

MENARA AXIS



No. 2, 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

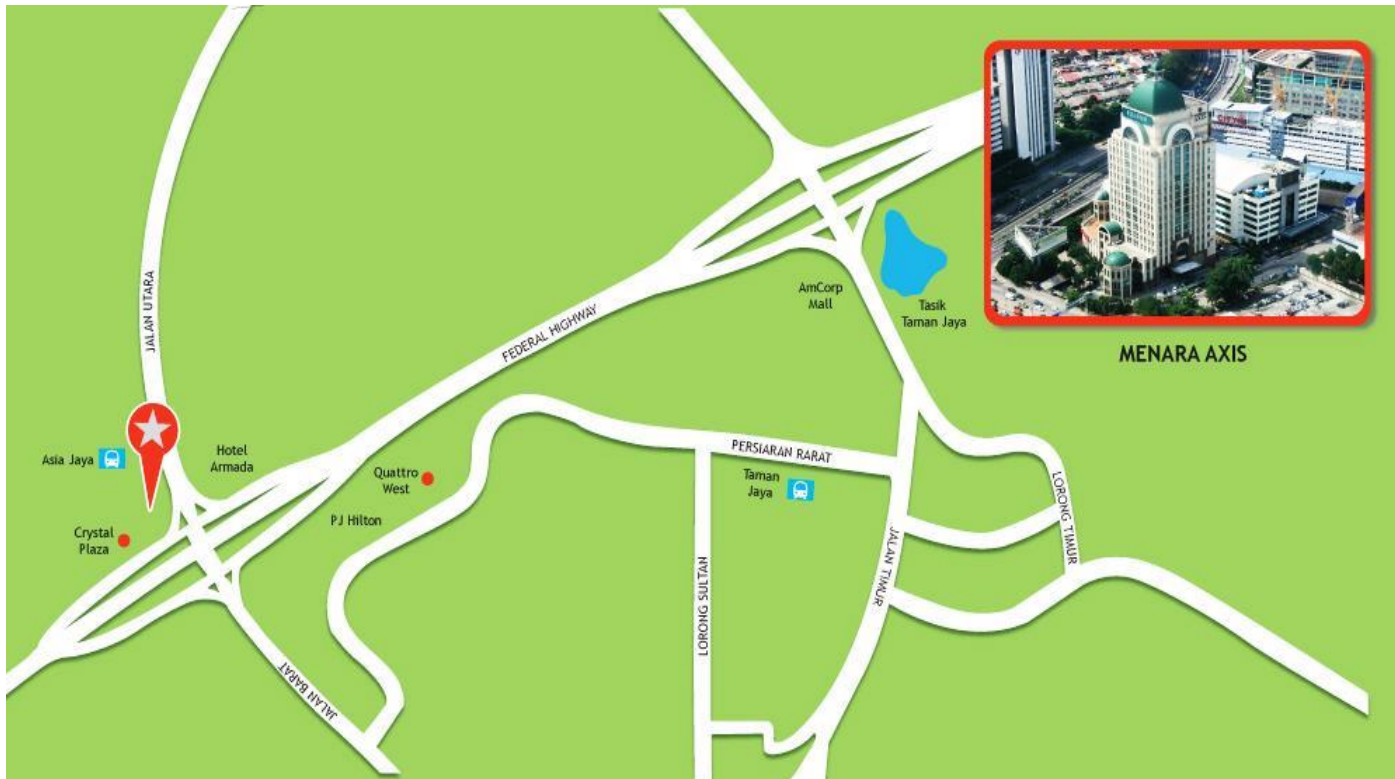
For more info : www.axis-reit.com.my

MENARA AXIS



LOCATION

No. 2, Jalan 51A/223, 46100 Petaling Jaya, Selangor



MENARA AXIS

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** : Short walking distance to main bus stop off the Federal Highway (about 100 metres away).
- TRAIN** : In front of Asia Jaya LRT station (2 mins walk).

AMENITIES

- F&B FACILITIES** : Ample F&B outlets in the vicinity, e.g. Starbucks & 7 Eleven at the lobby of Menara Axis, D'Bread Café in Crystal Plaza, D'Jungle Foodcourt (adjacent to building), Copper Mansion Signature Restaurant in Menara LYL, Sheraton PJ and Copper Mansion.

MENARA AXIS



PROPERTY DETAILS

GENERAL INFO

TYPE

Commercial
Office/Retail

LANDLORD

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

MANAGEMENT

Axis REIT Managers
Berhad

NET LETTABLE AREA

Total : 178,406 sq. ft.

