

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

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

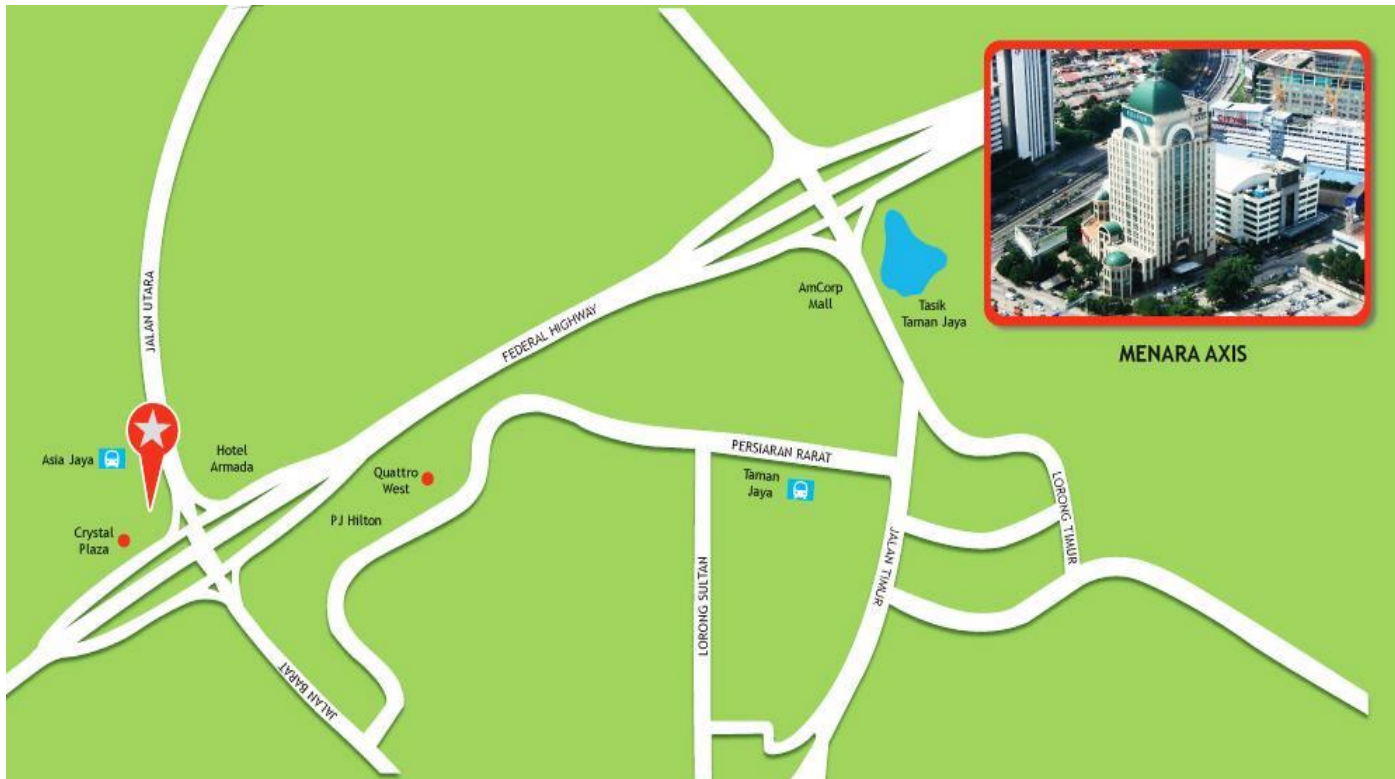
For more info : www.axis-reit.com.my

MENARA AXIS



LOCATION

No. 2, 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** : 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), Jaya Palace Restaurant in Menara LYL, Sheraton PJ and Copper Mansion.

MENARA AXIS



PROPERTY DETAILS

GENERAL INFO

TYPE

Commercial
Office/Retail

NET LETTABLE AREA

Total : 178,406 sq. ft.

