

# AXIS BUSINESS CAMPUS



Lot 13A & 13B, Jalan 225, Section 51A, 46100 Petaling Jaya, Selangor

PROPERTY INFORMATION



**Euromoney Real Estate Survey 2016:**  
Ranked #1 in Malaysia, Investment Managers category

May 2024

# ABOUT **AXIS REIT**



## Mission of the Fund

To provide consistent distributions to Unitholders through growing the property portfolio, displaying the highest level of corporate governance, excellent capital management, effective risk management and preserving capital values.

## Background

Axis-REIT was the first Real Estate Investment Trust ("REIT") to list on Bursa Malaysia Securities Berhad on 3 August 2005.

## The Portfolio

Axis-REIT owns a diversified portfolio of properties, located within Klang Valley, Johor, Kedah and Penang, comprising:

- ✓ Offices
- ✓ Office / Industrial Buildings
- ✓ Warehouse / Logistics
- ✓ Manufacturing Facilities
- ✓ Hypermarkets

## Shariah Compliance

With effect from 11<sup>th</sup> December 2008, Axis-REIT became the world's first Islamic Office / Industrial REIT. This reclassification means that property uses and types of tenants need to comply to Shariah principles. For a detailed description of Shariah Compliance please contact us or log in to our website.

## Axis REIT Managers Berhad

Axis REIT Managers Berhad is the Manager of Axis-REIT. Our hands on management team consist of qualified professionals from the real estate profession, including valuers, engineers, chargeman and competent building management personnel.

We understand the requirements of our tenants and see ourselves as 'business partners' with our tenants. Tenants are able to contact the management team for service via our "Hello Axis" app.

**Own**  
+  
**Manage**  
+  
**Maintain**  
+  
**Enhance**

**For more info : [www.axis-reit.com.my](http://www.axis-reit.com.my)**

# AXIS BUSINESS CAMPUS



## REBRANDING

## Refurbishment & Rebranding into Axis Business Campus

In 2013, Axis REIT undertook an exercise to rejuvenate the former Wisma Bintang and rebranded it into Axis Business Campus.

The new design incorporated the following features : -

- New cladding for the building envelope
- Upgrading of all M&E services including new lifts, new electrical system, upgraded fire-fighting system, new energy saving air-conditioning system and new HT incoming power supply
- Fibre optics for all telco lines
- Additional car park bays
- New toilets and lobbies with handicap-friendly features
- Eco-friendly fixtures and fittings

## Award for Best Commercial Renovation/Redevelopment

Axis REIT walked away as winners at the prestigious Asia Pacific Property Awards 2014 ceremony. Axis Business Campus received the Five-Star Award for the Best Commercial Renovation/Redevelopment in Malaysia and the Asia Pacific Region.



# AXIS BUSINESS CAMPUS



## LOCATION

Lot 13A & 13B, Jalan 225, Section 51A, 46100 Petaling Jaya, Selangor



## ACCESSIBILITY

- CAR** : Easily accessible from Kuala Lumpur City Centre via the Federal Highway, Jalan 222 and also via the LDP/ NKVE.
- BUS** : Short walk to Rapid KL Bus Stop.
- TRAIN** : 5 minutes drive to Asia Jaya LRT Station & Seri Setia KTM Station.

## AMENITIES

- F&B FACILITIES** : Along Jalan 225 – e.g. Texas Chicken, San Francisco Coffee, 33 Blue Room  
5 mins walk to Kg. Baiduri – e.g. Restoran Alam Baiduri.  
8 mins walk to Jalan 222 – e.g. Restoran Ahwa, Restoran Abadi.  
8 mins walk to Sungai Way – e.g. Alif Maju Restaurant, Wira Seafood, Azur Restaurant.

