

AXIS REAL ESTATE INVESTMENT TRUST
CONDENSED STATEMENT OF FINANCIAL POSITION

| | (UNAUDITED) AS AT END OF CURRENT QUARTER 30.09.2016 RM'000 | (AUDITED) AS AT PRECEDING FINANCIAL YEAR ENDED 31.12.2015 RM'000 |
|---|---|---|
| ASSETS | | |
| Non-Current Assets | | |
| Investment properties | 2,149,810 | 2,048,626 |
| Equipment | 3,802 | 3,602 |
| Total Non-Current Assets | 2,153,612 | 2,052,228 |
| Current Assets | | |
| Receivables, deposits and prepayments | 17,376 | 59,230 |
| Islamic deposits placed with licensed banks | 15,282 | 20,972 |
| Cash and bank balances | 6,357 | 9,063 |
| Total Current Assets | 39,015 | 89,265 |
| TOTAL ASSETS | 2,192,627 | 2,141,493 |
| LIABILITIES | | |
| Non-Current Liabilities | | |
| Tenant's deposits | 39,070 | 30,199 |
| Financing | 330,869 | 330,982 |
| Current Liabilities | | |
| Payables and accruals | 17,489 | 26,995 |
| Financing | 413,832 | 400,832 |
| TOTAL LIABILITIES | 801,260 | 789,008 |
| <u>FINANCED BY:</u> | | |
| <u>UNITHOLDERS' FUNDS</u> | | |
| Unitholders' capital | 1,060,326 | 1,052,272 |
| Distributable income | 18,904 | 19,036 |
| Non-distributable reserves | 312,137 | 281,177 |
| | 1,391,367 | 1,352,485 |
| TOTAL UNITHOLDERS' FUNDS AND LIABILITIES | 2,192,627 | 2,141,493 |
| NET ASSET VALUE | 1,391,367 | 1,352,485 |
| NUMBER OF UNITS IN CIRCULATION | 1,105,173,591 | 1,099,793,068 |
| NET ASSET VALUE PER UNIT (RM) | | |
| - Before income distribution | 1.2590 | 1.2298 |
| - After income distribution | 1.2385 (Note 1) | 1.2098 |

(The Condensed Statement of Financial Position should be read in conjunction with the Audited Financial Statements for the financial year ended 31 December 2015 and the accompanying explanatory notes attached to the financial statements.)

Note 1 – Being Net Asset Value Per Unit after reflecting realised income to be distributed as third interim 2016 income distribution of 2.05 sen per unit payable on 30 November 2016.

AXIS REAL ESTATE INVESTMENT TRUST

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

| | INDIVIDUAL QUARTER | | CUMULATIVE QUARTER | |
|---|------------------------------------|--|------------------------------------|--------------------------------------|
| | Current Year Quarter 30.09.2016 | Preceding Year Corresponding Quarter 30.09.2015 | Current Year To date 30.09.2016 | Preceding Year To date 30.09.2015 |
| | RM'000 | RM'000 | RM'000 | RM'000 |
| TOTAL TRUST REVENUE | 41,982 | 41,857 | 124,973 | 123,813 |
| Realised property income | 41,765 | 41,631 | 124,455 | 123,245 |
| Unrealised rental income (unbilled lease income receivable) * | 1,081 | 1,241 | 3,242 | 3,679 |
| | 42,846 | 42,872 | 127,697 | 126,924 |
| Less : Assessment | (987) | (919) | (2,873) | (2,777) |
| Quit rent | (254) | (252) | (762) | (741) |
| Other property operating expenditure | (5,806) | (4,655) | (16,788) | (14,224) |
| Net property income | 35,799 | 37,046 | 107,274 | 109,182 |
| Profit income | 217 | 226 | 518 | 568 |
| Change in fair value of investment properties | 13,437 | - | 29,664 | 8,702 |
| Unbilled lease income receivable * | (1,081) | (1,241) | (3,242) | (3,679) |
| Fair value change on derivatives | (83) | 542 | (356) | 167 |
| Net gain on financial liabilities measured at amortised cost | 616 | 139 | 1,652 | 962 |
| NET PROPERTY AND INVESTMENT INCOME | 48,905 | 36,712 | 135,510 | 115,902 |
| Manager's fees | 3,480 | 3,424 | 10,274 | 10,359 |
| Trustee's fees | 180 | 177 | 535 | 534 |
| Depreciation | 105 | 105 | 315 | 288 |
| Auditors' fees | 30 | 31 | 90 | 93 |
| Tax agent's fee | 4 | 16 | 11 | 25 |
| Allowance for doubtful/bad debts | 29 | 43 | 470 | 177 |
| Administrative expense | 590 | 847 | 2,013 | 2,386 |
| Islamic financing cost ** | 8,031 | 7,606 | 23,776 | 22,354 |
| NON-PROPERTY EXPENSES | 12,449 | 12,249 | 37,484 | 36,216 |
| NET TRUST INCOME BEFORE TAX | 36,456 | 24,463 | 98,026 | 79,686 |
| INCOME TAX EXPENSES | - | (73) | - | (73) |
| NET INCOME FOR THE YEAR | 36,456 | 24,390 | 98,026 | 79,613 |

