**NON-RELATED PARTY TRANSACTION**
**ANNOUNCEMENT:**
**AXIS REAL ESTATE INVESTMENT TRUST ("AXIS-REIT" OR "FUND")**

**PROPOSED ACQUISITION BY AXIS-REIT OF A DISTRIBUTION CENTRE WITHIN BANDAR SAUJANA PUTRA, SELANGOR FROM CITY-LINK EXPRESS (M) SDN. BHD.**

## 1. INTRODUCTION

The Board of Directors ("**Board**") of Axis REIT Managers Berhad ("**ARMB**" or "**Manager**"), the management company of Axis-REIT, wishes to announce that RHB Trustees Berhad ("**RHB**" or "**Trustee**"), the Trustee for Axis-REIT, has entered into a sale and purchase agreement ("**SPA**") in relation to the Proposed Acquisition of the Property (as defined herein), for and on behalf of Axis-REIT, details of which are as follows:

### 1.1 Proposed Acquisition of the Property

RHB, for and on behalf of Axis-REIT, proposes to acquire a distribution centre bearing the postal address of No. 1, Jalan SP 1, Bandar Saujana Putra, 42610 Jenjarom, Selangor Darul Ehsan ("**Property**") and the Property will be leased to City-Link Express (M) Sdn. Bhd. ("**City-Link**" or "**Vendor**") upon the Completion Date (as defined herein) ("**Proposed Lease**").

The Property is to be acquired from City-Link for a total lump sum consideration of RM128.0 million, free from encumbrances, but subject to the terms and conditions stipulated in the SPA entered into between RHB and City-Link on 25 June 2026 ("**Proposed Acquisition of the Property**").

### 1.2 Information of the Property and Proposed Lease

The Property is located along Jalan SP 1 within the township of Bandar Saujana Putra, Selangor Darul Ehsan. The Property has excellent accessibility due to its proximity to the North South Expressway Central Link (ELITE Highway), South Klang Valley Expressway (SKVE), West Coast Expressway (WCE) and Shah Alam Expressway (KESAS).

Further pertinent information of the Property is as follows:

<table>
<tr><td>Purchase Price</td><td>RM128,000,000.00</td></tr>
<tr><td>Description of Property</td><td>2 contiguous parcels of leasehold commercial land together with improvements thereon, including a single storey distribution centre, a one and a half storey distribution centre, a double storey distribution centre, 2 blocks of double storey office buildings and other ancillary buildings held under HS(D) 30800, PT 18439 ("Land 1") and HS(D) 30801, PT 18440 ("Land 2"), both in Mukim Tanjong Duabelas, District of Kuala Langat, State of Selangor</td></tr>
<tr><td>Land Tenure</td><td><u>Land 1 & Land 2</u><br>99-year leasehold expiring on 5 February 2094</td></tr>
<tr><td>Land Area</td><td><table><tr><th><u>Land 1</u></th><th><u>Land 2</u></th><th><u>Total Land Area</u></th></tr><tr><td>Approximately 6,307.56 square metres</td><td>Approximately 40,468.55 square metres</td><td>Approximately 46,776.11 square metres</td></tr></table></td></tr>
<tr><td>Category of Land Use</td><td><u>Land 1 & Land 2</u><br>Bangunan</td></tr>
<tr><td>Gross Floor Area</td><td>Approximately 355,023 square feet</td></tr>
<tr><td>Lettable Area</td><td>Approximately 355,023 square feet</td></tr>
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| | |
|---|---|
| Age of the Property | Approximately 9-12 years |
| Encumbrances | The Property is charged to AmBank (M) Berhad and Ambank Islamic Berhad (AmBank (M) Berhad and Ambank Islamic Berhad are collectively addressed herein as "**Chargee**") |
| Occupancy | The Property is currently owner occupied (100%) |

A summary of the Proposed Lease is as below:

| | |
|---|---|
| Lessee | City-Link Express (M) Sdn. Bhd. |
| Lessee's Nature of Business | Courier and integrated logistics services provider; transport agency |
| Term of Lease | Fixed period of 15 years |
| Agreed Monthly Rental | RM661,878.00 subject to agreed step-ups throughout the Term of Lease |