NO. OF STOREYS

16 storey office building
with
3 levels of car park

PROMINENT TENANTS

Berjaya Starbucks (M) Sdn
Bhd

DHL Asia Pacific Services
Sdn Bhd

Philips Malaysia Sdn Bhd

Tenaga Nasional Berhad


CAR PARK

TOTAL BAYS

250 car park bays



ALLOCATION

1  T 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 Level CP1

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

MENARA AXIS



PROPERTY DETAILS

M&E FACILITIES AND SERVICES

PASSENGER LIFTS



6 units (17 person,
1,160kg capacity
per unit)
1 unit - 8 person
capacity

TELCO PROVIDERS



TM, Maxis

GREEN FEATURES

Energy savings

- Sensor lights in washrooms & lift lobbies
- T5 light fittings in car parks
- VRV air conditioning system
- Natural lightings

Water savings

- Sensor water taps in washrooms

Handicap user friendly

- Voice synthesizer and Braille buttons in lifts
- Ramps for wheel chair usage
- Toilets for disable person
- Tactile paving
- **Others**
- Environmental friendly R401A refrigerant gas in air conditioning system
- Encourage usage of public transportation – LRT and bus stations within 2 minutes walking distance.

ELECTRICAL/POWER



3 Phase, 2,000 amps

AIR-CONDITIONING TYPE



Air-cooled VRV system air conditioning 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

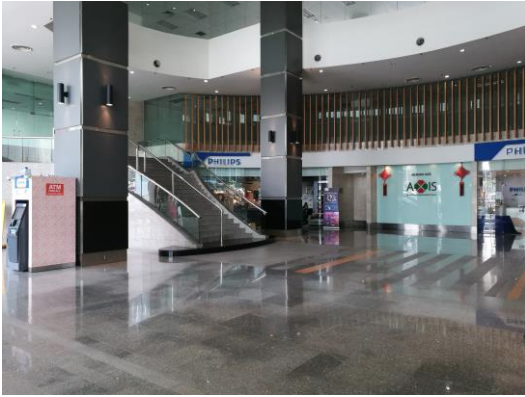


24-hour surveillance with CCTV system.