PROMINENT TENANTS

Berjaya Starbucks (M) Sdn
Bhd

DHL Asia Pacific Services Sdn
Bhd

Philips Malaysia Sdn Bhd
Tenaga Nasional Berhad

NO. OF STOREYS

16 storey office building with
3 levels of car park

LANDLORD

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

MANAGEMENT

Axis REIT Managers
Berhad

CAR PARK

TOTAL BAYS

250 car park bays



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.

ALLOCATION

1  to every 1,000 sf.

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

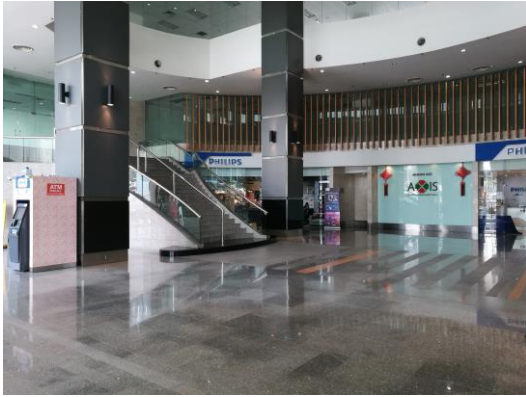


24-hour surveillance with **CCTV** system.

MENARA AXIS



BUILDING PHOTOS



Main Lobby



Lift Lobby



7-Eleven



Starbucks Outlet



Brightly Lit Car Parks



Newly Refurbished Toilets

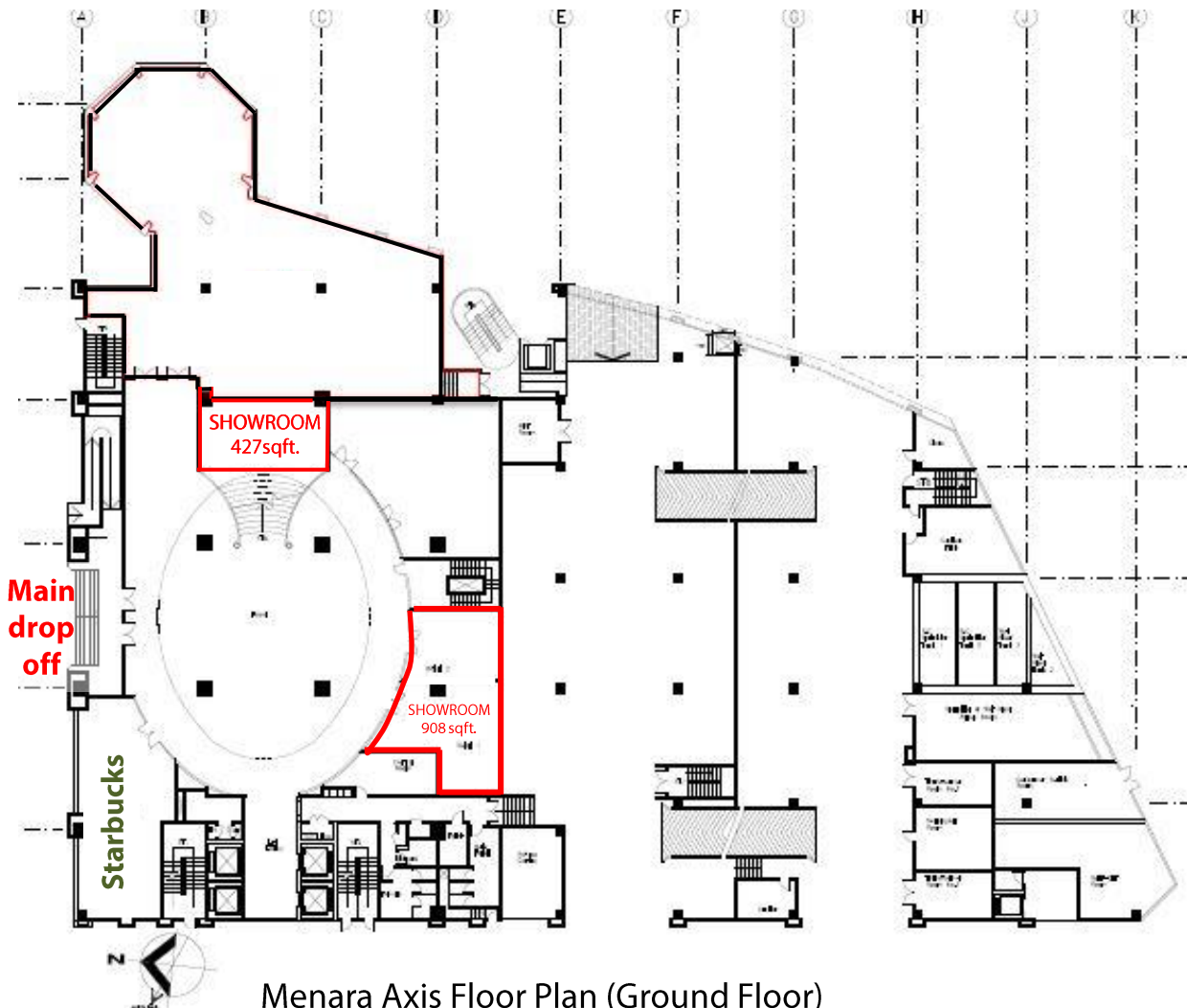
MENARA AXIS



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)

