

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

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

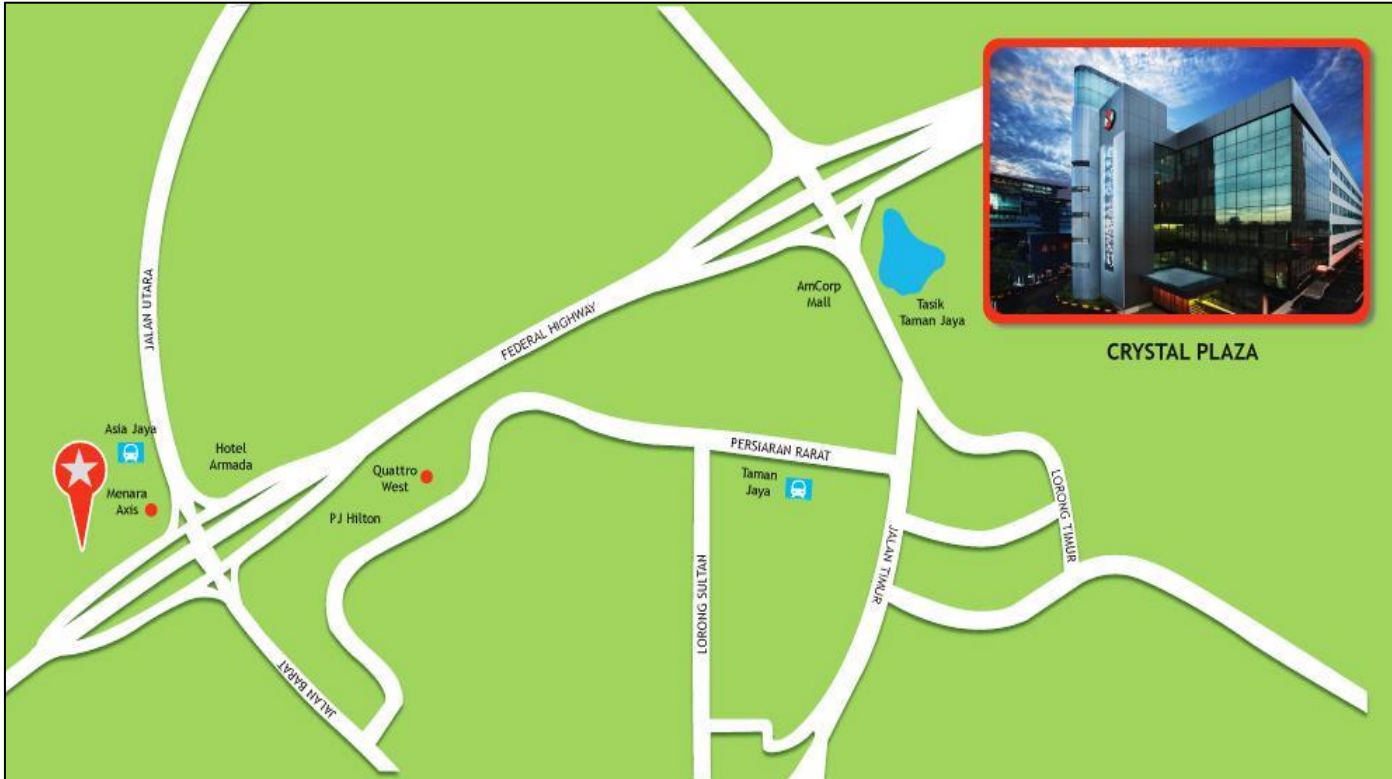
For more info : www.axis-reit.com.my

CRYSTAL PLAZA



LOCATION

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



CRYSTAL PLAZA

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

DHL Asia Pacific Shared Services Sdn Bhd

RHB Bank Berhad

Asiaworks Malaysia Sdn Bhd

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



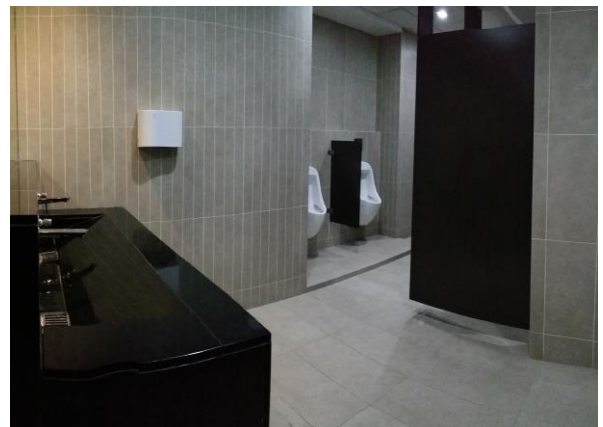