MENARA AXIS



BUILDING PHOTOS



Main Lobby



Lift Lobby



7-Eleven



Starbucks Outlet



Brightly Lit Car Parks



Newly Refurbished Toilets

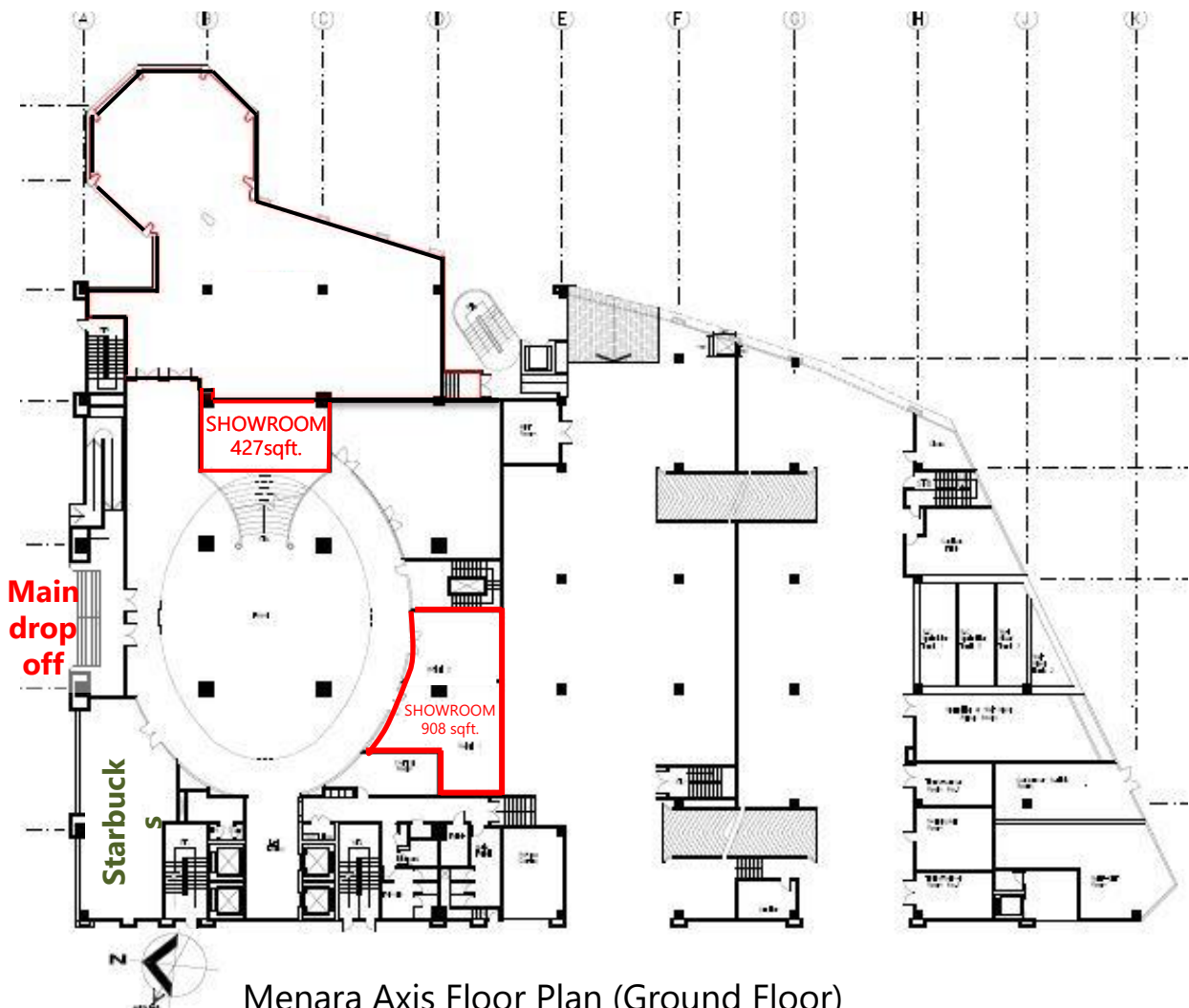
MENARA AXIS



FLOOR PLANS

GROUND FLOOR SHOWROOM

Level	Area	Ceiling Height	Floor Loading	Use
Ground	427 sq.ft.	12 feet	50 lbs per sq. ft.	Showroom/Office
	908 sq.ft.	12 feet	50 lbs per sq. ft.	Showroom/Office



Menara Axis Floor Plan (Ground Floor)

