

AXIS BUSINESS PARK



No. 10, Jalan Bersatu 13/4, 46200 Petaling Jaya, Selangor

PROPERTY INFORMATION



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

June 2023

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 11th 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

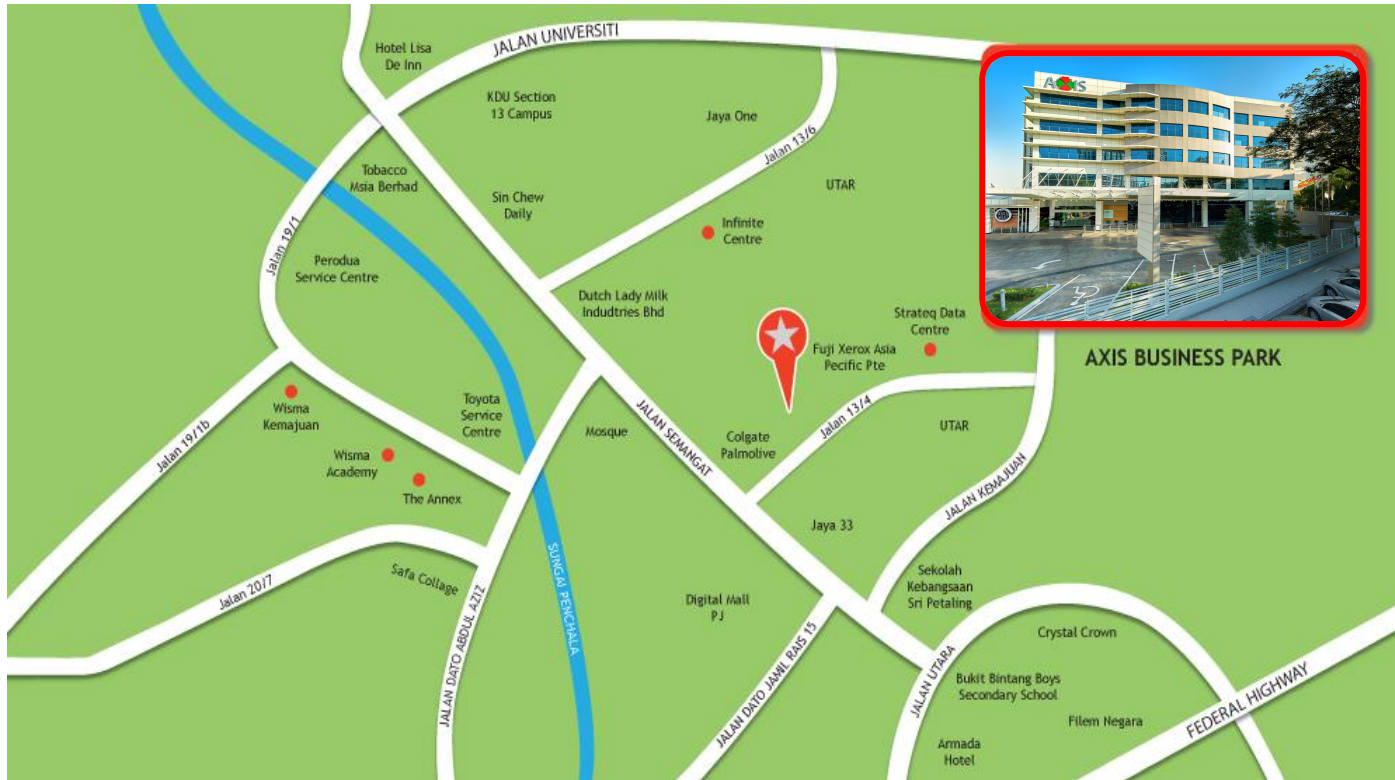
For more info : www.axis-reit.com.my

AXIS BUSINESS PARK



LOCATION

No. 10, Jalan Bersatu 13/4, 46200 Petaling Jaya, Selangor



ACCESSIBILITY

- CAR** : Easily accessible from Kuala Lumpur City Centre via the Federal Highway, Jalan Utara, Jalan Semangat and thence onto Jalan Bersatu 13/4, or alternatively via Sprint Highway, Jalan Damansara, Jalan Dato Abu Bakar and Jalan 21/18.
- BUS** : 5 mins walking distance bus stop(Rapid Bus T628 & T629 towards Asia Jaya LRT Station; Metro Bus 12 towards KL).
- TRAIN** : 5 minutes drive to Taman Paramount Putra LRT Station.

