

# AXIS BUSINESS CAMPUS



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

PROPERTY INFORMATION



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

May 2018

# 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. Since then, our portfolio grew from 6 properties at the end of 2005, to 40 properties, to date.

## 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 11<sup>th</sup> 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.

### Key Facts : 31<sup>st</sup> December 2017

No of Properties	40
Square Feet Managed	8,087,782

## 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 qualified building management personnel.

We understand the requirements of our tenants and see ourselves as 'business partners' with our tenants. We work hard to develop and maintain these relationships and have a proven track record.

In an effort to further enhance the speed and quality of our building service we have a dedicated email address for all that will allow our valued tenants to immediately communicate with the Axis team on faults or issues with the building.

**Own**  
+  
**Manage**  
+  
**Maintain**  
+  
**Enhance**

For more info : [www.axis-reit.com.my](http://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.

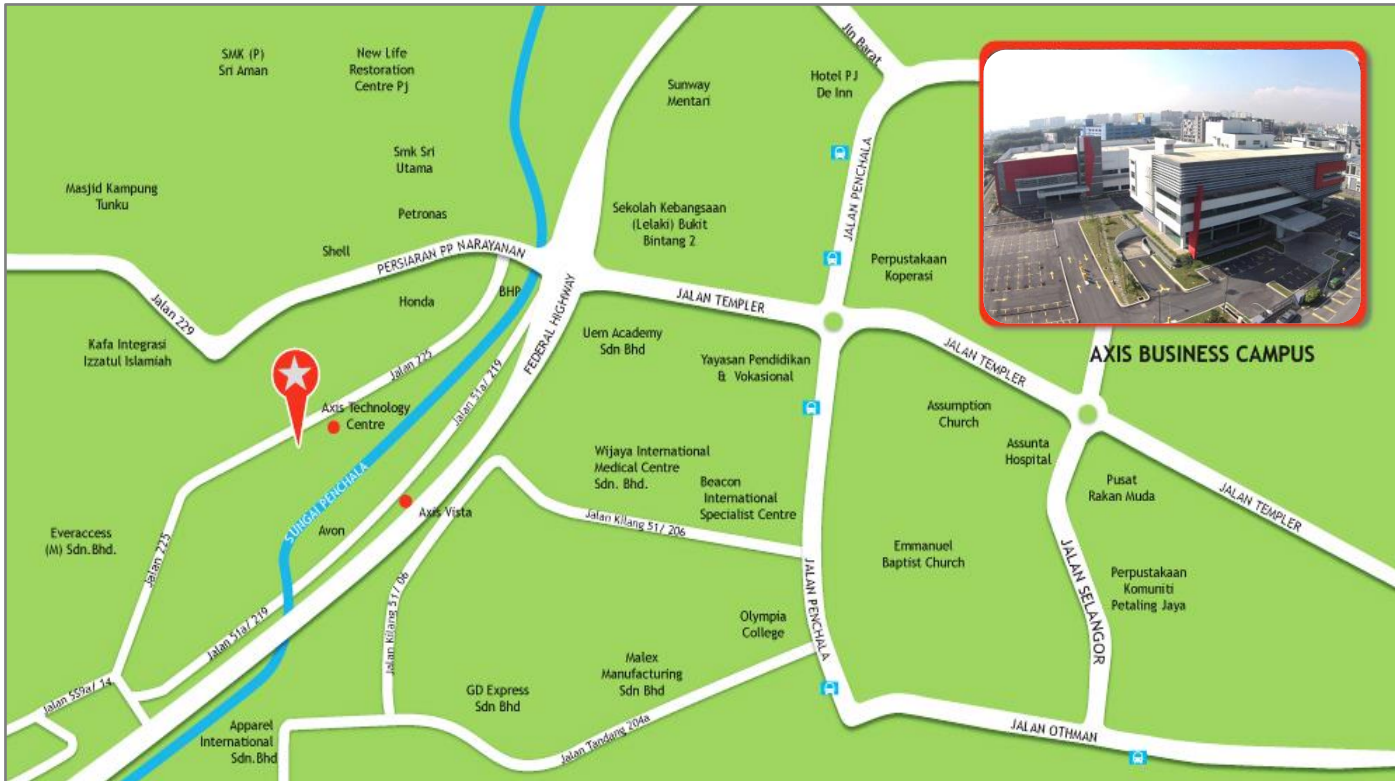


# AXIS BUSINESS CAMPUS



## LOCATION

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. Krishna Curry House, Samba Eats, San Francisco Coffee, 33 Blue Room  
5 mins walk to Kg. Baiduri – e.g. Restoran Kampung 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



Talian Bantuan Helpline : 03 - 7885 2585  
Emel Email : suggest@rapidkl.com.my

Twitter: MYrapidKL  
www.rapidkl.com.my

- 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

#### GROSS FLOOR AREA

Block A : 58,736 sq. ft.

Block B : 92,894 sq. ft.

Total – 151,630 sq. ft.

#### NO. OF STOREYS

BLOCK A:

4-storey office block with a basement car park.

#### LANDLORD

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

#### PLOT RATIO

Plot Ratio = 2.5

BLOCK B:

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

#### MANAGEMENT

Axis REIT Managers Berhad

### CAR PARK

#### TOTAL BAYS

456 car park bays



#### ALLOCATION

1  to every 1000 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**

# 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.

Block	Floor	GFA (sq ft)	Floor Loading	No. of Floors	Lifts
Block A	Ground	11,742	50 lbs per sq ft	4 storey office with basement car park	2 passenger units (1,600 kg capacity)
	1st Floor	16,992			
	2nd Floor	16,992			
	3rd Floor	17,378			
	Surau	442			
	Total:	63,546			
Block B	Ground	28,551	150 lbs per sq ft	2 storey office/warehouse with rooftop car park	2 passenger units to rooftop (1,160 kg capacity)
	1st Floor	49,129			
	Surau	382			
	Total:	104,506			



