

# AXIS BUSINESS PARK



No. 10, Jalan Bersatu 13/4, 46200 Petaling Jaya, Selangor

PROPERTY INFORMATION



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

August 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 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> July 2017

No of Properties	39
Square Feet Managed	7,595,482

## 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**

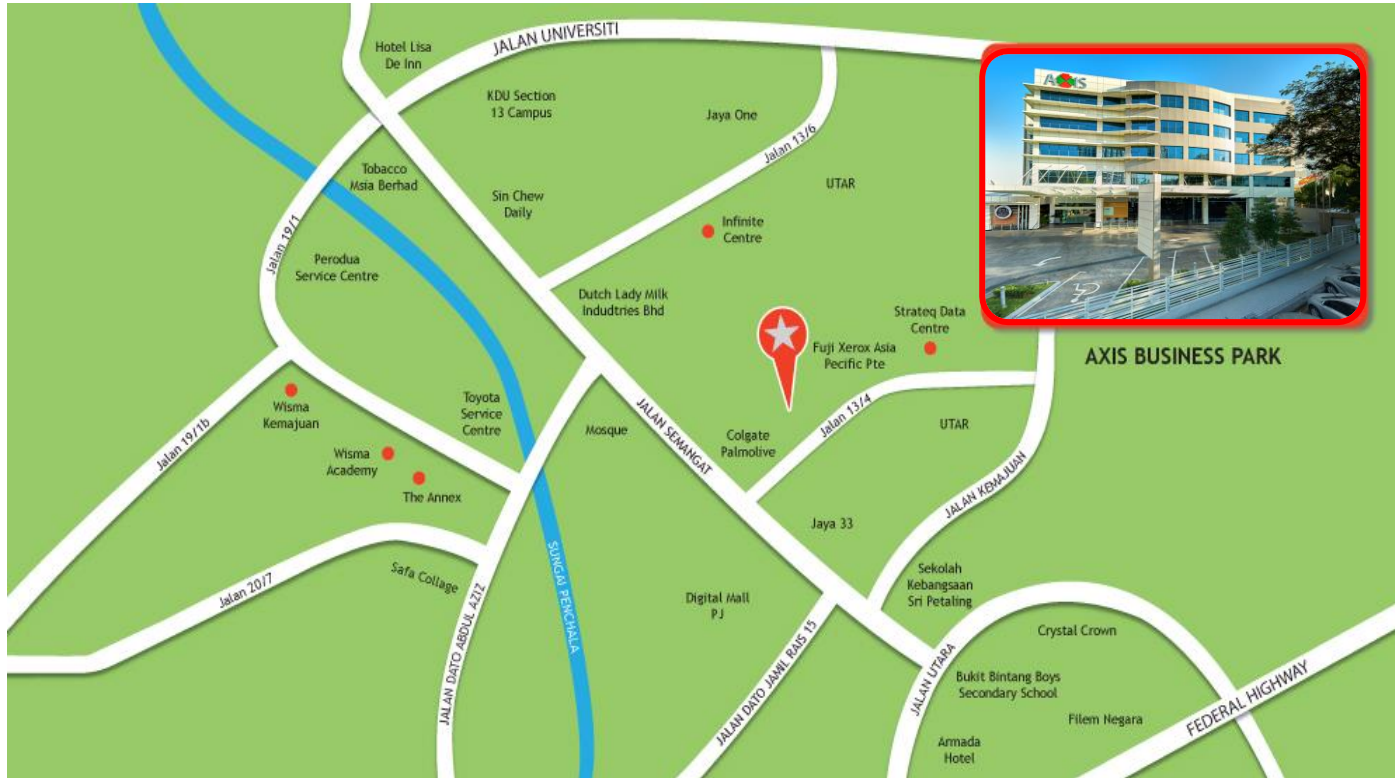
For more info : [www.axis-reit.com.my](http://www.axis-reit.com.my)

# AXIS BUSINESS PARK



## LOCATION

No. 10, Jalan Bersatu 13/4, 46200 Petaling Jaya, Selangor



## ACCESSIBILITY

- CAR** : Easily accessible from Kuala Lumpur City Centre via the Federal Highway, Jalan Utara, Jalan Semangat and thence onto Jalan Bersatu 13/4, or alternatively via Sprint Highway, Jalan Damansara, Jalan Dato Abu Bakar and Jalan 21/18.
- BUS** : 5 mins walking distance bus stop (Rapid Bus T628 & T629 towards Asia Jaya LRT Station; Metro Bus 12 towards KL).
- TRAIN** : 5 minutes drive to Taman Paramount Putra LRT Station.

