

QUATTRO WEST



No. 4, Lorong Persiaran Barat, 46200 Petaling Jaya, Selangor

PROPERTY INFORMATION



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

October 2020

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

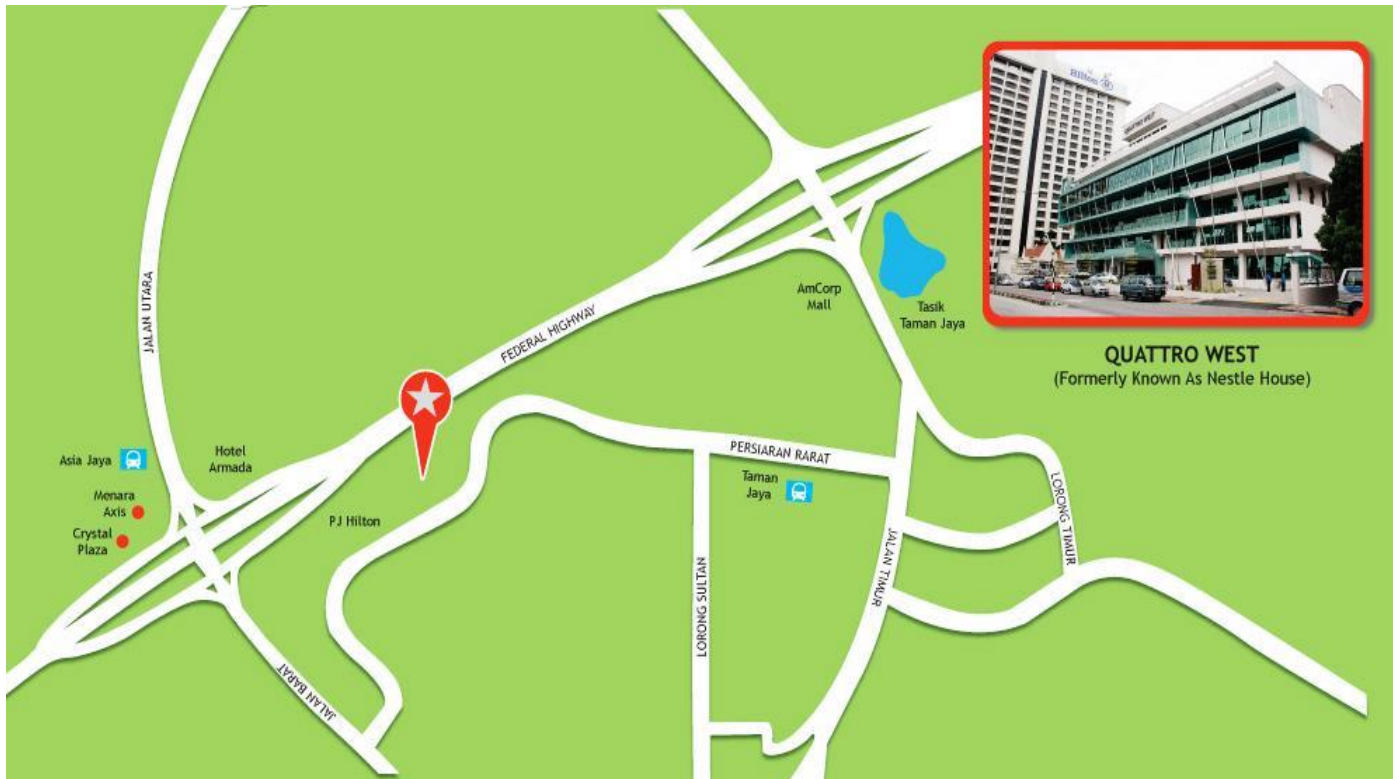
For more info : www.axis-reit.com.my

QUATTRO WEST



LOCATION

No. 4, Lorong Persiaran Barat, 46200 Petaling Jaya, Selangor



QUATTRO WEST
(Formerly Known As Nestle House)

ACCESSIBILITY

- CAR** : Accessible 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** : 2 mins walk to Rapid Bus Stop.
4 mins walk to Asia Jaya Bus stop and Hilton Bus Stop.
- TRAIN** : Walking distance to two LRT Stations, i.e. Taman Jaya LRT Station (Amcorp Mall) and Asia Jaya LRT Station.

AMENITIES

- F&B FACILITIES** : Ample F&B outlets, ranging from restaurants to coffee shops and food stalls in the vicinity e.g. Restoran Syed, Sri Thai, KFC, Subway, Zone Eight White Coffee, Okay Hawker, Janova, Rokaro. Walking distance to PJ Hilton (next door), Sheraton Petaling Jaya and Wisma Thrifty.

QUATTRO WEST



PROPERTY DETAILS

GENERAL INFO

TYPE

Office

NET LETTABLE AREA

Total : 104,196 sq. ft.

PROMINENT TENANTS

Antah Insurance Broker Sdn Bhd

Roca Malaysia Sdn Bhd

MIMS Medica 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

130 car park bays



ALLOCATION

1  to every 1,000 sf.