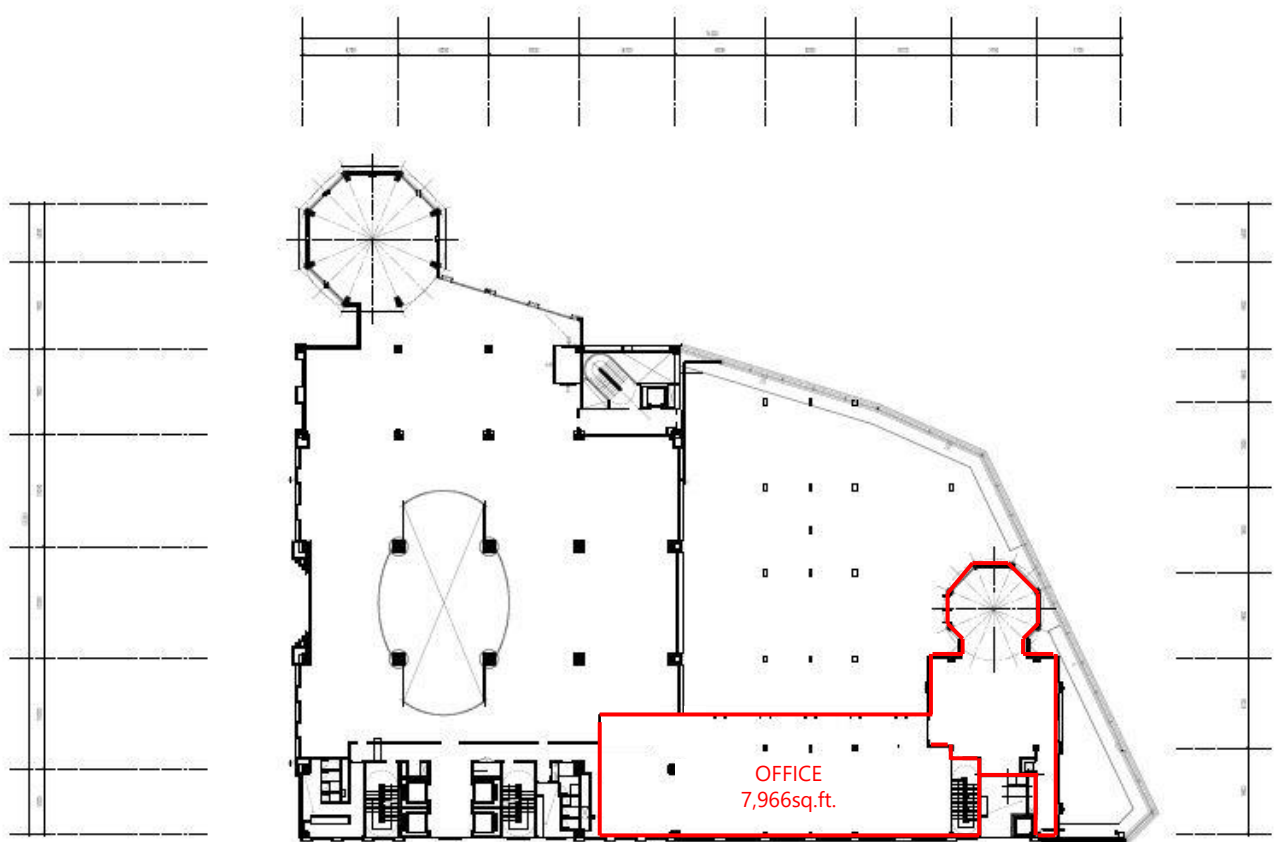
MENARA AXIS



FLOOR PLANS

CONCOURSE SHOWROOM

Level	Area	Ceiling Height	Floor Loading	Use
Concourse	7,966 sq. ft.	12 feet	50 lbs per sq. ft.	Office



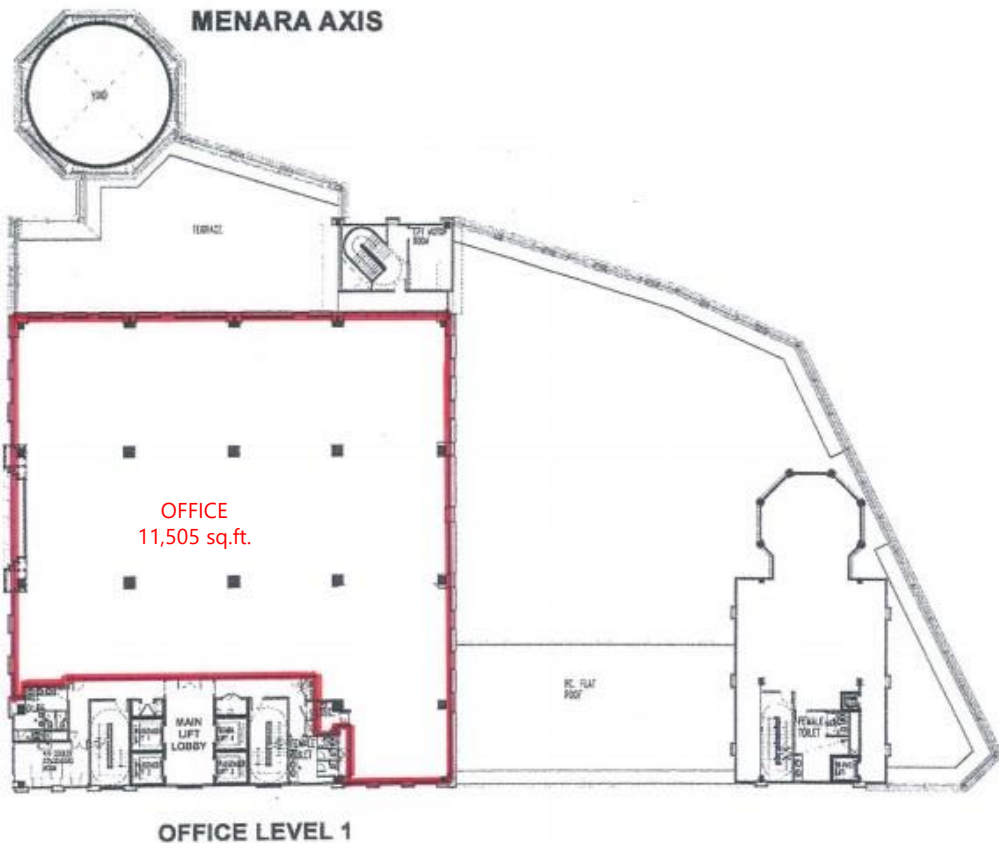
PELAN ARAS (ARAS CONCOURSE)
1 : 500

MENARA AXIS

FLOOR PLANS

LEVEL 1 OFFICE

Level	Area	Ceiling Height	Floor Loading	Use
Level 1	11,505 sq. ft.	12 feet	50 lbs per sq. ft.	Office



Menara Axis Floor Plan (Level 1)