AMENITIES

- F&B FACILITIES** : Mynews in Block C. Ample F&B outlets also in the vicinity, e.g. in Section 14, Jaya One and Plaza 33.

AXIS BUSINESS PARK



PROPERTY DETAILS

GENERAL INFO

USE

Office / Warehouse/
Showroom

LANDLORD

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

MANAGEMENT

Axis REIT Managers
Berhad

NET LETTABLE AREA

Block B : 89,481 sq. ft.
Block C : 171,445.11 sq. ft.
Block D : 62,146 sq. ft.
Block E : 7,653 sq. ft.

NO. OF STOREYS

BLOCK B:
5-storey office/showroom-cum-
warehouse complex with 2
basement car parks.

BLOCK C:
5-storey office block with 1
basement car park.

BLOCK D:
2-storey warehouse with a
mezzanine floor.

BLOCK E :
3-storey office annexe.

CAR PARK

TOTAL BAYS

432 car park bays



ALLOCATION

1  to every **1,000** sf.



OTHERS

Surau

Block B & C (Basement)

Signage

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

AXIS BUSINESS PARK



PROPERTY DETAILS

M&E FACILITIES AND SERVICES

PASSENGER LIFTS



Block B : **2 units**
(1,150 kg per unit)

Block C : **2 units**
(1,160 kg per unit)

CARGO LIFTS



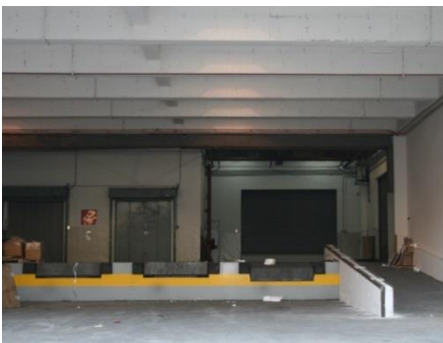
Block B : **1 unit** (2,000
kg per unit)

Block C : **2 units**
(3,000 kg per unit)



LOADING AREA

Available (Block B, C & D)



ELECTRICAL/POWER



Block B : **3 phase – 2,400 amps**
Block C : **3 phase – 3,200 amps**
Block D : **3 phase – 1,200 amps**

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

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AXIS BUSINESS PARK (BLOCK B)



BUILDING PHOTOS



Axis Business Park
(Block B)



Drop-off Area



Main Lobby

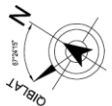


Lift lobby



Loading area with 2 loading bays

Architectural floor plan of a large industrial building. The plan features a grid system with horizontal dimensions (10800, 71400, 10800, 10800, 10800, 10800) and vertical dimensions (15000, 4500, 7000, 5000, 2400, 2800, 3100, 7000, 7000, 7000). A red outline highlights a specific area labeled "SHOWROOM / OFFICE 10,796 sq. ft." in red text. This area includes a central office space with desks and chairs, a staircase, and a large open area. The building has a curved exterior wall on the right side. Various rooms, corridors, and structural elements are shown in detail.



AXIS BUSINESS PARK (BLOCK B)
GROUND FLOOR PLAN

AXIS BUSINESS PARK (BLOCK B)