# 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.

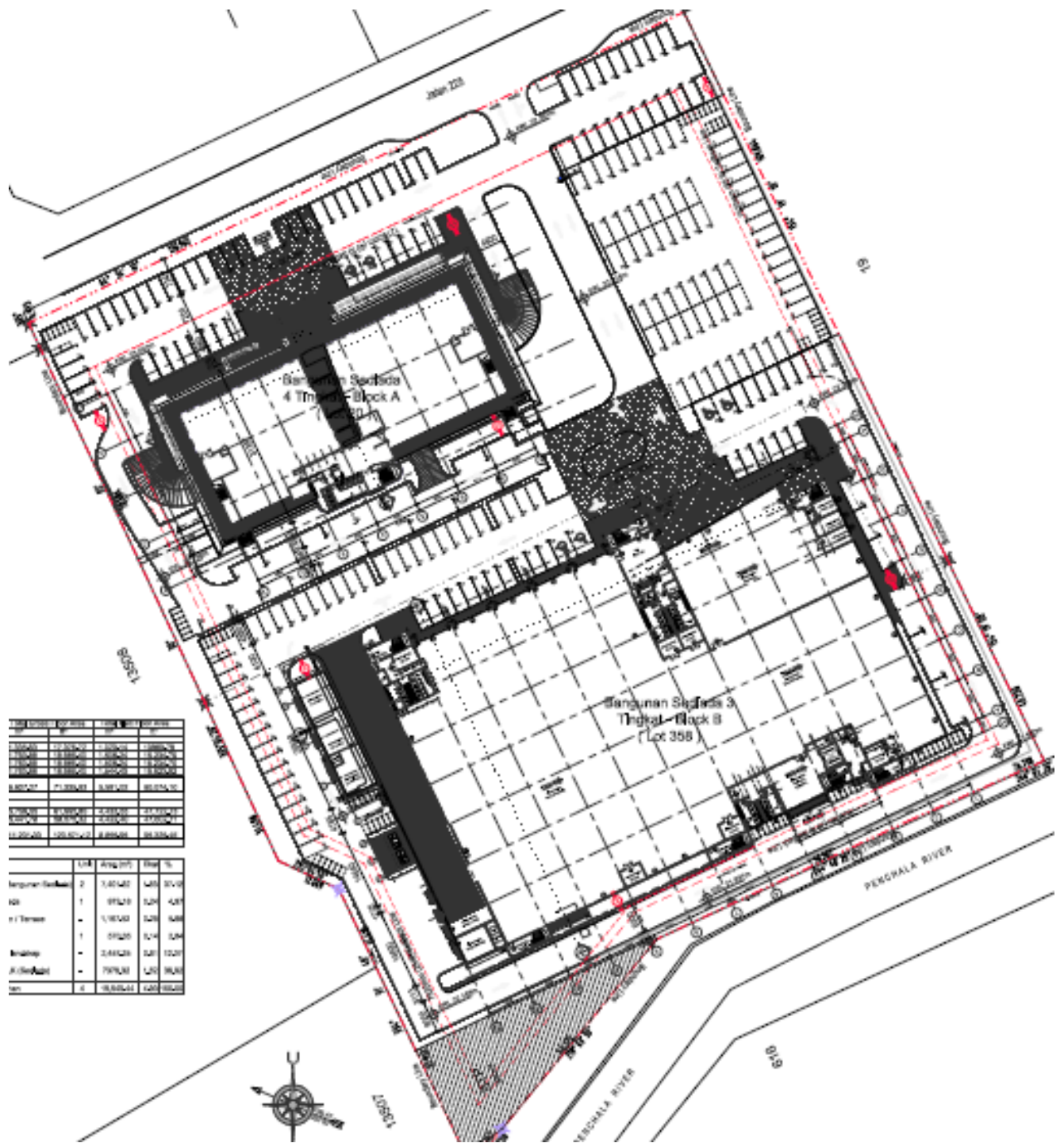


**Block B** is an industrial building with a rooftop car park. Each level has an average floor plate of 50,000 sq. ft. which makes it suitable as an office, laboratory or high-end warehouse. The space is fitted with a smoke spill system which allows for a large open plan design.

# AXIS BUSINESS CAMPUS



## SITE LAYOUT



NO	URAIAN	UNIT	LUAS	PERMITS
1	BANGUNAN 4 TINGKAT	1	10.000	10.000
2	BANGUNAN 3 TINGKAT	1	10.000	10.000
3	PARKIR	1	10.000	10.000
4	LANDSCAPE	1	10.000	10.000
5	UTILITAS	1	10.000	10.000
6	SEWAGE	1	10.000	10.000
7	WATER	1	10.000	10.000
8	POWER	1	10.000	10.000
9	TELECOM	1	10.000	10.000
10	ROAD	1	10.000	10.000
11	LANDSCAPE	1	10.000	10.000
12	UTILITAS	1	10.000	10.000
13	SEWAGE	1	10.000	10.000
14	WATER	1	10.000	10.000
15	POWER	1	10.000	10.000
16	TELECOM	1	10.000	10.000