# AXIS BUSINESS CAMPUS



## PUBLIC TRANSPORT

### Klang Valley Integrated Rail System



Talian Bantuan Helpline : 03 - 7885 2585  
Emel Email : suggest@rapidkl.com.my

Twitter: MYrapidKL  
www.rapidkl.com.my

- 2 LRT stations located approximately 1 km away, wherein shuttle bus services are also provided.
  - Asia Jaya LRT Station
  - Paramount LRT Station
- Bus stops are close by within 50 metres of the property
- City Bus services available, which terminates at downtown KL City Centre & other parts of Klang Valley
- MBPJ free shuttle bus within the Petaling Jaya City

# AXIS BUSINESS CAMPUS



## PROPERTY DETAILS

### GENERAL INFO

#### USE

Office

#### GROSS FLOOR AREA

Block A : 58,736 sq. ft.

Block B : 96,377 sq. ft.

Total – 155,113 sq. ft.

#### NO. OF STOREYS

BLOCK A:

4-storey office block with a basement car park.

BLOCK B:

2-storey office/industrial complex with a rooftop car park.

#### TITLE

Industrial

#### LANDLORD

RHB Trustees Berhad  
(as Trustee for Axis Real Estate Investment Trust)

#### PLOT RATIO

Plot Ratio = 2.5

#### MANAGEMENT

Axis REIT Managers Berhad


### CAR PARK

#### TOTAL BAYS

441 car park bays



#### ALLOCATION

1  T to every 1,000 sf.



### OTHERS

#### Surau

Block A & Block B

#### Signage

The building provides excellent signage options. Possible for own corporate signage, subject to qualification and negotiation.

# AXIS BUSINESS CAMPUS



## PROPERTY DETAILS

### M&E FACILITIES AND SERVICES

#### PASSENGER LIFTS



Block A: **2 units**  
(24 persons, 1,600 kg capacity per unit)

Block B: **2 units**  
(17 persons, 1,160 kg capacity per unit)

#### CARGO LIFTS



Block B: **1 unit**  
(3,500 kg capacity per unit)



#### LOADING AREA

**Available** (Block B)



#### ELECTRICAL/POWER



**High Tension Supply**

#### AIR-CONDITIONING TYPE



**Air-cooled** packaged units provided for the office spaces.

#### FIRE PROTECTION



**Fire fighting system** includes sprinkler system, smoke detectors, fire hose reels, portable fire extinguishers, break glass fire alarm and fire rated doors.

#### SECURITY SERVICES



**24-hour surveillance** with CCTV system.

#### TELCO PROVIDERS



**TM, TIME**

# AXIS BUSINESS CAMPUS



## SPACE SUMMARY

Axis Business Campus comprises two buildings which were fully refurbished in 2014:

- Block A is a four-storey office building fronting Jalan 225 offering great potential for a ground floor showroom/ F&B space with office space on the upper floors.
- Block B is a two-storey office building with high ceilings and industrial floor strength and a rooftop car park.



# AXIS BUSINESS CAMPUS



## BUILDING PHOTOS



**Block A** comprises a ground floor showroom, 3 levels of office space and a basement car park. It has efficient floor plates with louvered external shading to reduce the energy footprint.

