

CRYSTAL PLAZA



No. 4, Jalan 51A/223, 46100 Petaling Jaya, Selangor

PROPERTY INFORMATION



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

April 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 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

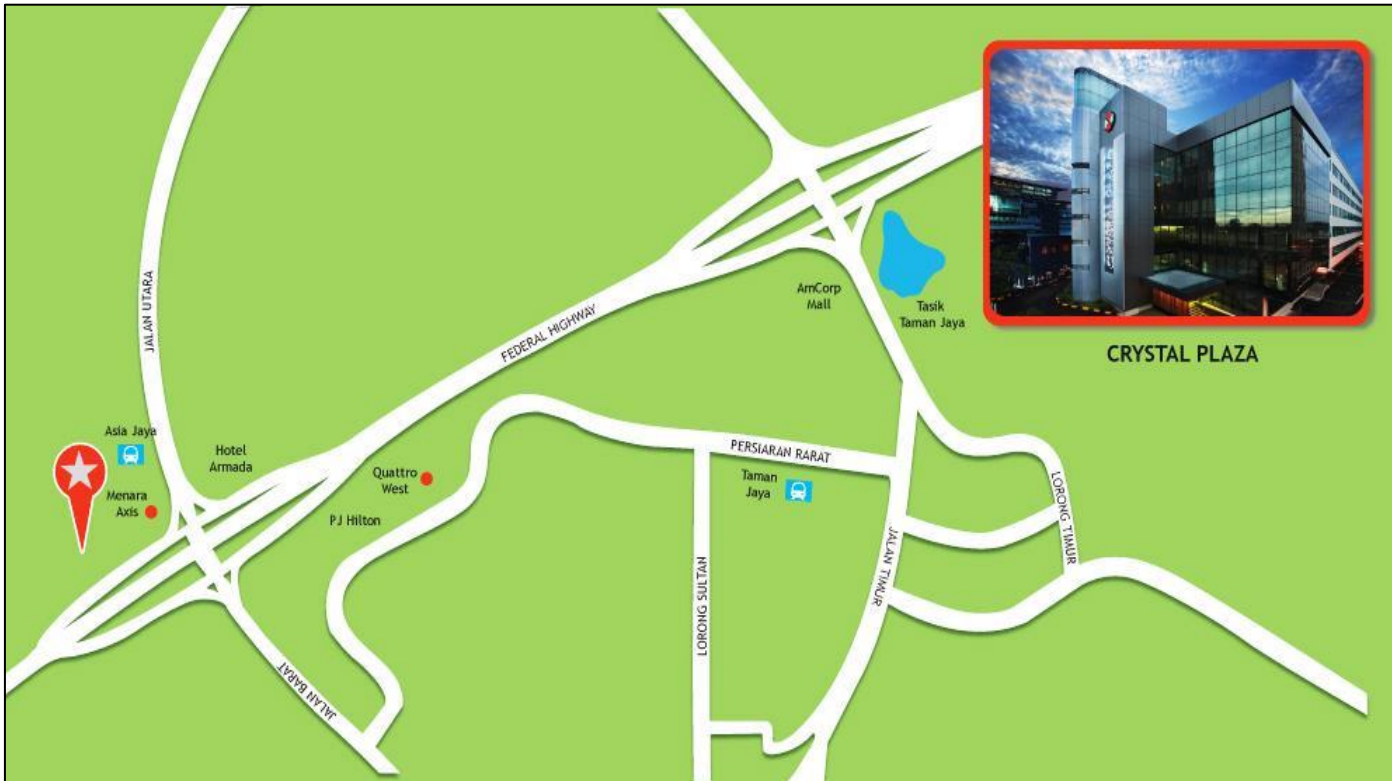
For more info : www.axis-reit.com.my

CRYSTAL PLAZA



LOCATION

No. 4, Jalan 51A/223, 46100 Petaling Jaya, Selangor



ACCESSIBILITY

- CAR** : Excellent accessibility from Kuala Lumpur City Centre and from Subang Jaya and Shah Alam via the Federal Highway, or alternatively Lebuhraya Damansara-Puchong and Lebuhraya SPRINT.
- BUS** : Main bus stop off the Federal Highway (short walking distance - about 100 metres away).
- TRAIN** : In front of the Asia Jaya Putra LRT station (2 mins walk).

AMENITIES

- F&B FACILITIES** : Café in Lobby 2 Ground floor- D'bread. Ample F&B outlets in the vicinity, e.g. Starbucks at Menara Axis, D'Jungle Foodcourt next to Menara Axis, Imperial Garden Restaurant in Intan Square, Jaya Palace Restaurant in Menara LYL, Sheraton PJ, Copper Mansion etc.

CRYSTAL PLAZA



PROPERTY DETAILS

GENERAL INFO

TYPE

Commercial Office

NET LETTABLE AREA

Total : 204,851 sq. ft.