17	ROAD	1	10.000	10.000
18	LANDSCAPE	1	10.000	10.000
19	UTILITAS	1	10.000	10.000
20	SEWAGE	1	10.000	10.000
21	WATER	1	10.000	10.000
22	POWER	1	10.000	10.000
23	TELECOM	1	10.000	10.000
24	ROAD	1	10.000	10.000
25	LANDSCAPE	1	10.000	10.000
26	UTILITAS	1	10.000	10.000
27	SEWAGE	1	10.000	10.000
28	WATER	1	10.000	10.000
29	POWER	1	10.000	10.000
30	TELECOM	1	10.000	10.000
31	ROAD	1	10.000	10.000
32	LANDSCAPE	1	10.000	10.000
33	UTILITAS	1	10.000	10.000
34	SEWAGE	1	10.000	10.000
35	WATER	1	10.000	10.000
36	POWER	1	10.000	10.000
37	TELECOM	1	10.000	10.000
38	ROAD	1	10.000	10.000
39	LANDSCAPE	1	10.000	10.000
40	UTILITAS	1	10.000	10.000
41	SEWAGE	1	10.000	10.000
42	WATER	1	10.000	10.000
43	POWER	1	10.000	10.000
44	TELECOM	1	10.000	10.000
45	ROAD	1	10.000	10.000
46	LANDSCAPE	1	10.000	10.000
47	UTILITAS	1	10.000	10.000
48	SEWAGE	1	10.000	10.000
49	WATER	1	10.000	10.000
50	POWER	1	10.000	10.000