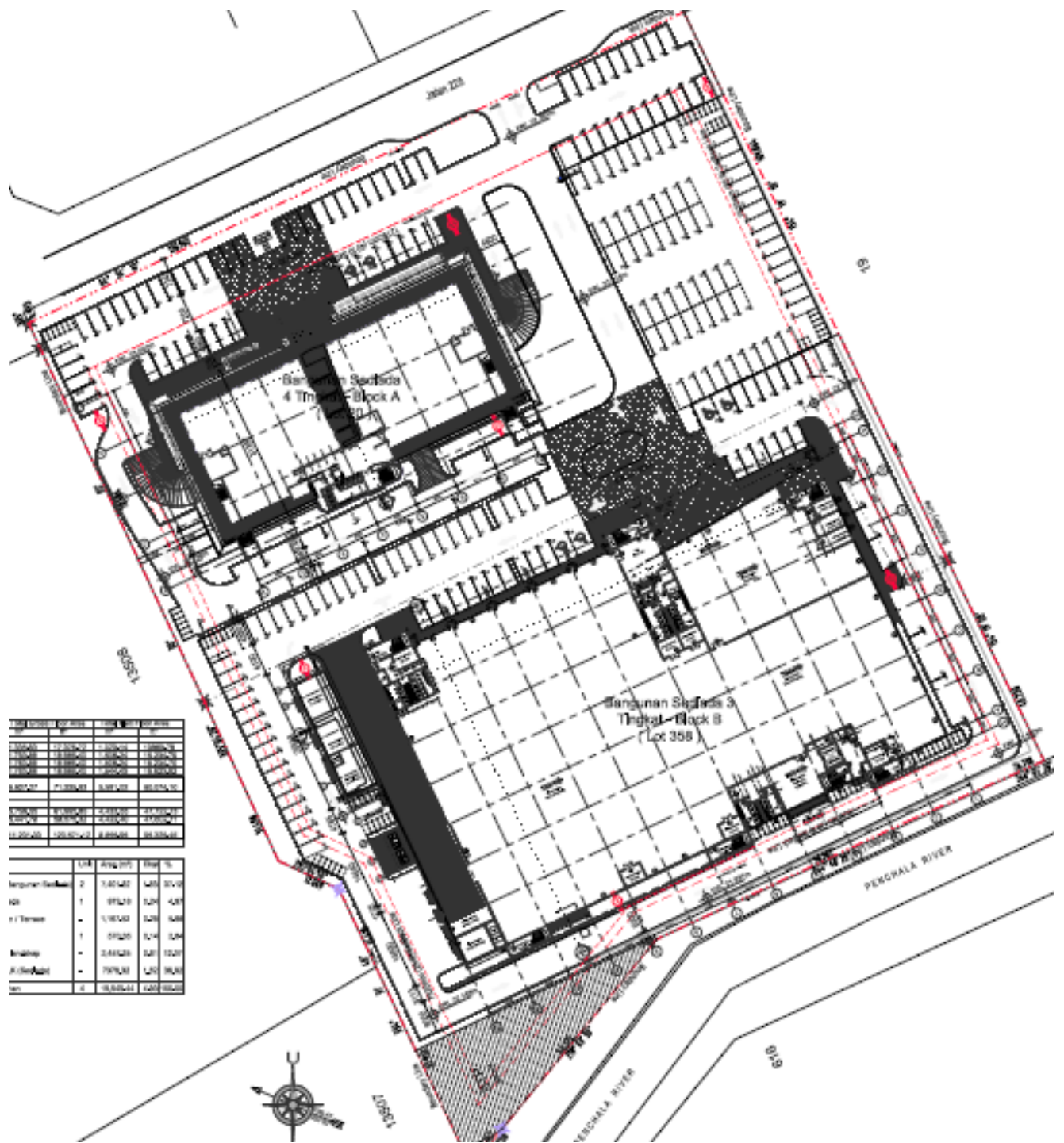


**Block B** is an industrial building with a rooftop car park. Each level has an average floor plate of 50,000 sq. ft. which makes it suitable as an office, laboratory or high-end warehouse. The space is fitted with a smoke spill system which allows for a large open plan design.

