

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

June 2017

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 38 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 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.

Key Facts : 31st March 2017

No of Properties	38
Square Feet Managed	7,432,036

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

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.

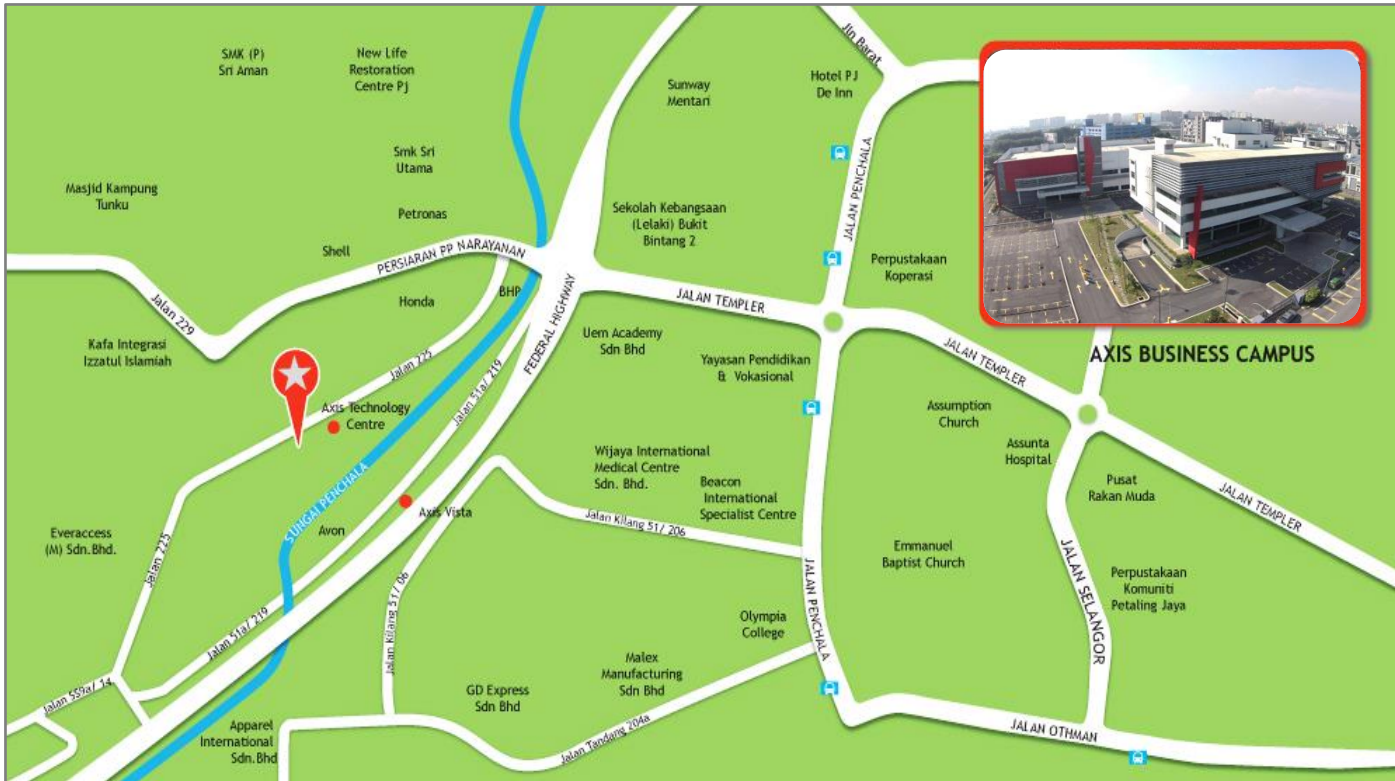


AXIS BUSINESS CAMPUS



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 : 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 : 63,546 sq. ft.

Block B : 104,506 sq. ft.

