

WISMA ACADEMY



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

PROPERTY INFORMATION



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

June 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

WISMA ACADEMY



LOCATION

No. 4A, Jalan 19/1, 46300 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** : Walking distance to Putra LRT shuttle bus service station.
- TRAIN** : 5 minutes drive to Taman Paramount Putra LRT Station.

AMENITIES

- F&B FACILITIES** : 1 min walk to food stalls along Jalan 19/1. Walking distance 3 Two Square (which accommodates a number of F&B outlets). Additionally, ample F&B outlets and food stalls in the vicinity and neighborhood of SS2, Seapark, Section 14 and Section 17.

WISMA ACADEMY



PROPERTY DETAILS

GENERAL INFO

USE

Office
Warehouse
Showroom

TITLE

Industrial

LANDLORD

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

NET LETTABLE AREA

Total : 236,074 sq. ft.

NO. OF STOREYS

6 storeys with
a 2-level basement car
park

PROMINENT TENANTS

Ban Leong Technologies
Sdn Bhd

Compasia Solutions Sdn
Bhd

Dataprep (Malaysia) Sdn
Bhd

Ingram Micro Malaysia Sdn
Bhd

MANAGEMENT

Axis REIT Managers
Berhad


CAR PARK

TOTAL BAYS

407 car park bays



ALLOCATION

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



OTHERS

Surau

Lower Ground

Signage

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

WISMA ACADEMY



PROPERTY DETAILS

M&E FACILITIES AND SERVICES

PASSENGER LIFTS



2 units (24 persons,
1,635 kg capacity per
unit)

CARGO LIFTS



3 units (2,500 kg
capacity per unit)

LOADING AREA

Available (Lower Ground)



ELECTRICAL/POWER



3 Phase, 1,600 amps

AIR-CONDITIONING TYPE



Air-cooled packaged 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.