# AXIS BUSINESS CAMPUS



## SITE LAYOUT



NO	DESCRIPTION	AREA (SQM)	PERCENTAGE
1	LOT 358	1,000,000	100%
2	LOT 359	1,000,000	100%
3	LOT 360	1,000,000	100%
4	LOT 361	1,000,000	100%
5	LOT 362	1,000,000	100%
6	LOT 363	1,000,000	100%
7	LOT 364	1,000,000	100%
8	LOT 365	1,000,000	100%
9	LOT 366	1,000,000	100%
10	LOT 367	1,000,000	100%
11	LOT 368	1,000,000	100%
12	LOT 369	1,000,000	100%
13	LOT 370	1,000,000	100%
14	LOT 371	1,000,000	100%
15	LOT 372	1,000,000	100%
16	LOT 373	1,000,000	100%
17	LOT 374	1,000,000	100%
18	LOT 375	1,000,000	100%
19	LOT 376	1,000,000	100%
20	LOT 377	1,000,000	100%
21	LOT 378	1,000,000	100%
22	LOT 379	1,000,000	100%
23	LOT 380	1,000,000	100%
24	LOT 381	1,000,000	100%
25	LOT 382	1,000,000	100%
26	LOT 383	1,000,000	100%
27	LOT 384	1,000,000	100%
28	LOT 385	1,000,000	100%
29	LOT 386	1,000,000	100%
30	LOT 387	1,000,000	100%
31	LOT 388	1,000,000	100%
32	LOT 389	1,000,000	100%
33	LOT 390	1,000,000	100%
34	LOT 391	1,000,000	100%
35	LOT 392	1,000,000	100%
36	LOT 393	1,000,000	100%
37	LOT 394	1,000,000	100%
38	LOT 395	1,000,000	100%
39	LOT 396	1,000,000	100%
40	LOT 397	1,000,000	100%
41	LOT 398	1,000,000	100%
42	LOT 399	1,000,000	100%
43	LOT 400	1,000,000	100%

NO	DESCRIPTION	AREA (SQM)	PERCENTAGE
1	LOT 358	1,000,000	100%
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# AXIS BUSINESS CAMPUS