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 30.09.2016 RM'000 | Preceding Year Corresponding Quarter 30.09.2015 RM'000 | Current Year To date 30.09.2016 RM'000 | Preceding Year To date 30.09.2015 RM'000 |
| | TOTAL COMPREHENSIVE INCOME FOR THE YEAR | 36,456 | 24,390 | 98,026 |
| EARNINGS PER UNIT (EPU) (sen) *** | 3.30 | 2.23 | 8.90 | 7.27 |
| NET INCOME FOR THE YEAR IS MADE UP AS FOLLOWS: | | | | |
| Realised | 22,486 | 23,709 | 67,066 | 69,782 |
| Unrealised rental income * | 1,081 | 1,241 | 3,242 | 3,679 |
| Unrealised - change in fair value of investment properties | 13,437 | - | 29,664 | 8,702 |
| Unrealised - unbilled lease income receivable * | (1,081) | (1,241) | (3,242) | (3,679) |
| Unrealised - Net gain on financial liabilities measured at amortised cost | 616 | 139 | 1,652 | 962 |
| Unrealised - Fair value change on derivatives | (83) | 542 | (356) | 167 |
| | 36,456 | 24,390 | 98,026 | 79,613 |

(The Condensed Statement of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the financial year ended 31 December 2015 and the accompanying explanatory notes attached to the financial statements)

* Recognition of unrealised rental income - unbilled lease income receivable pursuant to requirements of MFRS 117 Leases, to recognize income from operating lease on a straight-line basis, including contractual increase in rental rates over the fixed tenure of the agreement.

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

*** The EPU reflected under the preceding year corresponding quarter and preceding year to date has also been restated and presented as after the unit split exercise as required by the relevant applicable accounting standard.

AXIS REAL ESTATE INVESTMENT TRUST
CONDENSED STATEMENT OF CHANGES IN NET ASSET VALUE

FROM 1 JANUARY 2015 TO 30 SEPTEMBER 2015 (UNAUDITED)

| | <i>Distributable</i> | | <i>Non-Distributable</i> | |
|--|--|---------------------------------------|---|--|
| | Total Unitholders' Capital RM'000 | Realised Income RM'000 | Unrealised Income RM'000 | Total Unitholders' Funds RM'000 |
| At 1 January 2015 | 1,044,664 | 5,555 | 276,150 | 1,326,369 |
| Net income for the period | - | 69,782 | 9,831 | 79,613 |
| <i>Total comprehensive income for the period</i> | - | 69,782 | 9,831 | 79,613 |
| Contributions by and distributions to unitholders | | | | |
| Issuance of Units | 852 | - | - | 852 |
| Issuing expenses | (258) | - | - | (258) |
| Distribution to Unitholders# | - | (53,954) | - | (53,954) |
| <i>Total transactions with unitholders</i> | 594 | (53,954) | - | (53,360) |
| At 30 September 2015 | 1,045,258 | 21,383 | 285,981 | 1,352,622 |

