

WISMA KEMAJUAN



No. 2, Jalan 19/1B, Section 19, 46300 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

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

WISMA KEMAJUAN



PROPERTY DETAILS

GENERAL INFO

USE

Office

NET LETTABLE AREA

Total : 199,008 sq. ft.

PROMINENT TENANTS

Hawley & Hazel Marketing Sdn Bhd

Swap Logistics Distribution Sdn Bhd

TotalEnergies Marketing Malaysia Sdn Bhd

Fossil Time (M) Sdn Bhd

TITLE

Industrial

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

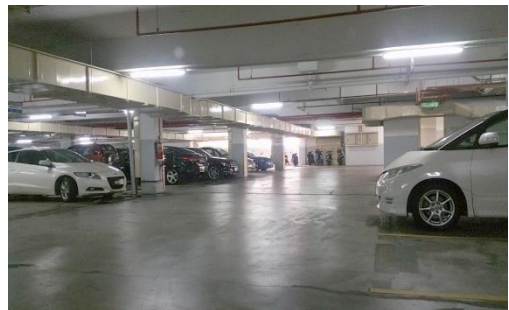
TOTAL BAYS

254 car park bays



ALLOCATION

1  to every 1,000 sf.



OTHERS

Surau

Female (3rd Floor), Male (4th Floor).

Signage

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

WISMA KEMAJUAN



PROPERTY DETAILS

M&E FACILITIES AND SERVICES

PASSENGER LIFTS



3 units (24 person, 1,630 kg capacity per unit)

1 unit (20 person, 1,200 kg capacity)



CARGO LIFTS



2 units (3,000 kg capacity per unit) to service warehouse area

LOADING AREA

Available with dock levelers



ELECTRICAL/POWER



3 Phase, 1,600 amps

AIR-CONDITIONING TYPE



Water-cooled packaged units for the office space from 9.00 am to 6.00 pm on weekdays and from 9.00 am to 1.00 pm on Saturdays.