## BUILDING PHOTOS



**Guard House at Main Entrance**



**Anti Climb Perimeter Fencing**



**Common Lift Lobbies**



**Common Washrooms**



**Male & Female Surau in Both Blocks**



**Rooftop Car Park with 180 Bays**

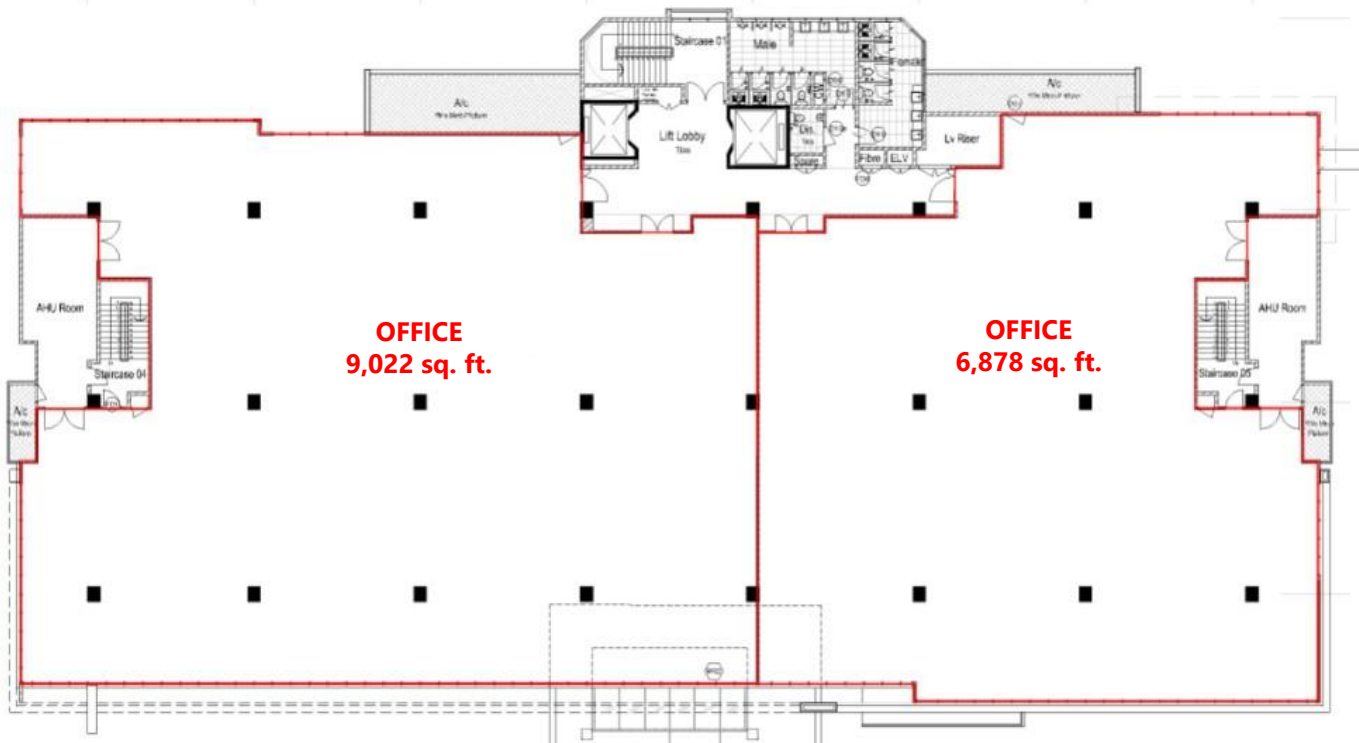
# AXIS BUSINESS CAMPUS



## FLOOR PLANS

### BLOCK A 1<sup>ST</sup> FLOOR

Block	Floor	Area	Floor to slab	Floor Loading	Use
Block A	1 <sup>st</sup> Floor	9,022 sq ft 6,878 sq.ft.	12 feet 12 feet	50 lbs per sq. ft. 50 lbs per sq.ft.	Office Office



