred for enhancement of properties of Axis-REIT.

**B2. MATERIAL CHANGES IN INCOME BEFORE TAXATION FOR THE QUARTER AS COMPARED WITH THE IMMEDIATE PRECEDING QUARTER**

	Current Year Quarter 31.3.2025 RM'000	Immediate Preceding Quarter 31.12.2024 RM'000	%
Property income	89,545	87,427	+2.4%
Less : Property expenses	(12,090)	(11,761)	+2.8%
Net property income	77,455	75,666	+2.4%
Profit income	389	839	-53.6%
Loss on disposal of investment property	-	(2,428)	-
Less: Non-property expenses (including financing cost)	(27,586)	(31,715)	-13%
Net income before lease incentive adjustment (non-distributable)	50,258	42,362	+18.6%
Lease incentive adjustment, net (Note 1)	(64)	(502)	
Net income before tax (Realised)	50,194	41,860	+19.9%

Note 1 - Lease incentive adjustment which is non-distributable, had been recognised pursuant to the requirements of MFRS 16 where revenue is recognised on a straight-line basis and subsequently amortised to P&L throughout the tenancy period.

For 1Q2025, Axis-REIT's property income was RM89,545,000, 2.4% higher compared to the immediate preceding quarter ("4Q2024") of RM87,427,000, mainly due to contribution from newly acquired properties, new tenancies from Axis Mega Distribution Centre (Phase 2) and positive rental reversion from the existing portfolio.

Property expenses was RM12,090,000, 2.8% higher compared to 4Q2024 of RM11,761,000, mainly due to additional properties added to the portfolio.

Non-property expenses was RM27,586,000, 13% lower compared to 4Q2024 of RM31,715,000, mainly due to lower financing costs.

During the quarter under review, net income before lease incentive adjustment was RM50,258,000, 18.6% higher compared to 4Q2024 of RM42,362,000, mainly due to higher property income and lower non-property expenses.

**B3. PROSPECTS**

The Manager is optimistic that in view of the satisfactory performance of Axis-REIT's existing property portfolio and its growth strategy to actively pursue quality investments, it will be able to maintain its current performance for the financial year ending 31 December 2025.

**B4. INVESTMENT OBJECTIVES**

The Manager is pleased to report that since the listing of Axis-REIT, the Trust has been successful in achieving the investment objectives where the Trust has set out to provide the unitholders with a stable income distribution and to achieve growth in net asset value per unit of the Trust by acquiring high quality accretive properties with strong recurring rental income. There was no change in the investment objectives of Axis-REIT as at the date of this report.

**B5. STRATEGIES AND POLICIES**

There was no change in the strategies and policies employed since the issuance of the 2024 Integrated Annual Report of Axis-REIT.

B6. PORTFOLIO COMPOSITION

During the quarter under review, the property portfolio size of Axis-REIT remains at 69 as at 31 March 2025.

B7. UTILISATION OF PROCEEDS RAISED FROM ANY ISSUANCE OF NEW UNITS

Net proceeds of RM17.25 million had been raised from 10,282,023 new units issued pursuant to the IDRP completed in March 2025. The net proceeds had been used to finance enhancement of properties.

B8. INCOME DISTRIBUTION

Distribution to unitholders is from the following sources:

	Current Year Quarter 31.3.2025 RM'000	Preceding Year Corresponding Quarter 31.3.2024 RM'000	Current Year To date 31.3.2025 RM'000	Preceding Year To date 31.3.2024 RM'000
Gross rental income	89,481	75,277	89,481	75,277
Profit income	389	263	389	263
	89,870	75,540	89,870	75,540
Less: Expenses	(39,676)	(35,545)	(39,676)	(35,545)
Realised income for the period	50,194	39,995	50,194	39,995
Add: Non-cash items	138	75	138	75
Total realised income available for the period	50,332	40,070	50,332	40,070
Add: Brought forward undistributed realised income available for distribution	622	372	622	372
Total realised income available for distribution	50,954	40,442	50,954	40,442
Less: Proposed/declared income distribution for the quarter/period	(50,519)	(40,192)	(50,519)	(40,192)
Balance undistributed realised income available for distribution	435	250	435	250
Distribution per unit (sen)	2.50	2.30	2.50	2.30

B9. TAXATION

Trust Level

Pursuant to the amendment of Section 61A of the Income Tax Act, 1967 under the Finance Act 2006 which was gazetted on 31 December 2006, where in the basis period for a year of assessment, 90% or more of the total income of the trust is distributed to unitholders, the total income of the trust for that year of assessment shall be exempted from tax.