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 KEMAJUAN



BUILDING PHOTOS



Main Lobby



Common Washrooms



Passenger Lift Lobby



Loading Bays

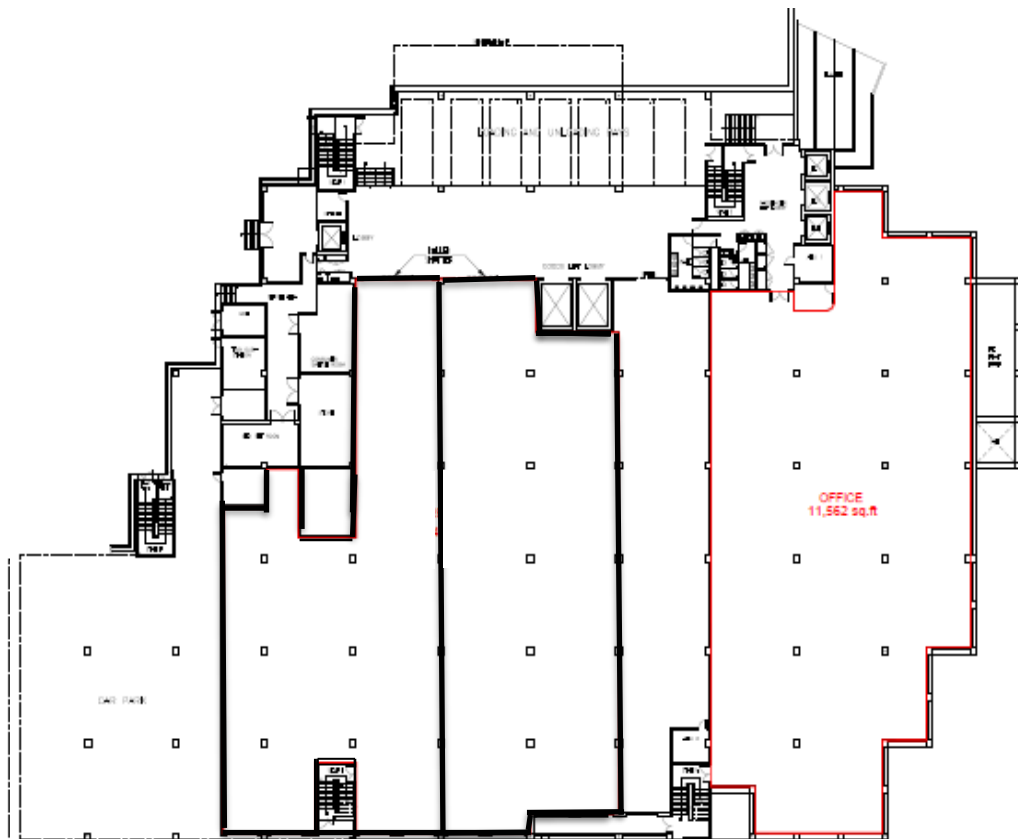
WISMA KEMAJUAN



FLOOR PLANS

1ST FLOOR OFFICE

Floor	Area	Floor to slab	Floor Loading	Use
1st Floor	11,562 sq. ft.	13 feet	50 lbs per sq. ft.	Office



WISMA KEMAJUAN
1st FLOOR PLAN

WISMA KEMAJUAN

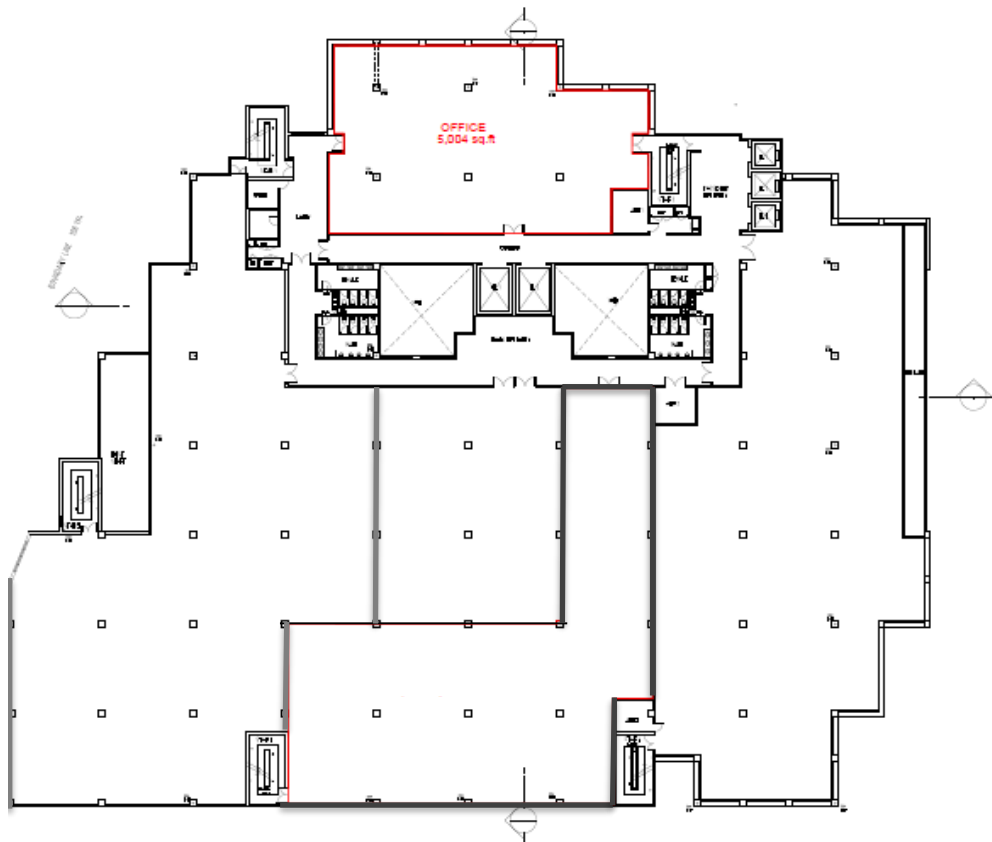


FLOOR PLANS

2ND FLOOR OFFICE & WAREHOUSE



Floor	Area	Floor to slab	Floor Loading	Use
2nd Floor	5,004 sq. ft.	13 feet	50 lbs per sq. ft.	Office