PROMINENT TENANTS

Asiaworks Malaysia Sdn Bhd

DHL Asia Pacific Shared Services Sdn Bhd

RHB Bank Berhad

U.C.I Education Sdn Bhd

LANDLORD

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

NO. OF STOREYS

6 storeys with
1-storey basement car park.

MANAGEMENT

Axis REIT Managers Berhad

CAR PARK

TOTAL BAYS

250 car park bays



ALLOCATION

1  to every 1,000 sf.

ADDITIONAL CAR PARK

400 bays at the open air car park available opposite the premises.

650 bays at the Park & Ride car park located at the Asia Jaya LRT Station.

OTHERS

Surau Basement Level

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

CRYSTAL PLAZA



PROPERTY DETAILS

M&E FACILITIES AND SERVICES

PASSENGER LIFTS



4 units (17 person, 1,250 kg capacity per unit)

CARGO LIFTS



2 units (2,000 kg capacity per unit)



LOADING AREA



Available (Ground)



ELECTRICAL/POWER



3 Phase, 2,000 amps

AIR-CONDITIONING TYPE



Water-cooled packaged units for the office space from 8.30am to 5.30 pm on weekdays and from 8.30am to 1.00 pm on Saturday.

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, Digi & Umobile

CRYSTAL PLAZA

BUILDING PHOTOS



Exterior View



Drop Off Area



