

AXIS REAL ESTATE INVESTMENT TRUST
CONDENSED STATEMENT OF FINANCIAL POSITION

	(UNAUDITED) AS AT END OF CURRENT QUARTER 30.06.2014 RM'000	(AUDITED) AS AT PRECEDING FINANCIAL YEAR ENDED 31.12.2013 RM'000
ASSETS		
Non-Current Assets		
Investment properties	1,548,297	1,543,248
Fixed assets	2,513	2,407
Total Non-Current Assets	1,550,810	1,545,655
Current Assets		
Receivables, deposits and prepayments	11,368	4,045
Islamic deposits placed with licensed banks	13,089	24,206
Cash and cash equivalents	10,900	10,617
	35,357	38,868
Asset classified as held for sale	-	32,000
Total Current Assets	35,357	70,868
TOTAL ASSETS	1,586,167	1,616,523
LIABILITIES		
Non-Current Liabilities		
Tenant's deposits	31,923	24,936
Financing	264,310	263,857
Current Liabilities		
Payables and accruals	16,108	34,943
Financing	239,191	264,147
TOTAL LIABILITIES	551,532	587,883
<u>FINANCED BY:</u>		
<u>UNITHOLDERS' FUND</u>		
Unitholders' capital	758,810	750,966
Undistributed distributable income	27,632	21,355
Non-distributable reserve	248,193	256,319
	1,034,635	1,028,640
TOTAL UNITHOLDERS' FUND AND LIABILITIES	1,586,167	1,616,523
NET ASSET VALUE	1,034,635	1,028,640
NUMBER OF UNITS IN CIRCULATION	463,700,098	461,239,089
NET ASSET VALUE PER UNIT (RM)		
- Before income distribution	2.2313	2.2302
- After income distribution (Note 1)	2.1783	2.1832

(The Condensed Statement of Financial Position should be read in conjunction with the Audited Financial Statements for the financial year ended 31 December 2013 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 second interim income distribution of 5.30 sen per unit payable on 5 September 2014.

AXIS REAL ESTATE INVESTMENT TRUST

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

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Current Year Quarter 30.06.2014	Preceding Year Corresponding Quarter 30.06.2013	Current Year To date 30.06.2014	Preceding Year To date 30.06.2013
	RM'000	RM'000	RM'000	RM'000
TOTAL TRUST REVENUE	35,085	35,475	70,681	70,480
Realised rental income	34,839	35,223	70,251	70,115
Unrealised rental income (unbilled lease income receivable) **	546	519	1,175	1,143
Gross rental income	35,385	35,742	71,426	71,258
Less : Assessment	(781)	(836)	(1,577)	(1,676)
Quit rent	(205)	(213)	(413)	(426)
Other property operating expenditure	(4,393)	(4,198)	(9,229)	(8,250)
Net rental income	30,006	30,495	60,207	60,906
Profit income	246	252	430	365
Net gain on disposal of investment property#	-	-	1,614	-
Change in fair value of investment properties	-	2,700	-	2,700
Unbilled lease income receivable **	(546)	(519)	(1,175)	(1,143)
Fair value change on derivative liability	183	-	324	-
Net gain on financial liabilities measured at amortised cost	938	466	888	793
TOTAL TRUST INCOME	30,827	33,394	62,288	63,621
<u>EXPENDITURE</u>				
Manager's fees	2,608	2,498	5,175	4,983
Trustee's fees	137	132	288	263
Depreciation	70	25	138	38
Auditors' fees	28	27	57	53
Tax agent's fee	5	4	9	9
Allowance for doubtful/bad debts	-	2	37	(13)
Administrative expense	491	439	1,116	937
Islamic financing cost *	5,603	5,892	11,192	12,104
TOTAL TRUST EXPENDITURE	8,942	9,019	18,012	18,374
NET TRUST INCOME	21,885	24,375	44,276	45,247
PROFIT FOR THE PERIOD	21,885	24,375	44,276	45,247