Ground Floor Lift Lobby



Walking distance to Asia Jaya LRT Station



Cargo Lift Lobby



Newly Refurbished Toilets

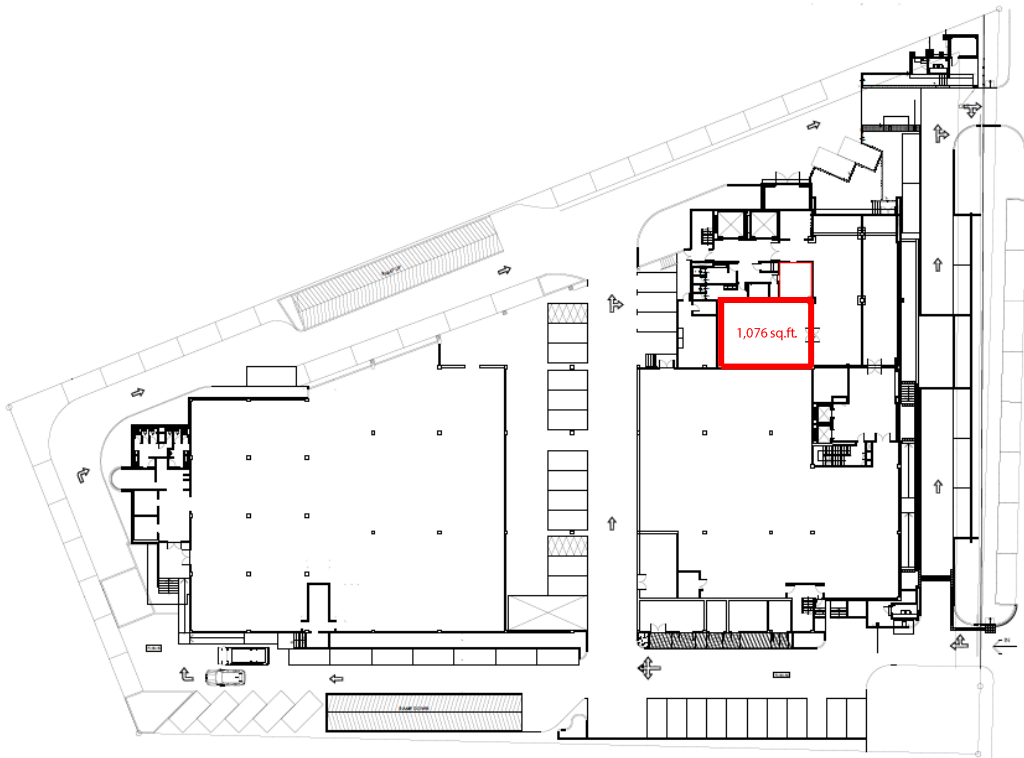
CRYSTAL PLAZA



FLOOR PLANS

GROUND FLOOR F&B RETAIL

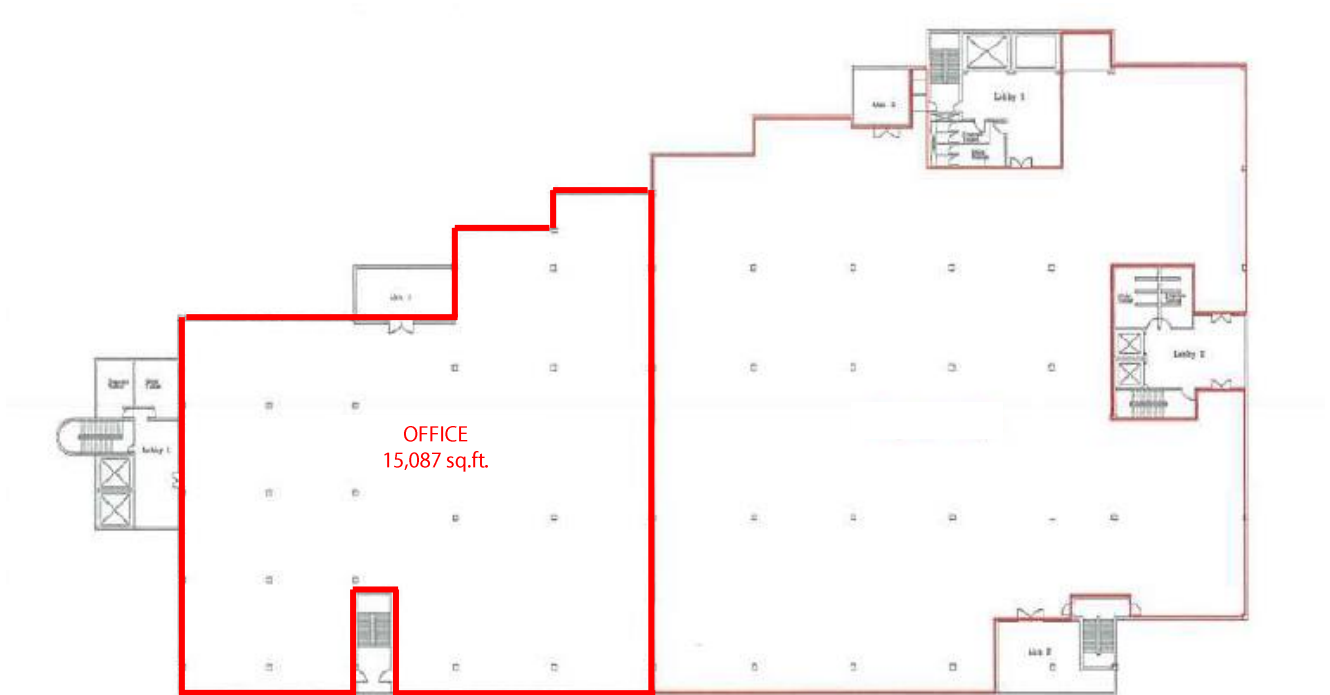
Floor	Area	Floor to slab	Floor Loading	Use
Ground Floor	1,076 sq. ft.	12 feet	50 lbs per sq. ft.	F&B retail



Ground Floor - Crystal Plaza

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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