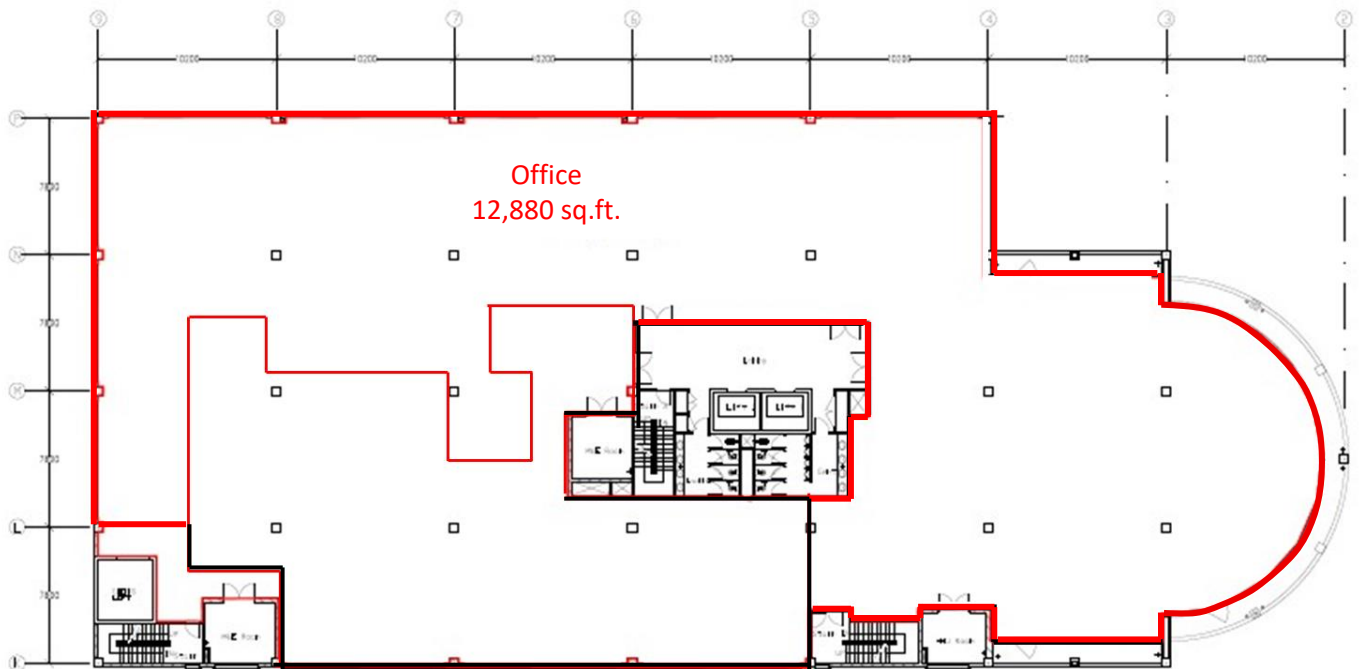


FLOOR PLANS

BLOCK B 1st Floor



Block	Floor	Area	Floor to slab	Floor Loading	Use
Block B	1 st Floor	12,880 sq. ft.	12 feet	50 lbs per sq. ft.	Office



1st FLOOR PLAN
AXIS BUSINESS PARK (BLOCK B)

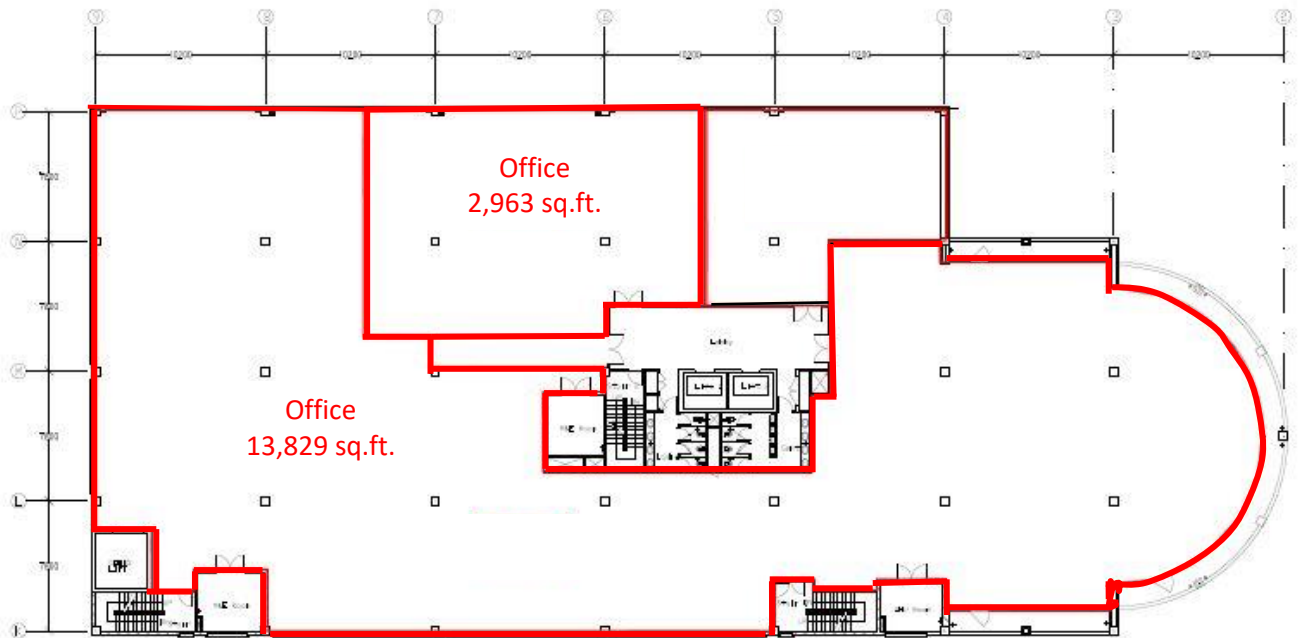
AXIS BUSINESS PARK (BLOCK B)



