AXIS BUSINESS CAMPUS



Lot 13A & 13B, Jalan 225, Section 51A, 46100 Petaling Jaya, Selangor

PROPERTY INFORMATION

AXIS REAL ESTATE INVESTMENT TRUST

November 2026

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

AXIS BUSINESS CAMPUS

REBRANDING

Refurbishment & Rebranding into Axis Business Campus

In 2013, Axis REIT undertook an exercise to rejuvenate the former Wisma Bintang and rebranded it into Axis Business Campus.

The new design incorporated the following features : -

- New cladding for the building envelope
- Upgrading of all M&E services including new lifts, new electrical system, upgraded fire-fighting system, new energy saving air-conditioning system and new HT incoming power supply
- Fibre optics for all telco lines
- Additional car park bays
- New toilets and lobbies with handicap-friendly features
- Eco-friendly fixtures and fittings

Award for Best Commercial Renovation/Redevelopment

Axis REIT walked away as winners at the prestigious Asia Pacific Property Awards 2014 ceremony. Axis Business Campus received the Five-Star Award for the Best Commercial Renovation/Redevelopment in Malaysia and the Asia Pacific Region.





AXIS BUSINESS CAMPUS

LOCATION

Lot 13A & 13B, Jalan 225, Section 51A, 46100 Petaling Jaya, Selangor



ACCESSIBILITY

CAR : Easily accessible from Kuala Lumpur City Centre via the Federal Highway, Jalan 222 and also via the LDP/ NKVE.

BUS : Short walk to Rapid KL Bus Stop.

TRAIN : 5 minutes drive to Asia Jaya LRT Station & Seri Setia KTM Station.

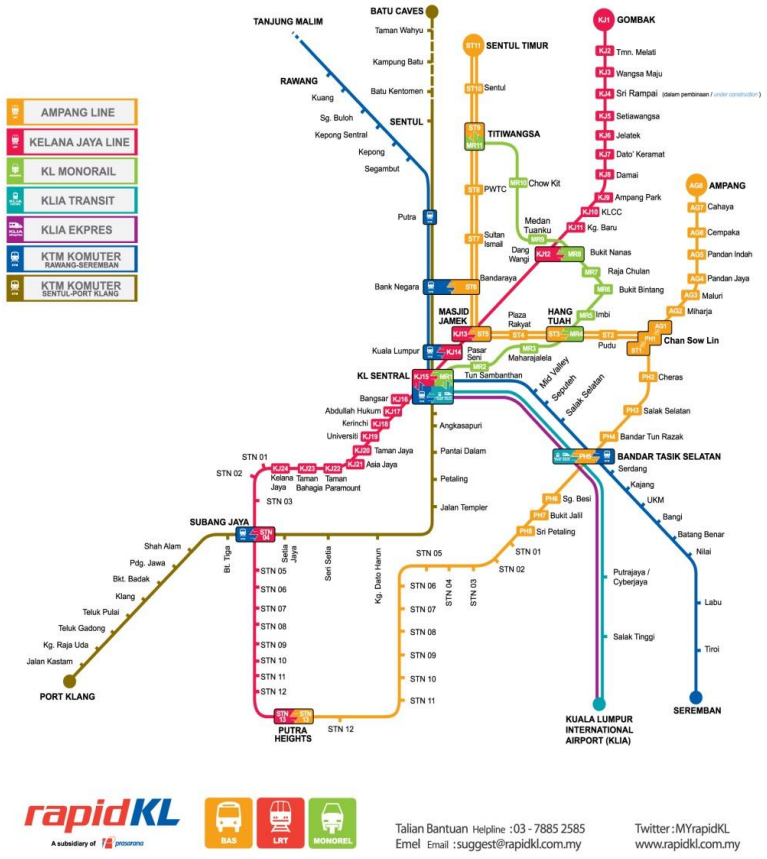
AMENITIES

F&B FACILITIES : Along Jalan 225 – e.g. Texas Chicken, San Francisco Coffee, 33 Blue Room
5 mins walk to Kg. Baiduri – e.g. Restoran Alam Baiduri.
8 mins walk to Jalan 222 – e.g. Restoran Ahwa, Restoran Abadi.
8 mins walk to Sungai Way – e.g. Alif Maju Restaurant, Wira Seafood, Azur Restaurant.

AXIS BUSINESS CAMPUS

PUBLIC TRANSPORT

Klang Valley Integrated Rail System



- 2 LRT stations located approximately 1 km away, wherein shuttle bus services are also provided.
  - Asia Jaya LRT Station
  - Paramount LRT Station

- Bus stops are close by within 50 metres of the property

- City Bus services available, which terminates at downtown KL City Centre & other parts of Klang Valley

- MBPJ free shuttle bus within the Petaling Jaya City

AXIS BUSINESS CAMPUS

PROPERTY DETAILS

GENERAL INFO

USE
Office

TITLE
Industrial

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

MANAGEMENT
Axis REIT Managers Berhad

GROSS FLOOR AREA

Block A : 58,736 sq. ft.