	LUAS	AREA	RUANG	TK
Bangunan Gedung	2	1.000.000	400	30.000
RD	1	99.000	1.000	4.000
11 Teras	1	1.000.000	1.000	1.000
12	1	100.000	1.000	1.000
13	1	100.000	1.000	1.000
14	1	100.000	1.000	1.000
15	1	100.000	1.000	1.000
16	1	100.000	1.000	1.000
17	1	100.000	1.000	1.000
18	1	100.000	1.000	1.000
19	1	100.000	1.000	1.000
20	1	100.000	1.000	1.000
21	1	100.000	1.000	1.000
22	1	100.000	1.000	1.000
23	1	100.000	1.000	1.000
24	1	100.000	1.000	1.000
25	1	100.000	1.000	1.000
26	1	100.000	1.000	1.000
27	1	100.000	1.000	1.000
28	1	100.000	1.000	1.000
29	1	100.000	1.000	1.000
30	1	100.000	1.000	1.000
31	1	100.000	1.000	1.000
32	1	100.000	1.000	1.000
33	1	100.000	1.000	1.000
34	1	100.000	1.000	1.000
35	1	100.000	1.000	1.000
36	1	100.000	1.000	1.000
37	1	100.000	1.000	1.000
38	1	100.000	1.000	1.000
39	1	100.000	1.000	1.000
40	1	100.000	1.000	1.000
41	1	100.000	1.000	1.000
42	1	100.000	1.000	1.000
43	1	100.000	1.000	1.000
44	1	100.000	1.000	1.000
45	1	100.000	1.000	1.000
46	1	100.000	1.000	1.000
47	1	100.000	1.000	1.000
48	1	100.000	1.000	1.000
49	1	100.000	1.000	1.000
50	1	100.000	1.000	1.000