AXIS REAL ESTATE INVESTMENT TRUST
CONDENSED STATEMENT OF CHANGES IN NET ASSET VALUE

FROM 1 JANUARY 2016 TO 30 SEPTEMBER 2016 (UNAUDITED)

| | Total Unitholders' Capital RM'000 | <i>Distributable</i> Realised Income RM'000 | <i>Non- Distributable</i> Unrealised Income RM'000 | Total Unitholders' Funds RM'000 |
|--|--|---|--|--|
| At 1 January 2016 | 1,052,272 | 19,036 | 281,177 | 1,352,485 |
| Net income for the period | - | 67,066 | 30,960 | 98,026 |
| <i>Total comprehensive income for the period</i> | - | 67,066 | 30,960 | 98,026 |
| Contributions by and distributions to unitholders | | | | |
| Issuance of Units | 8,071 | - | - | 8,071 |
| Issuing expenses | (17) | - | - | (17) |
| Distribution to Unitholders# | - | (67,198) | - | (67,198) |
| <i>Total transactions with unitholders</i> | 8,054 | (67,198) | - | (59,144) |
| At 30 September 2016 | 1,060,326 | 18,904 | 312,137 | 1,391,367 |

(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 2015 and the accompanying explanatory notes attached to the financial statements.)

- # Includes the payment of final income distribution for financial year 2015 of 2.00 sen per unit which was paid on 29 February 2016, and the first and second interim income distributions amounting to a total of 4.10 sen per unit for the financial year 2016 which were paid on 16 June 2016 and 9 September 2016, respectively.

AXIS REAL ESTATE INVESTMENT TRUST
CONDENSED STATEMENT OF CASH FLOW
FOR THE PERIOD ENDED 30 SEPTEMBER 2016 (UNAUDITED)

| | Current Year To Date 30.09.2016 RM'000 | Preceding Year To Date 30.09.2015 RM'000 |
|--|---|---|
| Cash flows from operating activities | | |
| Net income before taxation | 98,026 | 79,686 |
| Adjustments for :- | | |
| Islamic financing cost | 23,776 | 22,354 |
| Profit income | (518) | (568) |
| Change in fair value of investment properties | (29,664) | (8,702) |
| Depreciation | 315 | 288 |
| Net gain on financial liabilities measured at amortised cost | (1,652) | (962) |
| Allowance for doubtful/bad debts | 470 | 177 |
| Fair value change on derivatives | 356 | (167) |
| Operating income before changes in working capital | 91,109 | 92,106 |
| Changes in working capital | | |
| Receivables, deposits and prepayments | 41,384 | 1,643 |
| Payables and accruals | (8,705) | (19,907) |
| Tenants' deposits | 9,366 | (1,358) |
| Cash generated from operating activities | 133,154 | 72,484 |
| Tax paid | - | (73) |
| Net cash from operating activities | 133,154 | 72,411 |
| Cash flows from investing activities | | |
| Profit income received | 518 | 568 |
| Enhancement of investment properties | (9,498) | (9,905) |
| Acquisition of equipment | (515) | (1,179) |
| Acquisition of investment property | (62,022) | (45,782) |
| Pledged deposits | 1,041 | 664 |
| Net cash used in investing activities | (70,476) | (55,634) |
| Cash flows from financing activities | | |
| Islamic financing cost paid | (23,776) | (22,354) |
| Proceed/payment of financing, net | 12,887 | (2,129) |
| Income distribution paid to unitholders | (67,198) | (53,954) |
| Proceed from issue of units | 8,071 | 852 |
| Issuing expenses | (17) | (258) |
| Net cash used in financing activities | (70,033) | (77,843) |

AXIS REAL ESTATE INVESTMENT TRUST
CONDENSED STATEMENT OF CASH FLOW
FOR THE PERIOD ENDED 30 SEPTEMBER 2016 (UNAUDITED) (Continued)

| | Current Year | Preceding Year |
|---|---------------------|-----------------------|
| | To Date | To Date |
| | 30.09.2016 | 30.09.2015 |
| | RM'000 | RM'000 |
| Net decrease in cash and cash equivalents | (7,355) | (61,066) |
| Cash and cash equivalents at beginning of year | 17,162 | 77,620 |
| Cash and cash equivalents at end of year | 9,807 | 16,554 |
| Cash and cash equivalents | | |
| Cash and bank balances | 6,357 | 8,807 |
| Islamic deposits placed with licensed banks | 15,282 | 19,579 |
| | 21,639 | 28,386 |
| Less: Islamic deposits placed with licensed banks - pledged | (11,832) | (11,832) |
| | 9,807 | 16,554 |

(The Condensed Statement of Cash Flow should be read in conjunction with the Audited Financial Statements for the financial year ended 31 December 2015 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 information of Axis Real Estate Investment Trust (“Axis-REIT” or “Trust” or “Fund”) for year ended 31 December 2015.