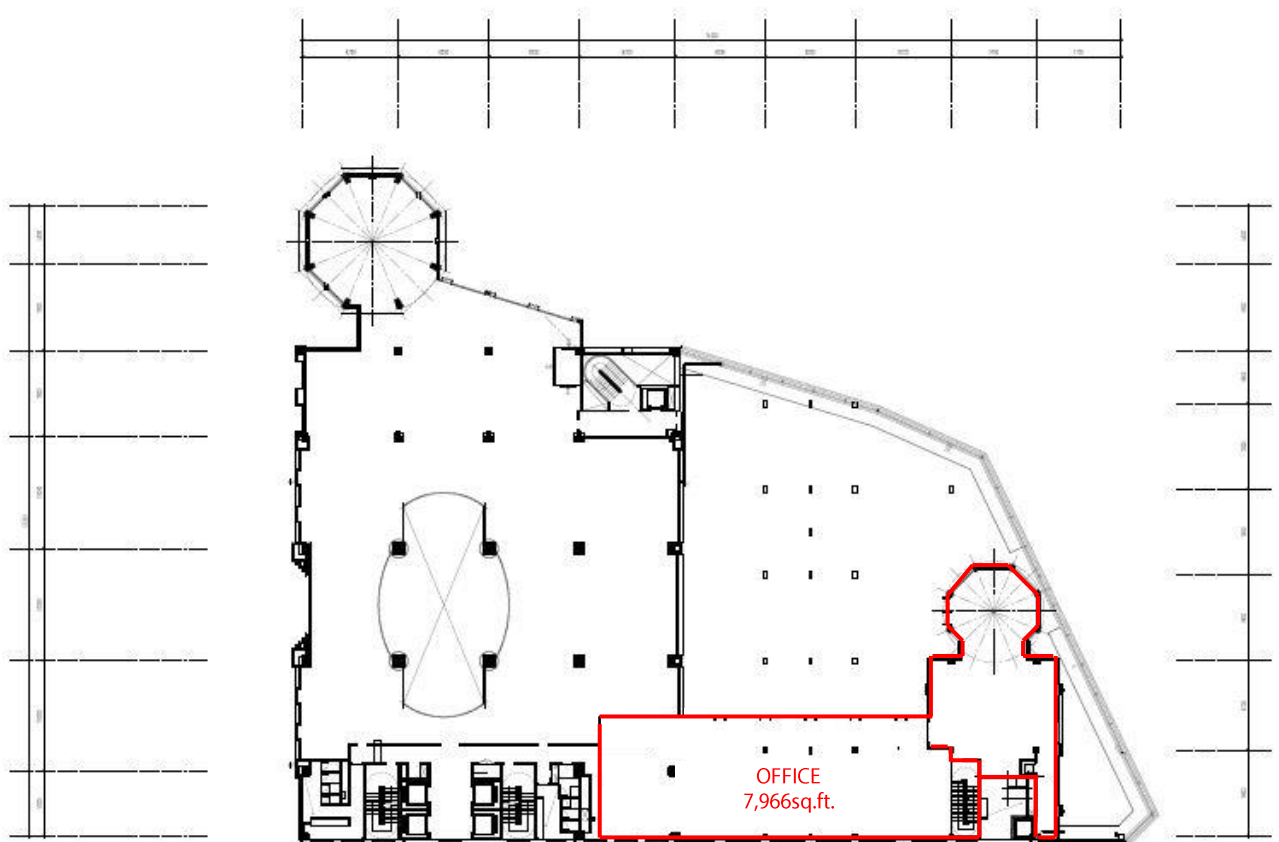
MENARA AXIS



FLOOR PLANS

CONCOURSE SHOWROOM

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