FLOOR PLANS

BLOCK B 3RD FLOOR

Block	Floor	Area	Floor to slab	Floor Loading	Use
Block B	3 rd Floor	2,963 sq. ft. 13,829 sq. ft.	12 feet 12 feet	50 lbs per sq. ft. 50 lbs per sq. ft.	Office Office



3RD FLOOR PLAN
AXIS BUSINESS PARK (BLOCK B)

AXIS BUSINESS PARK (BLOCK C)



BUILDING PHOTOS



Axis Business Park
(Block C)



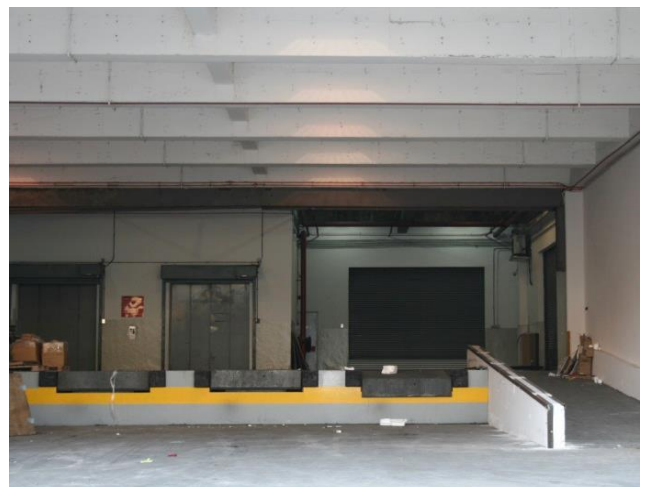
Drop-off Area



Main Lobby

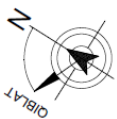


Ground floor lift lobby



Loading area with 4 loading bays

BLOCK C 2ND FLOOR



2ND FLOOR PLAN - AXIS BUSINESS PARK BLOCK C

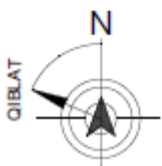
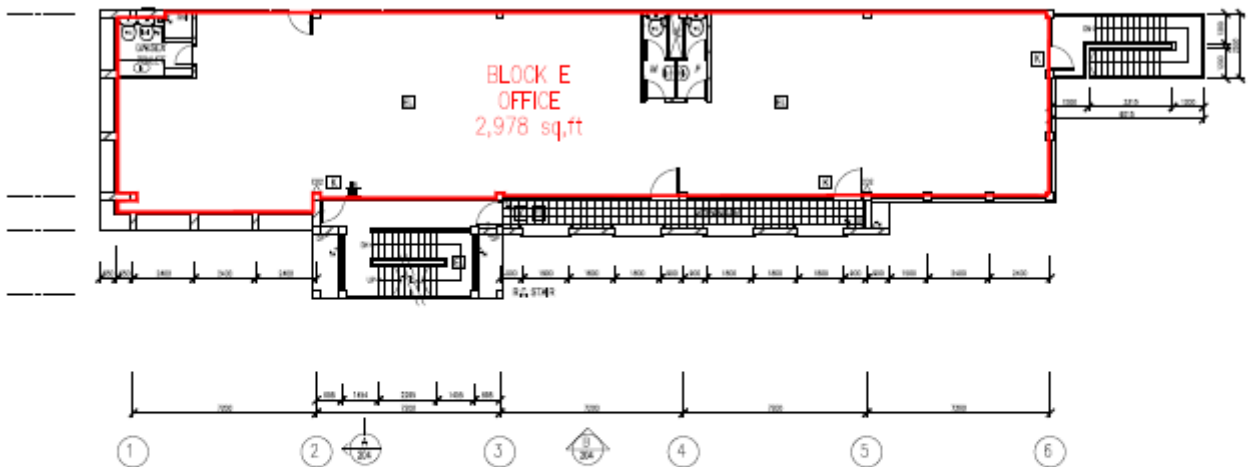
AXIS BUSINESS PARK (BLOCK E)



FLOOR PLANS

BLOCK E FIRST FLOOR

Block	Floor	Area	Floor to slab	Floor Loading	Use
Block E	1st Floor	2,978 sq. ft.	12 feet	50 lbs per sq. ft.	Office



AXIS BUSINESS PARK 1ST FLOOR
BLOCK E

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:

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