CRYSTAL PLAZA



No. 4, Jalan 51A/223, 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.

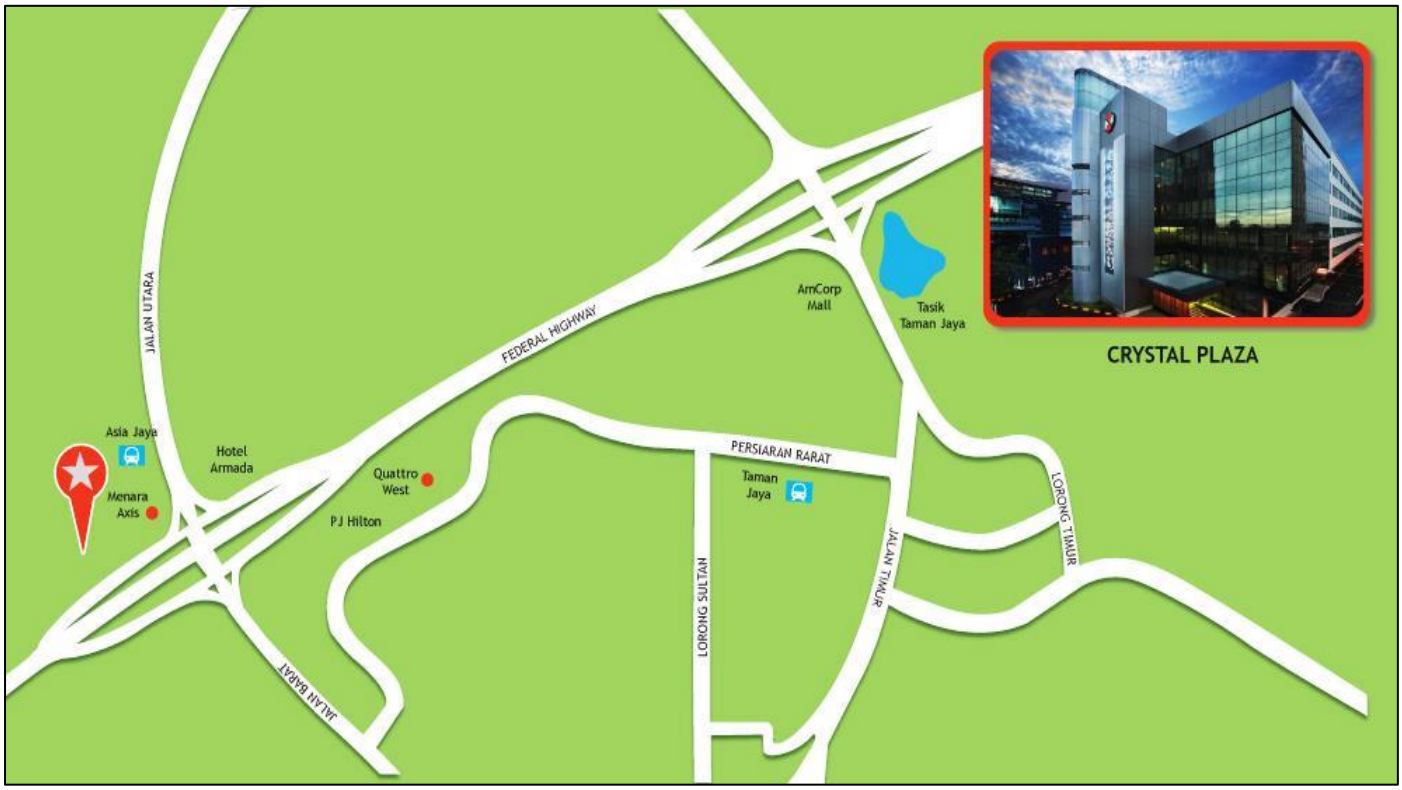
Own
+
Manage
+
Maintain
+
Enhance

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

CRYSTAL PLAZA

LOCATION

No. 4, Jalan 51A/223, 46100 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 : Main bus stop off the Federal Highway (short walking distance - about 100 metres away).

TRAIN : In front of the Asia Jaya Putra LRT station (2 mins walk).

AMENITIES

F&B FACILITIES : Café in Lobby 2 Ground floor- D'bread. Ample F&B outlets in the vicinity, e.g. Starbucks at Menara Axis, D'Jungle Foodcourt next to Menara Axis, Imperial Garden Restaurant in Intan Square, Jaya Palace Restaurant in Menara LYL, Sheraton PJ, Copper Mansion etc.

CRYSTAL PLAZA

PROPERTY DETAILS

GENERAL INFO

TYPE

Commercial Office

LANDLORD

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

MANAGEMENT

Axis REIT Managers Berhad

NET LETTABLE AREA

Total : 204,851 sq. ft.

NO. OF STOREYS

6 storeys with

1-storey basement car park.

PROMINENT TENANTS

Asiaworks Malaysia Sdn Bhd

DHL Asia Pacific Shared Services Sdn Bhd

RHB Bank Berhad

CAR PARK

TOTAL BAYS

250 car park bays



ALLOCATION

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

ADDITIONAL CAR PARK

400 bays at the open air car park available opposite the premises.