TELCO PROVIDERS



TM, Digi, Time

WISMA ACADEMY



BUILDING PHOTOS



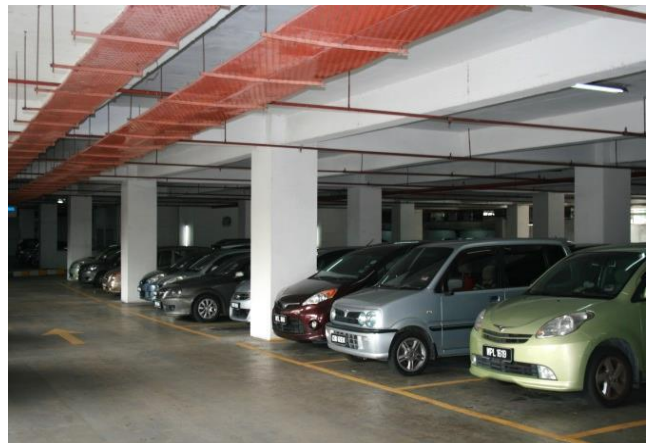
Passenger Lift Lobby



Loading/ Unloading Bay Docks



Security Guard House



Car Park

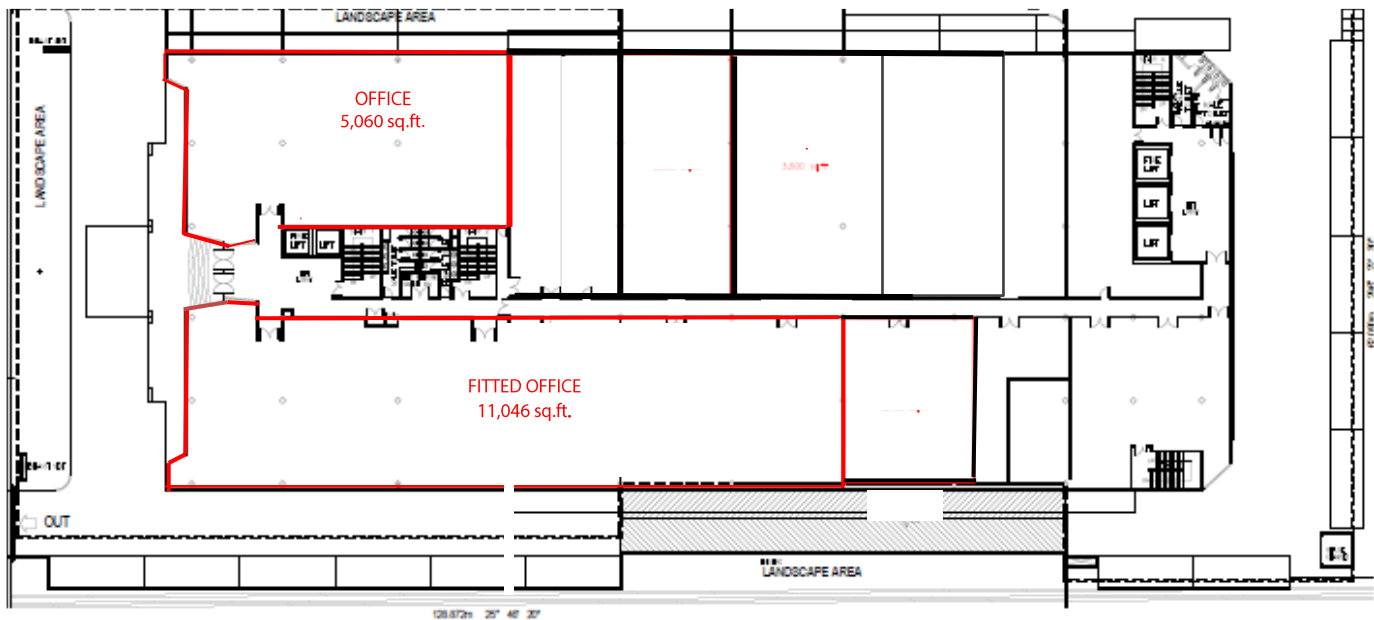
WISMA ACADEMY



FLOOR PLANS

GROUND FLOOR OFFICE

Floor	Area	Floor to slab	Floor Loading	Use
Ground Floor	11,046 sq. ft. 5,060 sq. ft.	14 feet 14 feet	50 lbs per sq. ft. 50 lbs per sq. ft.	Fitted Office Office



GROUND FLOOR (WISMA ACADEMY)