## 2. DETAILS OF THE PROPOSED ACQUISITION OF THE PROPERTY

### 2.1 Details of the Purchase Price

The total lump sum cash consideration for the Property of RM128.0 million is payable as follows and in accordance with the terms of the SPA:

| | |
|---|---|
| Earnest Deposit (2%) | RM2,560,000.00 |
| Balance Deposit (8%) | RM10,240,000.00 |
| Balance Purchase Price | RM115,200,000.00 |
| **Purchase Price** | **RM128,000,000.00** |

### 2.2 Conditions Precedent and Salient Terms and Conditions

2.2.1 The Proposed Acquisition of the Property shall be conditional upon the following being obtained or fulfilled by the Vendor within 4 months from the date of the SPA or such extended period as stipulated in the SPA:

(i) the Vendor obtaining the approval from the relevant state authority for the consent to transfer the Property in favour of RHB;

(ii) the consent from Chargee for the sale of the Property to RHB, upon terms acceptable to RHB and the Chargee's redemption statement and undertaking (to be obtained in accordance with the terms and condition of the SPA) valid for the duration of up to the Completion Date (as defined herein).

2.2.2 The date that the last Conditions Precedent is fulfilled shall be the date that the SPA becomes unconditional.

2.2.3 The completion date shall be the date the Balance Purchase Price is paid in accordance with the terms of the SPA ("**Completion Date**").

### 2.3 Termination Clauses applicable to the Proposed Acquisition of the Property

2.3.1 In the event any of the above Conditions Precedent is not fulfilled or obtained in the manner as provided in the SPA, then subject to the relevant clauses of the SPA, the SPA will be terminated.

2.3.2 In the event of RHB's failure to pay the Balance Purchase Price in respect of the Property in the manner and timeframe as stipulated in the SPA, City-Link is entitled to terminate the SPA.

2.3.3 On the other hand, RHB is entitled to terminate the SPA in the event City-Link fails to remedy the following events of default:

(i) City-Link is in material breach of the terms of the SPA;
(ii) A receiver, receiver and manager trustee or similar official is appointed over any of the assets or undertaking of City-Link;
(iii) City-Link becomes unable to pay its debts when they are due or becomes unable to pay its debts within the meaning of the Companies Act 2016;
(iv) City-Link enters into any arrangement, composition or compromise with or assignment for the benefit of its creditors, winding-up or dissolution proceedings; and
(v) City-Link threatens to cease carrying on a substantial portion of its business.

**2.4 Basis of the Purchase Price for the Property**

The Purchase Price of the Property is derived based on the market value of the Property of RM129.0 million, as appraised by Raine & Horne International Zaki + Partners Sdn. Bhd., an independent firm of registered valuer, in its valuation report dated 11 May 2026. The valuation for the Property is derived using the investment approach, with the cost approach as a check.

**2.5 Liabilities to be Assumed by Axis-REIT**

Axis-REIT will not assume any liability pursuant to the Proposed Acquisition of the Property.

**2.6 Source of Funding**

The Proposed Acquisition of the Property will be funded by existing bank financing of Axis-REIT.

## 3. INFORMATION OF THE VENDOR

**3.1 Information on Vendor**

City-Link is a private limited company incorporated in Malaysia under the Companies Act, 1965 on 26 November 1980. City-Link is in the business of courier and integrated logistics services provider and transport agency.

Details of the directors and shareholders of City-Link are as follows:

| **Directors of City-Link** | |
|---|---|
| (a) | Dato' Tan Ah Ba |
| (b) | Datin Lee Hwee Leng |
| (c) | Ronald Tan Hsien Yang |

| **Shareholders of City-Link** | | **No. of Shares** |
|---|---|---|
| (a) | Dato' Tan Ah Ba | 2,250,000 (50.0%) |
| (b) | Datin Lee Hwee Leng | 2,250,000 (50.0%) |

## 4. RATIONALE FOR THE PROPOSED ACQUISITION OF THE PROPERTY & PROSPECTS OF THE PROPERTY

The Proposed Acquisition of the Property is in line with the Fund's investment objectives and its growth strategy to provide the unitholders with stable income distribution and to achieve growth in the net asset value ("**NAV**") per unit of Axis-REIT, by acquiring high quality, earnings accretive properties with strong recurring rental income. The Proposed Acquisition of the Property will be

accretive to Axis-REIT's distributable income and adds to the portfolio of properties that will benefit the Fund in the long term.

