



اَوْنُوْرَسِيْتِي تِيكْنُوْلُوْجِي مَارَا  
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MARA

**FACTORS INFLUENCING STOCK PRICE  
MOVEMENT OF AXIS-REIT  
(A MALAYSIAN REAL ESTATE INVESTMENT TRUST)**

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## CHAPTER 1: INTRODUCTION

### 1.0 Introduction

REIT is a collective investment scheme in real estate that combines the best features of real estate and trust fund. REIT is new in investment market. The REIT existed since 1960. REITs were created by an act of Congress in 1960 to allow large and small investors alike to enjoy the rental income from commercial property. Pertaining to Olanrele (2014), The Bank Negara Malaysian (Malaysian Central Bank) approved the first regulatory framework under Company Act 1965 and Securities Commission Act of 1983, governed the establishment and operations of the Property Trust Funds. The REIT is not new existed, the previous name known as Property Trust Fund which had been in existence since 1986. Commercial properties are basically returning income from producing assets with inflation in hedging qualities that perform to provide long-term asset appreciation. Asyraf (2007), REIT gives the opportunity to the investor in generating from real estate such as from commercial, residential, retail properties, plantation land, storage facilities, warehouses, car parks and others by offer them to vary and invest their portfolio in listed real estate securities which cheaper than directly invest.

When comes to the concept of investment, the priority touched by shareholder is the performances of the company. The excellent REIT companies will generate value to shareholder. Ong et al ( 2011), the performance of REIT is the main dynamic aspect when investors consider allocating capitals for the investment. There have several benefits that can be considered in REIT such as simple tax treatment, liquidity of REIT shares and diversification investment portfolio. Kass (2012), the REIT definitely can eliminate the corporate tax and maintaining the ownership advantages of a corporation