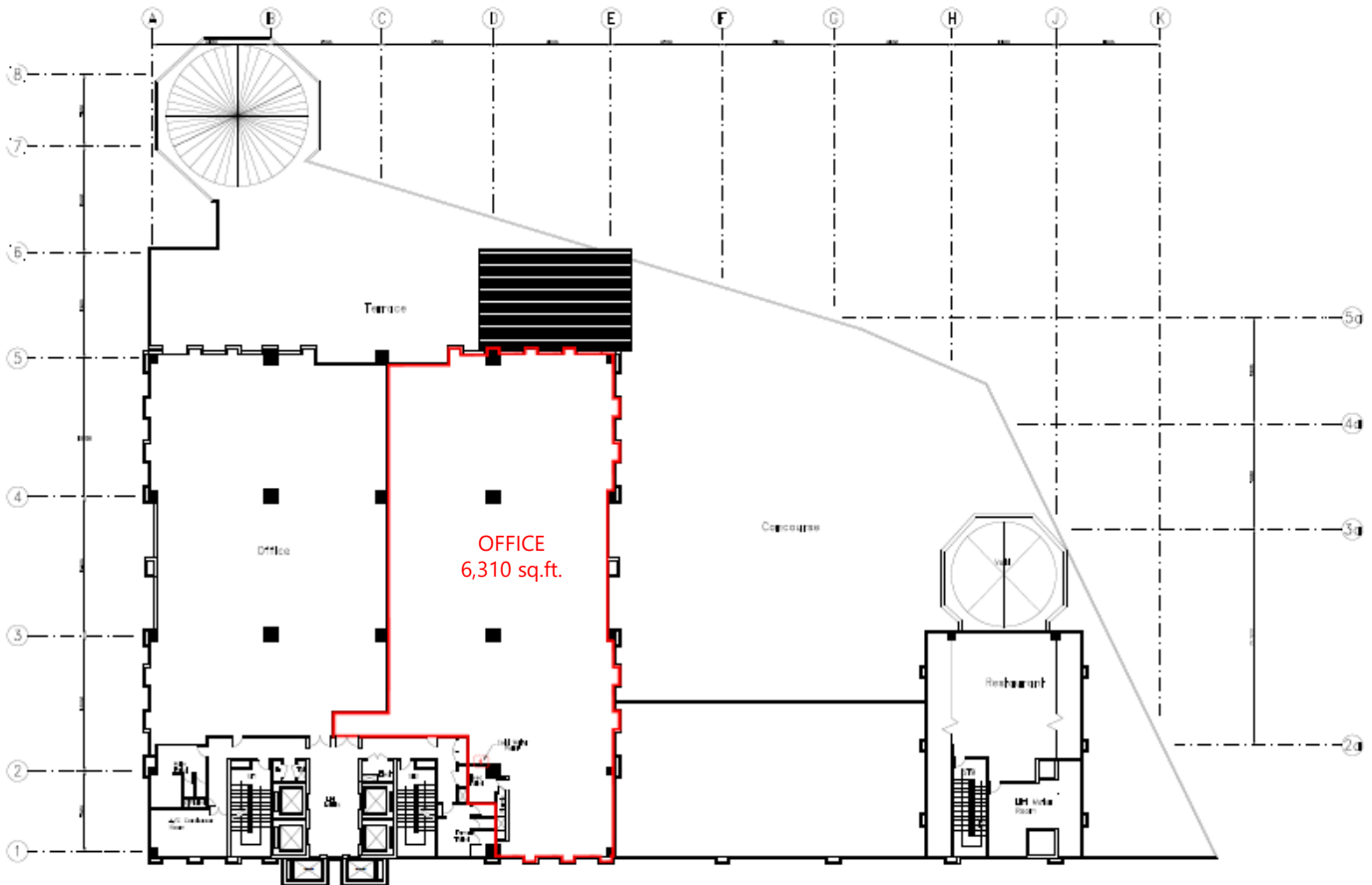
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FLOOR PLANS

LEVEL 2 OFFICE



Level	Area	Ceiling Height	Floor Loading	Use
Level 2	6,310 sq. ft.	12 feet	50 lbs per sq. ft.	Office



Menara Axis Floor Plan (Level 2)