OTHERS

Surau

6th Floor

Signage

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

QUATTRO WEST



PROPERTY DETAILS

M&E FACILITIES AND SERVICES

AIR-CONDITIONING TYPE



Water-cooled packaged units for the office space from 8.30am to 5.30pm on weekdays and from 8.30 am to 1.00 pm on Saturdays.

ELECTRICAL/POWER



3 Phase, 2,500 amps

PASSENGER LIFTS



4 units (10 person, 685 kg capacity per unit)

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



Maxis, TM, Time

QUATTRO WEST



BUILDING PHOTOS



Main Lobby



Main Entrance



Lift Lobby



Brightly Lit Basement



Security Guard Post



Modern Toilets

QUATTRO WEST

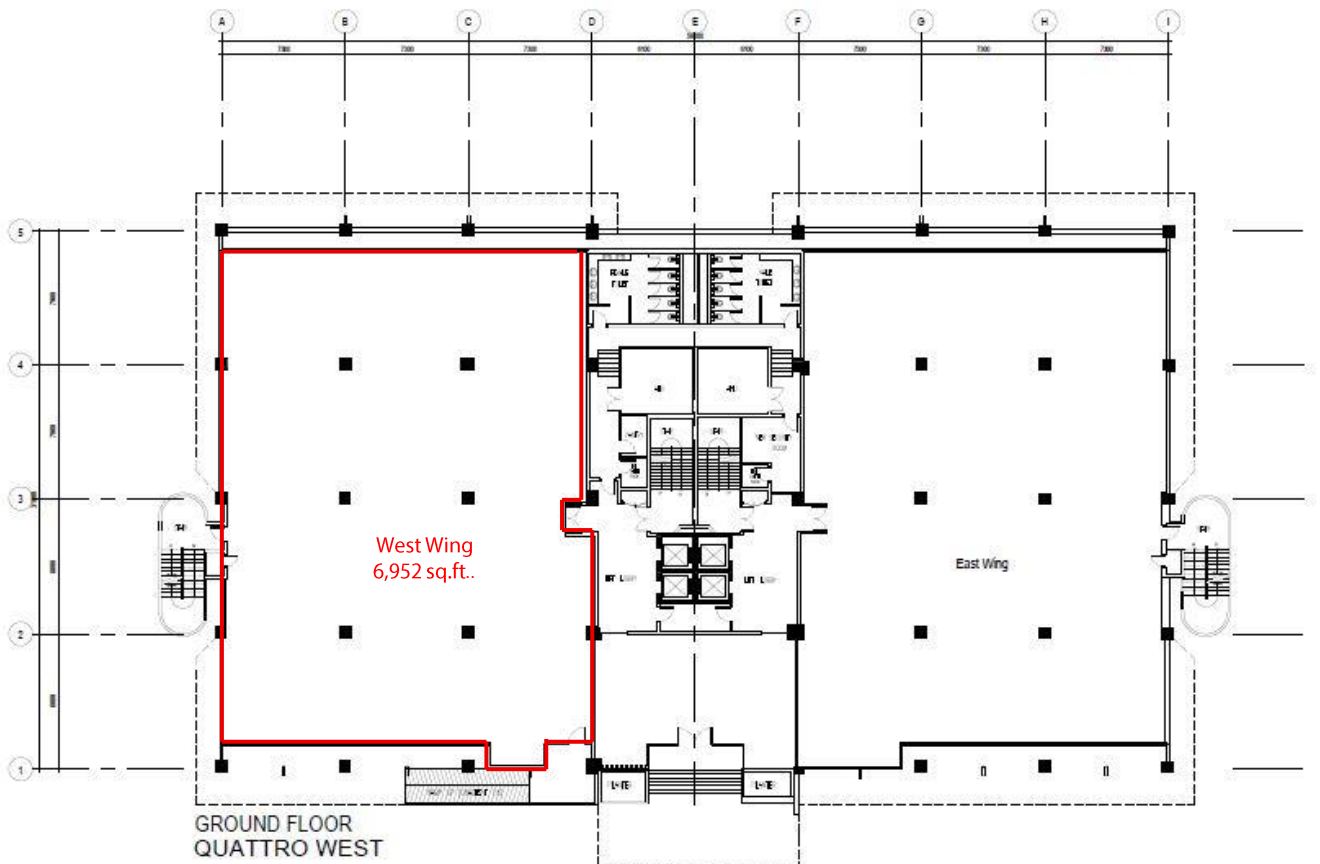


FLOOR PLANS

GROUND FLOOR OFFICE



| Wing | Floor | Area | Floor to slab | Floor Loading | Use |
|------|--------------|---------------|---------------|--------------------|--------|
| West | Ground Floor | 6,952 sq. ft. | 12 feet | 50 lbs per sq. ft. | Office |



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, Nippon Express, 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.

Malaysia's First and Largest Islamic Business Space and
Industrial REIT

For Leasing enquiries, please contact:

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