AXIS BUSINESS CAMPUS (BLOCK A)  
FIRST FLOOR PLAN  
SCALE 1:200

# AXIS BUSINESS CAMPUS

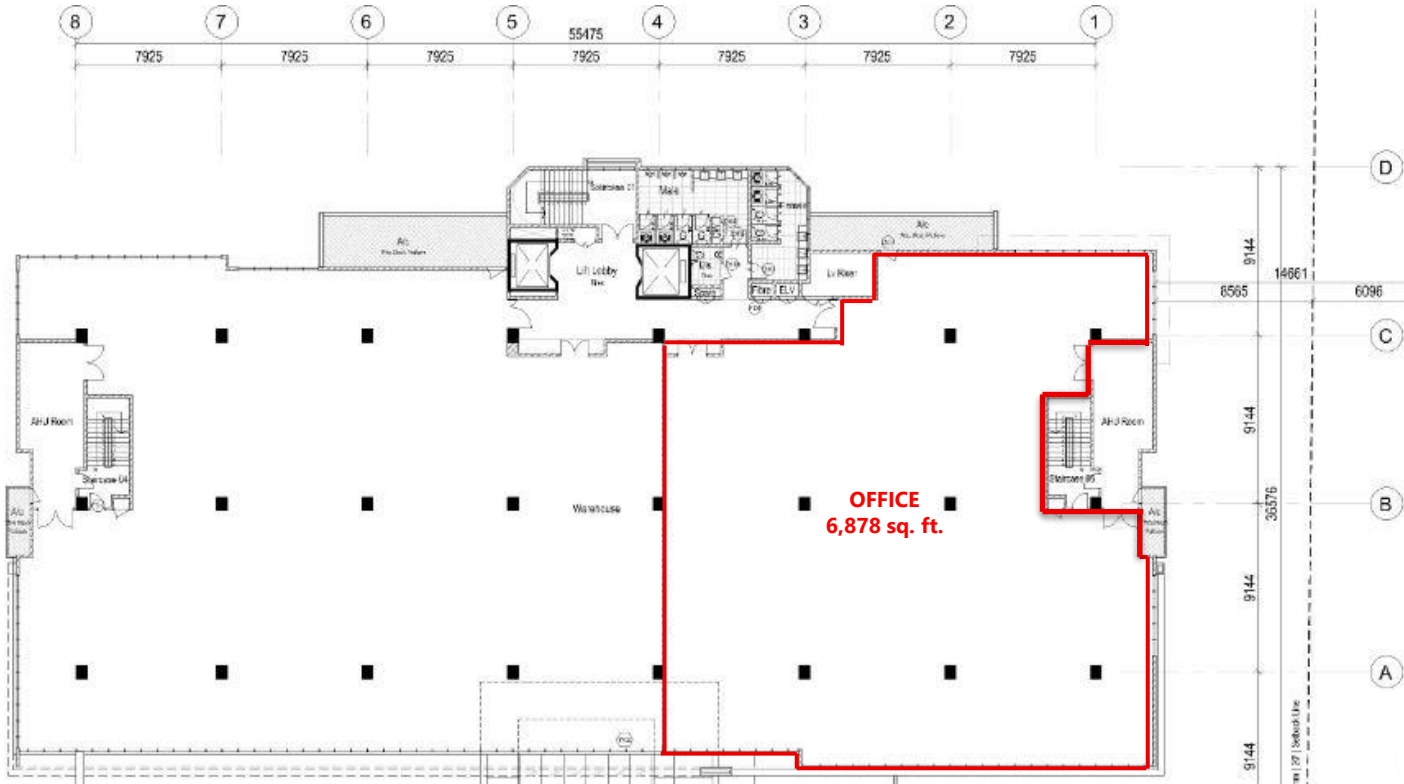


## FLOOR PLANS

### BLOCK A 2<sup>ND</sup> FLOOR



Block	Floor	Area	Floor to slab	Floor Loading	Use
Block A	2nd Floor	6,878 sq ft	12 feet	50 lbs per sq. ft.	Office