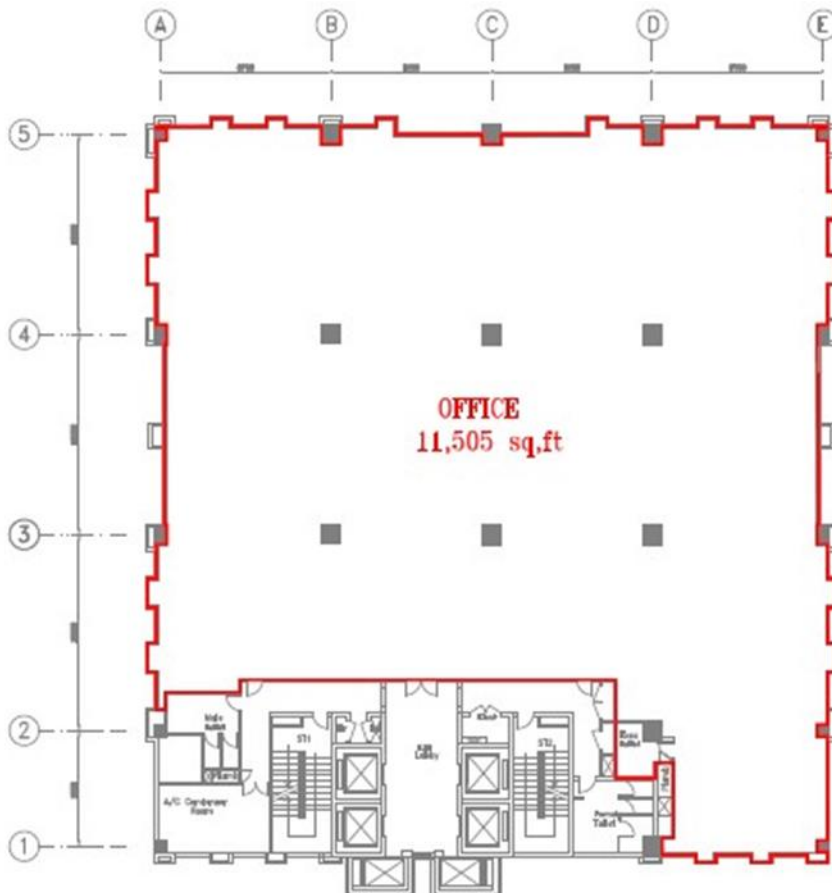
MENARA AXIS

FLOOR PLANS

LEVEL 3A OFFICE



Level	Area	Ceiling Height	Floor Loading	Use
Level 3A	11,505 sq. ft.	12 feet	50 lbs per sq. ft.	Office



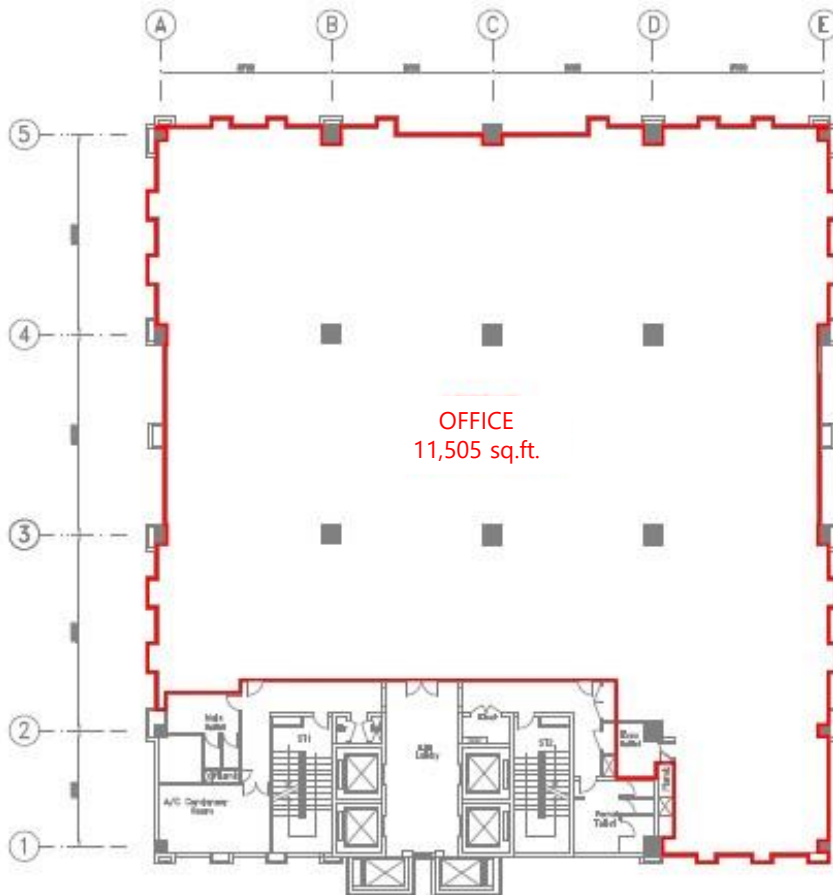
Menara Axis Floor Plan (Level 3A)