# 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

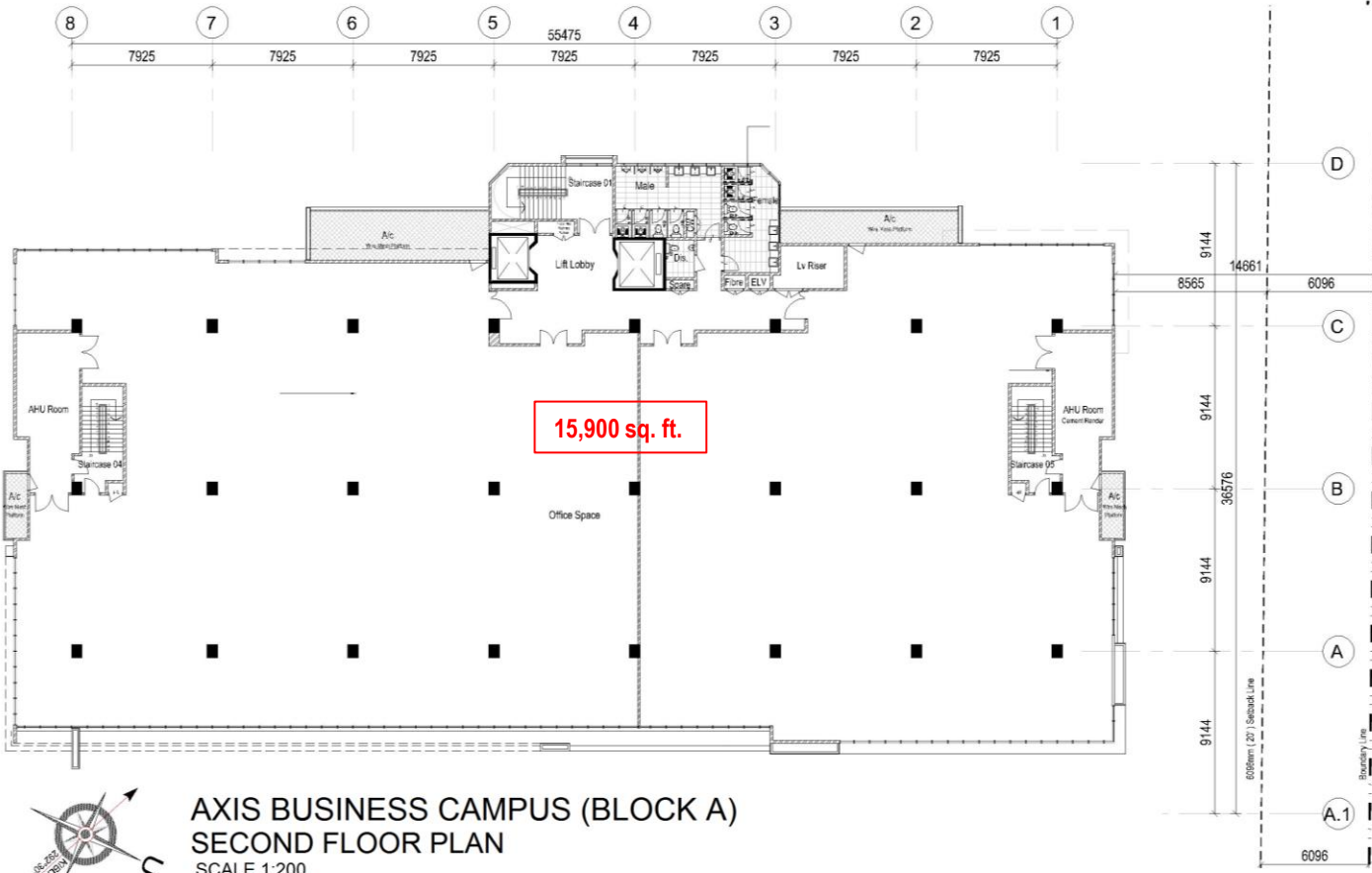


## FLOOR PLANS

### BLOCK A 2<sup>nd</sup> FLOOR



Block	Floor	Area	Floor to slab	Floor Loading	Use
Block A	2nd Floor	15,900 sq ft	12 feet	50 lbs per sq. ft.	Office



