AXIS
REAL ESTATE INVESTMENT TRUST

AXIS REAL ESTATE INVESTMENT TRUST

Results Presentation 2Q2026
30 July 2026

AXIS
REAL ESTATE INVESTMENT TRUST

TABLE OF CONTENT

1H2026 AT A GLANCE

1H2026 AT A GLANCE

AS AT 30 JUNE 2026

70 properties on portfolio

57 properties
with 100% occupancy

RM5.42 billion
Total Assets Under Management

15.3 million sq. ft.
Space Under Management

Portfolio Occupancy of **93%**
with a WALE of **4.2 years**

RM4.13 billion
Market Capitalisation

33%
Financing Ratio

4.80 sen
Distribution Per Unit 1H2026

Nationwide presence
across Malaysia

HIGHLIGHTS

HIGHLIGHTS

REAL ESTATE INVESTMENT TRUST

- Successfully redeemed the third Sukuk using proceeds from a rated RM240.0 million Senior Sukuk with a 7-year tenor at a 3.95% coupon on 5 January 2026, securing lower financing costs and strengthening long-term funding.
- Completed acquisition of Axis Industrial Facility 1 @ Northport, Selangor for RM50.0 million on 27 January 2026.
- Signed the Sale and Purchase Agreement ("SPA") to acquire an industrial property in Seksyen 16, Shah Alam for the purchase consideration of RM38.0 million on 13 May 2026.
- Signed the SPA to acquire a distribution centre in Bandar Saujana Putra, Selangor for the purchase consideration of RM128.0 million on 25 June 2026.
- Signed the SPA to acquire an industrial complex in Kawasan Industri Padang Meha, Kedah for the purchase consideration of RM113.0 million on 30 July 2026.
- Commenced the development of Axis Facility 4 @ Bukit Raja and Pasir Gudang Logistics Warehouse 2 to expand the space under management and deliver accretive returns to the Fund.
- Declared a 2nd interim 2026 DPU of 2.30 sen.
- Total DPU of 4.80 sen declared for 1H2026.
- Traded at a 21% premium to NAV as at 30 June 2026.

ESG SUSTAINABILITY HIGHLIGHTS

ESG SUSTAINABILITY HIGHLIGHTS

AXIS REAL ESTATE INVESTMENT TRUST

ENVIRONMENT

✓ Efficient Energy Management

- **Energy, water and waste management**
  On-going management of energy, water and waste targets
- **Solar Power Initiative**
  Leasing **roof space** for **solar panel installations**
- **EV Charging Stations**
  Installation at selected properties
- **Cashless Parking System**
  Implementation at selected properties
- **Launched Carbon Neutrality by 2050 Roadmap**
  Subscribed to Green Electricity Tariff (GET) to support decarbonisation goals

✓ Green Building Certification

- **DW1 Logistics Warehouse:** GBI Certified
- **Axis Facility 2 @ Bukit Raja:** GreenRE Silver
- **Bukit Raja Distribution Centre 2:** GreenRE Gold
- **Axis Mega Distribution Centre:** GreenRE Silver (Phase 1), Gold (Phase 2)
- **Axis Aerotech Centre @ Subang:** GreenRE Bronze
- **Axis Facility @ Batu Kawan:** GreenRE Bronze

SOCIAL

- **Organised blood donation** with Pusat Darah Negara
- Funding **physiotherapy and speech therapy** for children with disabilities
- **Contributed towards enhancement of facilities** for children with Down syndrome

GOVERNANCE

✓ Best Practices:

- Complied **with 30% female representation** on Board with effect from 1 June 2022 in accordance with the SC's requirements
- Complied with the **independent director tenure limit of 12 years** with effect from 30 May 2023 in accordance with the Listed REIT Guidelines

✓ External Validation:

- Constituent of **FTSE4Good Bursa Malaysia Index – 4-star rating**
- Participant member of **GRESB**
- Obtain **BB rating with MSCI**
- Rated 9.9 **Negligible Risk with Morningstar Sustainalytics**

OUR PORTFOLIO

OUR PORTFOLIO

AS AT 30 JUNE 2026

Our portfolio has **70 properties** comprising **15.3 million sq. ft.** and **183 tenants**.

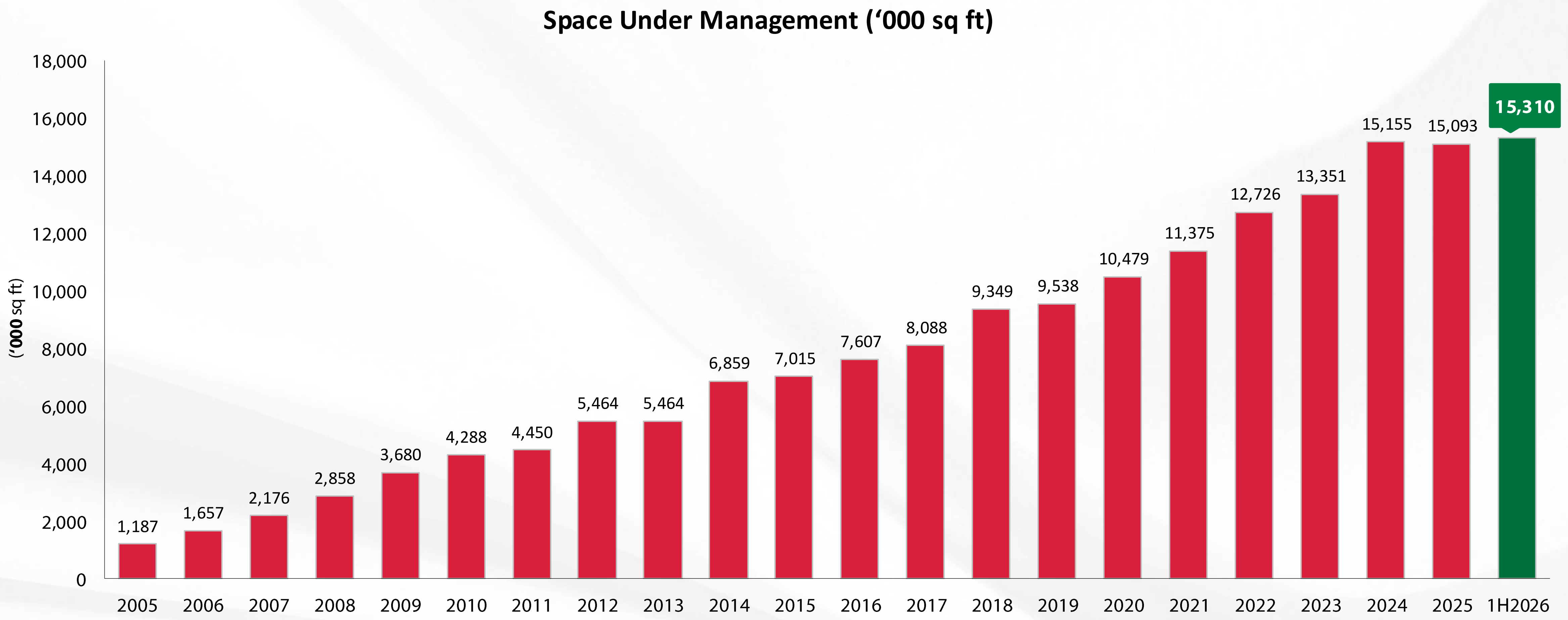
	1H2026
No. of Properties	70
Realised Property Income (RM'000)	177,874
Property Expenses (RM'000)	25,708
Realised Net Property Income (RM'000)	152,166
Occupancy	93%