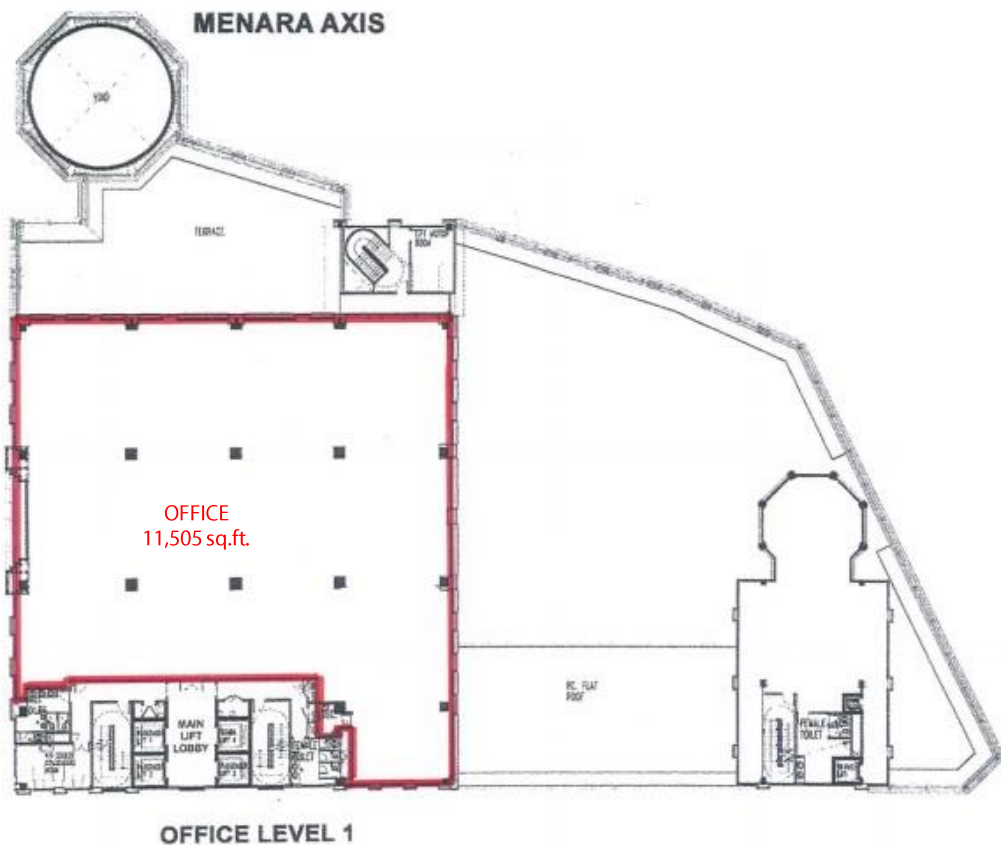
PELAN ARAS (ARAS CONCOURSE)
1 : 500

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)