Total – 168,052 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	54,995	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			1 cargo unit (3,500 kg capacity)

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



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

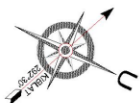
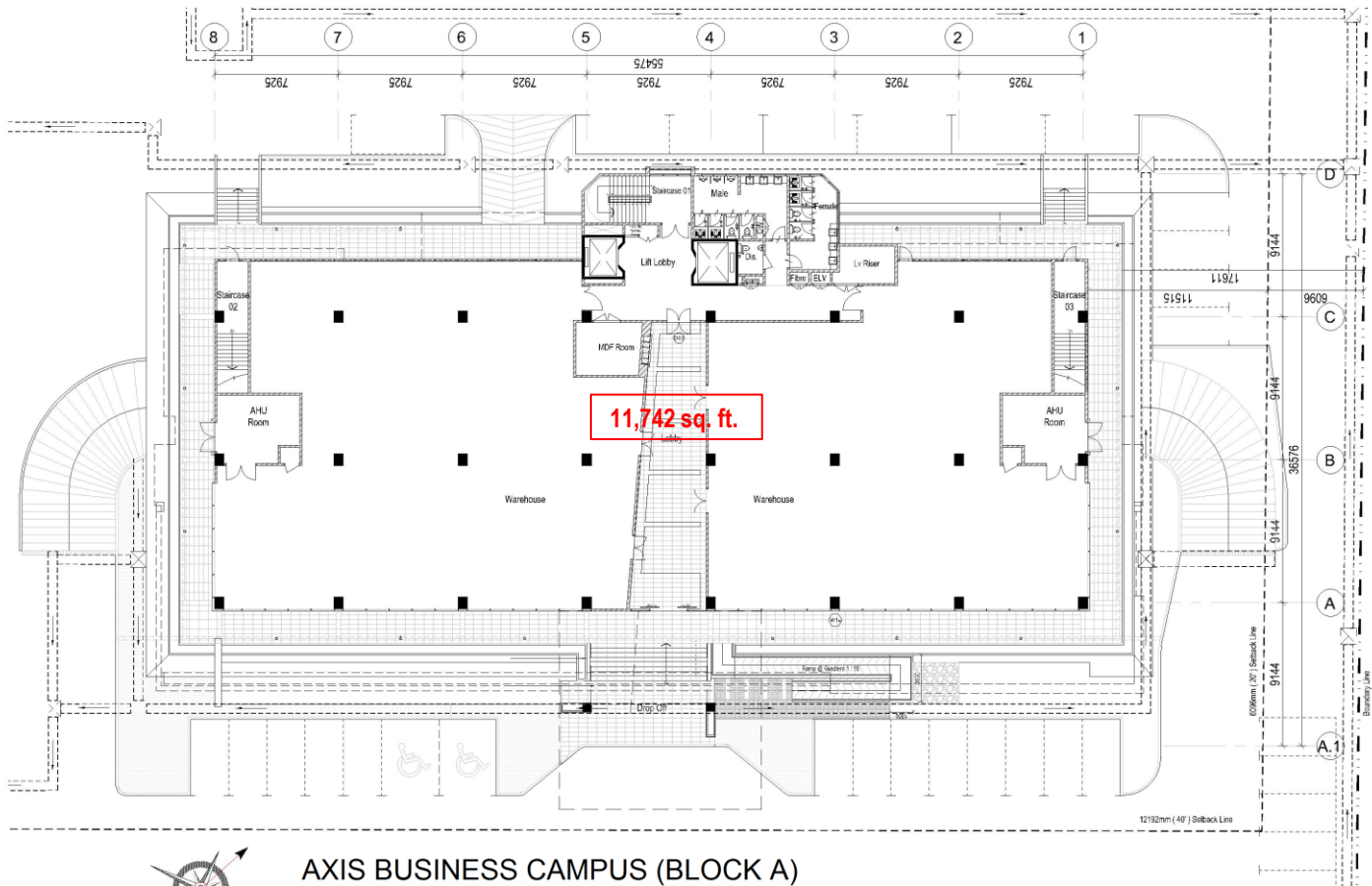


FLOOR PLANS

BLOCK A GROUND FLOOR



Block	Floor	Area	Floor to slab	Floor Loading	Use
Block A	Ground	11,742 sq ft	22 feet	50 lbs per sq. ft.	Showroom