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 30.06.2014	Preceding Year Corresponding Quarter 30.06.2013	Current Year To date 30.06.2014	Preceding Year To date 30.06.2013
	RM'000	RM'000	RM'000	RM'000
OTHER COMPREHENSIVE INCOME NET OF TAX				
Cash flow hedge	-	122	-	271
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD	21,885	24,497	44,276	45,518
EARNINGS PER UNIT (sen)	4.75	5.33	9.60	9.90
PROFIT FOR THE PERIOD IS MADE UP AS FOLLOWS:				
Realised	20,764	21,209	43,064	41,754
Unrealised rental income **	546	519	1,175	1,143
Unrealised - change in fair value of investment properties	-	2,700	-	2,700
Unrealised - unbilled lease income receivable **	(546)	(519)	(1,175)	(1,143)
Unrealised - Net gain on financial liabilities measured at amortised cost	938	466	888	793
Unrealised - Fair value change on derivative liability	183	-	324	-
	21,885	24,375	44,276	45,247

(The Condensed Statement of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the financial year ended 31 December 2013 and the accompanying explanatory notes attached to the financial statements)

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

** 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.

The disposal of Axis Plaza completed on 25 March 2014 resulted in a total realised gain on disposal of RM10,952,000 which is available for distribution to the Unitholders comprising the gain on disposal of RM1,614,000 and realisation of unrealised income[^] of RM9,338,000. This translated to a distribution per unit of approximately 2.37 sen computed based on the then existing fund size of 461,239,089 units

[^]realisation of unrealised income – recognition of prior years' unrealised fair value gain on market value of Axis Plaza as realised income upon disposal.

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

FROM 1 JANUARY 2013 TO 30 JUNE 2013 (UNAUDITED)

	<i>Distributable</i>		<i>Non-Distributable</i>		Total RM'000
	Unitholders' Capital RM'000	Undistributed Realised Income RM'000	<----->		
			Other Unrealised Income RM'000	Hedging Reserve RM'000	
As at 1 January 2013	735,429	25,617	229,565	(906)	989,705
Profit for the period	-	41,754	3,493	-	45,247
Cash flow hedge	-	-	-	271	271
<i>Increase in net asset resulting from operations</i>	-	41,754	3,493	271	45,518
Unitholders' transactions					
Issuance of Units Under Income Distribution Reinvestment Plan	8,240	-	-	-	8,240
Distribution to Unitholders	-	(46,106)	-	-	(46,106)
Issuing expenses	(33)	-	-	-	(33)
<i>Decrease in net assets resulting from Unitholders' transactions</i>	8,207	(46,106)	-	-	(37,899)
Net assets as at 30 June 2013	743,636	21,265	233,058	(635)	997,324

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

FROM 1 JANUARY 2014 TO 30 JUNE 2014 (UNAUDITED)

	<i>Distributable</i>		<i>Non-Distributable</i>		Total RM'000
	Unitholders' Capital RM'000	Undistributed Realised Income RM'000	Other Unrealised Income RM'000	Hedging Reserve RM'000	
As at 1 January 2014	750,966	21,355	256,319	-	1,028,640
Profit for the period	-	43,064	1,212	-	44,276
Realisation of unrealised income	-	9,338	(9,338)	-	-
<i>Increase/(Decrease) in net asset resulting from operations</i>	-	52,402	(8,126)	-	44,276
Unitholders' transactions					
Issuance of Units under Income Distribution Reinvestment Plan	7,875	-	-	-	7,875
Distribution to Unitholders#	-	(46,125)	-	-	(46,125)
Issuing expenses	(31)	-	-	-	(31)
<i>Decrease in net assets resulting from Unitholders' transactions</i>	7,844	(46,125)	-	-	(38,281)
Net assets as at 30 June 2014	758,810	27,632	248,193	-	1,034,635

(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 2013 and the accompanying explanatory notes attached to the financial statements.)

Includes the payment of the final income distribution for financial year 2013 of 4.70 sen per unit and the first interim income distribution of 5.30 sen per unit for the financial year 2014 which were paid on 28 February 2014 and 13 June 2014, respectively.