PORTFOLIO EFFICIENCY RATIO = YTD PROPERTY EXPENSES / YTD PROPERTY INCOME

1H2026	**2025**	**2024**	**2023**	**2022**
14.45%	13.49%	14.30%	15.11%	13.92%

OUR PORTFOLIO

AS AT 30 JUNE 2026



OUR PORTFOLIO

ESTABLISHED NATIONWIDE FOOTPRINT

AXIS REAL ESTATE INVESTMENT TRUST

70 **properties** in prime industrial areas across Klang Valley, Johor, Penang, Pahang, Negeri Sembilan and Kedah

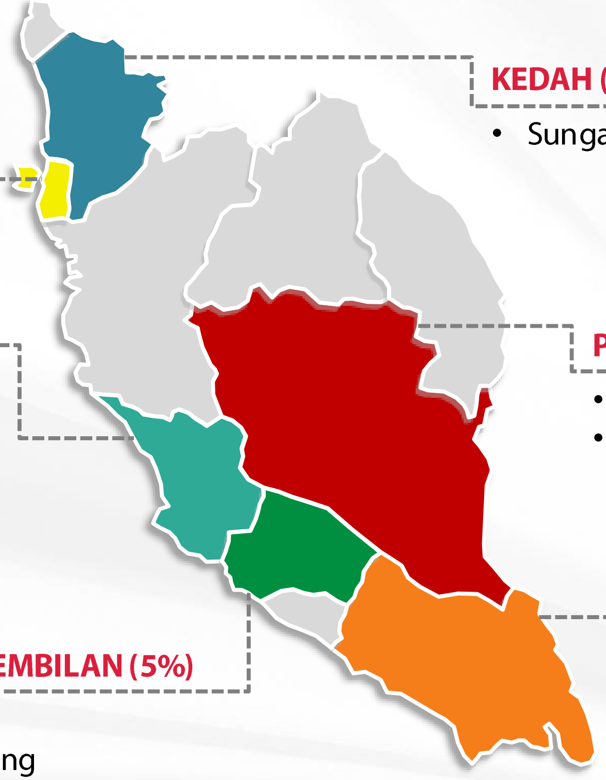
Future growth focus expansion in key industrial hubs located in **Selangor, Johor, Penang**

Strategic diversification is aimed at capturing the rapid growth of current and future regional industrial hubs

PENANG (5%)
- Bayan Lepas
- Seberang Perai
- Batu Kawan

SELANGOR (58%)
- Shah Alam
- Petaling Jaya
- Klang
- Rawang
- Subang
- Batu Caves

NEGERI SEMBILAN (5%)
- Nilai
- Senawang
- Sendayan



KEDAH (1%)
- Sungai Petani

PAHANG (4%)
- Kuantan
- Temerloh

JOHOR (27%)
- Pasir Gudang
- Gelang Patah
- Iskandar Puteri
- Kulaijaya

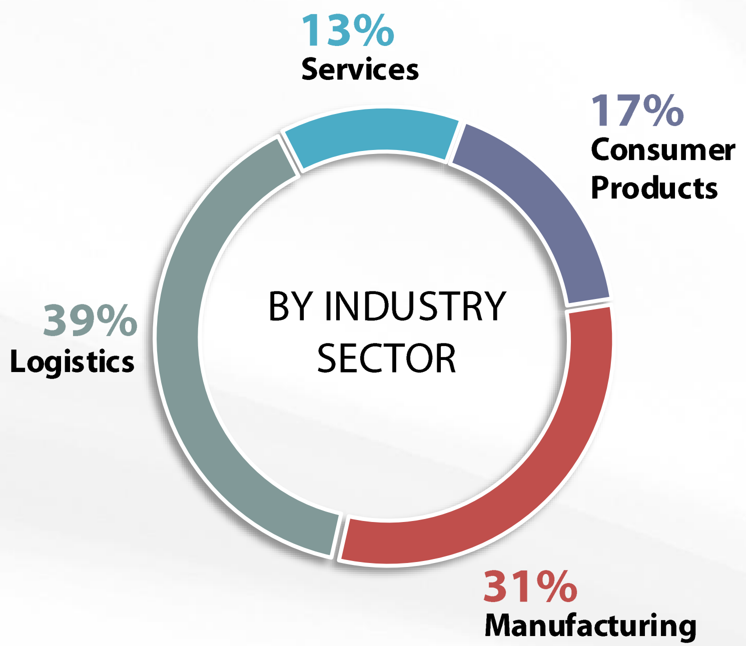
TOP 10 TENANTS

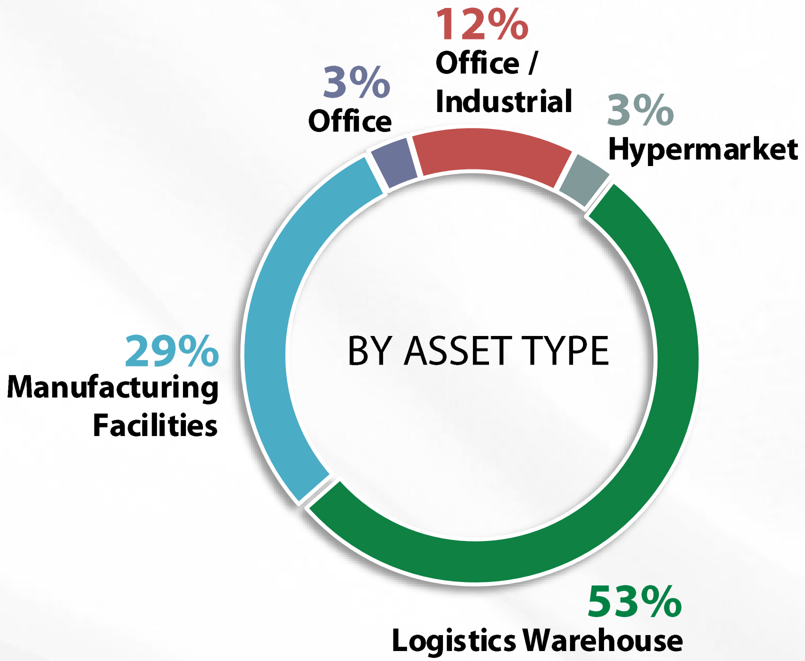
YTD top ten tenants accounted for 46% of monthly revenue