# AXIS BUSINESS CAMPUS

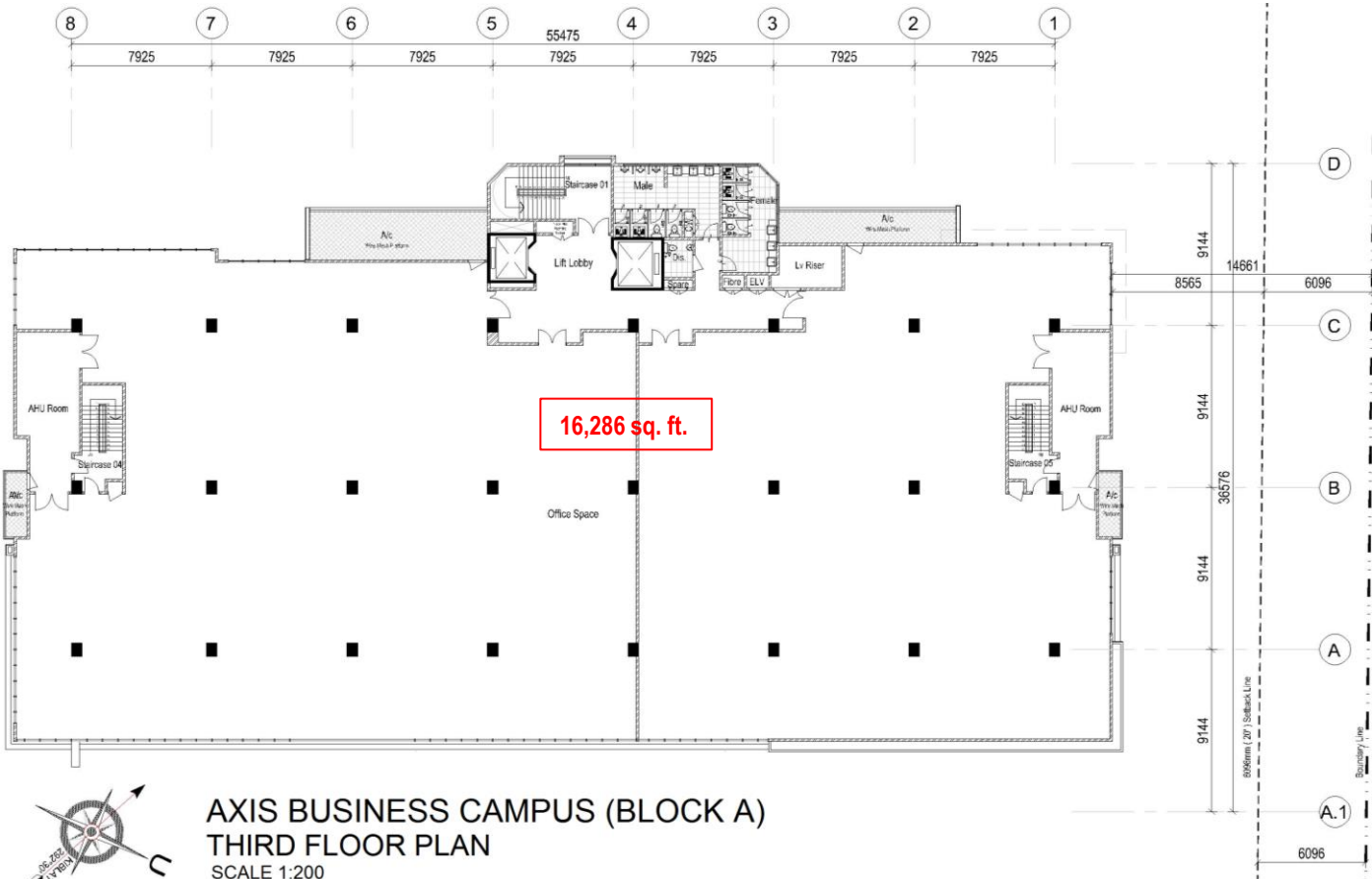


## FLOOR PLANS

### BLOCK A 3<sup>rd</sup> FLOOR



Block	Floor	Area	Floor to slab	Floor Loading	Use
Block A	3rd Floor	16,286 sq ft	15 feet	50 lbs per sq. ft.	Office