AXIS REAL ESTATE INVESTMENT TRUST
CONDENSED STATEMENT OF CASH FLOW
FOR THE PERIOD ENDED 30 JUNE 2014 (UNAUDITED)

	Current Year To Date 30.06.2014 RM'000	Preceding Year To Date 30.06.2013 RM'000
Operating activities		
Profit before taxation	44,276	45,247
Adjustments for :-		
Islamic financing cost	11,192	12,104
Profit income	(430)	(365)
Change in fair value of investment properties	-	(2,700)
Net gain on disposal of investment property	(1,614)	-
Depreciation	138	38
Net gain on financial liabilities measured at amortised cost	(888)	(793)
Allowance for doubtful/bad debts	37	-
Fair value change on derivative liability	(324)	-
Operating income before working capital changes	52,387	53,531
Changes in working capital		
Receivables, deposits and prepayments	(7,394)	21,732
Payables and accruals	(4,785)	1,181
Tenants' deposit	(2,451)	(87)
Cash generated from operating activities	37,757	76,357
Tax refunded	-	154
Net cash from operating activities	37,757	76,511
Investing activities		
Profit income received	430	365
Payment for enhancement of investment properties	(5,049)	(11,042)
Purchase of fixed assets	(244)	(434)
Net proceeds from disposal of investment property	30,248	-
Net cash from/(used in) investing activities	25,385	(11,111)
Financing activities		
Islamic financing cost paid	(11,192)	(12,104)
Repayment of financing, net	(24,503)	(41,808)
Distribution paid to unitholders	(46,125)	(46,106)
Proceed from issue of units	7,875	8,240
Issuance expenses	(31)	(33)
Net cash used in financing activities	(73,976)	(91,811)

AXIS REAL ESTATE INVESTMENT TRUST
CONDENSED STATEMENT OF CASH FLOW
FOR THE YEAR ENDED 30 JUNE 2014 (UNAUDITED) (Continued)

	Current Year	Preceding Year
	To Date	To Date
	30.06.2014	30.06.2013
	RM'000	RM'000
Net decrease in cash and cash equivalents	(10,834)	(26,411)
Cash and cash equivalents at beginning of year	34,523	42,316
Cash and cash equivalents at end of year	23,689	15,905
 Cash and cash equivalents		
Cash and bank balances	10,900	6,204
Islamic deposits placed with licensed banks	13,089	10,001
	23,989	16,205
Islamic deposits placed with licensed banks - pledged	(300)	(300)
	23,689	15,905

(The Condensed Statement of Cash Flow should be read in conjunction with the Audited Financial Statements for the financial year ended 31 December 2013 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.

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 2013.

A2. AUDIT REPORT OF PRECEDING FINANCIAL YEAR ENDED 31 DECEMBER 2013

The audit report of the financial statements of Axis-REIT for the preceding year i.e. the financial year ended 31 December 2013 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 and year-to-date.

A7. INCOME DISTRIBUTION

During the quarter under review, the 2014 first interim income distribution of 5.30 sen per unit, totaling RM24,445,672, in respect of the period from 1 January 2014 to 31 March 2014, was paid on 13 June 2014.

The Manager has proposed to distribute 99% from realised income available for distribution generated from operations for the second quarter ended 30 June 2014 and a 33.9% from the total gain on disposal of Axis Plaza(second tranche); which together resulted in the 2014 second interim income distribution of 5.30 sen per unit, which includes a non-taxable portion of approximately 0.90 sen per unit derived from the utilisation of gain on disposal of Axis Plaza (second tranche), 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 this report except for the following:

- a) proposed acquisition of a parcel of land held under H.S.(D) 43148, PT No. 17562, Mukim and District of Klang, Negeri Selangor Darul Ehsan together with all that industrial building known as "Axis Shah Alam DC3" erected thereon from Great Avenue (M) Sdn Bhd, for a purchase consideration of RM183,000,000 pursuant to a sale and purchase agreement executed on 4 August 2014, which is subject to the approval from unitholders of Axis-REIT at a unitholders' meeting of Axis-REIT to be convened at a date to be determined later ("Unitholders' Meeting");
- b) proposed acquisition of a parcel of land held under H.S.(D) 22390, PT No. 61, Section 15, Shah Alam, District of Petaling Jaya, Negeri Selangor Darul Ehsan together with all that industrial building known as "Axis MRO Hub" erected thereon from Exceptional Landmark Sdn Bhd, for a purchase consideration of RM52,500,000 pursuant to a sale and purchase agreement executed on 4 August 2014, which is subject to the approval from unitholders of Axis-REIT at a Unitholders' Meeting of Axis-REIT;
- c) proposed acquisition of a parcel of land held under H.S.(D) 293642, PT No. 2233, Section 16, Bandar Shah Alam, District of Petaling , Negeri Selangor Darul Ehsan together with all that industrial building known as "Axis Shah Alam DC2" erected thereon from Able Heights (M) Sdn Bhd, for a purchase consideration of RM45,000,000 pursuant to a sale and purchase agreement executed on 4 August 2014, which is subject to the approval from unitholders of Axis-REIT at a Unitholders' Meeting of Axis-REIT;

- d) a letter of offer has been duly accepted to purchase an industrial facility located in Prai for a purchase consideration of RM38,000,000. Due diligence exercise is currently ongoing in finalizing the terms of the transaction; and
- e) a letter of offer has been duly accepted to purchase an industrial facility located in Johor for a purchase consideration of RM153,500,000. Due diligence exercise is currently ongoing in finalizing the terms of the transaction.

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

Axis-REIT's fund size was increased from 461,239,089 units to 463,700,098 units with the successful issuance and listing on 16 June 2014 of 2,461,009 new units issued pursuant to the Income Distribution Reinvestment Plan applicable to the 2014 first interim income distribution.

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 MALAYSIA SECURITIES BERHAD'S MAIN MARKET LISTING REQUIREMENTS

B1. REVIEW OF PERFORMANCE

Axis REIT Managers Berhad, the management company of Axis-REIT ("Manager") is pleased to report to unitholders the financial results of 2nd quarter of 2014.

Quarter Results

For the quarter ended 30 June 2014, Axis-REIT registered a total revenue of RM35,085,000. The realised net income from operations was RM20,764,000 after deducting total expenditure RM14,321,000 of which RM5,379,000 were attributable to property expenses and RM8,942,000 to non-property expenses.

Half Year Results

For the six months period ended 30 June 2014, Axis-REIT recorded a total revenue of RM70,681,000. Total expenditure for the period under review was RM29,231,000, of which RM11,219,000 were attributable to property expenses and RM18,012,000 to non-property expenses. The disposal of Axis Plaza completed on 25 March 2014 had resulted in a total realised gain on disposal of RM10,952,000 which comprised the gain on disposal of RM1,614,000 and realisation of unrealised income* of RM9,338,000. Aggregating the net income from operations, total gain on disposal together with the balance of undistributed earnings brought forward from prior year, the Fund has income available for distribution of RM52,615,000.

A total of RM24,445,672 was paid out for the first three months ended 31 March 2014 as the 2014 first interim income distribution which translated to 5.30 sen per unit. Axis-REIT has further set aside RM24,576,105 (approximately 99% from realised income available for distribution generated from operations for the second quarter ended 30 June 2014 and a 33.9%(second tranche) from the gain on disposal of Axis Plaza) as the 2014 second interim income distribution which translates to 5.30 sen per unit payable on 5 September 2014.

**realisation of unrealised income – recognition of prior years' unrealised fair value gain on market value of Axis Plaza as realised income upon disposal.*

Maintenance costs & major capital expenditure

A total of RM5,049,000 has been incurred for enhancement of the properties of Axis-REIT during the six months to-date.

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 financial year ending 31 December 2014.

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 last 2013 Annual Report of Axis-REIT.

B6. PORTFOLIO COMPOSITION

There was no change to the total number of properties held by Axis-REIT (30 properties) since the last reporting period.

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

The gross proceeds of RM7,875,000 raised from the 2,461,009 new units issued pursuant to the Income Distribution Reinvestment Plan applicable to the 2014 first interim income distribution will be used to finance enhancement of properties.