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2ND FLOOR PLAN

WISMA KEMAJUAN

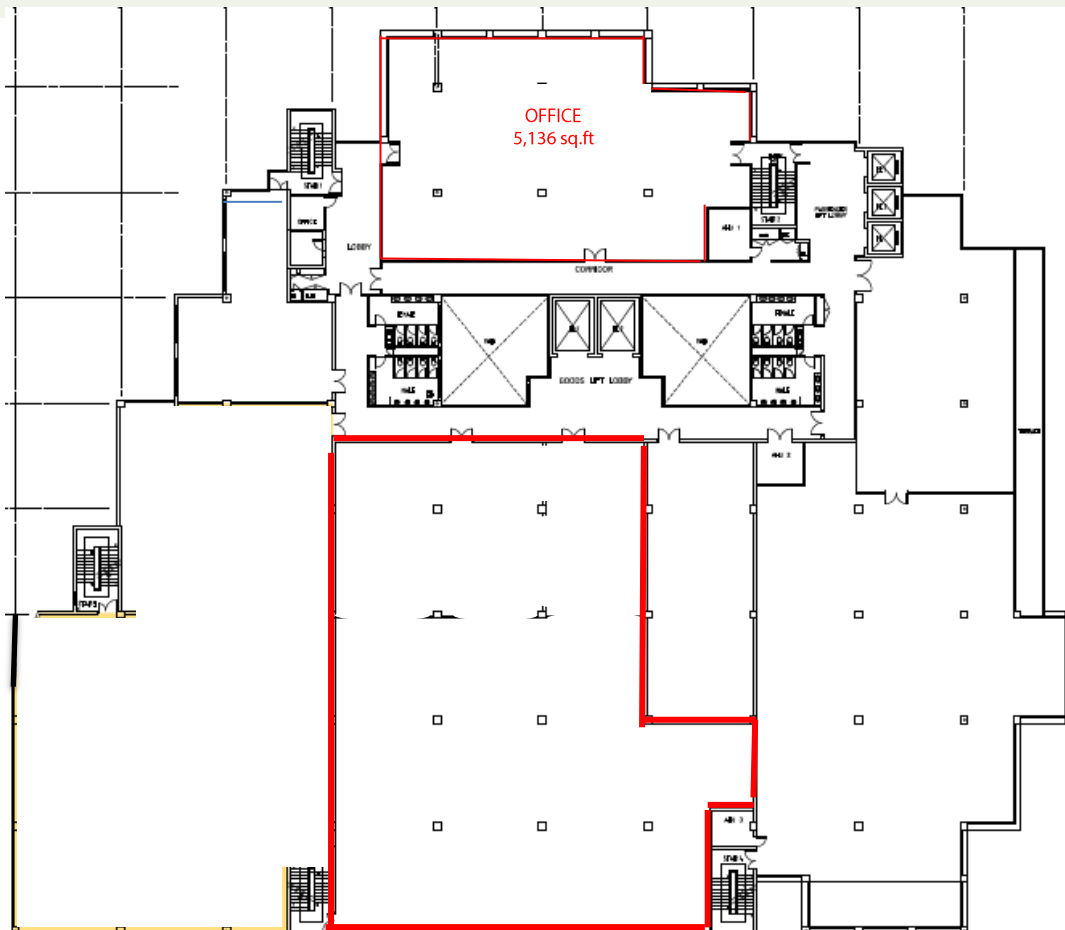


FLOOR PLANS

3rd FLOOR OFFICE



Floor	Area	Floor to slab	Floor Loading	Use
3rd Floor	5,136 sq. ft. 11,437 sq. ft.	13 feet 13 feet	50 lbs per sq. ft. 150 lbs per sq. ft.	Office Warehouse