# AXIS BUSINESS CAMPUS

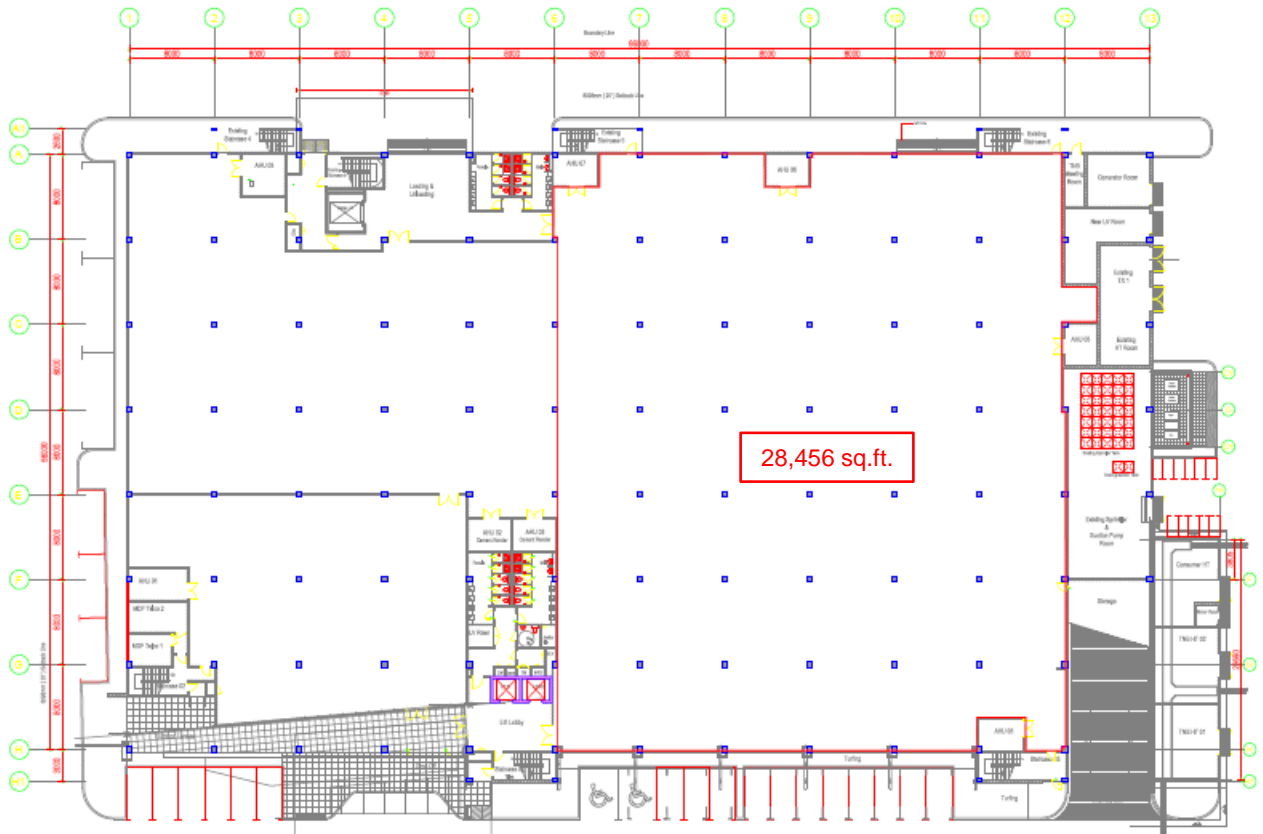


## FLOOR PLANS

### BLOCK B GROUND FLOOR



Block	Floor	Area	Floor to slab	Floor Loading	Use
Block B	Ground	28,456 sq ft	21 feet	150 lbs per sq. ft.	Office/Warehouse