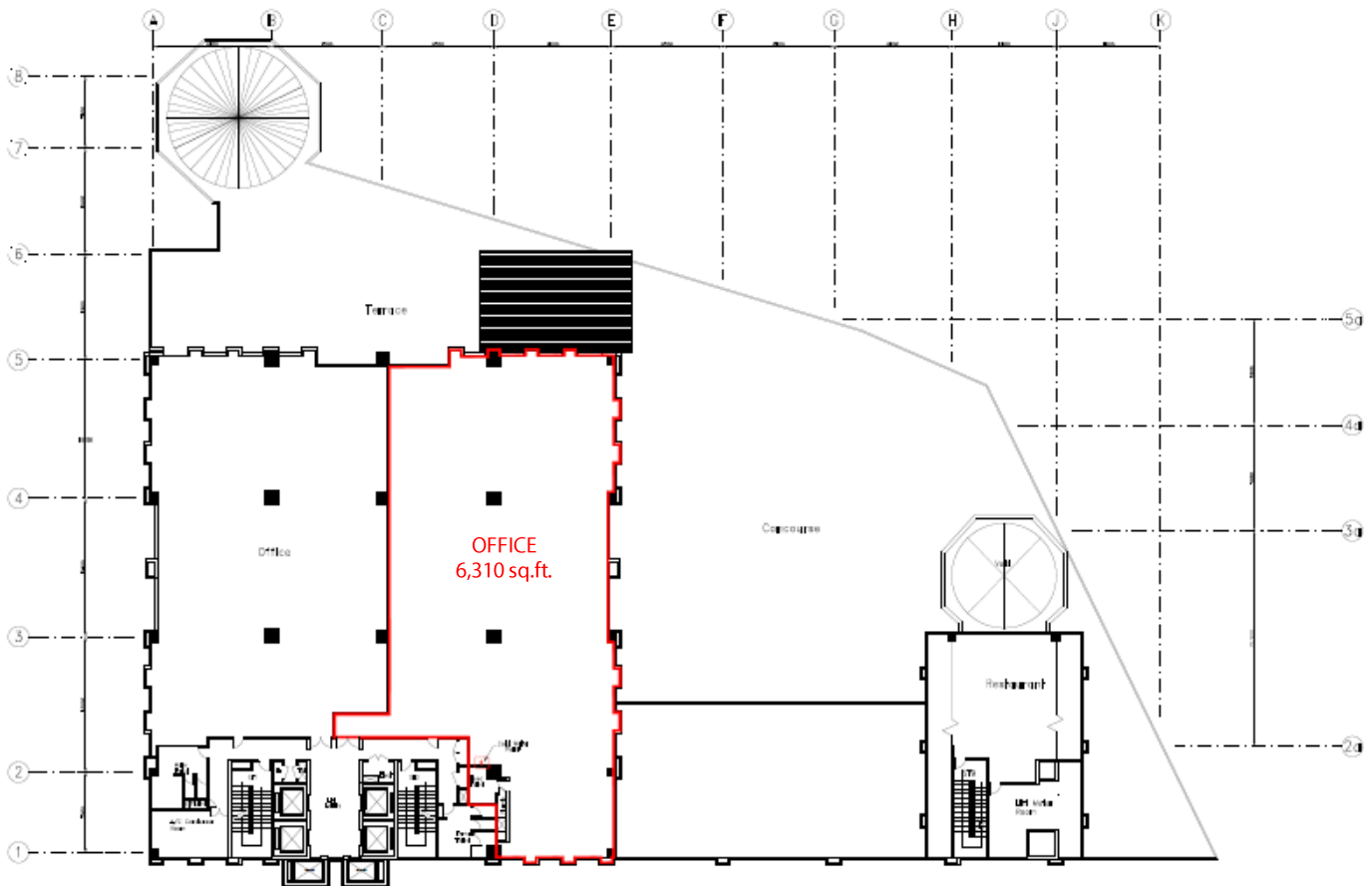
MENARA AXIS

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)