SCALE 1 : 250

WISMA ACADEMY

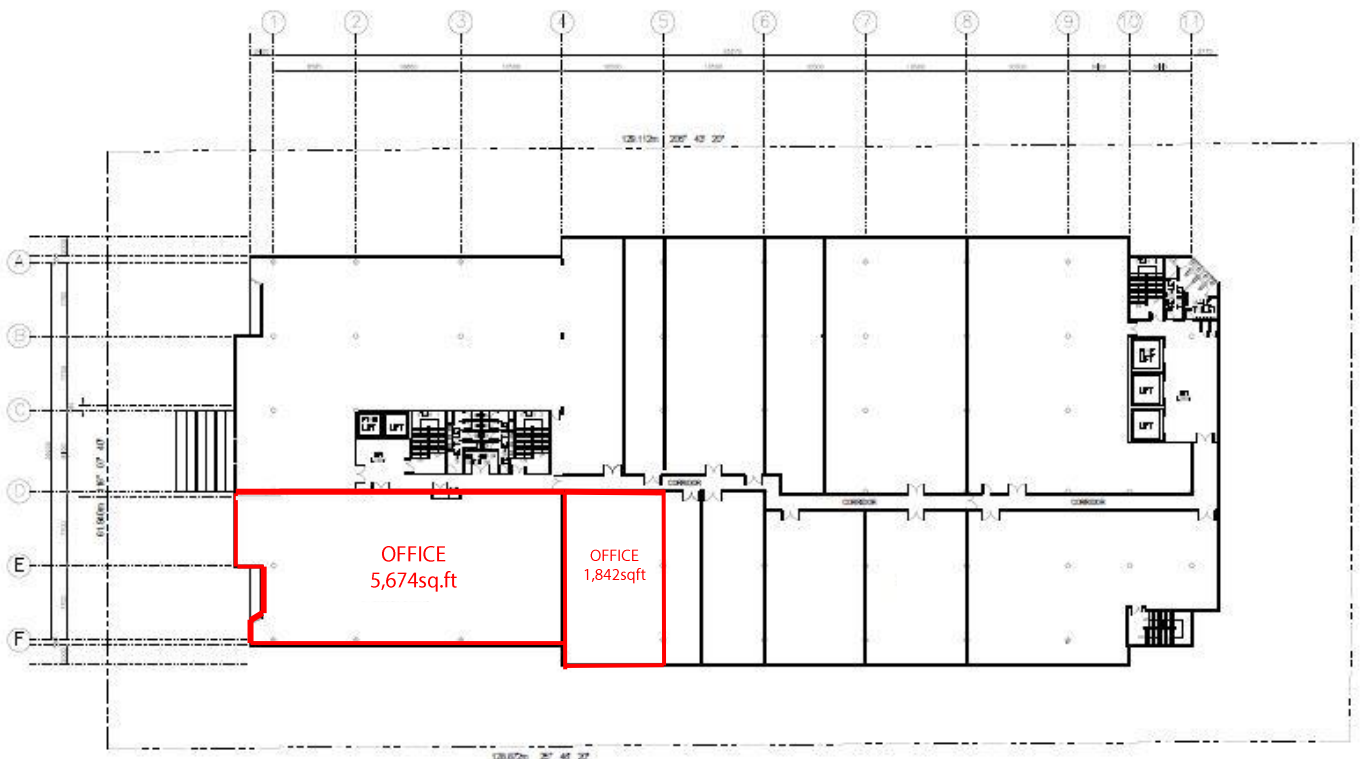


FLOOR PLANS

1ST FLOOR OFFICE



Floor	Area	Floor to slab	Floor Loading	Use
1st Floor	5,674 sq. ft. 1,842 sq. ft.	12 feet 12 feet	50 lbs per sq. ft. 50 lbs per sq. ft.	Office Office