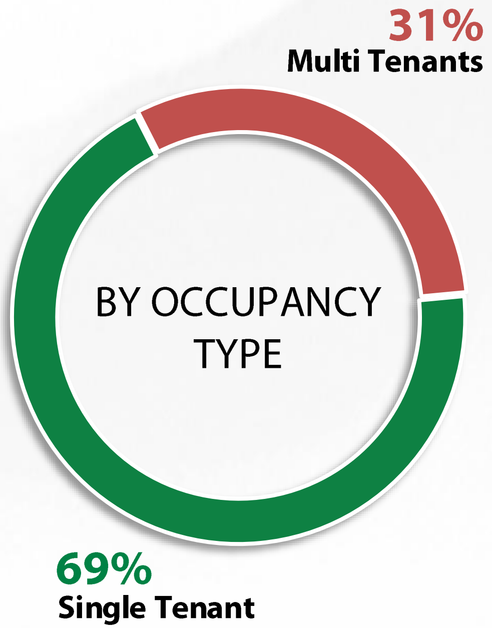
1. Equalbase PTP Sdn Bhd
2. Amsteel Mills Sdn Bhd
3. Nestle Products Sdn Bhd
4. SPX Xpress (Malaysia) Sdn Bhd
5. DSV Air & Sea (Freight) Sdn Bhd
6. Wasco Costings Malaysia Sdn Bhd
7. Beyonics Precision (Malaysia) Sdn Bhd
8. Malconrep Depot (M) Sdn Bhd
9. Upeca Aerotech Sdn Bhd
10. Lotuss Stores (Malaysia) Sdn Bhd

OUR PORTFOLIO

PORTFOLIO DIVERSIFICATION (ON NLA)

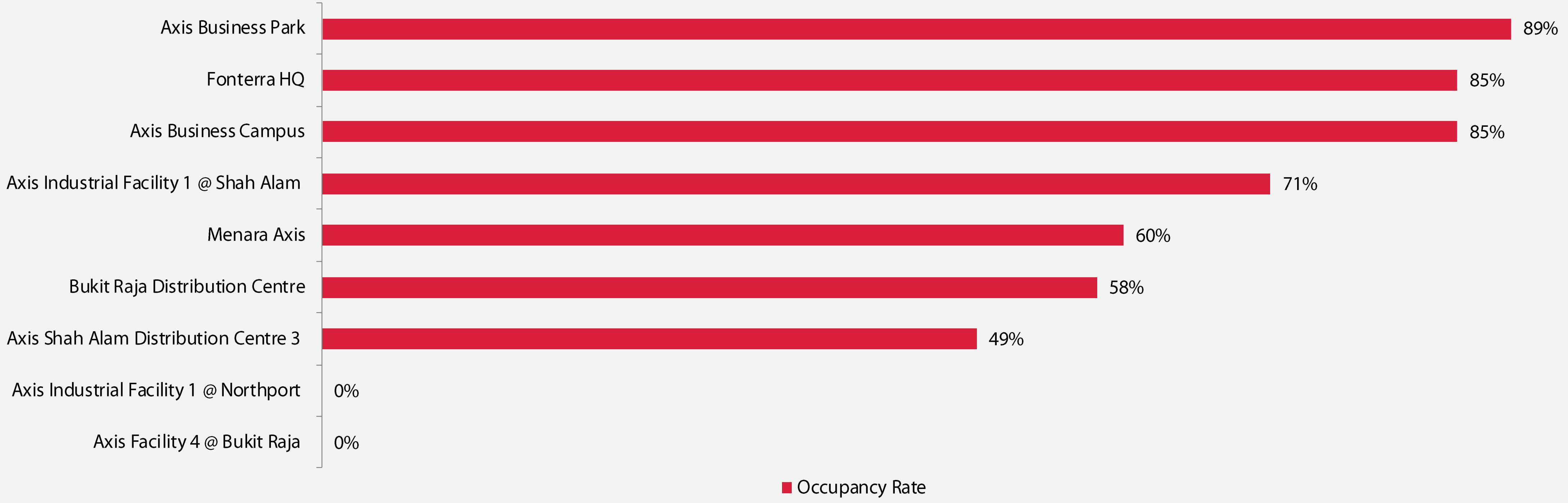






OUR PORTFOLIO

PROPERTIES WITH OCCUPANCY BELOW 90% AS AT 30 JUNE 2026



Notes:

1. Vacant space in Fonterra HQ is built for tenant's future expansion.
2. Bukit Raja Distribution Centre will be achieving an occupancy rate of 77% by Q3 2026 and 91% by January 2027.
3. Axis Shah Alam Distribution Centre 3 will be achieving an occupancy rate of 71% by Q3 2026 and 100% by January 2027.
4. Axis Industrial Facility 1 @ Northport is undergoing major asset enhancement initiatives.
5. Axis Facility 4 @ Bukit Raja is undergoing development.
6. Wisma Kemajuan is undergoing rebuilding due to fire incident in February 2026.

OUR PORTFOLIO

LEASE EXPIRY BY LOCATION AND TYPE

YEAR	2026			2027			2028		
Lease Expiry by Location	Due for Renewal (sq. ft.)	% of Total NLA	% of Rental Income/month	Due for Renewal (sq. ft.)	% of Total NLA	% of Rental Income/month	Due for Renewal (sq. ft.)	% of Total NLA	% of Rental Income/month
Selangor	1,980,608	12.93	14.71	1,696,387	11.08	13.15	1,836,875	11.99	17.54
Johor	360,193	2.35	1.49	1,580,401	10.32	8.57	393,723	2.57	2.47
Penang	205,151	1.34	1.81	543,210	3.54	2.87	-	-	-
Pahang	-	-	-	-	-	-	-	-	-
Negeri Sembilan	148,011	0.97	0.52	-	-	-	291,642	1.90	1.07
Kedah	-	-	-	-	-	-	138,000	0.90	1.16
TOTAL	**2,693,963**	**17.59**	**18.53**	**3,819,998**	**24.94**	**24.59**	**2,660,240**	**17.36**	**22.24**

Lease Expiry by Type	Due for Renewal (sq. ft.)	% of Total NLA	% of Rental Income/month	Due for Renewal (sq. ft.)	% of Total NLA	% of Rental Income/month	Due for Renewal (sq. ft.)	% of Total NLA	% of Rental Income/month
Office	62,145	0.41	0.85	203,840	1.33	3.10	119,572	0.78	1.52
Office Industrial	561,828	3.66	5.36	524,566	3.42	4.86	522,988	3.41	5.50
Logistics Warehouse	2,028,929	13.25	12.06	1,860,828	12.15	9.36	1,395,023	9.11	12.20
Manufacturing Facilities	41,061	0.27	0.26	1,230,764	8.04	7.27	484,657	3.16	1.87
Hypermarket	-	-	-	-	-	-	138,000	0.90	1.15
TOTAL	**2,693,963**	**17.59**	**18.53**	**3,819,998**	**24.94**	**24.59**	**2,660,240**	**17.36**	**22.24**

- Out of 2.69 million sq. ft. space due for renewal in 2026, 46% tenancies had been renewed.