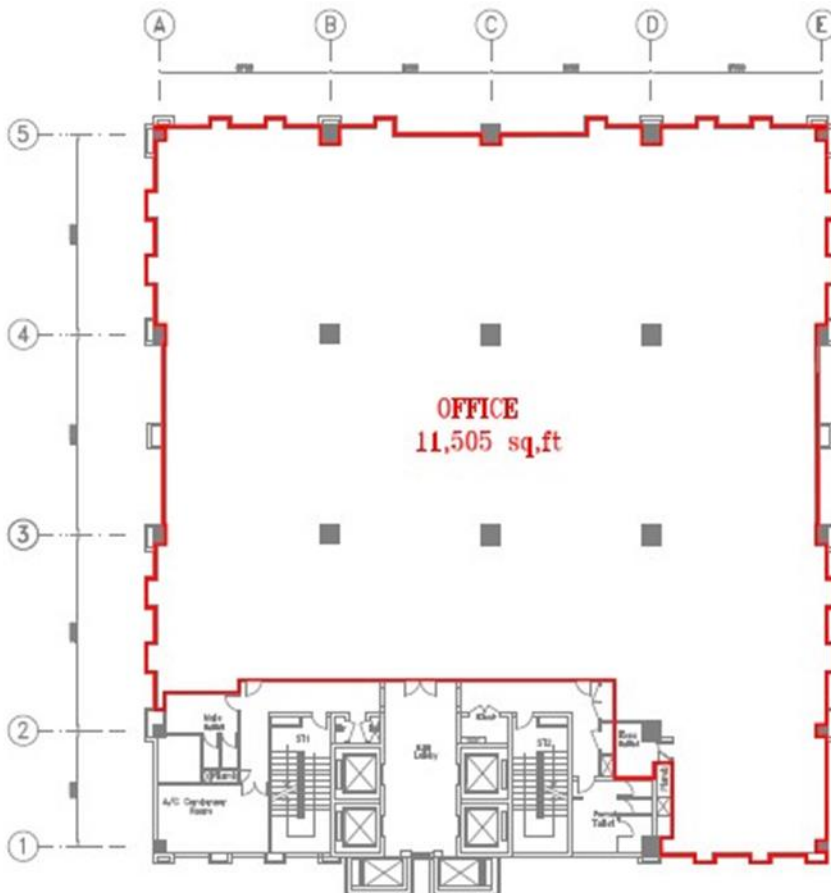
MENARA AXIS

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



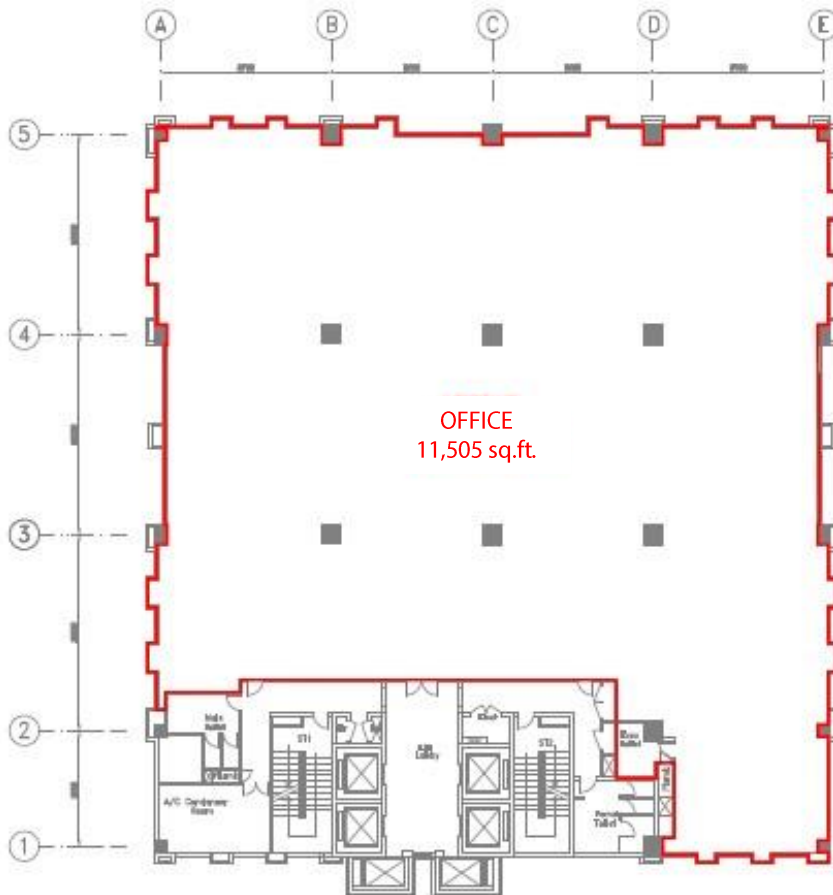
Menara Axis Floor Plan (Level 3A)

