

THE ANNEX



Property Information



SPACE PROPOSAL

No. 4, Jalan 19/1, 46300 Petaling Jaya

July 2024

ABOUT THE ANNEX

The existing property is strategically located in the heart of the thriving Section 19, Petaling Jaya which has seen a move from industrial towards commercial, residential and retail over the past few years.

Prominent neighboring buildings include UMW Toyota Sales & Service Center, 3 Two Square, Wisma Kemajuan, Open University Malaysia, The Otomotif College (TOC), Jaya One and Plaza 33.

The property have high visibility on Jalan 19/1 and hence suitable

For usage :

- Showroom
- Office space

The property currently housed a futsal and basketball sports centre. The double storey showroom cum office space of 18,000 sq. ft. located in front of the property is available for lease.

PUBLIC TRANSPORT

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- LRT Taman Paramount and LRT Asia Jaya are located 1.5 km and 2 km away from the property.
- Rapid Bus T790 from LRT Taman Paramount and T787 from LRT Asia Jaya stop is in front of the building.

F&B FACILITIES

- Ample F&B outlets and food stalls in the vicinity and neighbourhood of SS2, Seapark, Section 14 and Section 17.
- Walking distance to 3 Two Square (which accommodates a number of F&B outlets) and food stalls along the roadsides.

Klang Valley Integrated Rail System



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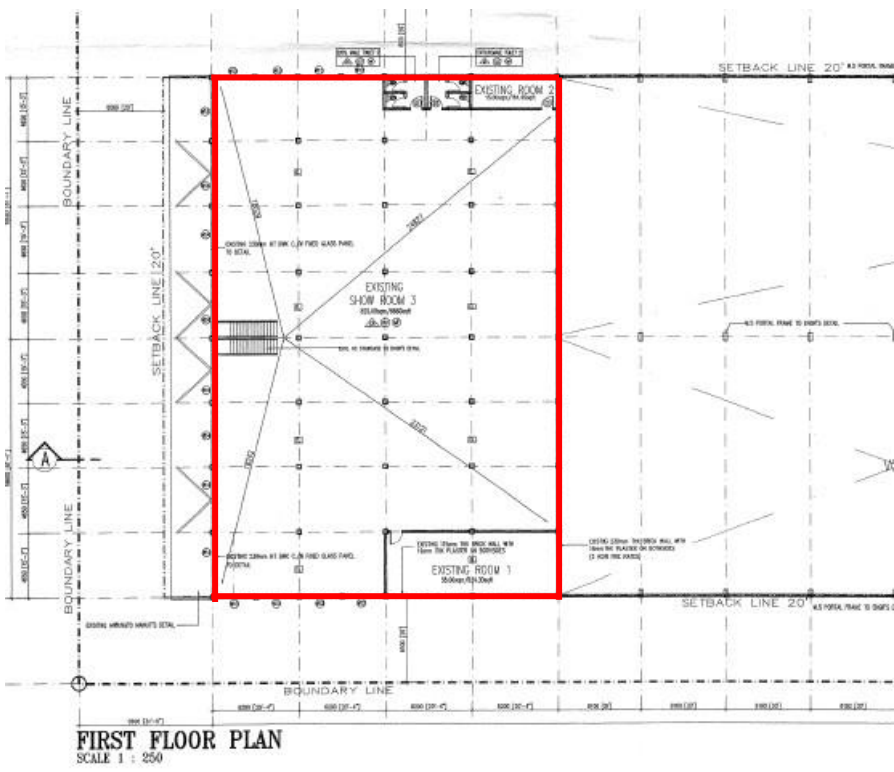
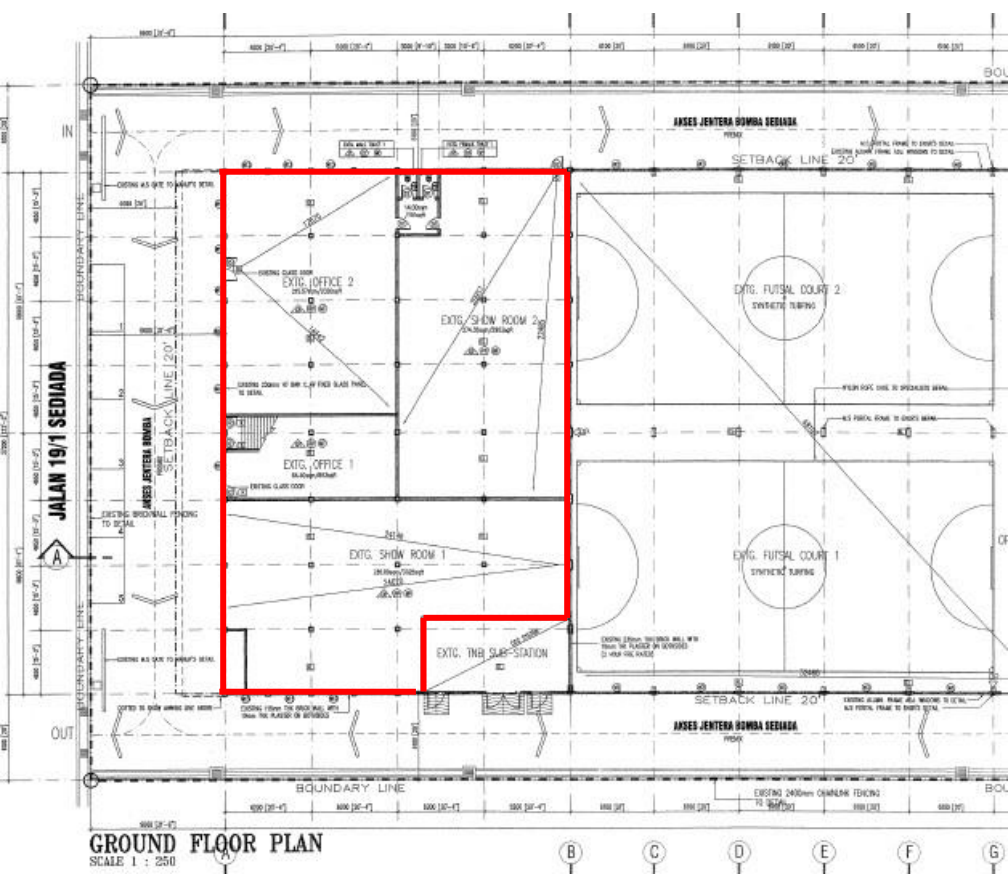