INVESTMENT OVERVIEW

INVESTMENT OVERVIEW

ON-GOING ACQUISITIONS

1 Warehouse Facility in Telok Gong, Port Klang

Expected Completion Date	4Q 2026
Net Lettable Area	259,310 sq. ft.
Land Area	Approx. 10.19 acres
Land Tenure	Leasehold
Occupancy	100%
Purchase Price	RM80.0 mil
WALE at Acquisition	6 years

2 Industrial Facility in Senai, Johor

Expected Completion Date	4Q 2027
Net Lettable Area	Approx. 115,363 sq. ft.
Land Area	Approx. 2.0 acres
Land Tenure	Leasehold
Occupancy	100%
Purchase Price	RM34.6 mil
WALE at Acquisition	5 years

INVESTMENT OVERVIEW

ON-GOING ACQUISITIONS

REAL ESTATE INVESTMENT TRUST

3 Industrial Facility in Section 16, Shah Alam

Expected Completion Date	2H 2026
Net Lettable Area	120,177 sq. ft.
Land Area	Approx. 3.03 acres
Land Tenure	Leasehold
Occupancy	100%
Purchase Price	RM38.0 mil
WALE at Acquisition	2.6 years (upon signing of SPA)

4 Distribution Centre in Bandar Saujana Putra, Selangor

Expected Completion Date	4Q 2026
Lettable Area	Approx. 355,023 sq. ft.
Land Area	Approx. 46,776.11 square metres
Land Tenure	Leasehold
Occupancy	100%
Purchase Price	RM128.0 mil
WALE at Acquisition	15 years

INVESTMENT OVERVIEW

ON-GOING ACQUISITIONS

5 Industrial Complex in Padang Meha, Kedah

Expected Completion Date	1Q 2027
Net Lettable Area	340,047 sq. ft.
Land Area	Approx. 13.28 acres
Land Tenure	Freehold
Occupancy	100%
Purchase Price	RM113.0 mil
WALE at Acquisition	6 years

INVESTMENT OVERVIEW

COMPLETED ACQUISITION

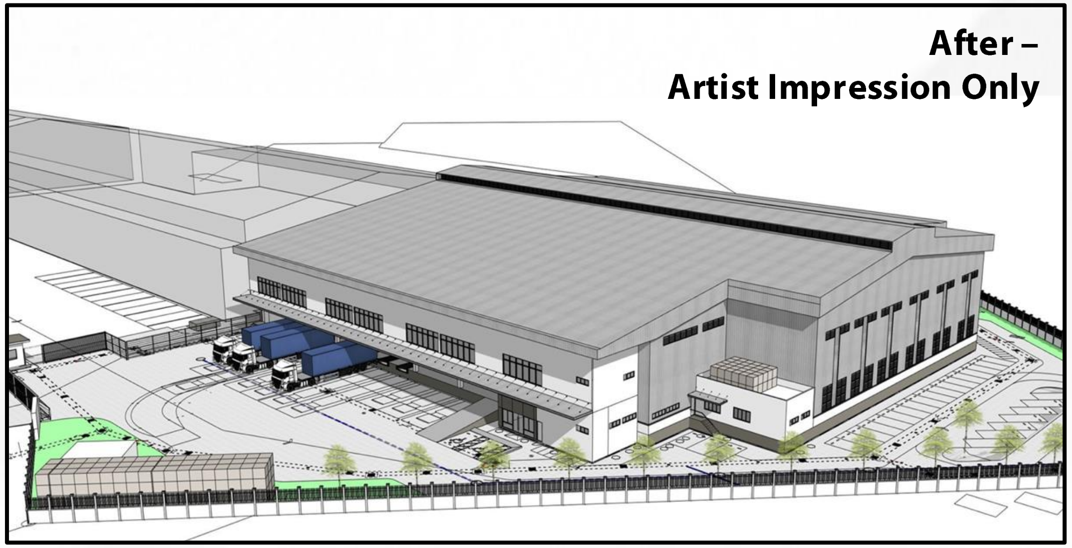
1 Axis Industrial Facility 1 @ Northport

Completion Date	27 January 2026
Gross Floor Area	240,641 sq. ft.
Land Area	Approx. 9.0 acres
Land Tenure	Leasehold
Occupancy	The property is currently unoccupied and the Fund is in the midst of refurbishment and identifying tenant
Purchase Price	RM50.0 mil

INVESTMENT OVERVIEW

ON-GOING DEVELOPMENTS

1 Pasir Gudang Logistics Warehouse 2 (Development on vacant land of 3.2 acres)



Expected Completion Date	End 2026
Original Net Lettable Area	262,348 sq. ft.
Additional Area	Approx. 74,000 sq. ft.
Land Area	Approx. 12.8 acres (Development on 3.2 acres)
Land Tenure	Leasehold
Occupancy as at 31 March 2026	100%
Development Cost	Approx. RM22.0 mil (excluding land)

INVESTMENT OVERVIEW

ON-GOING DEVELOPMENTS

2 Axis Facility 4 @ Bukit Raja

Expected Completion Date	1H 2027
Gross Floor Area	Approx. 180,000 sq. ft.
Land Area	Approx. 7.13 acres
Land Tenure	Leasehold
Asset Type	Manufacturing
Development Cost	Approx. RM40.0 mil (excluding land)

INVESTMENT OVERVIEW

AXIS REAL ESTATE INVESTMENT TRUST

The Manager continues to aggressively source and evaluate potential acquisition targets that are deemed investable by Axis-REIT. The selection of properties continue to focus on below:

- ✓ Grade A logistics facilities and manufacturing facilities with long leases from tenants with strong covenants;
- ✓ Well-located logistics warehousing in locations ideal for last-mile distribution; and
- ✓ Office, business parks and industrial properties with potential for future enhancement.