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



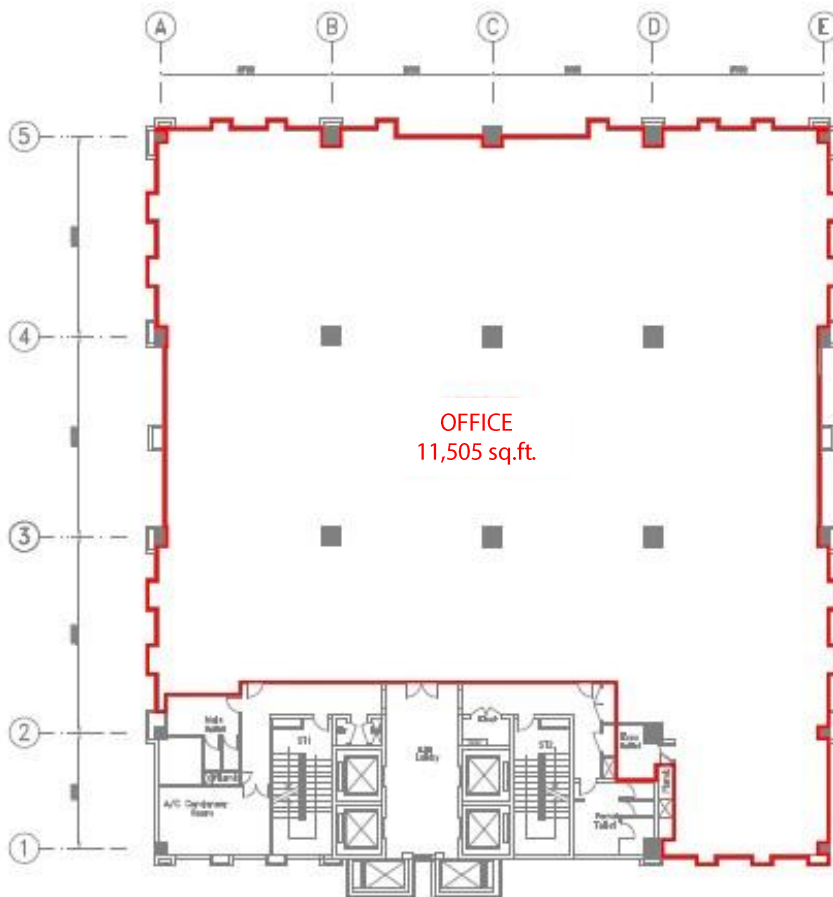
Menara Axis Floor Plan (Level 7)

