

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

### PROPERTY INFORMATION



**Euromoney Real Estate Survey 2016:** 

Ranked #1 in Malaysia, Investment Managers category

### **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.

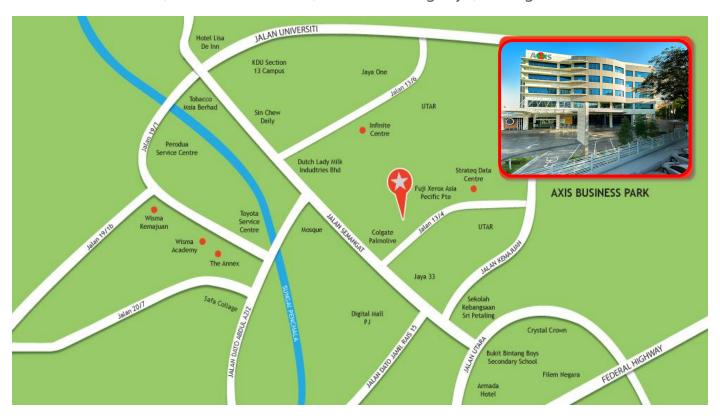
We understand the requirements of our tenants and see ourselves as 'business partners' with our tenants. Tenants are able to contact the management team for service via our "Hello Axis" app.

Own
+
Manage
+
Maintain
+
Enhance

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

### 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.

5 mins walking distance bus stop(Rapid Bus T628 & T629 towards Asia Jaya LRT **BUS** 

Station; Metro Bus 12 towards KL).

5 minutes drive to Taman Paramount Putra LRT Station. TRAIN

### **AMENITIES**

: Mynews in Block C. Ample F&B outlets also in the vicinity, e.g. in Section 14, F&B FACILITIES

Jaya One and Plaza 33.



### 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-cumwarehouse 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**



### **OTHERS**

**Surau** Block B & C (Basement)

**Signage** The building provides excellent signage options.

Possible for own corporate signage, subject to qualification and

negotiation.



### 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.

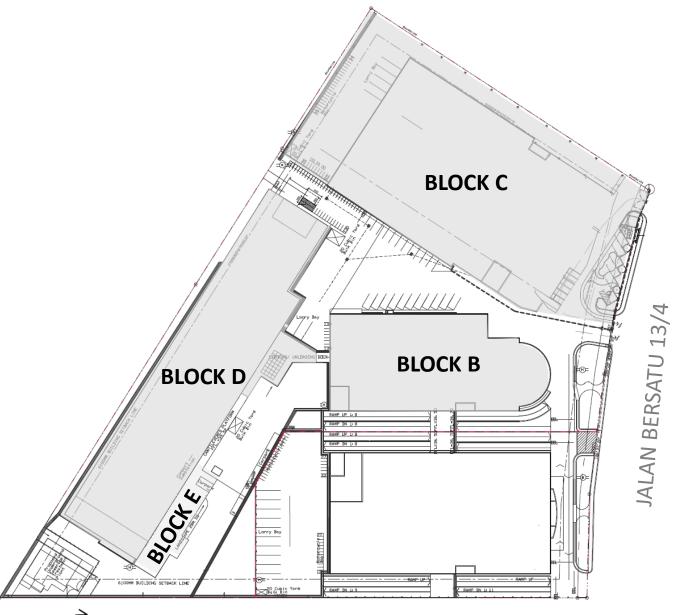
### **TELCO PROVIDERS**

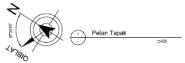


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### SITE LAYOUT





## 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

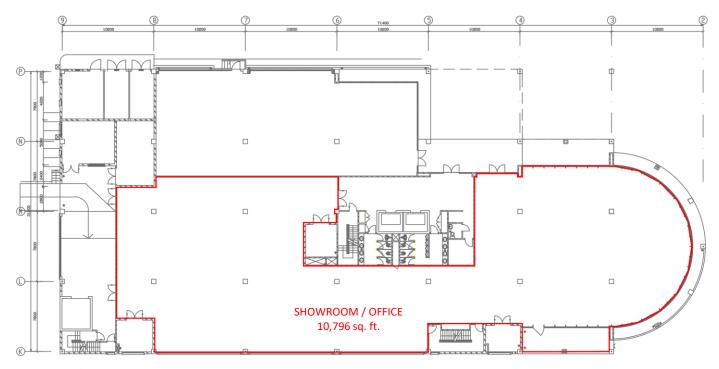
# AXIS BUSINESS PARK (BLOCK B)



### BLOCK B GROUND FLOOR



Block	Floor	Area	Floor to slab	Floor Loading	Use
Block B	Ground	10,796 sq. ft.	14 feet	50 lbs per sq. ft.	Showroom/ Office