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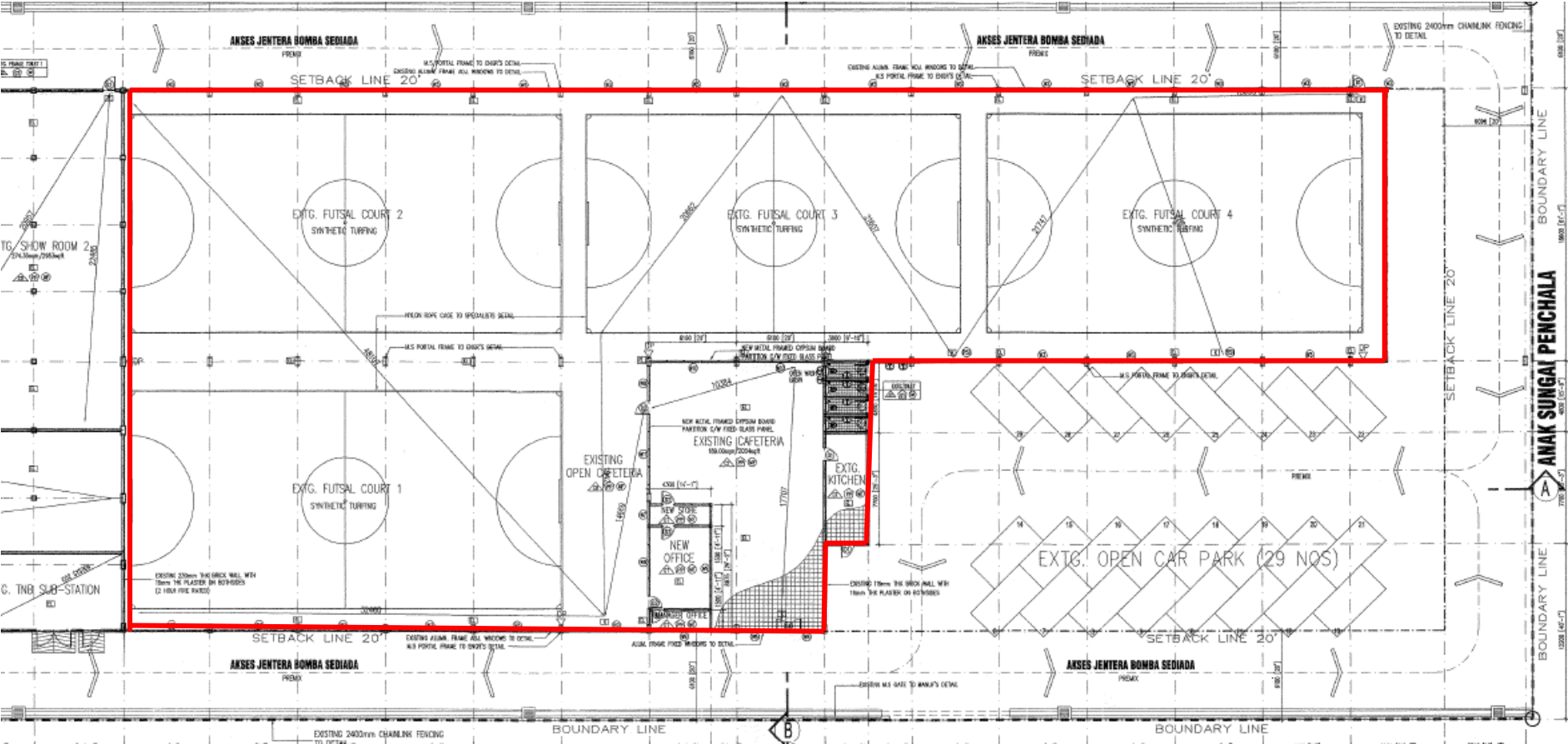
FLOOR PLANS

Level	Areas	Ceiling Height	Floor loading	Use
Ground & Level 1	18,000sqft.	9 feet	50lbs per sqft.	Retail/Showroom/Office



FLOOR PLANS

Level	Areas	Ceiling Height	Floor loading	Use
Ground (back portion)	27,500 sqft.	18 feet	150lbs per sqft.	Warehouse/Retails



GROUND FLOOR PHOTO



1st FLOOR PHOTO



WHY CHOOSE AXIS-REIT

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- ✓ 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.

For Leasing enquiries, please contact:

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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.