## AMENITIES

- F&B FACILITIES** : Food stalls directly opposite the property. More are located within a 200m walking distance. Ample F&B outlets also in the vicinity, e.g. in Section 14, Jaya One and Jaya 33.

# AXIS BUSINESS PARK



## PROPERTY DETAILS

### GENERAL INFO

#### USE

Office / Warehouse/  
Showroom

#### LANDLORD

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

#### MANAGEMENT

Axis REIT Managers  
Berhad

#### NET LETTABLE AREA

Block B : 89,481 sq. ft  
Block C : 182,186 sq. ft.  
Block D : 62,146 sq. ft.  
Block E : 7,653 sq. ft.

#### NO. OF STOREYS

BLOCK B:  
5-storey office/showroom-  
cum-warehouse complex  
with 2 basement car parks.

BLOCK C:  
5-storey office block with  
1 basement car park.

BLOCK D:  
2-storey warehouse with  
a mezzanine floor.

BLOCK E :  
3-storey office annexe.

### CAR PARK

#### TOTAL BAYS

432 car park bays



#### ALLOCATION

1  to every 1,000 sf.



### OTHERS

#### Surau

Block B & C (Basement)

#### Signage

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

# AXIS BUSINESS PARK



## PROPERTY DETAILS

### M&E FACILITIES AND SERVICES

#### PASSENGER LIFTS



Block B : **2 units**  
(1,150 kg per unit)

Block C : **2 units**  
(1,160 kg per unit)

#### CARGO LIFTS



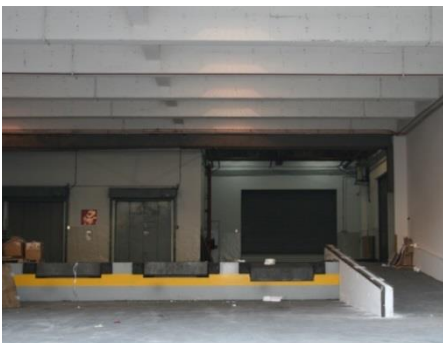
Block B : **1 unit**  
(2,000 kg per unit)

Block C : **2 units**  
(3,000 kg per unit)



#### LOADING AREA

**Available** (Block B, C & D)



#### ELECTRICAL/POWER



Block B : **3 phase – 2,400 amps**  
Block C : **3 phase – 3,200 amps**  
Block D : **3 phase – 1,200 amps**