A2. AUDIT REPORT OF PRECEDING FINANCIAL YEAR ENDED 31 DECEMBER 2015

The audit report of the financial statements of Axis-REIT for the preceding year i.e. the financial year ended 31 December 2015 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

There was no issuance, 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 2016 second income distribution of 2.05 sen per unit, totaling RM22,656,059 in respect of the period from 1 April 2016 to 30 June 2016, was paid on 9 September 2016.

A7. INCOME DISTRIBUTION (CONTD.)

Axis REIT Managers Berhad, the management company of Axis-REIT (“Manager”) has proposed to distribute 99.95% from realised income available for distribution in respect of the period from 1 July 2016 to 30 September 2016 of 2.05 sen per unit as the 2016 third interim income distribution, which includes a non-taxable portion of approximately 0.07 sen per unit derived from capital allowances and tax exempt profit income.

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) The completion of acquisition of four (4) single storey detached factories (known as Beyonics i-Park Campus Block A, B, C & D), annexed with two-storey office building within Kawasan Perindustrian i-Park held under freehold titles H.S(D) 64396 for No PTD 107901, H.S.(D) 64395 for No PTD 107900, H.S.(D) 64394 for No PTD 107899, H.S.(D) 64393 for No PTD 107898, all in Mukim Kulai, Daerah Kulaijaya, Johor for a purchase consideration of RM61,000,000 on 28 January 2016.
- b) A sales and purchase agreement had been executed on 23 May 2016 for the proposed acquisition of a parcel of industrial land erected with single-storey warehouse building and other ancillary buildings within Kawasan Perindustrian Pasir Gudang held under leasehold title No. HSD 520180 for PTD 216340 in Mukim Plentong, Daerah Johor Bahru, Johor for a cash consideration of RM33,000,000. This proposed acquisition is still pending completion.
- c) A sales and purchase agreement had been executed on 1 August 2016 for the proposed acquisition of a parcel of industrial land together with all those industrial buildings and structures erected thereon within PT 20449 (Lot 795 & 796) Jalan Monorail, Kawasan Industri Sg. Choh, Sg. Choh, 48000 Selangor held under freehold title No. H.S. (D) 51916 PT No 20449 in Mukim of Serendah, District of Ulu Selangor, Selangor for a cash consideration of RM42,000,000. This proposed acquisition is still pending completion.
- d) Axis-REIT had on 19 August 2016 entered into an Agreement to Build and Lease with Nestlé Products Sdn Bhd to develop a distribution warehouse on 24.78 acres forming part of a parcel of leasehold industrial land held under H.S.(D) No. 4568, Lot No. PT 3609, Mukim Telok Panglima Garang, District of Kuala Langat, Selangor for an initial lease of 10 years with option to renew for 2 additional terms of 3 years each.
- e) A sale and purchase agreement has been executed on 24 October 2016 to dispose of a 4-storey purpose-built office building built on freehold land held under GRN 207772/Lot 23570, Mukim of Dengkil, District of Sepang, Selangor (Axis Eureka) to Malaysian Qualifications Agency for a total disposal consideration of RM56,132,075.00.

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

There was no change in the composition of the fund size of Axis-REIT for the current quarter under review and the fund size stands at 1,105,173,591 units.

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 30 September 2016, Axis-REIT registered a total revenue of RM41,982,000. The realised net income from operations was RM22,486,000 after deducting total expenditure RM19,496,000 of which RM7,047,000 were attributable to property expenses and RM12,449,000 to non-property expenses.

Nine Months Results

For the nine months period ended 30 September 2016, Axis-REIT recorded a total revenue of RM124,973,000. Total expenditure for the period under review was RM57,907,000, of which RM20,423,000 were attributable to property expenses and RM37,484,000 to non-property expenses.

For the period under review, together with the brought forward undistributed income from previous quarter, the total income available for distribution amounted to RM67,893,000. A total of RM45,202,000 was paid out for the first six months ended 30 June 2016 as the 2016 first and second interim income distributions, each of which translated to 2.05 sen per unit respectively. Axis-REIT has further set aside RM22,656,000 (approximately 99.95% of total income available for distribution in respect of the period from 1 July 2016 to 30 September 2016 as the third interim income distribution which translates to 2.05 sen per unit payable on 30 November 2016.