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

AXIS BUSINESS CAMPUS

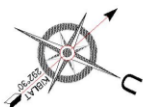
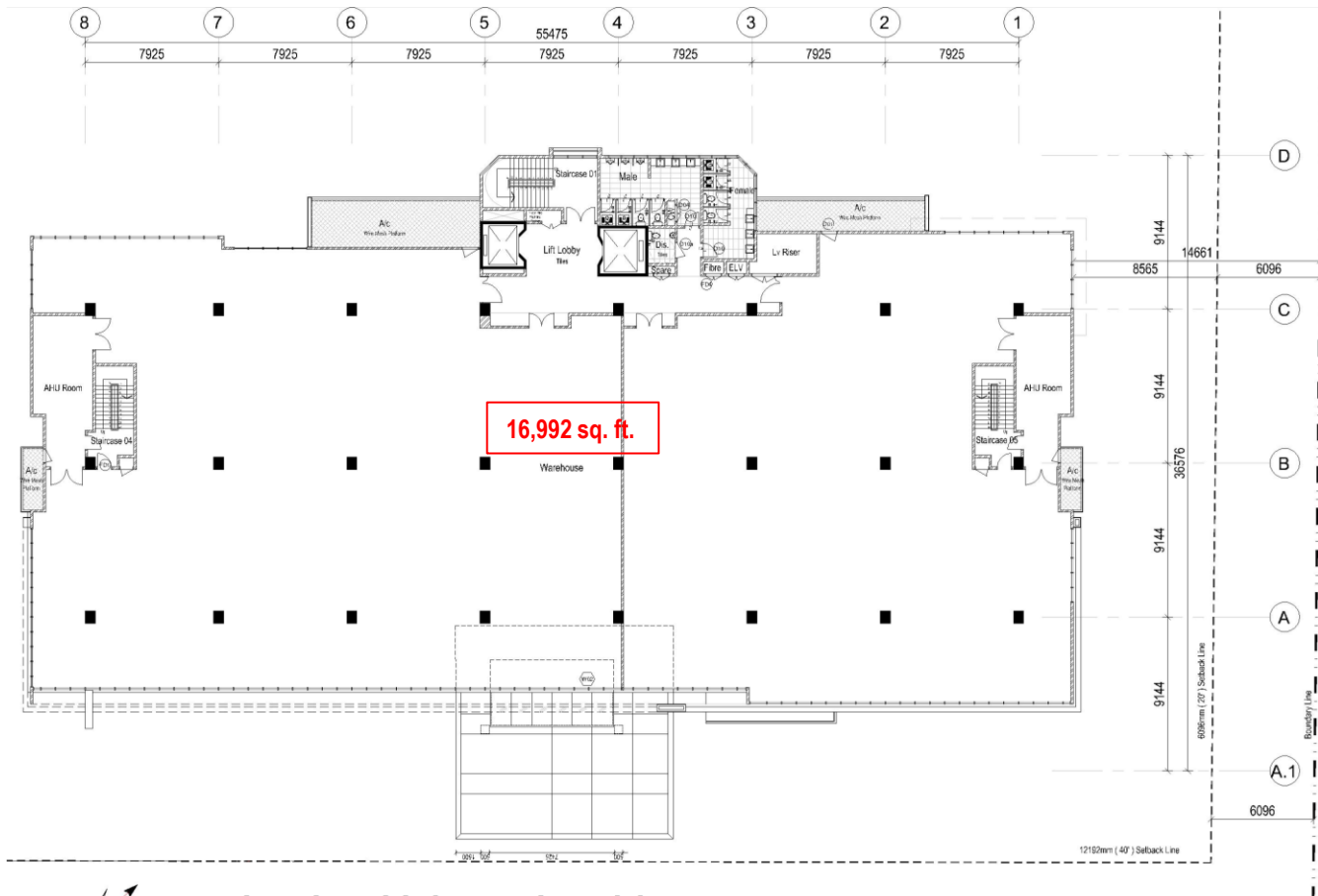


FLOOR PLANS

BLOCK A 1ST FLOOR



Block	Floor	Area	Floor to slab	Floor Loading	Use
Block A	1st Floor	16,992 sq ft	12 feet	50 lbs per sq. ft.	Office