#### 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

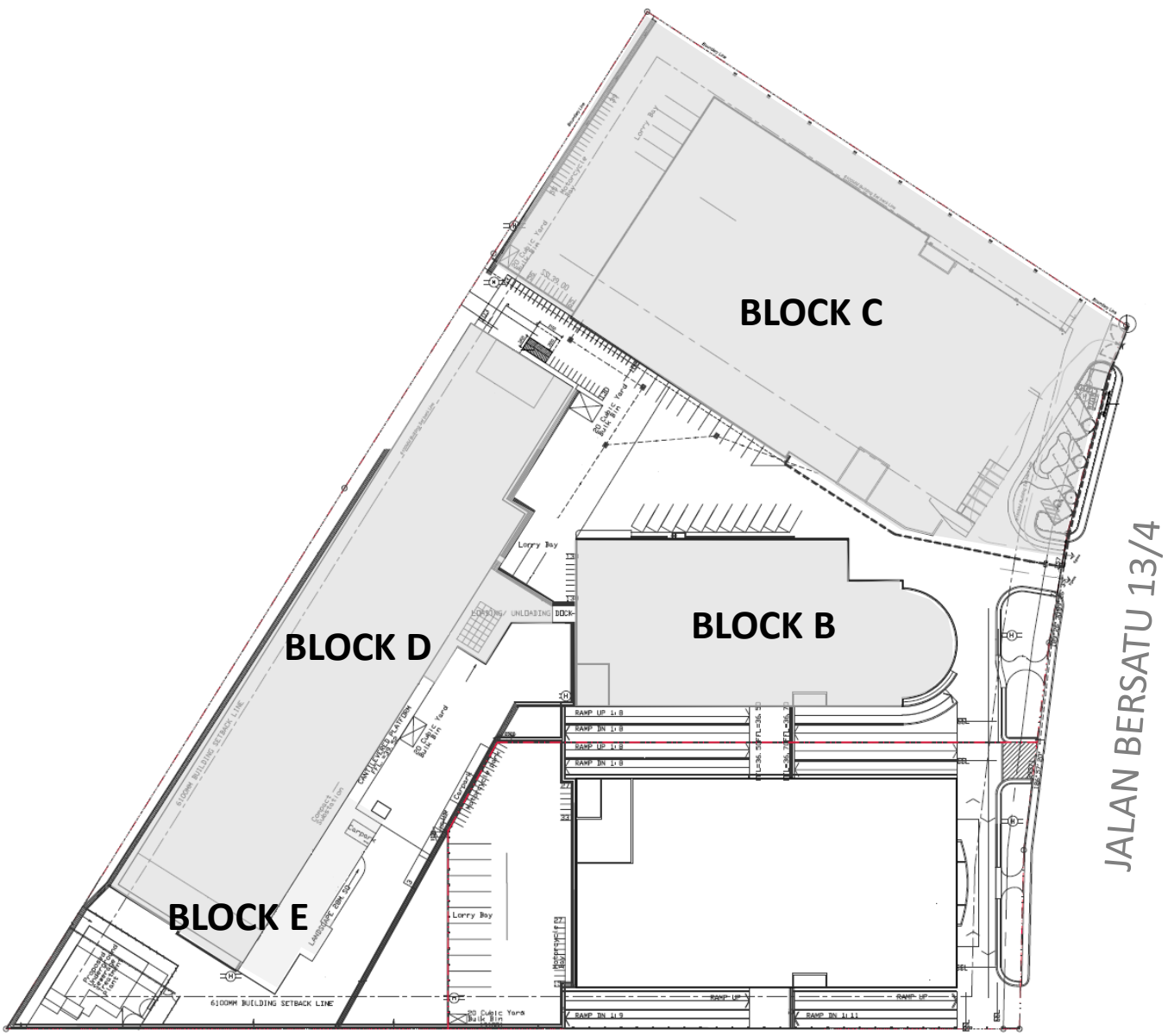


**TM**

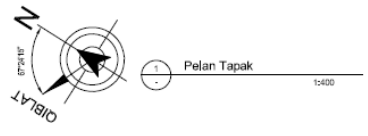
# AXIS BUSINESS PARK



## SITE LAYOUT



JALAN BERSATU 13/4



# AXIS BUSINESS PARK (BLOCK B)



## BUILDING PHOTOS



Axis Business Park  
(Block B)