Total Estimated Value of Acquisition Targets

RM215 million

FINANCIAL OVERVIEW

FINANCIAL OVERVIEW

AS AT 30 JUNE 2026

Total Assets Under Management

RM5.42 billion

Net Asset Value Per Unit

RM1.69

Total Financing

RM1.8 billion

Financing Ratio

33%

Total Unitholder's Funds

RM3.42 billion

Distribution Per Unit

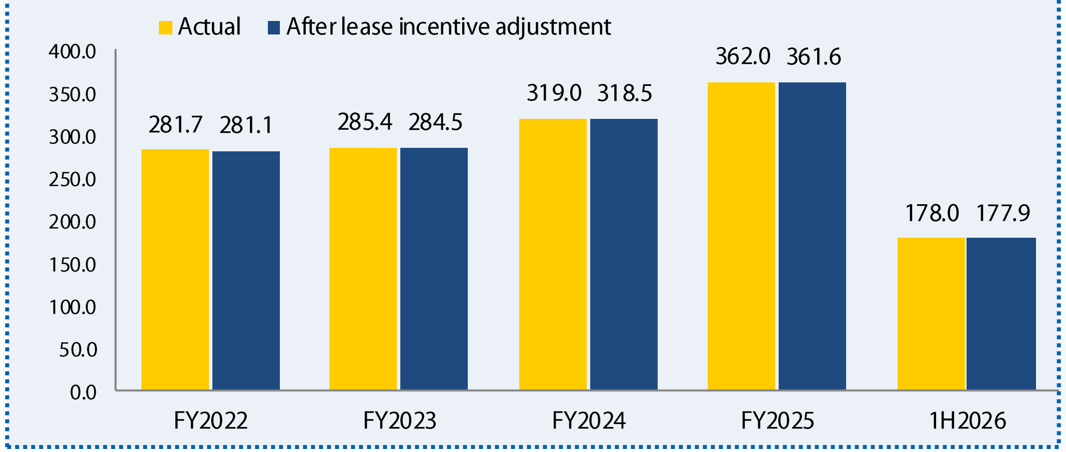
1Q2026: 2.50 sen

2Q2026: 2.30 sen

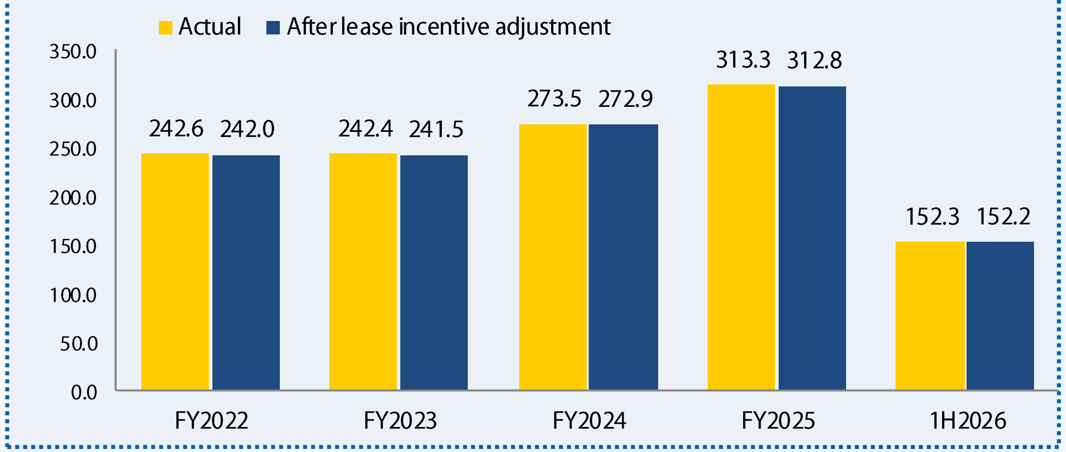
FINANCIAL OVERVIEW

5-YEAR RESULTS PERFORMANCE

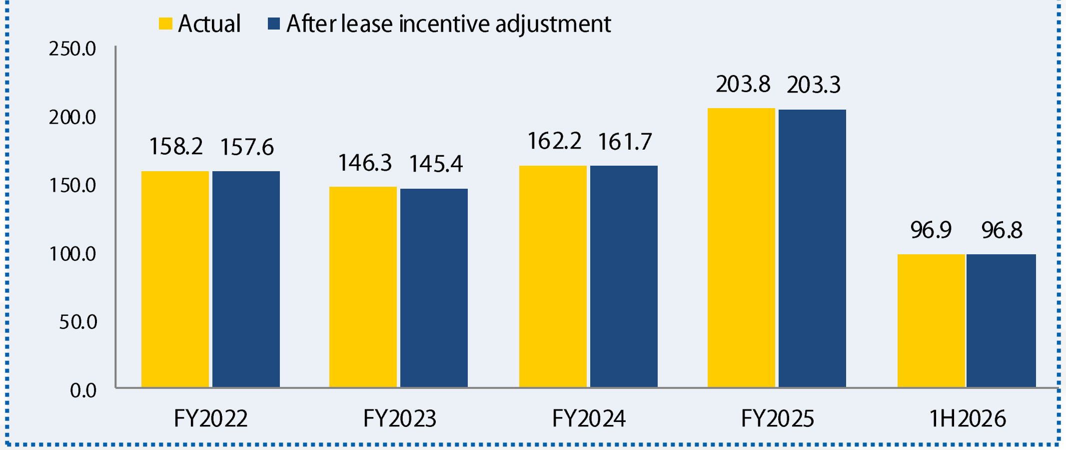
REVENUE (RM'MIL)*



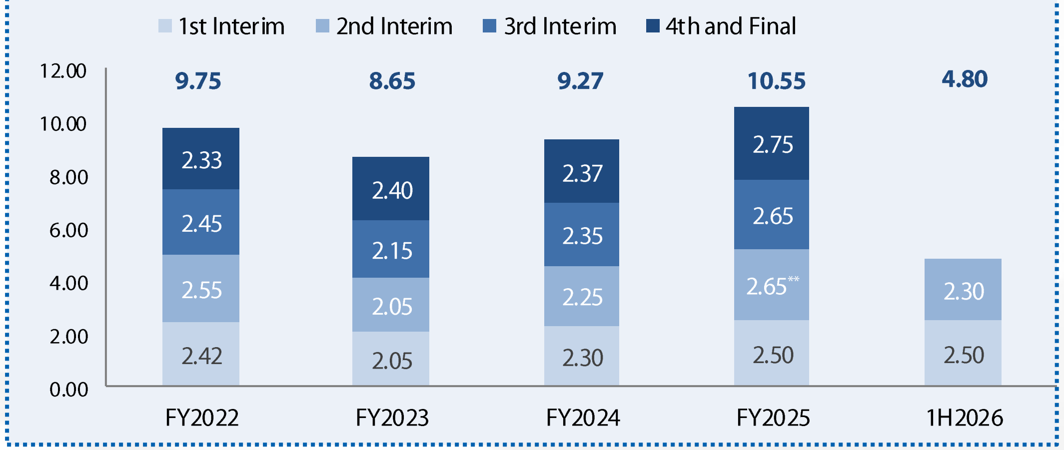
NET PROPERTY INCOME (RM'MIL)*



NET INCOME (RM'MIL)*



DISTRIBUTION PER UNIT (SEN)