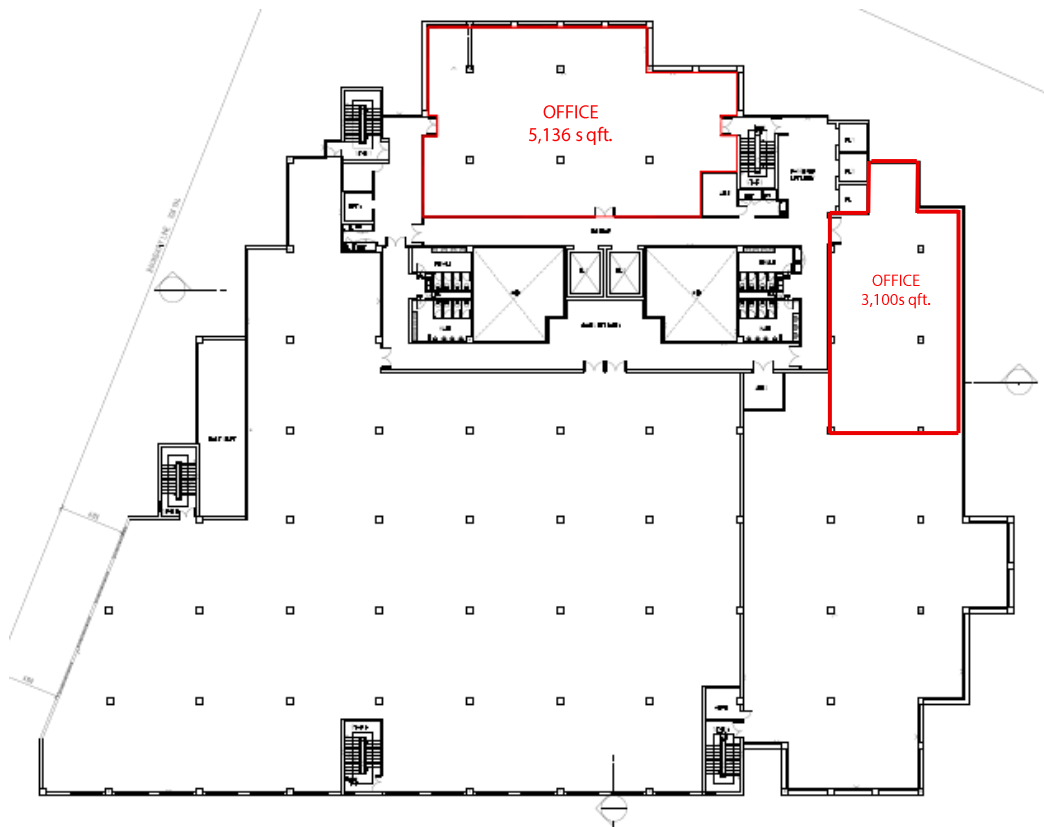
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FLOOR PLANS

4TH FLOOR OFFICE

Floor	Area	Floor to slab	Floor Loading	Use
4th Floor	5,136 sq. ft. 3,100 sq. ft.	13 feet 13 feet	50 lbs per sq.ft. 50 lbs per sq.ft.	Office Office