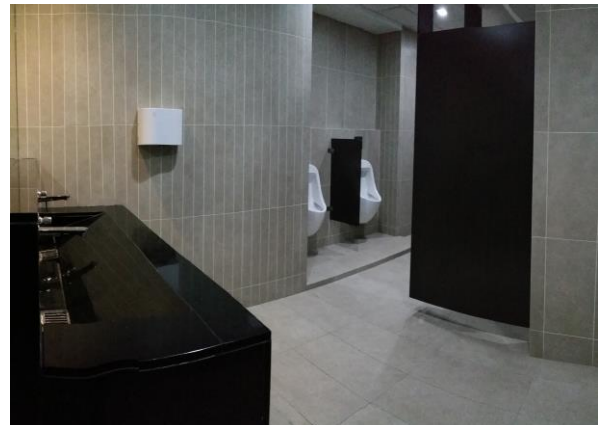
Ground Floor Lift Lobby



Walking distance to Asia Jaya LRT Station



Cargo Lift Lobby



Newly Refurbished Toilets

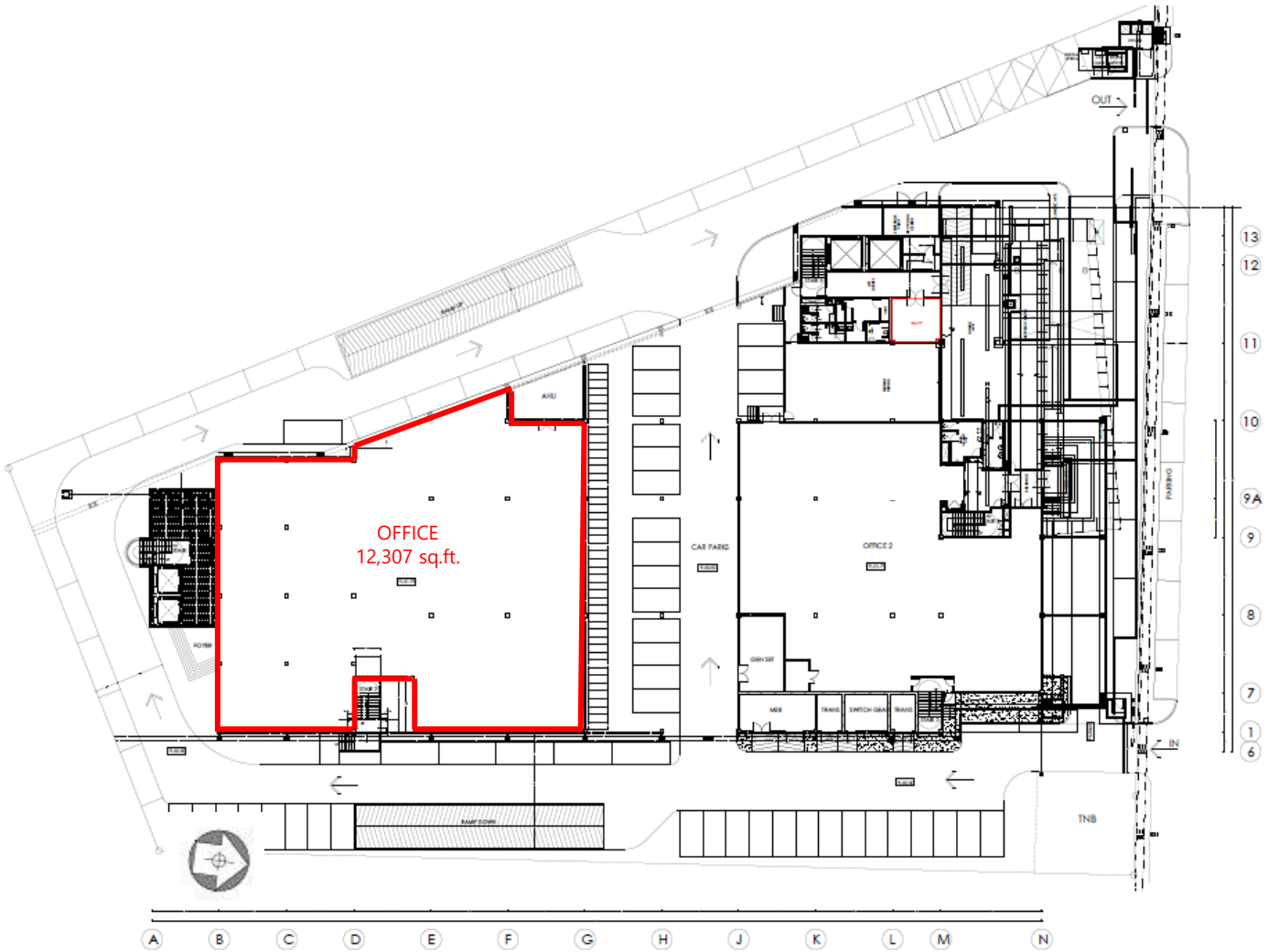
CRYSTAL PLAZA




FLOOR PLANS

GROUND FLOOR

Floor	Area	Floor to slab	Floor Loading	Use
Ground Floor	12,307 sq. ft.	12 feet	50 lbs per sq. ft.	Showroom/Office Usage



 GROUND FLOOR PLAN

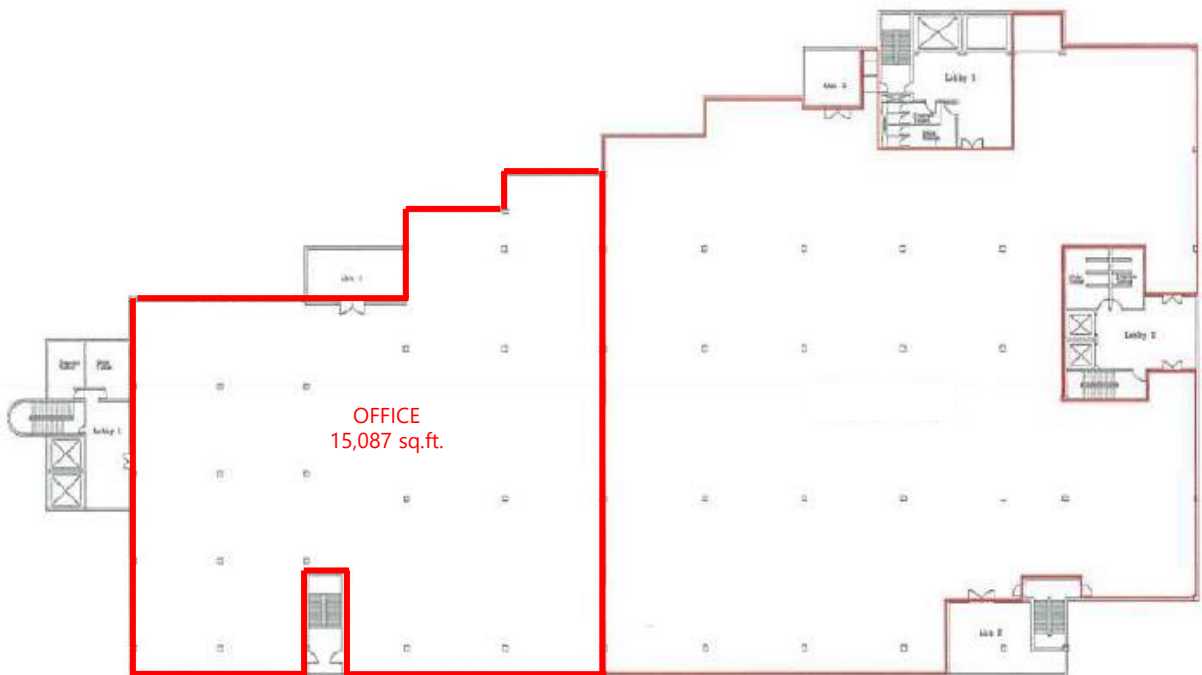
CRYSTAL PLAZA



FLOOR PLANS

3RD FLOOR

Floor	Area	Floor to slab	Floor Loading	Use
Third Floor	15,087 sq. ft.	12 feet	50 lbs per sq. ft.	Office Usage



Third Floor - Crystal Plaza

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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Head of Real Estate

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Axis REIT Managers Berhad (649450-W)

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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). By providing your personal data, you are deemed to have read and understood our Privacy Notice on the website: 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.
- 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.