Maintenance costs & major capital expenditure

A total of RM9,498,000 has been incurred for enhancement of the properties of Axis-REIT during the financial period ended 30 September 2016.

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

There were no material changes in the income before taxation for the quarter under review.

B3. PROSPECTS

The Manager is optimistic that in view of the current satisfactory performance of Axis-REIT's existing investment portfolio and its growth strategy to actively pursue quality acquisitions, it will be able to maintain its current performance for the coming quarter and the rest of the financial year ending 31 December 2016.

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 2015 Annual Report of Axis-REIT.

B6. PORTFOLIO COMPOSITION

There was no change to the total number of properties held by Axis-REIT (38 properties) since the last reporting quarter.

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

This is not applicable as there was no issuance of new units by Axis-REIT during the current financial quarter.

B8. 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 unitholder, the total income of the trust for that year of assessment shall be exempted from tax.

Thus, based on the income distribution for the nine months period to date of approximately 100% of the realised income before tax, Axis-REIT should not incur any tax expense for the financial year.

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% (w.e.f. 1 January 2016) |
| b) Non-resident institutional investor: | Withholding tax at 10% |
| c) Non-resident other than company and institutional investors: | Withholding tax at 10% |

B9. 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) The unitholders of Axis-REIT had at the Unitholders' Meeting convened and held on 21 August 2015 approved the allotment and issuance of up to 219,103,216 new units in Axis-REIT to facilitate a placement exercise ("Proposed Authority") and its corresponding increase in fund size of Axis-REIT pursuant to the Proposed Authority. The Proposed Authority had been renewed at the fourth annual general meeting of Axis-REIT convened and held on 29 April 2016.

Axis-REIT had obtained approval from Bursa Securities on 21 July 2016 for the extension of time until 23 January 2017 for Axis-REIT to complete the Proposed Authority.

B10. FINANCING

| | Current Financial Quarter Ended 30 September 2016 (RM' 000) | Preceding Financial Year Ended 31 December 2015 (RM' 000) |
|--|--|--|
| Short term financing | | |
| - Secured Islamic revolving credit/hire purchase | 413,832 | 400,832 |
| Long term financing | | |
| - Islamic Medium Term Note/hire purchase | 330,869 | 330,982 |

B11. DERIVATIVES

As at 30 September 2016, the Trust has the following Islamic Profit Rate Swap (“IPRS”) to hedge against the fluctuation of future movement in profit rate on its short term financing. The Trust is currently using the said IPRS to hedge against its other revolving credit financing and the unrealised loss of the derivatives had been recognized in the profit or loss:

| | Fair Value 30 September 2016 <u>RM</u> | <u>Maturity</u> |
|------------------------------------|---|------------------|
| 3-year IPRS – derivative liability | 348,040 | Less than 1 year |

B12. MATERIAL LITIGATION

There was no pending material litigation as at the latest practicable date from the date of issuance of this report.

B13. SOFT COMMISSION RECEIVED

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

B14. SUMMARY OF DPU, EPU, NAV AND MARKET PRICE

| | Current Quarter Ended 30.09.2016 RM' 000 | Immediate Preceding Quarter Ended 30.06.2016 RM' 000 |
|---|---|---|
| Number of units in issue (units) | 1,105,173,591 | 1,105,173,591 |
| EPU (realised) (sen) | 2.04 | 2.03# |
| EPU (include unrealised income) (sen) | 3.30 | 3.32# |
| Net realised income for the period(RM'000) | 22,486 | 22,411 |
| Distribution per unit (DPU) (sen) | 2.05 | 2.05 |
| Net Asset Value (NAV) (RM'000) | 1,391,367 | 1,377,566 |
| NAV Per Unit (RM) | 1.2590 | 1.2465 |
| Market Value Per Unit (RM) | 1.75 | 1.70 |

Based on weighted average of the number of units in issue of 1,100,679,967.

B15. 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 30 September 2016 and of its financial performance and cash flows for the quarter/period ended on that date and duly authorized for release by the Board of the Manager on 24 October 2016.

BY ORDER OF THE BOARD

REBECCA LEONG SIEW KWAN
TAN FONG SHIAN @ LIM FONG SHIAN
Company Secretaries
AXIS REIT MANAGERS BERHAD (649450-W)
(As the Manager of AXIS REAL ESTATE INVESTMENT TRUST)

Kuala Lumpur
24 October 2016