

AXIS TECHNOLOGY CENTRE



No. 13, Jalan 225, Section 51A, 46100 Petaling Jaya, Selangor

PROPERTY INFORMATION



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

May 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

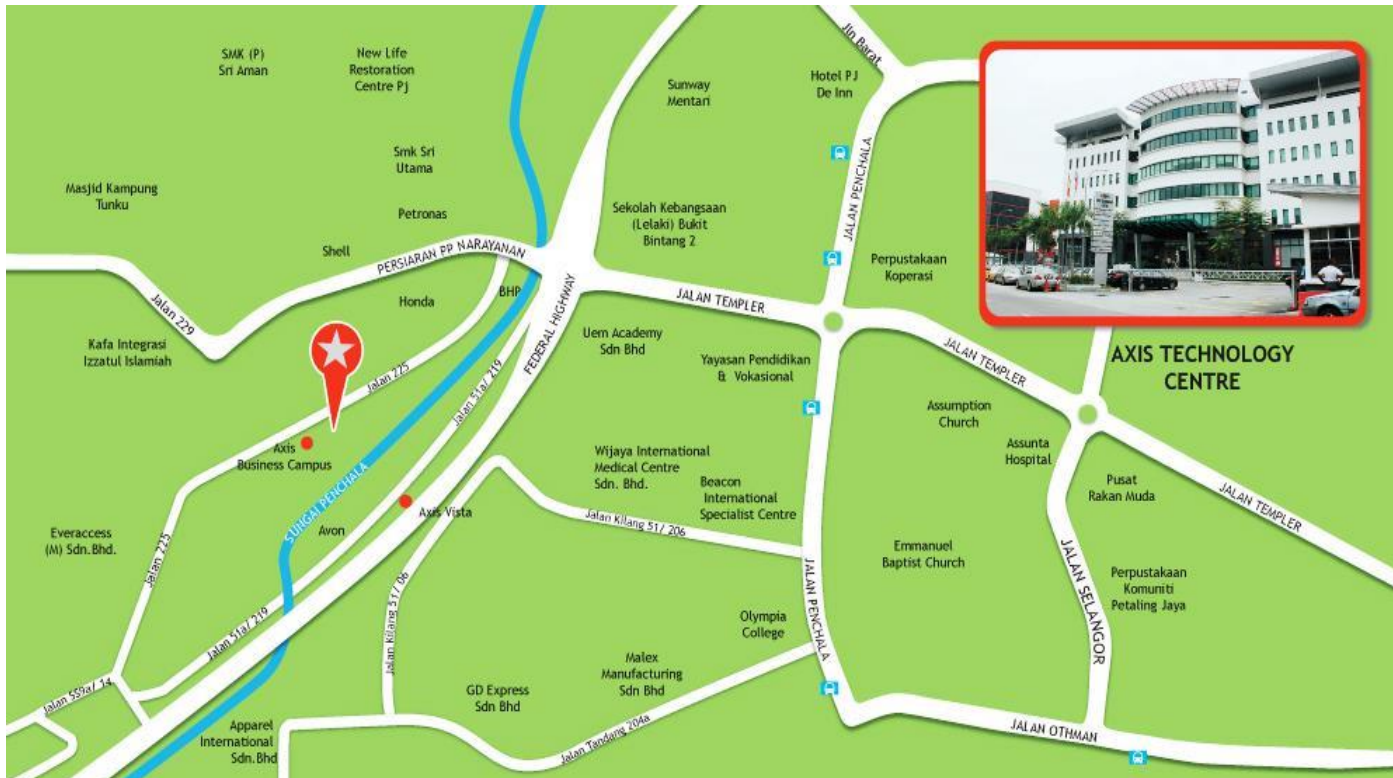
For more info : www.axis-reit.com.my

AXIS TECHNOLOGY CENTRE



LOCATION

No. 13, Jalan 225, Section 51A, 46100 Petaling Jaya



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** : Ample of F&B outlets and food stalls nearby :
- 5 mins walk to Jalan 225 – e.g. Texas Chicken.
 - 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 TECHNOLOGY CENTRE



PROPERTY DETAILS

GENERAL INFO

USE

Industrial Office/
Warehouse

NET LETTABLE AREA

Total : 170,730 sq. ft.