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

AXIS BUSINESS CAMPUS

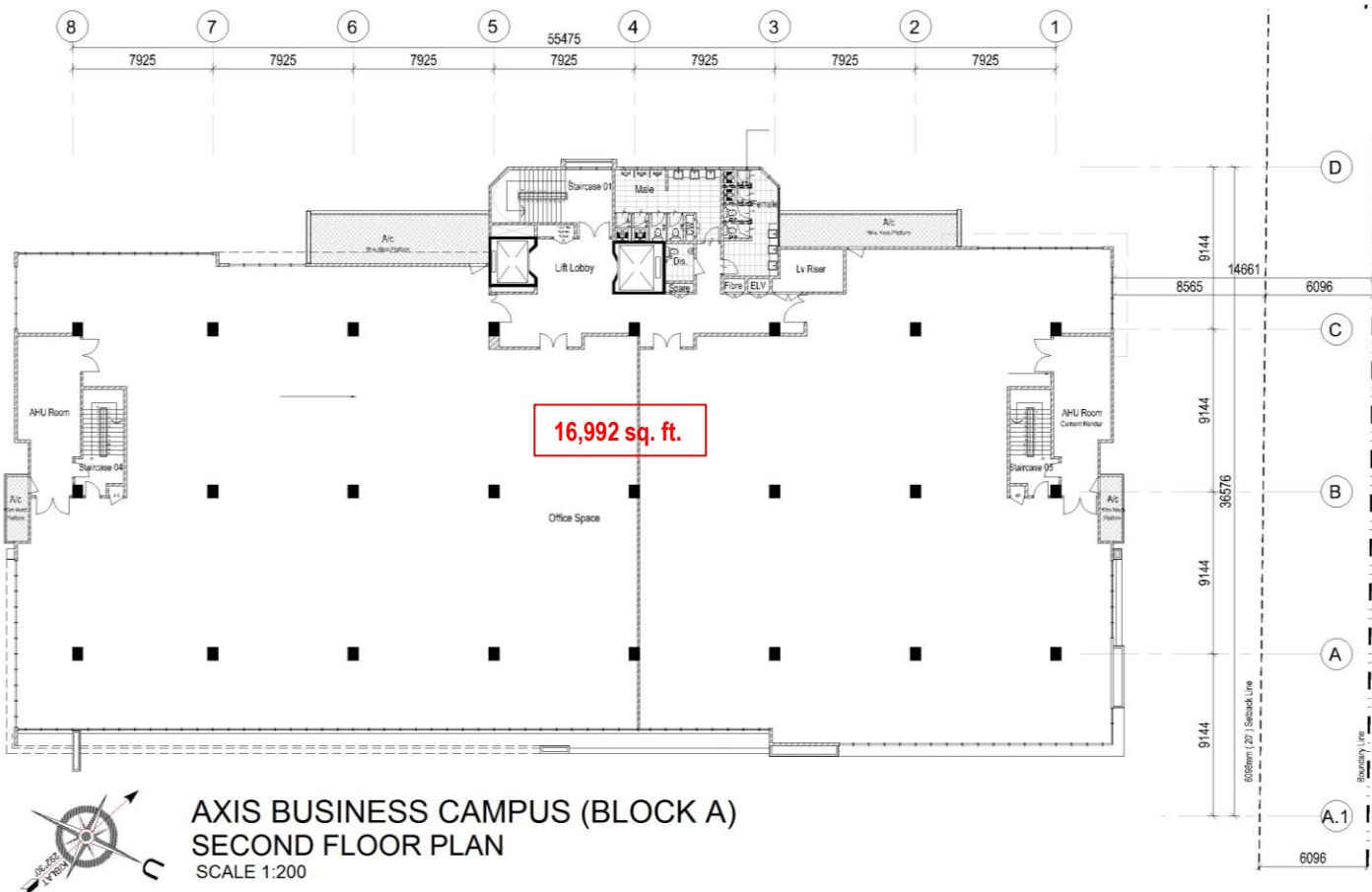


FLOOR PLANS

BLOCK A 2ND FLOOR



Block	Floor	Area	Floor to slab	Floor Loading	Use
Block A	2nd Floor	16,992 sq ft	12 feet	50 lbs per sq. ft.	Office