MENARA AXIS

FLOOR PLANS

LEVEL 7 OFFICE

Level	Area	Ceiling Height	Floor Loading	Use
Level 7	11,505 sq. ft.	12 feet	50 lbs per sq. ft.	Office



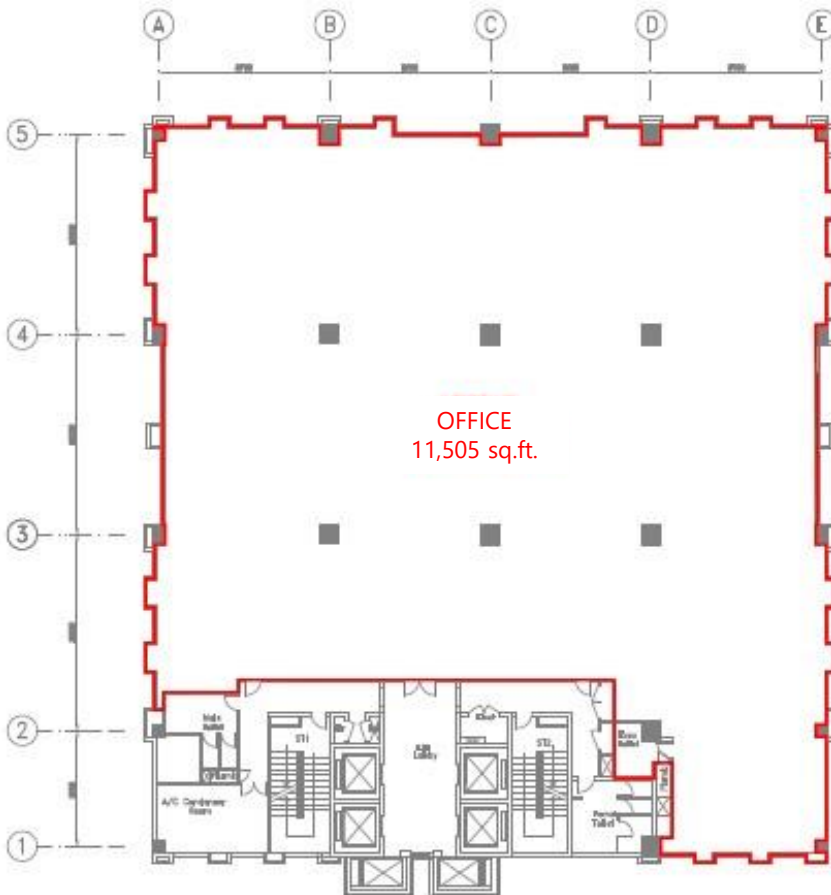
Menara Axis Floor Plan (Level 7)

MENARA AXIS

FLOOR PLANS

LEVEL 8 OFFICE

Level	Area	Ceiling Height	Floor Loading	Use
Level 8	11,505 sq. ft.	12 feet	50 lbs per sq. ft.	Office



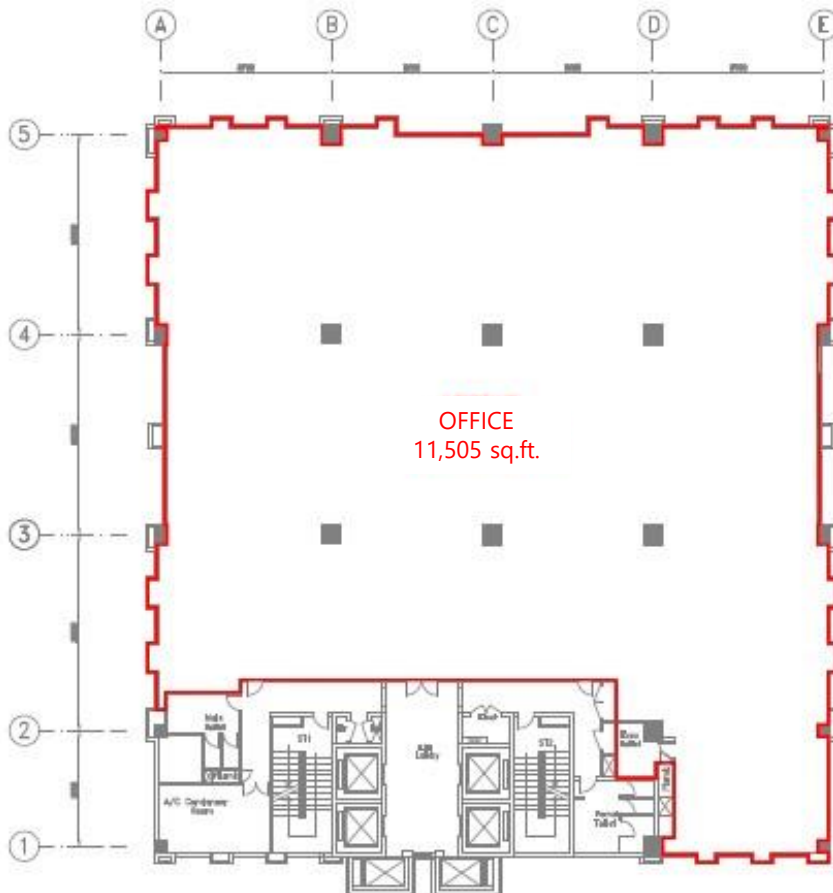
Menara Axis Floor Plan (Level 8)