PROMINENT TENANTS

Fresenius Kabi Malaysia Sdn Bhd

Fresenius Medical Care
Malaysia Sdn Bhd

NZ New Image Sdn Bhd

Ingress Motor Centre Sdn Bhd

LANDLORD

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

NO. OF STOREYS

6-storey office building with
a basement car park,
a single storey warehouse
and

a 2-storey warehouse with
rooftop car park.

MANAGEMENT

Axis REIT Managers
Berhad

CAR PARK

TOTAL BAYS

318 car park bays



ALLOCATION

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



OTHERS

Surau

Basement level.

Signage

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

AXIS TECHNOLOGY CENTRE



PROPERTY DETAILS

M&E FACILITIES AND SERVICES

PASSENGER LIFTS



Office block:
2 units (15 person,
1300 kg capacity per
unit)

CARGO LIFTS



Warehouse block:
2 units (3,000 kg
capacity per unit)



LOADING AREA

Warehouse block :
Available (Ground Floor)



ELECTRICAL/POWER



3 Phase, 1,600 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



Time, Edotco, TM

AXIS TECHNOLOGY CENTRE



BUILDING PHOTOS



AXIS TECHNOLOGY CENTRE

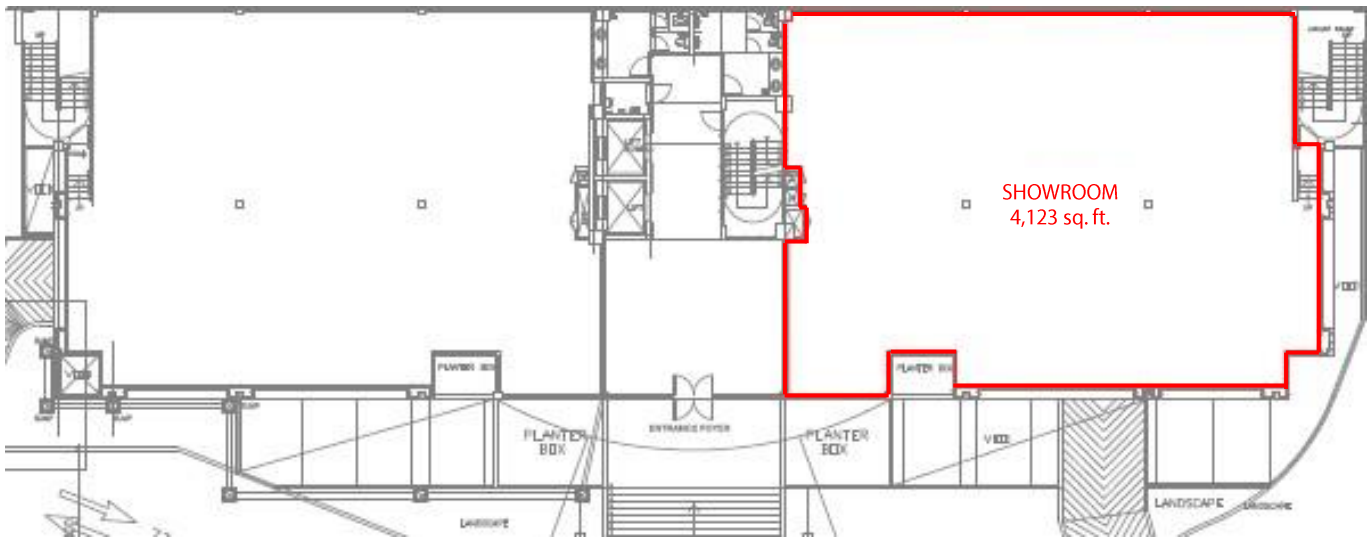


FLOOR PLANS

GROUND FLOOR OFFICE



Floor	Area	Floor to slab	Floor Loading	Use
Ground Floor	4,123 sq. ft.	12 feet	50 lbs per sq. ft.	Showroom