AXIS BUSINESS CAMPUS

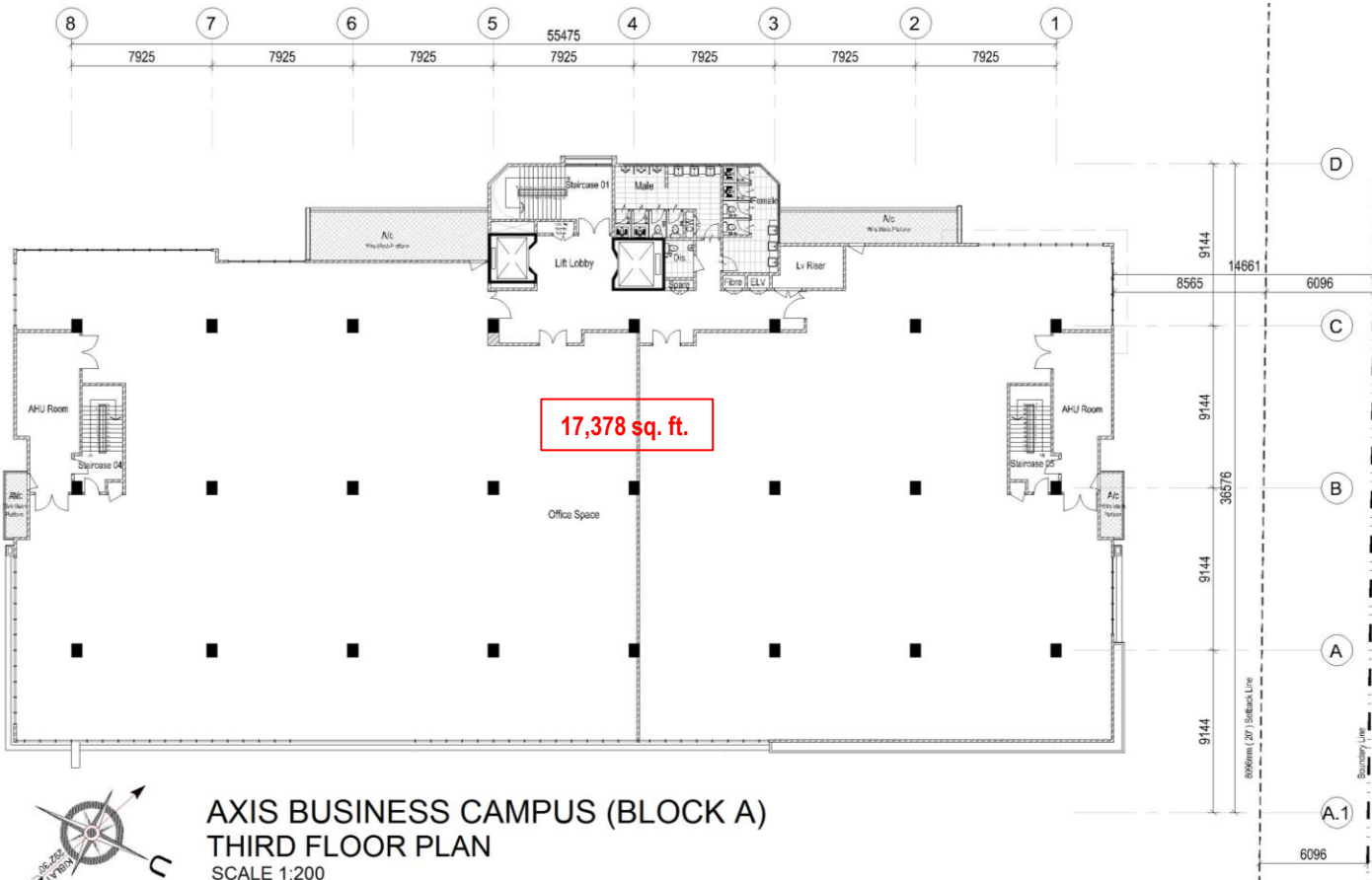


FLOOR PLANS

BLOCK A 3rd FLOOR



Block	Floor	Area	Floor to slab	Floor Loading	Use
Block A	3rd Floor	17,378 sq ft	15 feet	50 lbs per sq. ft.	Office