Note: The above financials exclude unbilled lease income receivable

*** Note: Includes an additional 0.14 sen DPU from the net gain on disposal of The Annex*

FINANCIAL OVERVIEW

AXIS REAL ESTATE INVESTMENT TRUST

INCOME STATEMENT 2Q2026 vs 2Q2025

	2Q2026 (RM'000)	2Q2025 (RM'000)	Changes / Movement
No. of Properties	70	68	+2
Property Income	88,407	89,902	-1.9%
Property income before lease incentive adjustment	87,937	89,616	
- Lease incentive adjustment (non-distributable)	470	286	
Property Expenses	(13,461)	(11,659)	+15.5%
Net Property Income	74,946	78,243	-4.5%
Net property income before lease incentive adjustment	74,476	77,957	
- Lease incentive adjustment (non-distributable)	470	286	
Profit Income	391	350	
Loss on Disposal (include RPGT)	-	(335)	
Non-Property Expenses	(10,702)	(9,829)	+8.9%
Islamic Financing Cost	(17,676)	(17,741)	-0.4%
Net Income	46,959	50,688	-7.4%
- Net income before lease incentive adjustment	46,489	50,402	-7.8%
- Lease incentive adjustment (non-distributable)	470	286	
DPU (sen) – On performance	2.30	2.51	-8.4%
DPU (sen) – Gain on disposal	-	0.14	
No. of Units in Issuance	2,024,894,950	2,020,774,182	+0.2%

** Note: The above financials exclude unbilled lease income receivable*

FINANCIAL OVERVIEW

INCOME STATEMENT 1H2026 vs 1H2025

	1H2026 (RM'000)	1H2025 (RM'000)	Changes / Movement
No. of Properties	70	68	+2
Property Income	177,874	179,383	
Property income before lease incentive adjustment – **Note 1**	177,966	179,161	-0.7%
- Lease incentive adjustment (non-distributable)	(92)	222	
Property Expenses – **Note 2**	(25,708)	(23,749)	+8.2%
Net Property Income	152,166	155,634	
Net property income before lease incentive adjustment	152,258	155,412	-2%
- Lease incentive adjustment (non-distributable)	(92)	222	
Profit Income / Other Income	1,479	739	
Loss on Disposal (include RPGT)	-	(335)	
Non-Property Expenses – **Note 3**	(21,844)	(19,661)	+11.1%
Islamic Financing Cost – **Note 4**	(34,972)	(35,495)	-1.5%
Net Income	96,829	100,882	-4%
- Net income before lease incentive adjustment	96,921	100,660	-3.7%
- Lease incentive adjustment (non-distributable)	(92)	222	
DPU (sen) – On performance	4.80	5.01	-4.2%
DPU (sen) – Gain on disposal	-	0.14	
No. of Units in Issuance – **Note 5**	2,024,894,950	2,020,774,182	+0.2%

**Note: The above financials exclude unbilled lease income receivable*

FINANCIAL OVERVIEW

INCOME STATEMENT 1H2026 vs 1H2025

AXIS REAL ESTATE INVESTMENT TRUST

Note 1 – Property Income

1H2026 property income (before lease incentive adjustment) was lower than 1H2025 mainly due to :

- Lease expiry at Bukit Raja Distribution Centre in 4Q2025. New tenancies have been secured progressively from 1Q2026.
- Expiry of one tenancy at Axis Shah Alam Distribution Centre 3, resulting in lower income. New tenant has been contracted for the vacant space.
- Rental suspension for Wisma Kemajuan following the February 2026 fire incident, pending confirmation of the insurance claim amount to be recognized in the financials. The property is adequately covered by fire and consequential loss takaful, including loss of rental coverage.

Note 2 – Property Expenses
Property expenses increased mainly due to higher one-off building expenses incurred during the period.

Note 3 – Non-Property Expenses
Higher non-property expenses were mainly due to:

i) increased manager and trustee fees arising from higher NAV following the completion of the IDRP in December 2025 and revaluation gains; and

ii) introduction of SST on manager fee and trustee fees, effective 1 October 2025.

FINANCIAL OVERVIEW

INCOME STATEMENT 1H2026 vs 1H2025

Note 4 – Islamic Financing Cost

Lower financing costs mainly due to interest savings from the redemption of the Third Sukuk Issue, which carried a higher coupon rate, using the proceeds from the issuance of the Second Senior Sukuk at a lower coupon rate in January 2026.

Note 5 – No. of Units Issuance

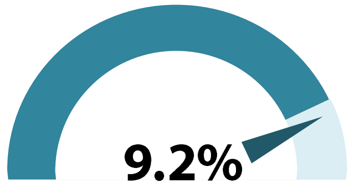
The Fund size increased from 2,020,774,182 units to 2,024,894,950 units through the issuance of 4,120,768 new units pursuant to the implementation of IDRP applicable to the 2025 third interim income distribution, which was completed on 22 December 2025.

FINANCIAL OVERVIEW

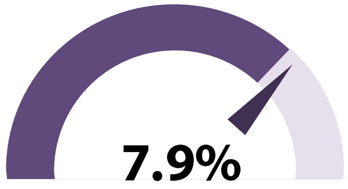
PORTFOLIO YIELD BY ASSET TYPES

Asset Type	Net Yield (%)	Gross Yield (%)
Office	7.1	9.8
Office / Industrial	7.2	9.6
Logistics Warehouse	7.6	8.7
Manufacturing Facilities	8.2	9.1
Hypermarket	9.2	9.7

Portfolio Yield



Average Gross Yield (%)



Average Net Yield (%)

FINANCIAL OVERVIEW

FINANCIAL POSITION

	30/6/26 (RM'000)	31/12/25 (RM'000)	Changes (RM'000)
Investment Properties – **Note 1**	5,292,524	5,237,020	+55,504
Fixed Assets	1,119	1,149	-30
Other Assets	122,647	118,124	+4,523
TOTAL ASSETS	**5,416,290**	**5,356,293**	**+59,997**
Financing	1,803,387	1,733,536	+69,851
Other Payables	174,611	177,661	-3,050
Deferred Tax Liability	21,639	21,639	-
TOTAL LIABILITIES	**1,999,637**	**1,932,836**	**+66,801**
NET ASSET VALUE (NAV)	**3,416,653**	**3,423,457**	**-6,804**
Unitholders' Capital	2,599,605	2,599,605	-
Undistributed Distributable Income	34,119	43,597	-9,478
Non-Distributable Reserve	782,929	780,255	+2,674
TOTAL UNITHOLDERS' FUND	**3,416,653**	**3,423,457**	**-6,804**
FINANCING RATIO	**33.3%**	**32.4%**	
NAV/UNIT (RM)	**1.6873**	**1.6907**	
No. of units in issuance	**2,024,894,950**	**2,024,894,950**	

FINANCIAL OVERVIEW

FINANCIAL POSITION

Note 1 – Investment Properties

During the period, a total of RM4.8 million was spent on capital expenditure as below:

- RM3.6 million for enhancement of existing properties,
- RM1.2 million for the ongoing development projects

Acquisition of RM50.0 million for Axis Industrial Facility 1 @ Northport completed on 27 January 2026.