AXIS BUSINESS CAMPUS (BLOCK A)  
SECOND FLOOR PLAN  
SCALE 1:200

# AXIS BUSINESS CAMPUS

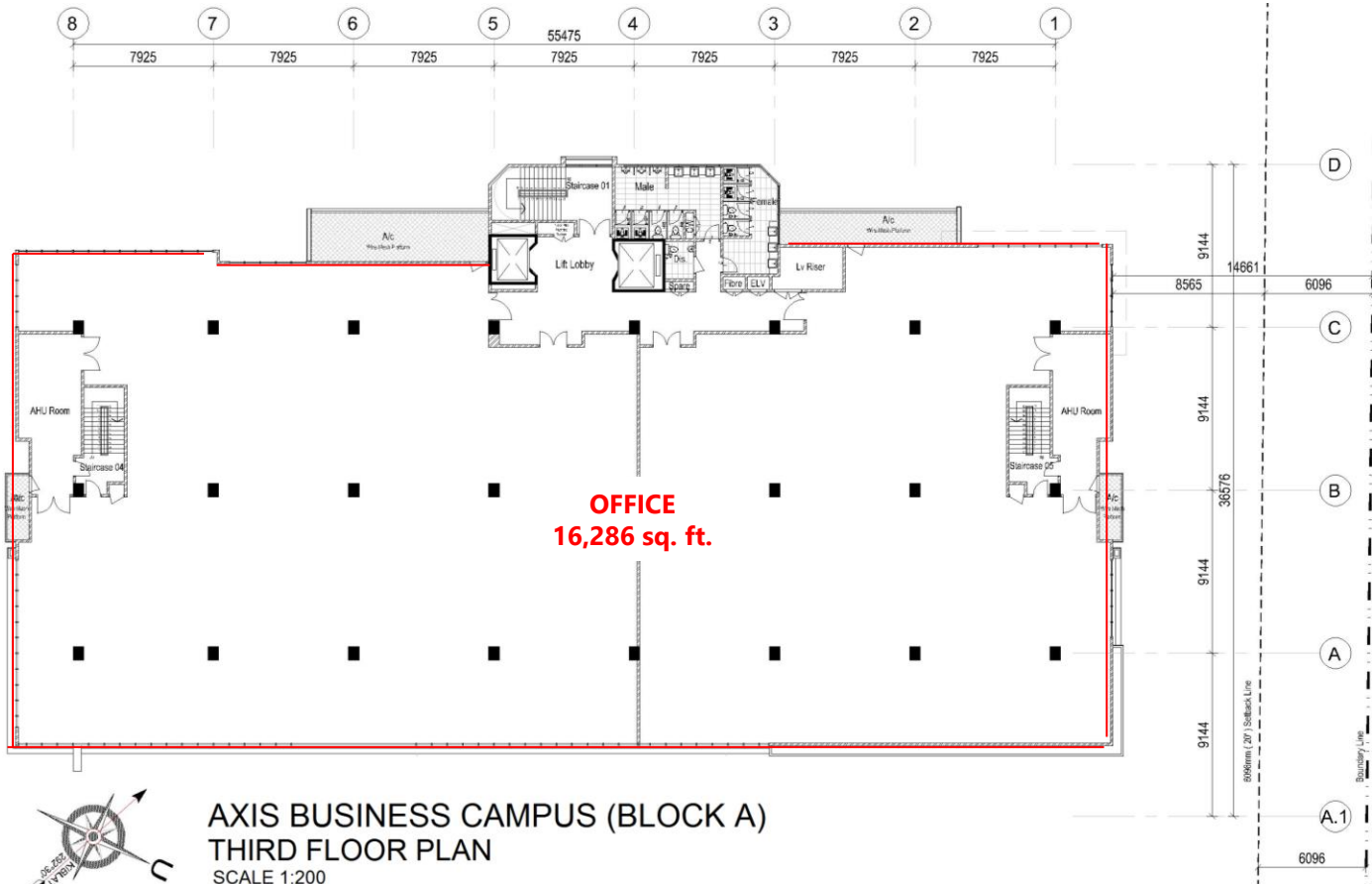


## FLOOR PLANS

### BLOCK A 3<sup>RD</sup> FLOOR



Block	Floor	Area	Floor to slab	Floor Loading	Use
Block A	3rd Floor	16,286 sq ft	15 feet	50 lbs per sq. ft.	Office



# AXIS BUSINESS CAMPUS



## VALUE PROPOSITION

We are offering tenants the possibility of leasing an ideally suited facility to cater for their long term strategy for business expansion. The property boasts :-

### EXCELLENT LOCATION

An **excellent location** in the heart of Petaling Jaya

### LOW DENSITY OFFICE CAMPUS

A **low density office campus-style** in an accessible location, providing a self-contained environment

### LARGE & OPEN FLOOR PLATES

**Large and open** floor plates provide high efficiency usage

### GENEROUS CAR PARK

**Generous car park** allocation with a total of 456 bays for cars & 70 bays for motorcycles

### CORPORATE SIGNAGE

**Corporate signage** possibility, subject to terms and conditions

Energy efficient and eco-friendly measures were implemented in the refurbishment of the premises :-

### POWER

Energy efficient lighting systems installed in common areas and tenants' space  
High tension power supply

### CLIMATE CONTROL

Configured to allow individual tenant to control air-conditioning and lighting usage  
Designed to shield internal space from radiant heat, while maximizing natural light

### FLOOD MITIGATION

Underground water detention tank installed for flood mitigation

## WHY CHOOSE AXIS?

- ✓ Malaysia's leading Real Estate Investment Trust with over 12,000,000 sq. ft. in space under management. A strong focus on owning grade A logistics assets.
- ✓ Office and warehouse space provider for FUJIFILM Business Innovation, Konica Minolta, DHL, Philips, Schenker, LF Logistics, Hitachi eBworx, Nestle, Fonterra, Emerson, Upeca Aerotech and other MNCs.
- ✓ Interest to establish long term business relationships with tenants.
- ✓ Able to provide a customized facility that offers flexibility and functionality.
- ✓ Professionally managed by Axis REIT Managers Berhad with a dedicated team of facility managers to oversee each property.
- ✓ Setting standards as a world class asset management company.
- ✓ Leveraging on technology & sustainability.
- ✓ A growing portfolio of commercial/ industrial and warehouse facilities to choose from for expansion/ relocation exercises.