AXIS BUSINESS CAMPUS

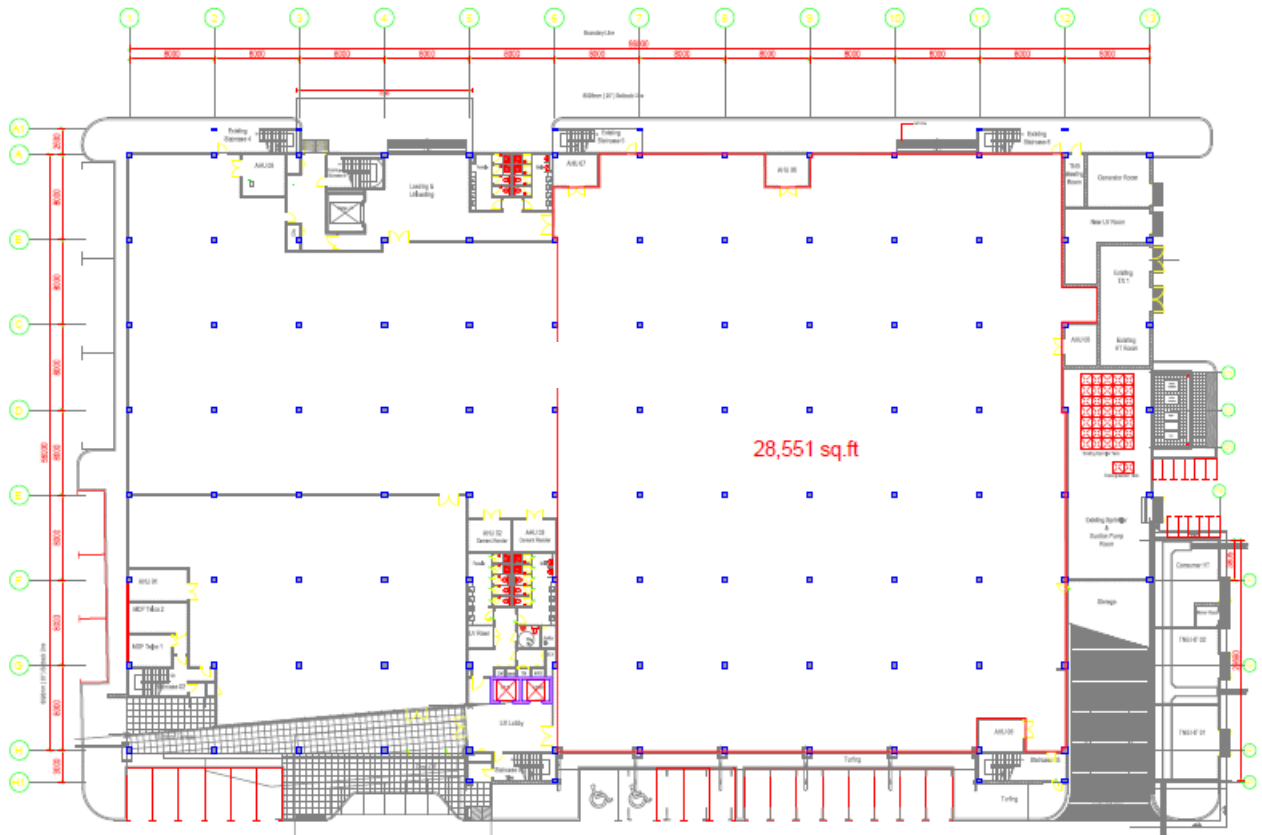


FLOOR PLANS

BLOCK B GROUND FLOOR



Block	Floor	Area	Floor to slab	Floor Loading	Use
Block B	Ground	28,551 sq ft	21 feet	150 lbs per sq. ft.	Office/Warehouse