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



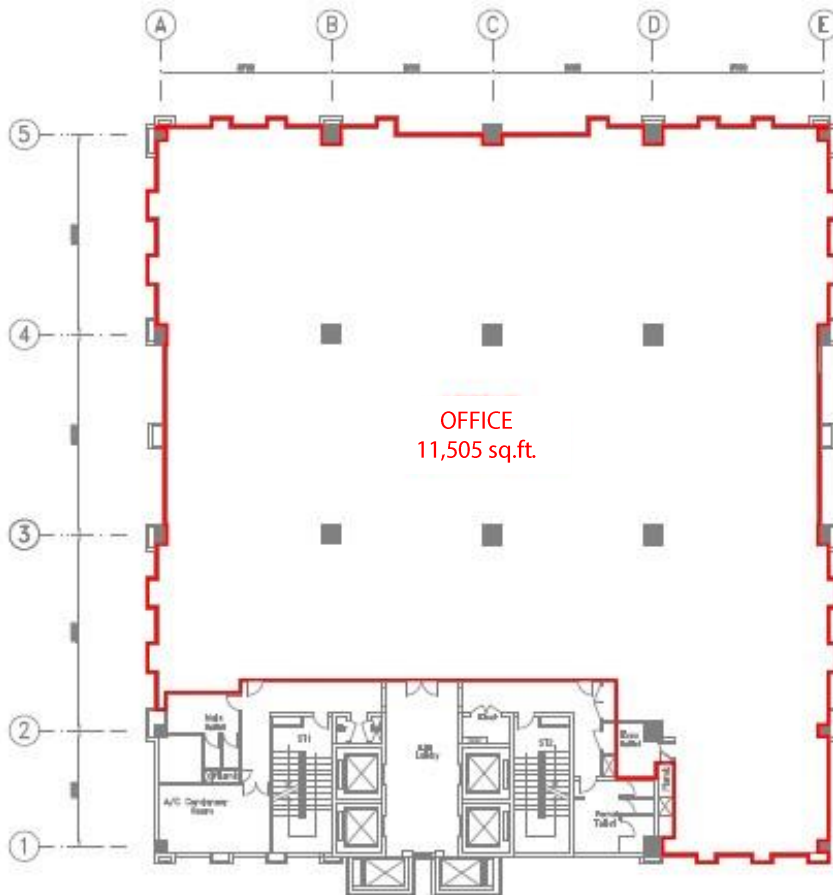
Menara Axis Floor Plan (Level 8)

MENARA AXIS

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



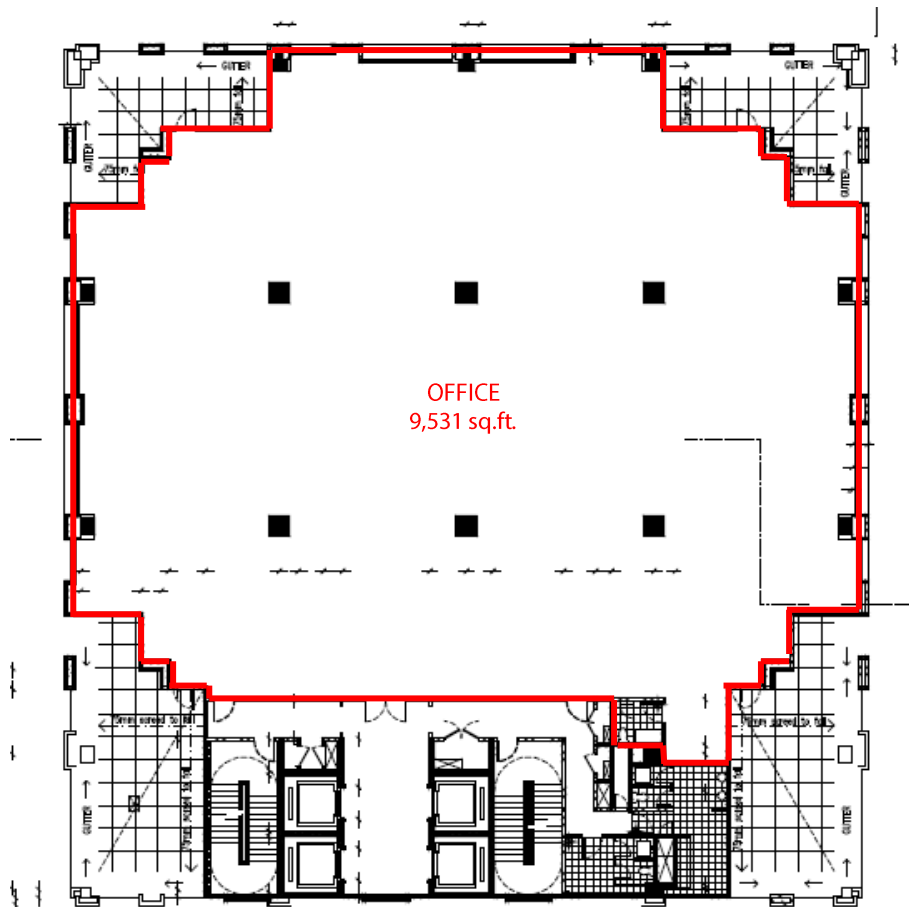
Menara Axis Floor Plan (Level 11)

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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