1ST FLOOR (WISMA ACADEMY)
SCALE 1 : 250

WISMA ACADEMY

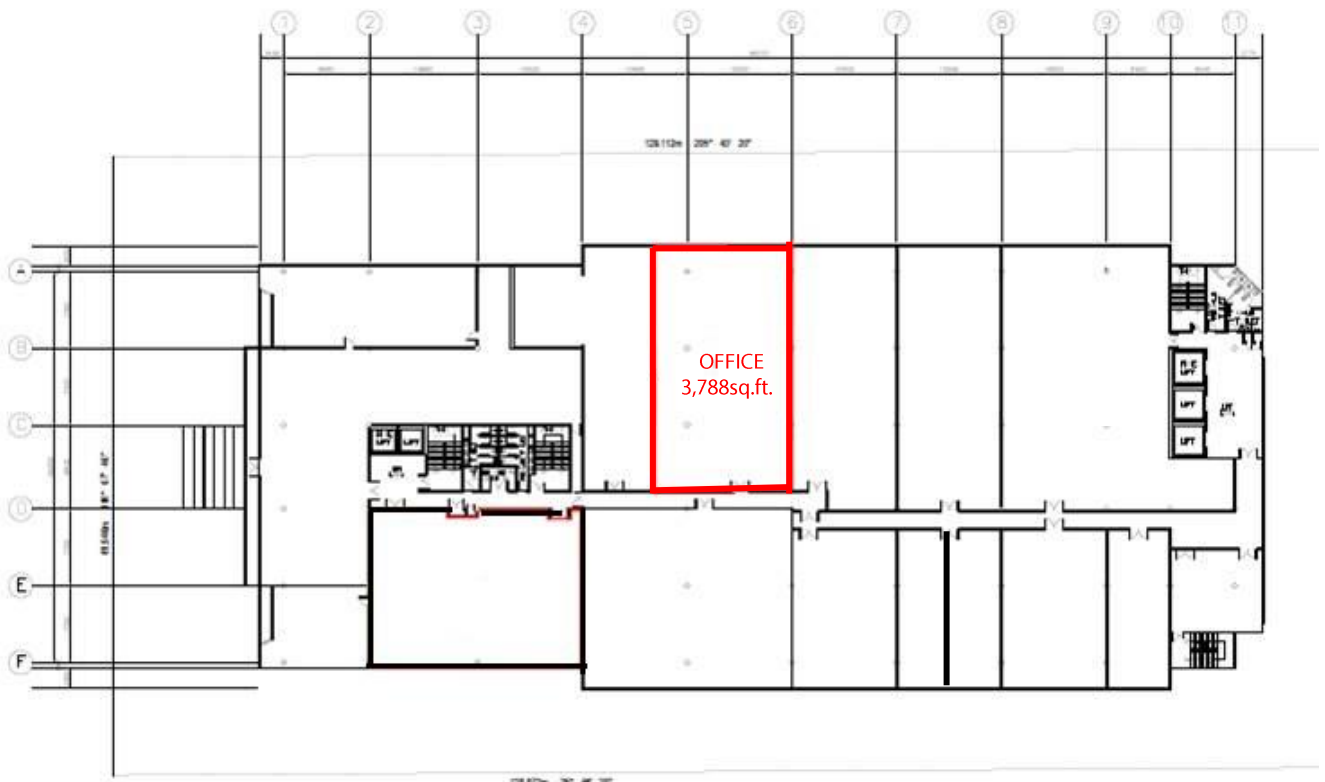


FLOOR PLANS

2ND FLOOR OFFICE



Floor	Area	Floor to slab	Floor Loading	Use
2 nd Floor	3,788 sq. ft.	12 feet	50 lbs per sq. ft.	Fitted Out Office



2ND FLOOR (WISMA ACADEMY)
SCALE 1 : 250

WISMA ACADEMY

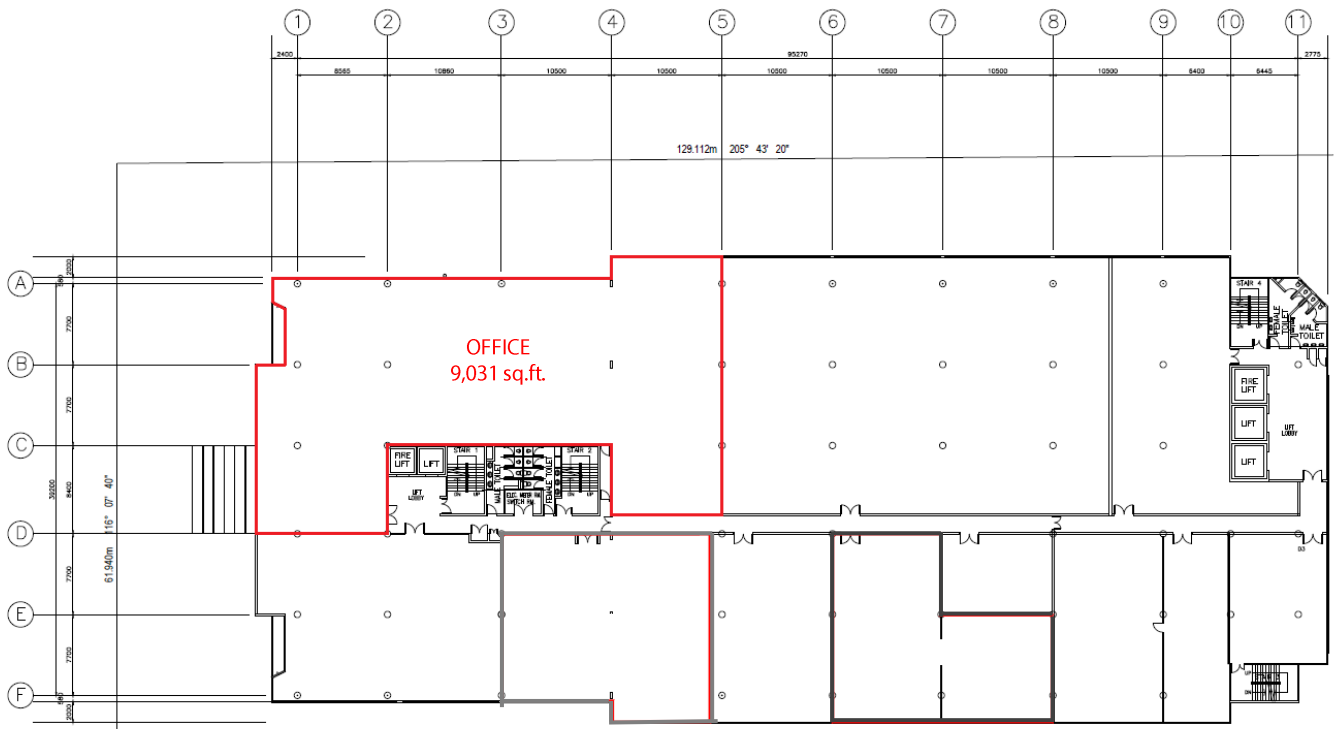


FLOOR PLANS

3RD FLOOR OFFICE



Floor	Area	Floor to slab	Floor Loading	Use
3rd Floor	9,031 sq. ft.	12 feet	50 lbs per sq. ft.	Office



