



**UNIVERSITI TEKNOLOGI MARA**

**A STUDY THE IMPLEMENTATION OF I-REITs  
ON PROPERTIES IN MALAYSIA**

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## AUTHOR'S DECLARATION

I declare that work in this thesis was carried out in accordance with the regulations of Universiti Teknologi MARA. It is original and is the result of my own work, unless otherwise indicated or acknowledged as referenced work. This thesis has not been submitted to any other academic institution or non-academic institution for any other qualification.

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## ABSTRACT

REIT or I-REIT is a Unit Trust fund that invests in income generating real estate and real estate related assets. It is a trust fund that holds or invests in rental properties and major income is rental income, it is required to distribute most of its profit as dividend to its holders. REIT can be one of the very exciting Instrument for the purpose of comulating Income generating assets. This study assesses REIT and I-REIT where there are five I-REITs in Malaysia that carry various products. AL-‘AQAR based to healthcare with the portfolio of hospital, nursing, college, while AL-SALAM based on strong growth and bright prospect with portfolio of commercial retail, office industrial. Next AXIS Portfolio of office industrial for example Tesco Stores and Strateq data centre. Then AL-HADHARAH Boustead REIT the various investments in several industries in the Malaysian economy, with the portfolio oil palm plantation, heavy industrial division. The last one is KLCC that based on retail office. In report we can see that not all I-REIT increase every year, some are up and down. Like others business not always increase, sometimes the business need to face the risk and going down sometimes.

Keywords: *I-REIT, REIT, Investment, Securities Commission, Shariah Compliant*

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