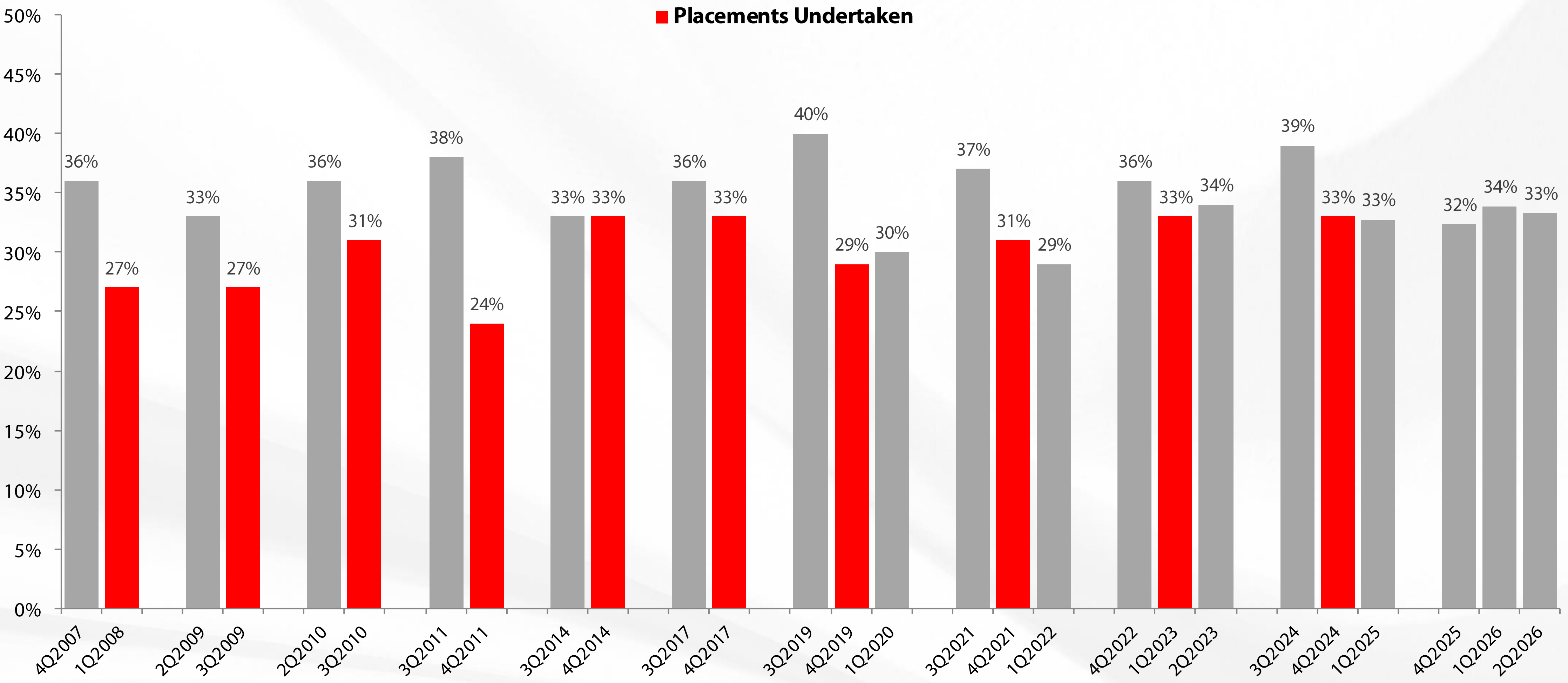
FINANCIAL OVERVIEW

5 YEAR FINANCING PROFILE

	2022	2023	2024	2025	1H2026
Total Financing (RM'000)	1,546,020	1,554,974	1,750,444	1,733,536	**1,803,387**
Total Assets (RM'000)	4,255,673	4,522,893	5,258,558	5,356,293	**5,416,290**
Financing Ratio	36.33%	34.38%	33.29%	32.36%	**33.30%**
Effective Profit Rate	3.87%	4.19%	4.26%	4.14%	**3.96%**
Percentage of short-term financing (Maturity < 1 Year)	53%	52%	47%	46%	**32%**
Percentage of medium/ long term financing (Maturity > 1 Year)	47%	48%	53%	54%	**68%**
Percentage of floating rate financing	53%	40%	47%	35%	**41%**
Percentage of fixed rate financing	47%	60%	53%	65%	**59%**
Total unencumbered assets	23	22	23	22	**23**
Percentage of unencumbered assets/total assets (value)	42%	36%	38%	38%	**45%**
Interest Cover	4.0	3.4	3.2	3.9	**3.8**