Block B : 96,377 sq. ft.

Total – 155,113 sq. ft.

PLOT RATIO

Plot Ratio = 2.5

NO. OF STOREYS

BLOCK A:

4-storey office block with a basement car park.

BLOCK B:

2-storey office/industrial complex with a rooftop car park.

CAR PARK

TOTAL BAYS

441 car park bays

ALLOCATION

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



OTHERS

Surau	Block A & Block B
Signage	The building provides excellent signage options. Possible for own corporate signage, subject to qualification and negotiation.

AXIS BUSINESS CAMPUS

PROPERTY DETAILS

M&E FACILITIES AND SERVICES

PASSENGER LIFTS

Block A: **2 units**
(24 persons, 1,600 kg capacity per unit)

Block B: **2 units**
(17 persons, 1,160 kg capacity per unit)

CARGO LIFTS

Block B: **1 unit**
(3,500 kg capacity per unit)



LOADING AREA

Available (Block B)



ELECTRICAL/POWER

High Tension Supply

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, TIME

AXIS BUSINESS CAMPUS

SPACE SUMMARY

Axis Business Campus comprises two buildings which were fully refurbished in 2014:

- Block A is a four-storey office building fronting Jalan 225 offering great potential for a ground floor showroom/ F&B space with office space on the upper floors.

- Block B is a two-storey office building with high ceilings and industrial floor strength and a rooftop car park.

AXIS BUSINESS CAMPUS

BUILDING PHOTOS





Block A comprises a ground floor showroom, 3 levels of office space and a basement car park. It has efficient floor plates with louvered external shading to reduce the energy footprint.



Block B is an industrial building with a rooftop car park. Each level has an average floor plate of 50,000 sq. ft. which makes it suitable as an office, laboratory or high-end warehouse. The space is fitted with a smoke spill system which allows for a large open plan design.

