

No. 4, Jalan 51A/223, 46100 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 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.

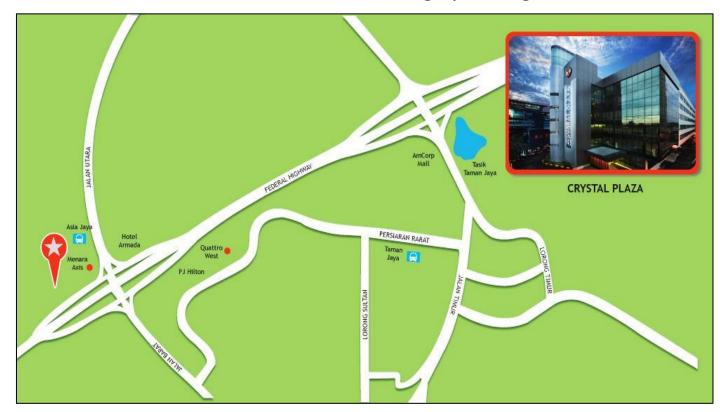
We understand the requirements of our tenants and see ourselves as 'business partners' with our tenants. Tenants are able to contact the management team for service via our "Hello Axis" app.

Own
+
Manage
+
Maintain
+
Enhance

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



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

: 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.



PROPERTY DETAILS

GENERAL INFO

TYPE

Commercial Office

LANDLORD

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

MANAGEMENT

Axis REIT Managers Berhad

NET LETTABLE AREA

Total: 204,851 sq. ft.

NO. OF STOREYS

6 storeys with
1-storey basement car park.

PROMINENT TENANTS

DHL Asia Pacific Shared Services Sdn Bhd

RHB Bank Berhad

Asiaworks Malaysia Sdn Bhd

U.C.I Education Sdn Bhd

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.



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



BUILDING PHOTOS



Exterior View



Ground Floor Lift Lobby



Cargo Lift Lobby



Drop Off Area



Walking distance to Asia Jaya LRT Station

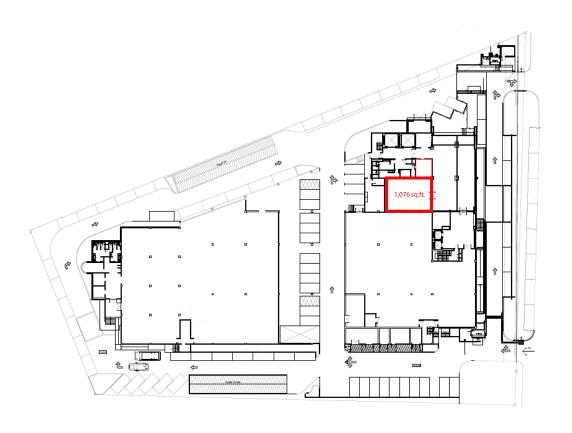


Newly Refurbished Toilets



GROUND FLOOR F&B RETAIL

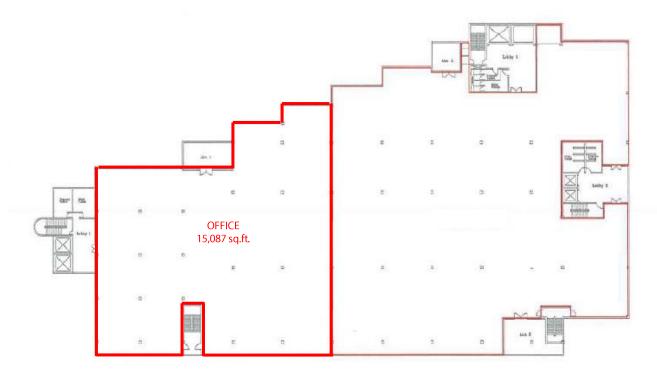
Floor	Area	Floor to slab	Floor Loading	Use	
Ground Floor	1,076 sq. ft.	12 feet	50 lbs per sq. ft.	F&B retail	



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.



For Leasing enquiries, please contact:

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