Malaysia's First and Largest Islamic Business Space  
and Industrial REIT



## For Leasing enquiries, please contact:

### **Ms. Jackie Law**

Head of Real Estate

O: 03 - 7958 4882 (ext. 8018)

M: 012 216 6328

E: jackie@axis-reit.com.my

### **Mr. Alvin Loo**

Leasing Manager

O: 03 - 7958 4882 (ext. 8017)

M: 012 453 7772

E: alvinloo@axis-reit.com.my

### **Mr. Lawrence Loh**

Leasing Manager

O: 03 - 7958 4882 (ext. 8016)

M: 012 703 2630

E: lawrenceloh@axis-reit.com.my

### **Mr. Takim Khan Myhre**

Leasing Executive

O: 03 - 7958 4882 (ext. 8025)

M: 012 338 9705

E: takim@axis-reit.com.my

## **Axis REIT Managers Berhad (649450-W)**

Penthouse Menara Axis,

2, Jalan 51A / 223, 46100 Petaling Jaya,

Selangor Darul Ehsan, Malaysia.



## Privacy Note:

Personal data provided by you is required for purpose(s) relating to tenancy/lease with Axis Real Estate Investment Trust ("Purpose"). We only collect personal data that is necessary to perform our functions relating to the Purpose and/or all the dealings that we may have with you. It is obligatory that you supply us your personal data where required so that we may be able to satisfy the Purpose. If you do not provide us the personal data or consent to certain use of your personal data, we may not be able to carry out the Purpose. Any personal data provided may also be disclosed to relevant parties which we may engage/have dealings with, to perform the Purpose; and/or to the governmental or relevant authorities for regulatory oversight and compliance with the law. By providing us the personal data, you hereby consent to the processing of the personal data as described above. You may, from time to time, make any inquiries or complaints or request access or correction of the personal data or limit the processing of the personal data by calling (603-7958 4882) or emailing to our Head of Real Estate ([jackie@axis-reit.com.my](mailto:jackie@axis-reit.com.my)). By providing your personal data, you are deemed to have read and understood our Privacy Notice on the website: [www.axis-reit.com.my](http://www.axis-reit.com.my).

## **ANTI-BRIBERY AND ANTI-CORRUPTION POLICY:**

The Malaysian Anti-Corruption Commission (Amendment) Bill 2018 that was first tabled in the Malaysian Parliament on 26 March 2018 had been passed and gazetted on 4 May 2018 as the Malaysian Anti-Corruption Commission (Amendment) Act 2018. One of the key amendments is the insertion of Section 17A into the Malaysian Anti-Corruption Commission Act 2009, which generally imposes a new corporate liability on commercial organisations for their failure to prevent corruption. The said corporate liability provisions had taken effect on 1 June 2020.

We have adopted a zero-tolerance policy against all forms of bribery and corruption. We are committed to acting professionally, fairly and with integrity in all our business dealings and relationships and will constantly uphold all laws relating to anti-bribery and corruption and we are guided by our Anti-Bribery and Anti-Corruption Policy issued on 20 May 2020. This Policy applies to you as our tenant.

This Policy serves as a guideline in recognising and dealing with bribery and corrupt practices that may arise in the course of our daily business and operations, in furtherance of our Company's commitment to lawful and ethical behaviour at all times. As the Company is the management company of Axis-REIT, this Policy shall also apply accordingly in respect of all activities, dealings and transactions by the Company in its role for and on behalf of Axis-REIT.

This Policy should be read in conjunction with the Company's Code of Conduct, Whistle-blowing Policy and Supplier Code of Conduct ("Existing Policies"). This Policy and the Existing Policies are available on our corporate website at [www.axis-reit.com.my](http://www.axis-reit.com.my).

You are deemed to have acknowledged, fully read and understood our Anti-Bribery and Anti-Corruption Policy (*made available on the corporate website stated above*) and the Declaration in the form of Appendix A of the Policy is deemed incorporated in the terms of your contractual relationship with us and/or Axis-REIT.