AXIS TECHNOLOGY CENTRE
GROUND FLOOR PLAN

AXIS TECHNOLOGY CENTRE

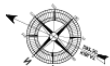
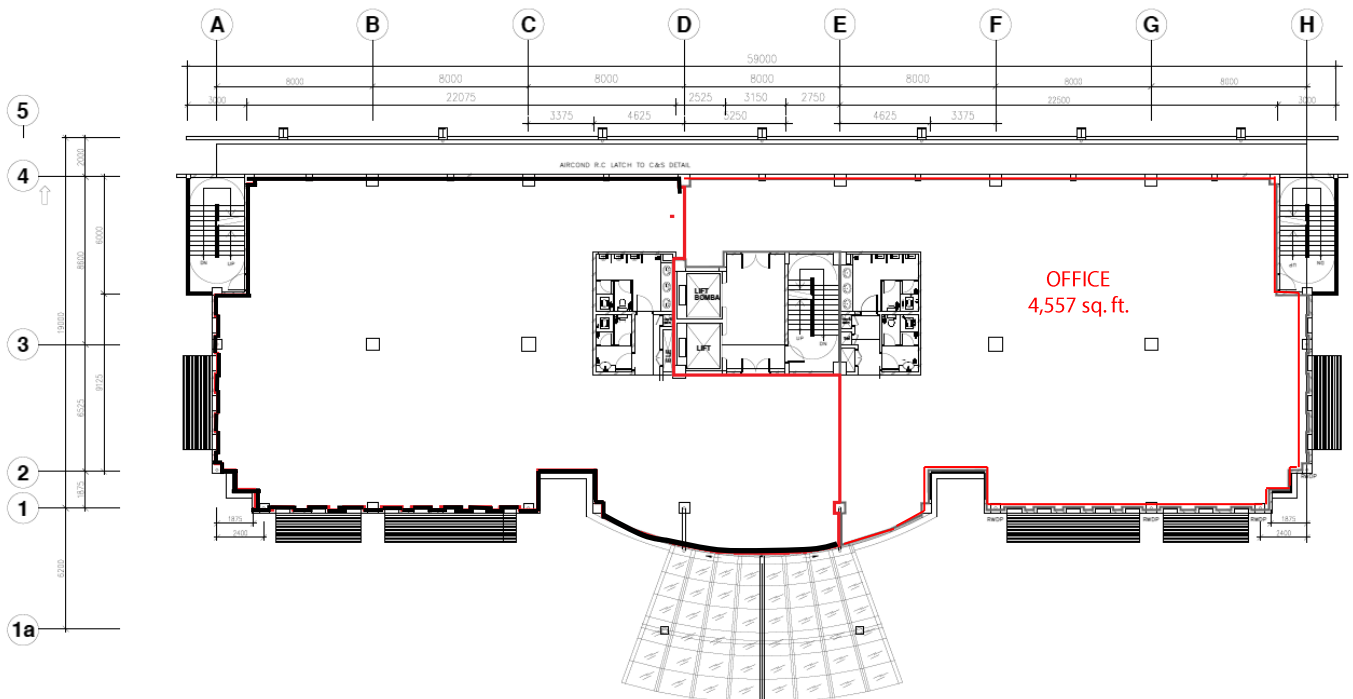


FLOOR PLANS

1ST FLOOR OFFICE



Floor	Area	Floor to slab	Floor Loading	Use
1st Floor	4,557 sq. ft.	12 feet	50 lbs per sq. ft.	Office