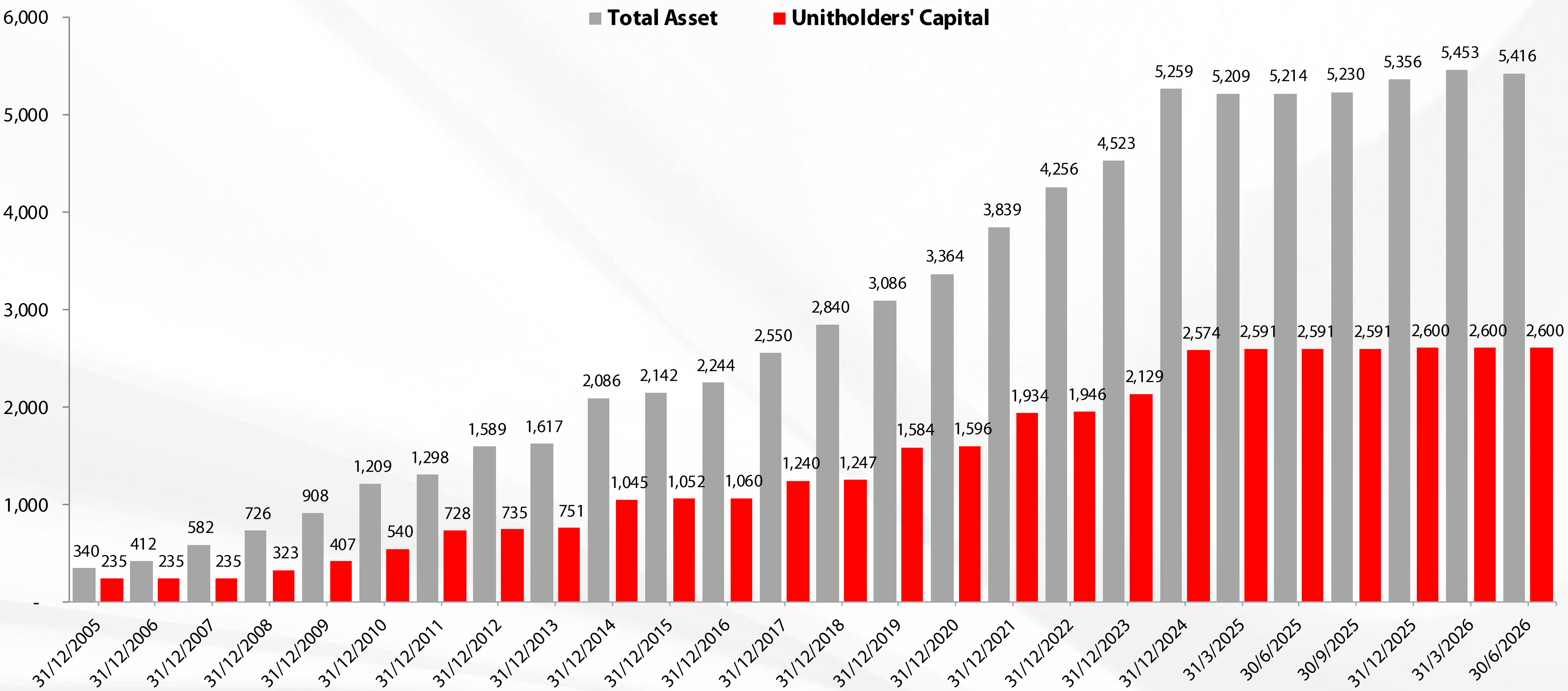
FINANCIAL OVERVIEW

FINANCING RATIO



FINANCIAL OVERVIEW

UNITHOLDERS' CAPITAL (RM'MIL)



STOCK INFORMATION

STOCK INFORMATION

TOP 10 UNITHOLDERS' *

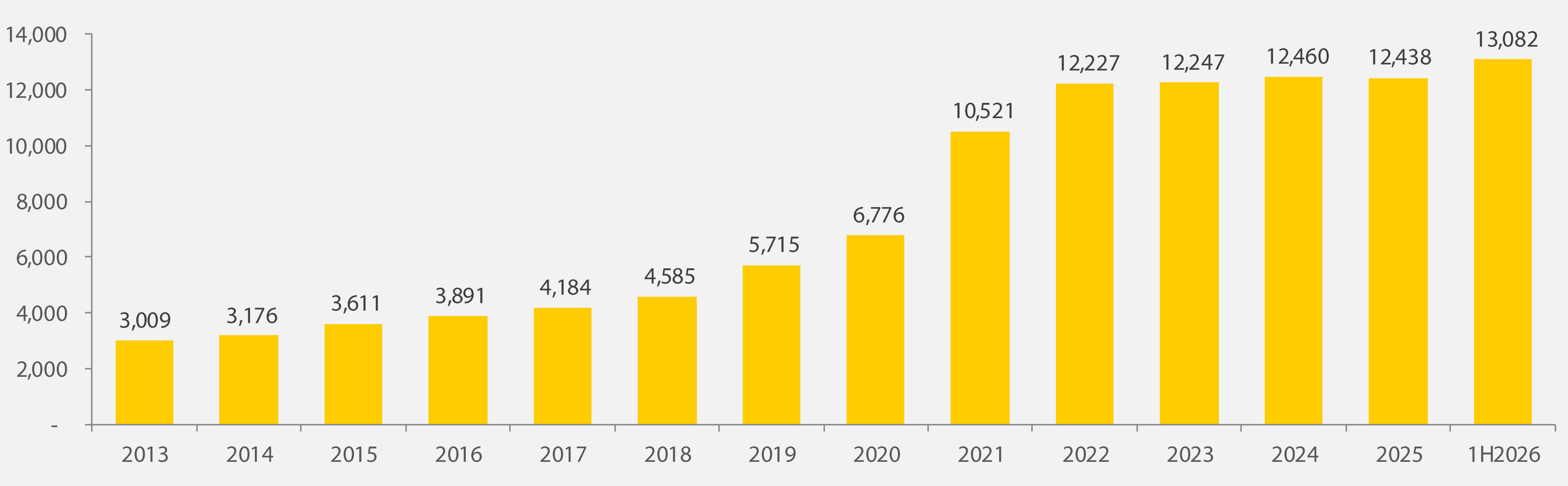
	NAME OF UNITHOLDER	%
1	EMPLOYEES PROVIDENT FUND	11.9%
2	KUMPULAN WANG PERSARAAN (DIPERBADANKAN)	6.3%
3	LEMBAGA TABUNG HAJI	6.2%
4	EMPLOYEES PROVIDENT FUND BOARD (ISLAMIC)	5.4%
5	PUBLIC ITTIKAL SEQUEL FUND	4.4%
6	URUSHARTA JAMAAH SDN. BHD. (2)	4.0%
7	AMANAH SAHAM BUMIPUTERA	3.1%
8	TEW PENG HWEE @ TEOH PENG HWEE	2.8%
9	ALEX LEE LAO	2.7%
10	EMPLOYEES PROVIDENT FUND BOARD (AHAM AM)	1.6%

HOLDINGS BREAKDOWN	UNITS HELD 2Q2026	UNITS HELD 1Q2026	MOVEMENT
Top 5 Unitholders	34.2%	32.8%	+1.4%
Top 10 Unitholders	48.4%	47.5%	+0.9%
Unitholders with >2 million unitholdings	88.1%	87.9%	+0.2%

*Based on CDS accounts on non-consolidated basis

STOCK INFORMATION

NO. OF CDS ACCOUNT



	UNITS HELD 2Q2026	UNITS HELD 1Q2026	MOVEMENT
Total no. of unitholders	13,082	12,743	+339
Total foreign holdings	18.6%	18.7%	-0.1%
Foreign holdings – related party	4.6%	4.6%	-
Foreign holdings – non-related party	14%	14.1%	-0.1%
Promoters	8.1%	8.1%	-

THANK YOU

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