INFINITE CENTER

Lot 1, Jalan 13/6, 46200 Petaling Jaya, Selangor

PROPERTY INFORMATION

AXIS
REAL ESTATE INVESTMENT TRUST

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

March 2021

ABOUT AXIS REIT

AXIS
REAL ESTATE INVESTMENT TRUST

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

INFINITE CENTER

LOCATION

Lot 1 Jalan 13/6, 46200 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 : 5 mins walking distance to bus stop.
(Rapid Bus U85, T635, T628, T628B &T629; Metro Bus No. 12).

TRAIN : 5 mins drive to Taman Paramount Putra LRT Station & 10 mins drive to Asia Jaya LRT Station.

AMENITIES

F&B FACILITIES : Walking distance (5 mins) to cafes eg. Yellow Apron and Makhan by Kitchen Mafia.
Walking distance (5 mins) to Jaya One and Jaya 33 which accommodates a number of F&B outlets.
Ample F&B outlets and food stalls within the neighborhood of Section 13, Section 14, Seapark and Section 17.

INFINITE CENTER

PROPERTY DETAILS

GENERAL INFO

TYPE

Industrial Office / Warehouse

LANDLORD

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

MANAGEMENT

Axis REIT Managers Berhad

NET LETTABLE AREA

Total : 140,417 sq. ft.

NO. OF STOREYS

4 storeys with

A lower ground floor car park

PROMINENT TENANTS

Konica Minolta Business Solutions (M) Sdn Bhd

C Melchers Gmbh & Co

Procurri Malaysia

CAR PARK

TOTAL BAYS

182 car park bays

ALLOCATION

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

OTHERS

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

INFINITE CENTER

PROPERTY DETAILS

M&E FACILITIES AND SERVICES

PASSENGER LIFTS

2 units (900 kg capacity per unit)

CARGO LIFTS

4 units (3,000 kg capacity per unit)

LOADING AREA

Available
(Left & Right Wing)

ELECTRICAL/POWER

3 Phase, 2,400 amps

AIR-CONDITIONING TYPE

Air-cooled packaged units for the office space.

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, Maxis

INFINITE CENTER

BUILDING PHOTOS

Lift Lobby

Main Entrance

Lower Ground Car Parks

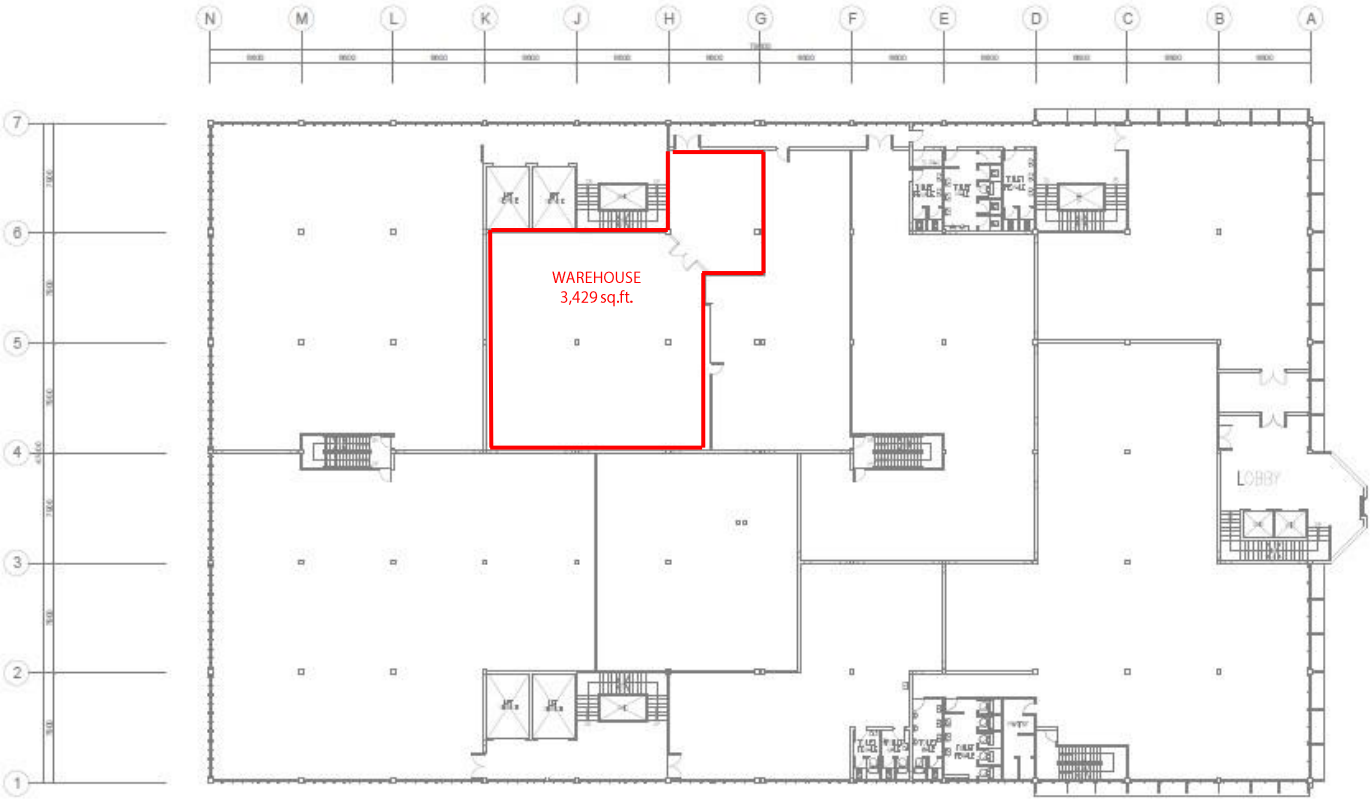
Toilets

INFINITE CENTER

FLOOR PLANS

1st FLOOR WAREHOUSE/OFFICE

Wing	Floor	Area	Floor to slab	Floor Loading	Use
Right	1st Floor	3,429 sqft	14 feet	150 lbs per sq.ft.	Warehouse



INFINITE CENTER
FIRST FLOOR PLAN

WHY CHOOSE AXIS?

- ✓ Malaysia's leading Real Estate Investment Trust with over 10,000,000 sq. ft. in space under management. A strong focus on owning grade A logistics assets.
- ✓ Office and warehouse space provider for Fuji Xerox, Konica Minolta, DHL, Philips, DB 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.

CONTACT INFORMATION

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REAL ESTATE INVESTMENT TRUST

For Leasing enquiries, please contact:

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