Drop-off Area



Main Lobby



Lift lobby



Loading area with 2 loading bays

# AXIS BUSINESS PARK (BLOCK B)

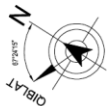
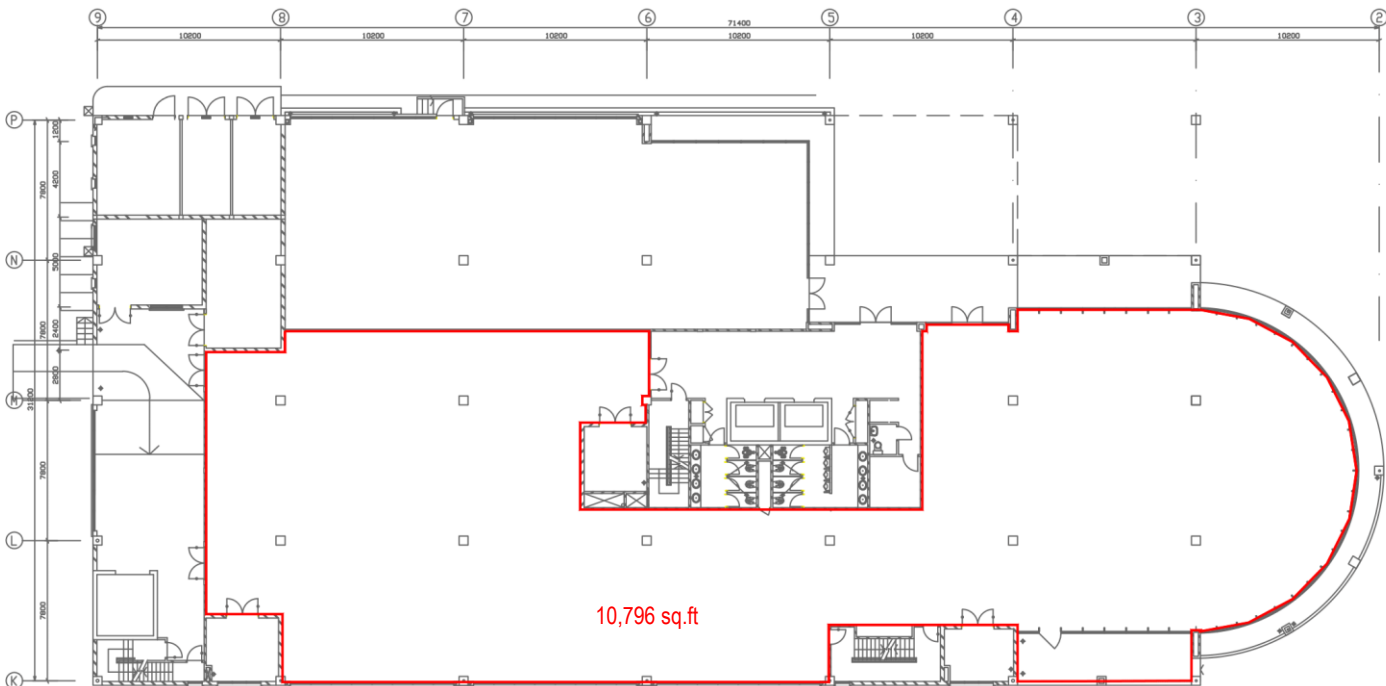


## FLOOR PLANS

### BLOCK B GROUND FLOOR



Block	Floor	Area	Floor to slab	Floor Loading	Use
Block B	Ground	10,796 sq ft	18 feet	50 lbs per sq. ft.	Showroom/ Office



AXIS BUSINESS PARK (BLOCK B)  
GROUND FLOOR PLAN



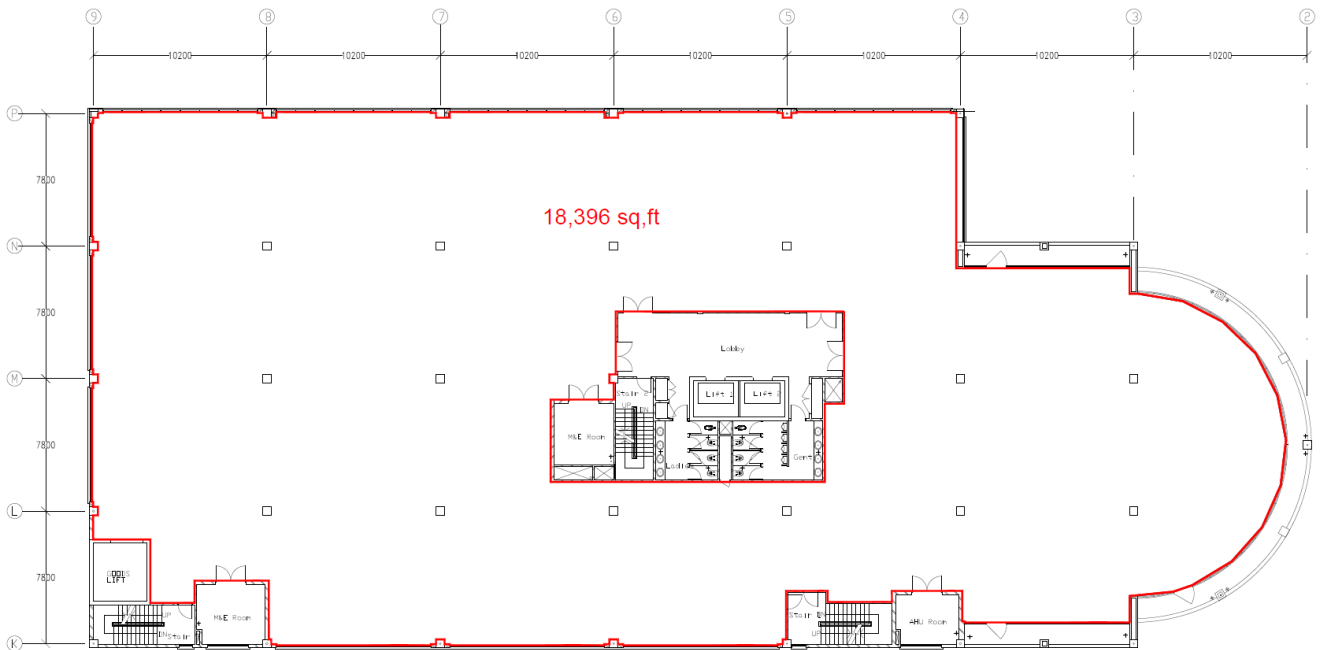
# AXIS BUSINESS PARK (BLOCK B)