Thus, based on the income distribution for the three-month period to date of approximately 99% of the realised income before tax, Axis-REIT should not incur any tax expense for the financial year.

B9. TAXATION (continued)

Unitholders' Level

Pursuant to the amended Section 109D(2) of the Income Tax Act, 1967 under the Finance Act 2009 which was gazetted on 8 January 2009, the following withholding tax rates would be applicable on distribution of income which is tax exempt at Axis-REIT's level:

Resident unitholder:

- |    |   |   |
|----|---|---|
| a) | Resident company:                         | Tax flow through; thus no withholding tax |
| b) | Unitholder other than a resident company: | Withholding tax at 10%                    |

Non-resident unitholder:

- |    |  |                        |
|----|--|------------------------|
| a) | Non-resident company:  | Withholding tax at 24% |
| b) | Non-resident institutional investor:                         | Withholding tax at 10% |
| c) | Non-resident other than company and institutional investors: | Withholding tax at 10% |

B10. STATUS OF CORPORATE PROPOSALS

- a) The unitholders of Axis-REIT had at the Unitholders' Meeting convened and held on 30 April 2013, approved the authority to allot and issue up to 2,000,000 new units for the purpose of the payment of management fee to the Manager in the form of new units ("Payment of Management Fee Authority") and its corresponding increase in fund size of Axis-REIT pursuant to the Payment of Management Fee Authority.

Following the completion of the unit split exercise of Axis-REIT and the partial implementation of the Payment of Management Fee Authority, the number of new units permitted to be issued pursuant to the Payment of Management Fee Authority is up to a maximum of 3,044,000 new units.

Axis-REIT had obtained approval from Bursa Securities on 1 October 2015 for an extension of time to complete the Payment of Management Fee Authority from 4 October 2015 until full issuance of the new units permitted to be issued pursuant to the Payment of Management Fee Authority. There is no issuance pursuant to the Payment of Management Fee Authority during the quarter under review.

- b) Axis-REIT will be seeking the approval for the proposed renewal of the authority to allot and issue new units in Axis-REIT of up to 20% of the issued fund size of Axis-REIT to facilitate a placement exercise from the unitholders at the forthcoming 13th annual general meeting of Axis-REIT to be convened and held on 24 April 2025.

B11. FINANCING

	Current Financial Period Ended 31.3.2025 (RM'000)	Preceding Financial Year Ended 31.12.2024 (RM'000)
Short term financing		
- Secured Islamic revolving credit/ Secured Islamic Medium Term Notes/ Islamic Term Financing denominated in MYR	1,070,598	815,500
Long term financing		
- Secured Islamic Medium Term Notes/ Islamic Term Financings denominated in MYR	635,965	934,944

## B12. DERIVATIVES

As at 31 March 2025, the Trust has the following Islamic Profit Rate Swap (“IPRS”) to hedge against the fluctuation of future movement in profit rate on its financings. Axis-REIT is currently using the said IPRS to hedge against its financings and the unrealised loss of the derivatives had been recognised in the profit or loss:

	<u>Notional Value</u> <u>RM'000</u>	<u>Fair Value</u> <u>RM'000</u>	<u>Maturity</u>
IPRS – derivative liabilities	310,000	(4,858)	More than 3 years
IPRS – derivative liability	110,000	(57)	Less than 1 year

## B13. MATERIAL LITIGATION

There was no pending material litigation as at the latest practicable date from the date of issuance of this report, except for the following:

Axis-REIT, vide an announcement dated 5 September 2023, announced that the Trustee of Axis-REIT, RHB Trustees Berhad as plaintiff, has on 5 September 2023 served on Yongnam Engineering Sdn Bhd (a former tenant of Axis-REIT at Axis Steel Centre @ SiLC) (“YESB”) and Yongnam Holdings Limited (corporate guarantor or YHL) (“the Defendants”) a Writ of Summons and Statement of Claim both dated 25 August 2023 regarding a legal proceeding claiming for:

- unpaid rental due and owing under the lease agreement for the period of March 2023 to 7 June 2023 of RM3,792,276.43;
- compensation charges of RM703,966.14 as at 7 June 2023 and continuing on the sum of RM3,792,276.43 at the rate of 1.5% per month on daily basis from 8 June 2023 until the date of full and final realisation;
- amount equivalent to the rental for the whole unexpired period of the lease term from 8 June 2023 until 29 December 2029 as agreed liquidated damages of RM105,396,516.60 and its related compensation charges at the rate of 1.5% per month on daily basis from 8 June 2023 until the date of full and final realisation;
- legal charges and reimbursements as at the date of filing of the writ in the sum of RM236,954.77;
- costs on a solicitor-client basis; and
- such further and/or other relief which the Court deems fit and proper.