AXIS BUSINESS CAMPUS ( BLOCK B )  
GROUND FLOOR PLAN

# AXIS BUSINESS CAMPUS

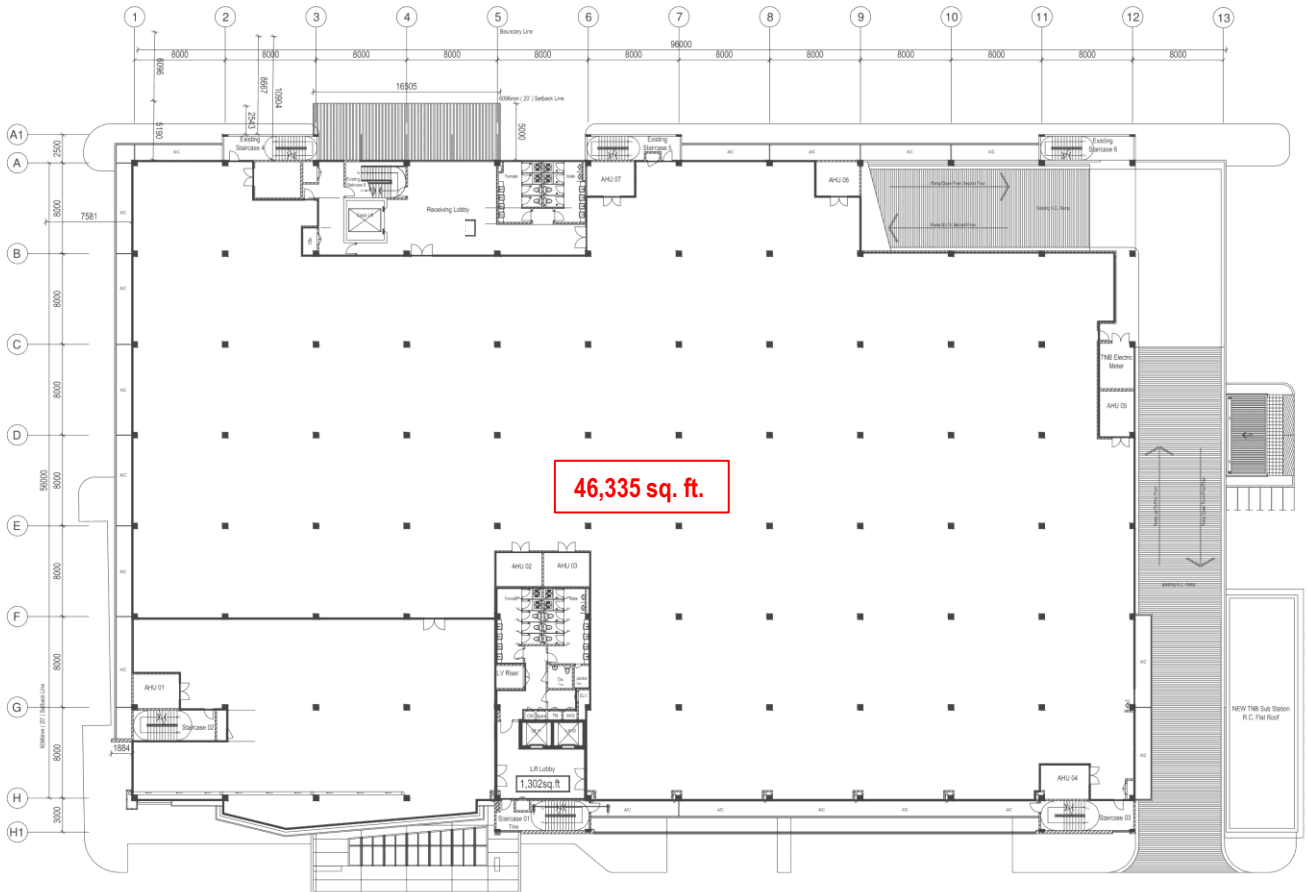


## FLOOR PLANS

### BLOCK B 1<sup>st</sup> FLOOR



Block	Floor	Area	Floor to slab	Floor Loading	Use
Block B	1st Floor	46,335 sq ft	21 feet	150 lbs per sq. ft.	Office/Warehouse



FIRST FLOOR PLAN  
AXIS BUSINESS CAMPUS ( BLOCK B )



# 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-REIT?

## WHY CHOOSE AXIS?

- ✓ Malaysia's leading Real Estate Investment Trust with over 8,000,000 sq. ft. in space under management. A strong focus on owning grade A logistics assets.
- ✓ Office and warehouse space provider for Fujifilm, Fuji Xerox, Konica Minolta, Nippon Express, DHL, Philips, DB Schenker, Hitachi eBworx 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



# CONTACT INFORMATION

**For Leasing enquiries, please contact:**

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