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 twelve months period to date of approximately 99% 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 25% |
| 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) Axis-REIT had obtained the approval from Securities Commission and the Unitholders of Axis-REIT in the previous year for the following proposals:-
- i. authority to allot and issue up to 90,762,819 new units in Axis-REIT (“Units”), representing up to 19.88% of the then fund size of Axis-REIT of 456,517,221 Units (“Proposed Authority 1”) to facilitate the proposed placement of new Units (including the placement of new Units to Directors and persons connected to them) (“Proposed Placement”); and
 - ii. authority to allot and issue up to 2,000,000 new Units for the purpose of the payment of management fee to Axis REIT Managers Berhad in the form of new Units (“Proposed Authority 2”).

The Proposed Authority 1 and Proposed Authority 2 are currently pending implementation. Axis-REIT has also obtained the approval from Bursa Malaysia Securities Berhad for an extension of time of up to 3 October 2014 to complete the aforesaid proposals.

At the Unitholders’ Meeting of Axis-REIT held on 29 April 2014, the Unitholders of Axis-REIT had approved the renewal of the Proposed Authority 1 involving an allotment and issuance size of up to 86,040,951 new Units in Axis-REIT, representing up to 18.65% of the then existing issued fund size of Axis-REIT of 461,239,089 Units to facilitate the Proposed Placement.

As the approval of the Unitholders for the increase in fund size of Axis-REIT to facilitate the Proposed Placement, as renewed at the aforesaid Unitholders’ Meeting, was up to a maximum of 547,280,040 Units and taking into account the 2,461,009 new Units which were issued on 13 June 2014 pursuant to the Income Distribution Reinvestment Plan applicable to the 2014 first interim income distribution, the revised number of Units that Axis-REIT can place out under the Proposed Placement would decrease to 83,579,942 Units.

- b) Axis-REIT has on 4 August 2014 made a separate announcement on the proposed acquisition of Axis Shah Alam DC3, Axis MRO Hub and Axis Shah Alam DC2 which are related party transactions subject to the approval of the unitholders of Axis-REIT at a Unitholders’ Meeting to be convened at a date to be determined later.

Please refer to the announcement released on the same date for the details of the said proposed acquisitions.

B10. FINANCING

	Current Financial Quarter End 30 June 2014 (RM’ 000)	Preceding Financial Year End 31 December 2013 (RM’ 000)
Short term financing		
- Secured Islamic revolving credit/hire purchase	239,191	264,147
Long term financing		
- Islamic Medium Term Note	264,310	263,857

B11. DERIVATIVES

As at 30 June 2014, 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 IRS to hedge against its other revolving credit financing and the unrealised gain or loss of the derivatives had been recognized in the profit or loss:

	Fair Value 30 June 2014 <u>RM</u>	<u>Maturity</u>
IPRS	(85,942)	Less than 3 years
IPRS	128,140	Less than 1 year
	<u>42,198</u>	

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 30.06.2014 RM' 000	Immediate Preceding Quarter Ended 31.03.2014 RM' 000
Number of units in issue (units)	463,700,098	461,239,089
Earnings per unit (EPU) (realised) (sen)	4.50	4.84
EPU (include unrealised income) (sen)	4.75	4.85
Net realised income for the period(RM'000)	20,764	22,300
Distribution per unit (DPU) (sen)	5.30	5.30
Net Asset Value (NAV) (RM'000)	1,034,635	1,029,353
NAV Per Unit (RM)	2.2313	2.2317
Market Value Per Unit (RM)	3.31	3.38

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 Malaysia Securities Berhad so as to give a true and fair view of the financial position of Axis-REIT as at 30 June 2014 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 4 August 2014.

BY ORDER OF THE BOARD

YEOH CHONG KEAT
REBECCA LEONG SIEW KWAN
Company Secretaries
AXIS REIT MANAGERS BERHAD (649450-W)
(As the Manager of **AXIS REAL ESTATE INVESTMENT TRUST**)

Kuala Lumpur
4 August 2014