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4th FLOOR PLAN

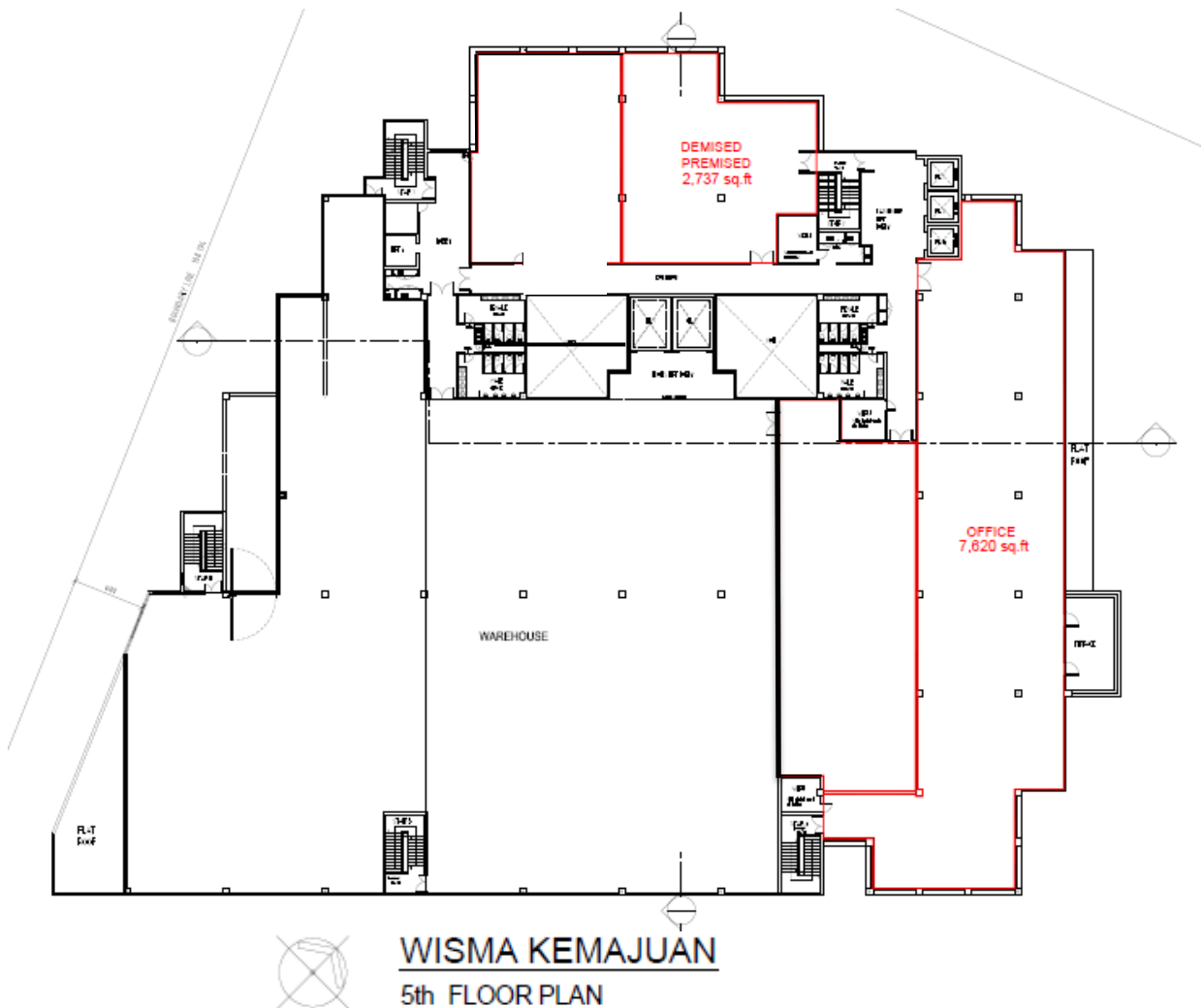
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FLOOR PLANS

5TH FLOOR OFFICE

Floor	Area	Floor to slab	Floor Loading	Use
5th Floor	7,620 sq. ft.	13 feet	50 lbs per sq. ft.	Office
	2,737 sq. ft.	13 feet	50 lbs per sq. ft..	Office



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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