### AXIS BUSINESS PARK (BLOCK B)

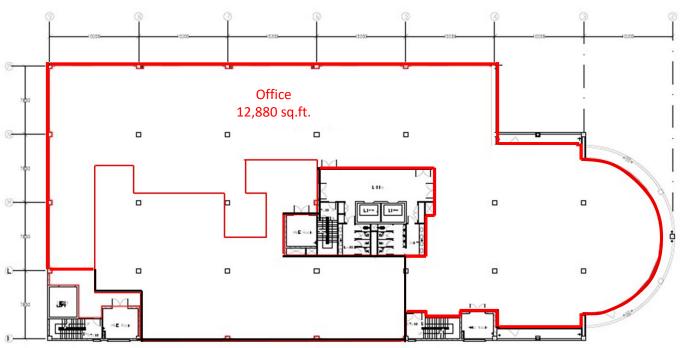


BLOCK B

1st Floor



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

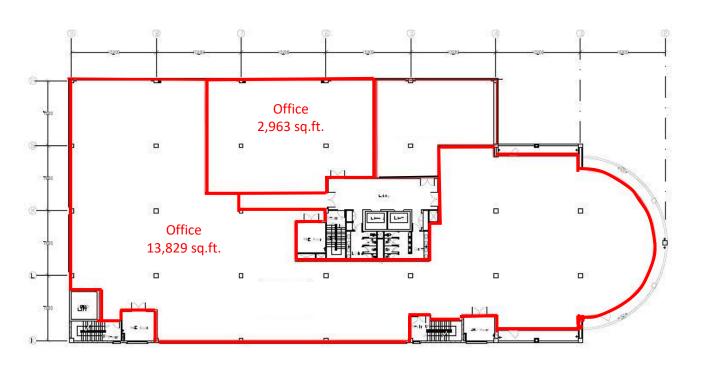




# AXIS BUSINESS PARK (BLOCK B) FLOOR PLANS

### BLOCK B 3RD FLOOR

Block	Floor	Area	Floor to slab	Floor Loading	Use
Block B	3 <sup>rd</sup> 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





## 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

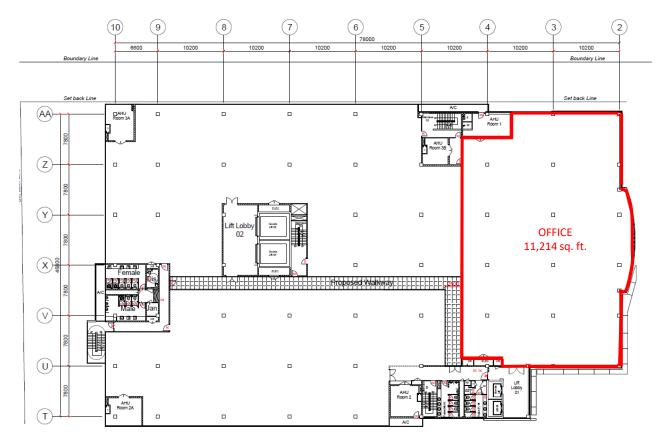
### AXIS BUSINESS PARK (BLOCK C)



### BLOCK C 2ND FLOOR



Block	Floor	Area	Floor to slab	Floor Loading	Use
Block C	2nd Floor	11,214 sq. ft.	12 feet	50 lbs per sq. ft.	Office

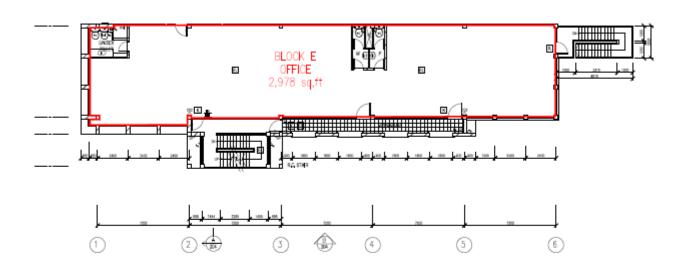




# AXIS BUSINESS PARK (BLOCK D) FLOOR PLANS

### BLOCK D FIRST FLOOR

Block	Floor	Area	Floor to slab	Floor Loading	Use
Block D	1st Floor	2,978 sq. ft.	14 feet	50 lbs per sq. ft.	Office







### 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.



### For Leasing enquiries, please contact:

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Head of Real Estate

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### Mr. Lawrence Loh

**Leasing Manager** 

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### Mr. Alvin Loo

Leasing Manager

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

Penthouse Menara Axis,

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Selangor Darul Ehsan, Malaysia.