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FLOOR PLANS

LEVEL 11 OFFICE

Level	Area	Ceiling Height	Floor Loading	Use
Level 11	11,505 sq. ft.	12 feet	50 lbs per sq. ft.	Office



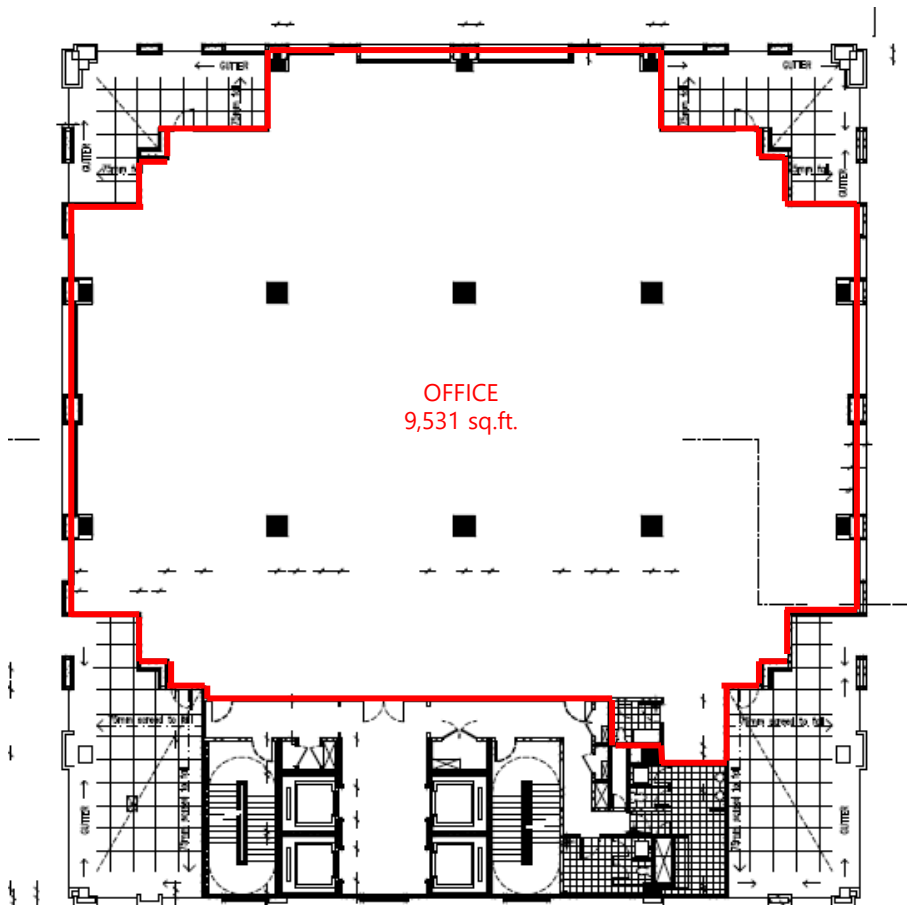
Menara Axis Floor Plan (Level 11)

MENARA AXIS

FLOOR PLANS

LEVEL 12 OFFICE

Level	Area	Ceiling Height	Floor Loading	Use
Level 12	9,531 sq. ft.	12 feet	50 lbs per sq. ft.	Office



Menara Axis Floor Plan (Level 12)

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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Leasing Executive

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Axis REIT Managers Berhad (649450-W)

Penthouse Menara Axis,

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

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.