AXIS BUSINESS CAMPUS (BLOCK B)
GROUND FLOOR PLAN

AXIS BUSINESS CAMPUS

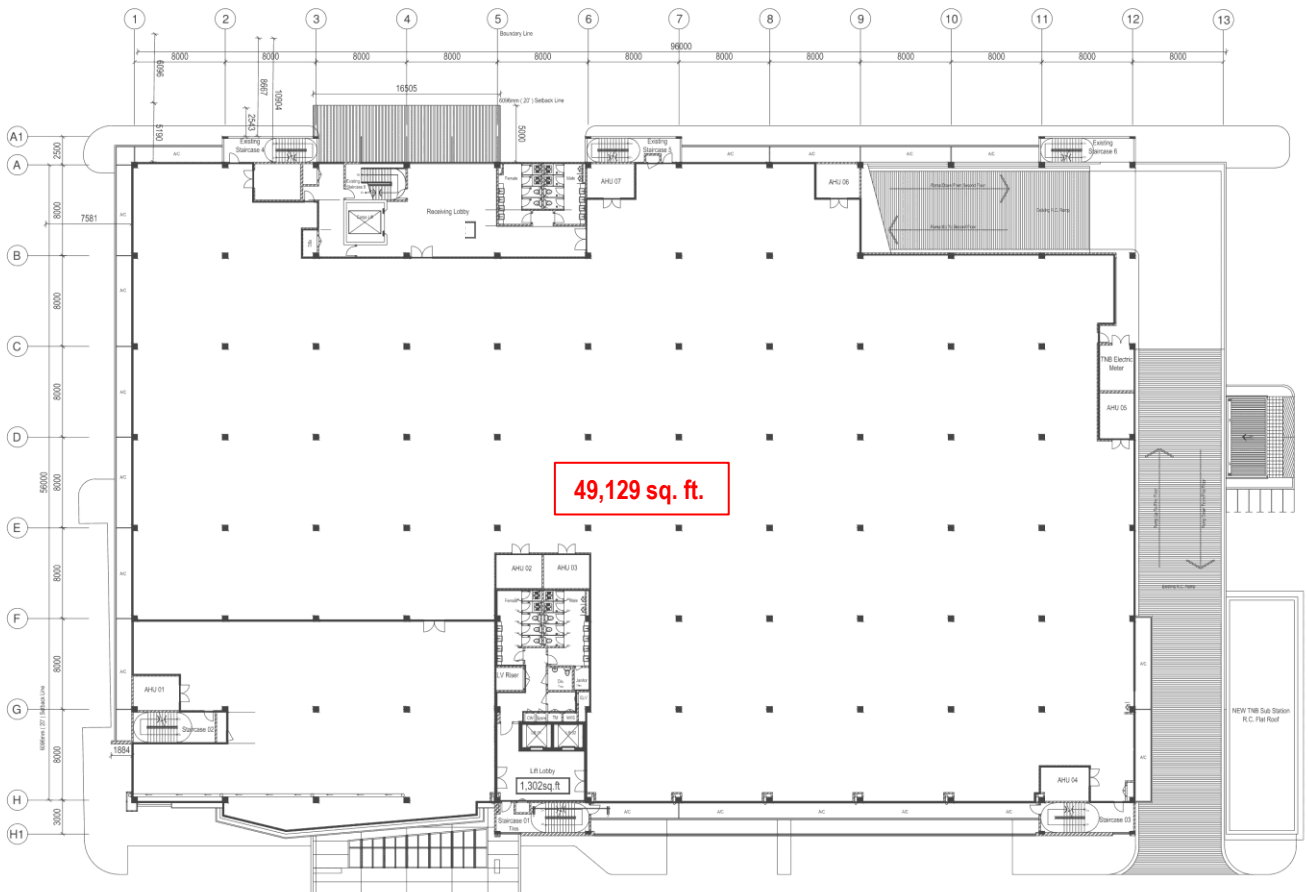


FLOOR PLANS

BLOCK B 1st FLOOR



Block	Floor	Area	Floor to slab	Floor Loading	Use
Block B	1st Floor	49,129 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