Subsequently, Axis-REIT has vide an announcement dated 20 October 2023, announced that the Trustee has on 19 October 2023 and 20 October 2023, served on the Defendants a Judgement in Default dated 3 October 2023 (“Judgment”). Pursuant to the Judgment, the Defendants are required to pay to the Trustee, the claimed sum listed as items (a) to (d) above.

The Trustee had on 20 December 2023 filed a proof of debts to the judicial managers of YHL for the total outstanding sum (including the compensation charges and the claimed sum as listed as items (a) to (d) above).

A joint and several liquidators for the creditors’ voluntary winding-up had been appointed at the creditors meeting of YESB held on 21 February 2024. The case is pending next creditors meeting.

On 23 August 2024, liquidators were appointed for YHL by way of an order made by the High Court of Singapore. On 11 November 2024, a creditors' meeting was held and a committee of inspection was appointed.

## B14. SOFT COMMISSION RECEIVED

There was no soft commission received by the Manager or its delegates during the quarter under review.

**B15. PROFIT FOR THE QUARTER/PERIOD**

	Individual Quarter Current Year Quarter 31.3.2025 RM'000	Preceding Year Corresponding Quarter 31.3.2024 RM'000	Cumulative Quarter Current Year To date 31.3.2025 RM'000	Preceding Year To date 31.3.2024 RM'000
Profit for the quarter/period is arrived at after crediting / (charging):				
Profit income	389	263	389	263
Islamic financing costs	(17,754)	(15,969)	(17,754)	(15,969)
Depreciation of equipment	(81)	(95)	(81)	(95)
(Reversal of) / provision for doubtful	7	(79)	7	(79)
Fair value change on derivatives	(1,425)	1,333	(1,425)	1,333

Save for the above, the other items listed under Appendix 9B (Note 16) of the Main Market Listing Requirements of Bursa Securities are not applicable.

**B16. SUMMARY OF DPU, EPU, NAV AND MARKET PRICE**

	Current Quarter Ended 31.3.2025	Immediate Preceding Quarter Ended 31.12.2024
Number of units in issue (units)	2,020,774,182	2,010,492,159
EPU (realised) (sen)	2.50 <sup>(1)</sup>	2.20 <sup>(2)</sup>
EPU (include unrealised income) (sen)	2.44 <sup>(1)</sup>	4.99 <sup>(2) (3)</sup>
Net realised income for the period (RM'000)	50,194	41,303
Distribution per unit (DPU) (sen)	2.50	2.37
Net Asset Value (NAV) (RM'000)	3,339,947	3,299,096
NAV Per Unit (RM)	1.6528	1.6409
Market Value Per Unit (RM)	1.80	1.73

- (1) Based on average number of units in issue. The total number of units issued is increased from 2,010,492,159 units to 2,020,774,182 units with the successful issuance and listing of 10,282,023 new units arising from IDRP completed on 26 March 2025.
- (2) Based on average number of units in issue. The total number of units issued was increased from 1,747,492,159 units to 2,010,492,159 units with the successful issuance and listing of 263,000,000 new placement units pursuant to the placement exercise of Axis-REIT completed on 18 November 2024.
- (3) Include the change in fair value of investment property of RM49,412,000 which had been recognised in the financial year ended 2024.

**B17. RESPONSIBILITY STATEMENT**

In the opinion of the Directors of the Manager, this quarterly report has been prepared in accordance with MFRS 134: Interim Financial Reporting and Paragraph 9.44 of the Main Market Listing Requirements of Bursa Securities so as to give a true and fair view of the financial position of Axis-REIT as at 31 March 2025 and of its financial performance and cash flows for the quarter/period ended on that date and duly authorised for release by the Board of the Manager on 23 April 2025.

**BY ORDER OF THE BOARD**

REBECCA LEONG SIEW KWAN

Chartered Secretary

AXIS REIT MANAGERS BERHAD

(200401010947 (649450-W))

(As the Manager of AXIS REAL ESTATE INVESTMENT TRUST)

Petaling Jaya

23 April 2025