650 bays at the Park & Ride car park located at the Asia Jaya LRT Station.

OTHERS

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

CRYSTAL PLAZA

PROPERTY DETAILS

M&E FACILITIES AND SERVICES

PASSENGER LIFTS

4 units (17 person, 1,250 kg capacity per unit)

CARGO LIFTS

2 units (2,000 kg capacity per unit)



LOADING AREA

Available (Ground)



ELECTRICAL/POWER

3 Phase, 2,000 amps

AIR-CONDITIONING TYPE

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

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 & Umobile

CRYSTAL PLAZA

BUILDING PHOTOS



Exterior View



Drop Off Area



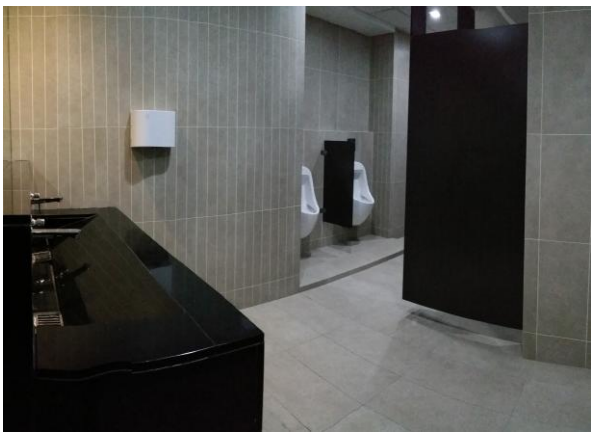
Ground Floor Lift Lobby



Walking distance to Asia Jaya LRT Station



Cargo Lift Lobby



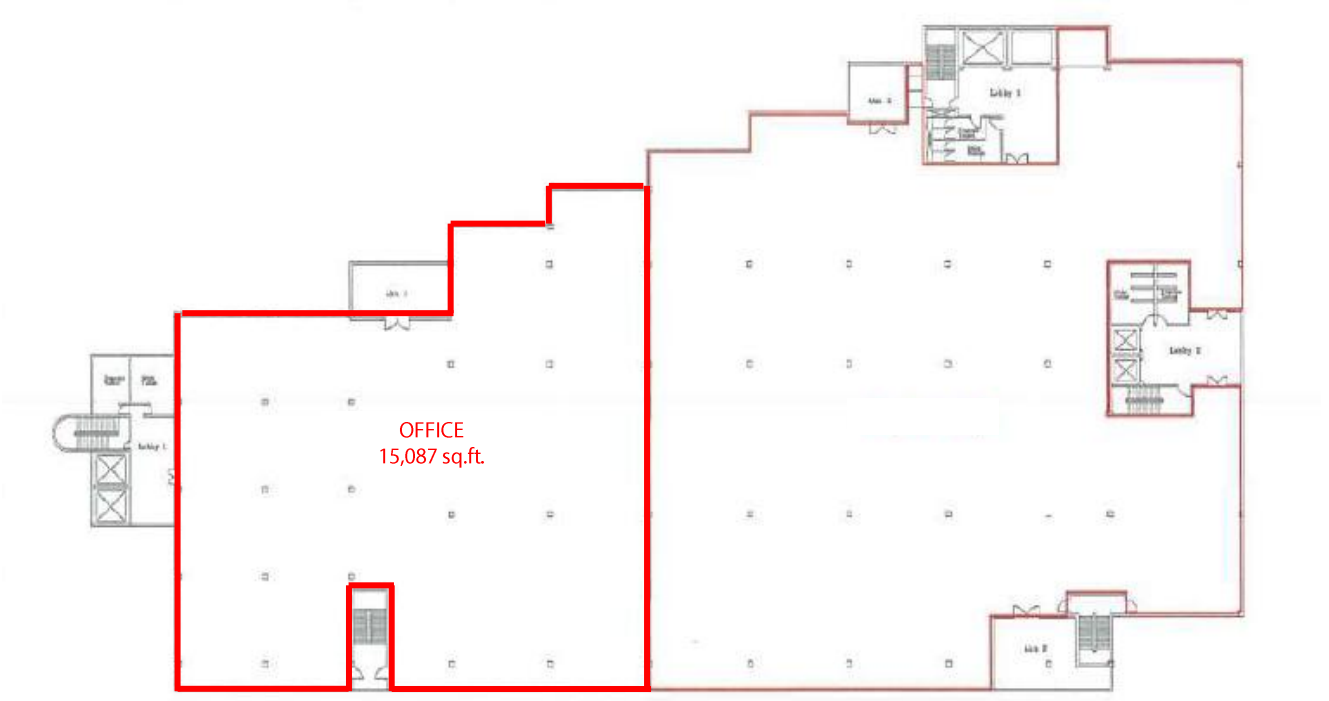
Newly Refurbished Toilets

CRYSTAL PLAZA

FLOOR PLANS

3RD FLOOR

Floor	Area	Floor to slab	Floor Loading	Use
Third Floor	15,087 sq. ft.	12 feet	50 lbs per sq. ft.	Office Usage



Third Floor - Crystal Plaza

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:

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Privacy Notice & Anti Bribery and Anti Corruption Policy

AXIS
REAL ESTATE INVESTMENT TRUST

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.