3RD FLOOR (WISMA ACADEMY)
SCALE 1 : 250

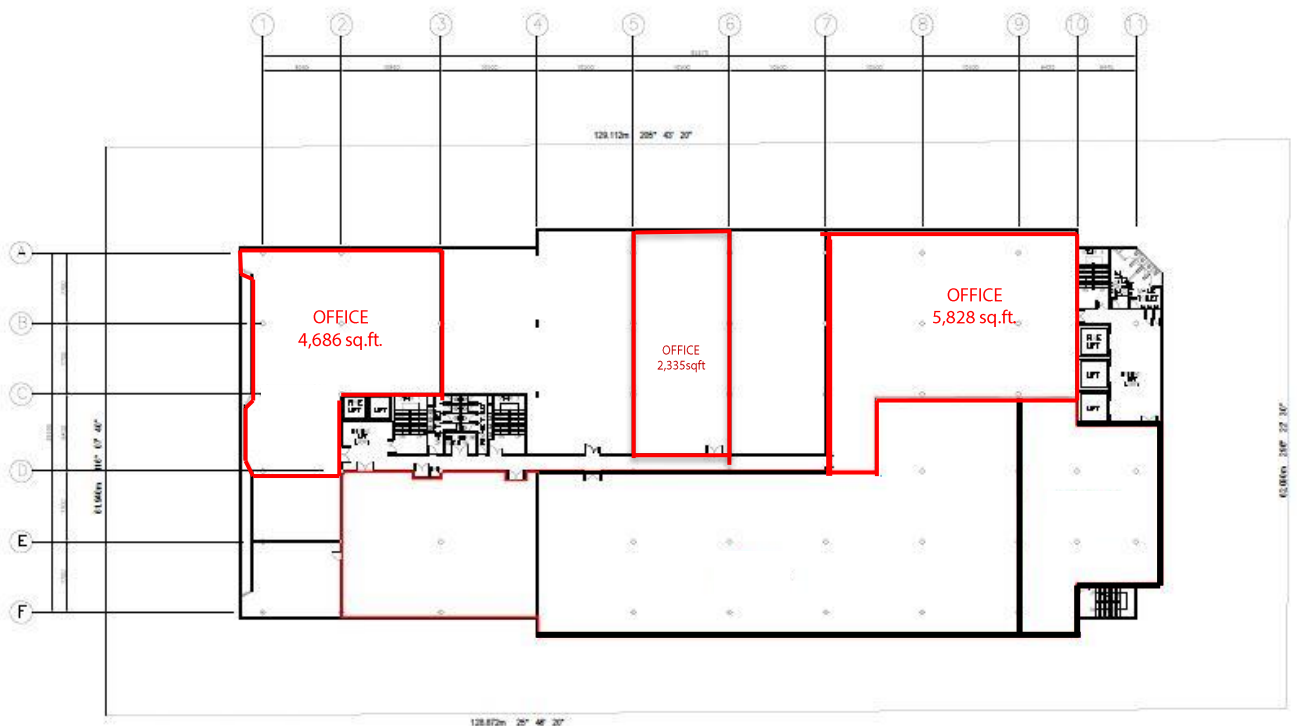
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FLOOR PLANS

5TH FLOOR OFFICE

Floor	Area	Floor to slab	Floor Loading	Use
5 th Floor	4,686 sq. ft.	12 feet	50 lbs per sq. ft.	Office
	5,828 sq. ft.	12 feet	50 lbs per sq. ft.	Office
	2,335 sq. ft.	12 feet	50 lbs per sq. ft.	Office



5TH FLOOR (WISMA ACADEMY)
SCALE 1:250

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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