AXIS TECHNOLOGY CENTRE
FIRST FLOOR PLAN

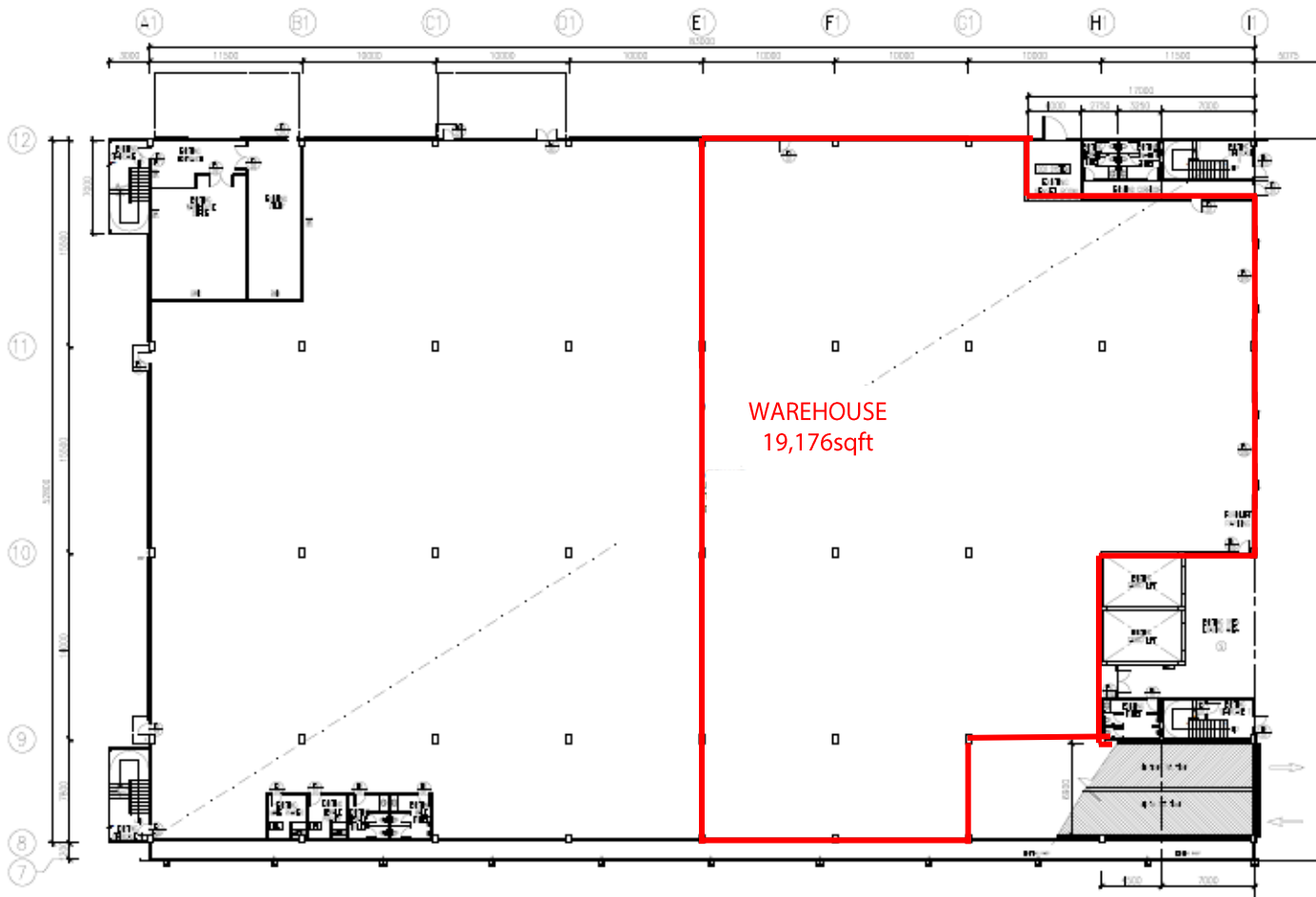
AXIS TECHNOLOGY CENTRE



FLOOR PLANS

GROUND FLOOR WAREHOUSE

Floor	Area	Floor to slab	Floor Loading	Use
Ground Floor	19,176 sq. ft.	23 feet	150 lbs per sq. ft.	Warehouse



PELAN LANTAI (TINGKAT BAWAH)

1:100 1/200

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 Innvation, 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

Axis REIT Managers Berhad (649450-W)

Penthouse Menara Axis,

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

Selangor Darul Ehsan, Malaysia.