AXIS BUSINESS CAMPUS

SITE LAYOUT



AXIS BUSINESS CAMPUS

BUILDING PHOTOS



Guard House at Main Entrance



Anti Climb Perimeter Fencing



Common Lift Lobbies



Common Washrooms



Male & Female Surau in Both Blocks



Rooftop Car Park with 180 Bays

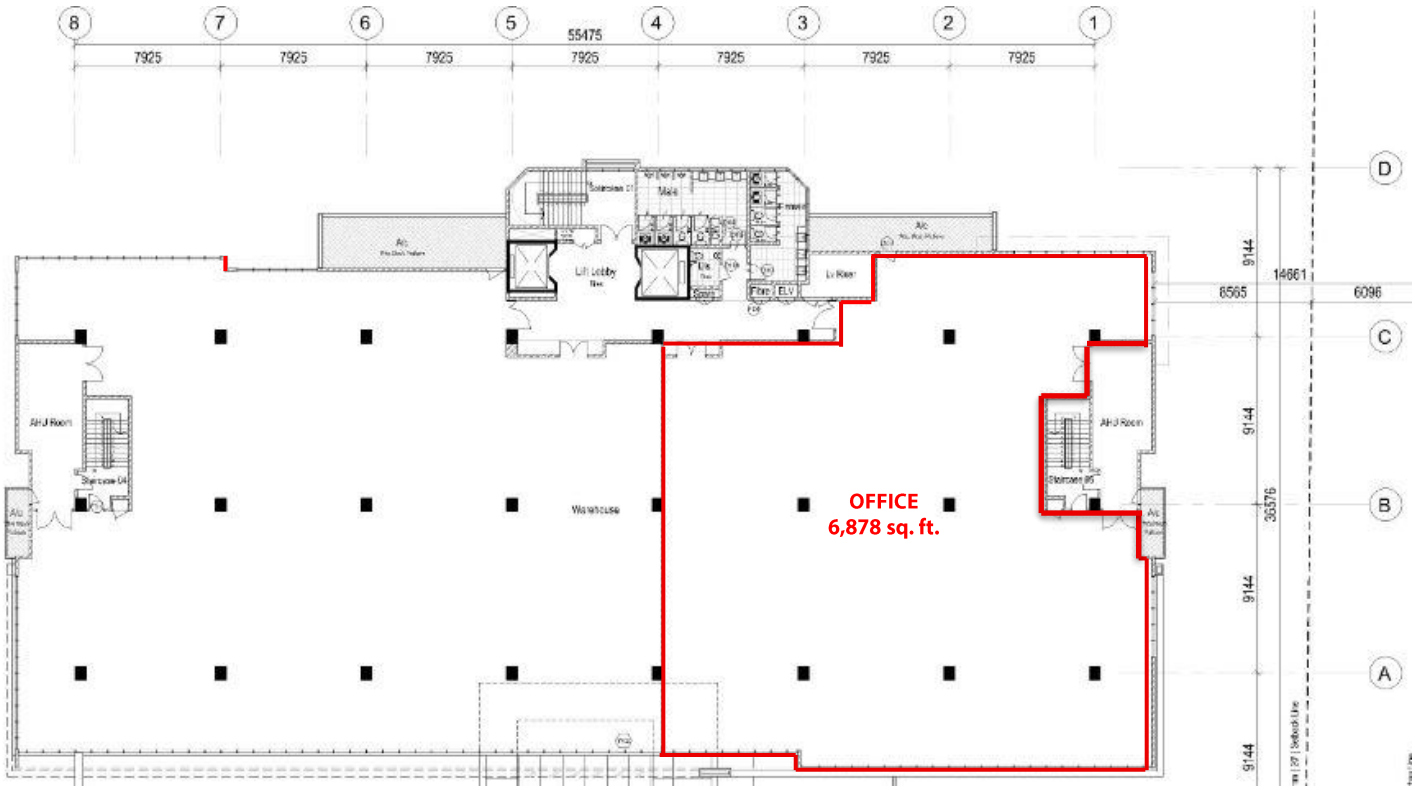
AXIS BUSINESS CAMPUS

FLOOR PLANS



BLOCK A
2ND FLOOR

Block	Floor	Area	Floor to slab	Floor Loading	Use
Block A	2nd Floor	6,878 sq ft	12 feet	50 lbs per sq. ft.	Office



AXIS BUSINESS CAMPUS (BLOCK A)
SECOND FLOOR PLAN
SCALE 1:200

AXIS BUSINESS CAMPUS

VALUE PROPOSITION

We are offering tenants the possibility of leasing an ideally suited facility to cater for their long term strategy for business expansion. The property boasts :-

EXCELLENT LOCATION	An **excellent location** in the heart of Petaling Jaya
LOW DENSITY OFFICE CAMPUS	A **low density office campus-style** in an accessible location, providing a self-contained environment
LARGE & OPEN FLOOR PLATES	**Large and open** floor plates provide high efficiency usage
GENEROUS CAR PARK	**Generous car park** allocation with a total of 456 bays for cars & 70 bays for motorcycles
CORPORATE SIGNAGE	**Corporate signage** possibility, subject to terms and conditions

Energy efficient and eco-friendly measures were implemented in the refurbishment of the premises :-

POWER	Energy efficient lighting systems installed in common areas and tenants' space High tension power supply
CLIMATE CONTROL	Configured to allow individual tenant to control air-conditioning and lighting usage Designed to shield internal space from radiant heat, while maximizing natural light
FLOOD MITIGATION	Underground water detention tank installed for flood mitigation

WHY CHOOSE AXIS?

- ✓ Malaysia's leading Real Estate Investment Trust with over 15,000,000 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, DSV, 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.

CONTACT INFORMATION

AXIS
REAL ESTATE INVESTMENT TRUST

For Leasing enquiries, please contact:

Ms. Jackie Law
Head of Real Estate
O: 03 - 7958 4882
M: 012 216 6328
E: jackie@axis-reit.com.my

Mr. Alvin Loo
Leasing Manager
O: 03 - 7958 4882
M: 012 453 7772
E: alvinloo@axis-reit.com.my

Mr. Lawrence Loh
Leasing Manager
O: 03 - 7958 4882
M: 012 703 2630
E: lawrenceloh@axis-reit.com.my

Ms. Loh Wai Yan
Leasing Manager
O: 03 - 7958 4882
M: 012 537 5465
E: waiyan@axis-reit.com.my

Axis REIT Managers Berhad (649450-W)
Penthouse Menara Axis,
2, Jalan 51A / 223, 46100 Petaling Jaya,
Selangor Darul Ehsan, Malaysia.

Privacy Notice & Anti Bribery and Anti Corruption Policy

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-CORRUPTION & FRAUD POLICY

We, Axis REIT Managers Berhad, as the management company of Axis Real Estate Investment Trust ("Axis-REIT"), 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-Corruption & Fraud Policy ("Policy"), which is publicly available on our corporate website at www.axis-reit.com.my. 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. This Policy is applicable to all third parties having business activities, dealings and transactions with us and/or Axis-REIT. This Policy should be read in conjunction with the Company's Code of Conduct, Whistle-blowing Policy and Supplier Code of Conduct which are also publicly available on our corporate website at www.axis-reit.com.my. You are deemed to have acknowledged, fully read and understood our Anti-Corruption & Fraud Policy 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.