The Property is a fully occupied Distribution Centre with excellent accessibility due to its proximity to the North South Expressway Central Link (ELITE Highway), South Klang Valley Expressway (SKVE), West Coast Expressway (WCE) and Shah Alam Expressway (KESAS). This excellent highway network which provides convenient access to key areas such as Shah Alam, Klang, Puchong, Putrajaya, Cyberjaya, KLIA and Port Klang, enhances the suitability of the Property for logistics, warehousing and distribution activities.

## 5. EFFECTS OF THE PROPOSED ACQUISITION OF THE PROPERTY

### 5.1 Unitholders' Capital and Substantial Unitholders' Unitholding

The Proposed Acquisition of the Property will not have any effect on the total units in issue and substantial unitholders' unitholding of Axis-REIT as the Purchase Price will be paid entirely in cash.

### 5.2 NAV

The Proposed Acquisition of the Property will have no material impact to the unaudited NAV of Axis-REIT on the Completion Date.

### 5.3 Earnings

The Proposed Acquisition of the Property is expected to contribute positively to the earnings of the Fund for the financial year ending 31 December 2026 upon its Completion Date which is targeted to be by the fourth quarter of 2026.

### 5.4 Gearing

ARMB intends to utilise financing facility of approximately RM128.0 million from Axis-REIT's existing credit lines. This will increase Axis-REIT's financing ratio to 33.94% of audited total assets as at 31 December 2025, which is below the gearing limit of 50% prescribed by the Guidelines on Listed Real Estates Investment Trusts issued by the Securities Commission Malaysia on 15 March 2018 (as amended from time to time).

## 6. INTERESTS OF DIRECTORS, MAJOR SHAREHOLDER OF THE MANAGER, MAJOR UNITHOLDERS OF AXIS-REIT AND/OR PERSONS CONNECTED TO THEM

None of the Directors and major shareholder of the Manager, major unitholders of Axis-REIT and/or persons connected to them has any interest, direct or indirect, in the Proposed Acquisition of the Property.

## 7. DIRECTORS' STATEMENT

The Board, having considered all aspects of the Proposed Acquisition of the Property and after careful deliberation, is of the opinion that the Proposed Acquisition of the Property is in the best interest of Axis-REIT.

## 8. RISK FACTORS

The Property may be subject to certain risks inherent in the property market industry. These include but are not limited to the following:

(a) Non-fulfilment of the terms and conditions stipulated in the SPA;
(b) Compulsory acquisition by the Government;
(c) Non-renewal of lease after expiry due to change in circumstances of the Lessee;
(d) Adverse changes in national or economic conditions;
(e) Adverse local market conditions;

(f) The financial conditions of tenants, buyers and sellers in the property market;
(g) Changes in environmental laws and regulations, zoning laws and other governmental rules and fiscal policies;
(h) Changes in relative popularity of property types and locations leading to an oversupply of space or a reduction in tenant demand for a particular type of property in a given market;
(i) Competition among property owners for tenants; and
(j) Acts of God, uninsurable losses, outbreak of disease and other factors.

## 9. ESTIMATED TIMEFRAME FOR COMPLETION

The Proposed Acquisition of the Property is expected to be completed by the fourth quarter of 2026.

## 10. PERCENTAGE RATIO APPLICABLE TO THE PROPOSED ACQUISITION OF THE PROPERTY

The percentage ratio applicable to the Proposed Acquisition of the Property pursuant to Paragraph 10.02(g)(ix) of the Listing Requirements is 2.39%. Given that the percentage ratio is below 5%, this announcement is made on voluntary basis pursuant to Paragraph 10.05(2) of the Main Market Listing Requirements.

**This announcement is dated 25 June 2026.**