## FLOOR PLANS

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

Block	Floor	Area	Floor to slab	Floor Loading	Use
Block B	1 <sup>st</sup> Floor	18,396 sq ft	12 feet	50 lbs per sq. ft.	Office



**1st FLOOR PLAN**  
**AXIS BUSINESS PARK (BLOCK B)**

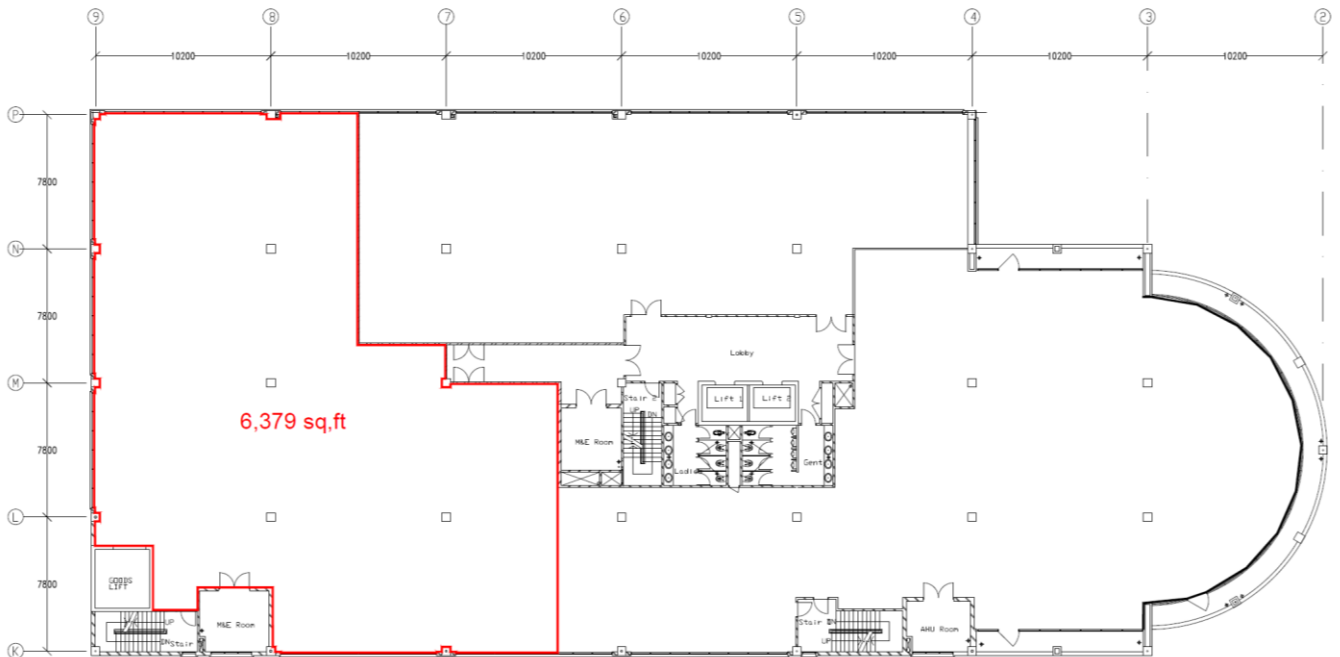
# AXIS BUSINESS PARK (BLOCK B)




## FLOOR PLANS

### BLOCK B 2<sup>ND</sup> FLOOR

Block	Floor	Area	Floor to slab	Floor Loading	Use
Block B	2 <sup>nd</sup> Floor	6,379 sq ft	12 feet	50 lbs per sq. ft.	Office




**2nd FLOOR PLAN**  
**AXIS BUSINESS PARK (BLOCK B)**

# AXIS BUSINESS PARK (BLOCK B)

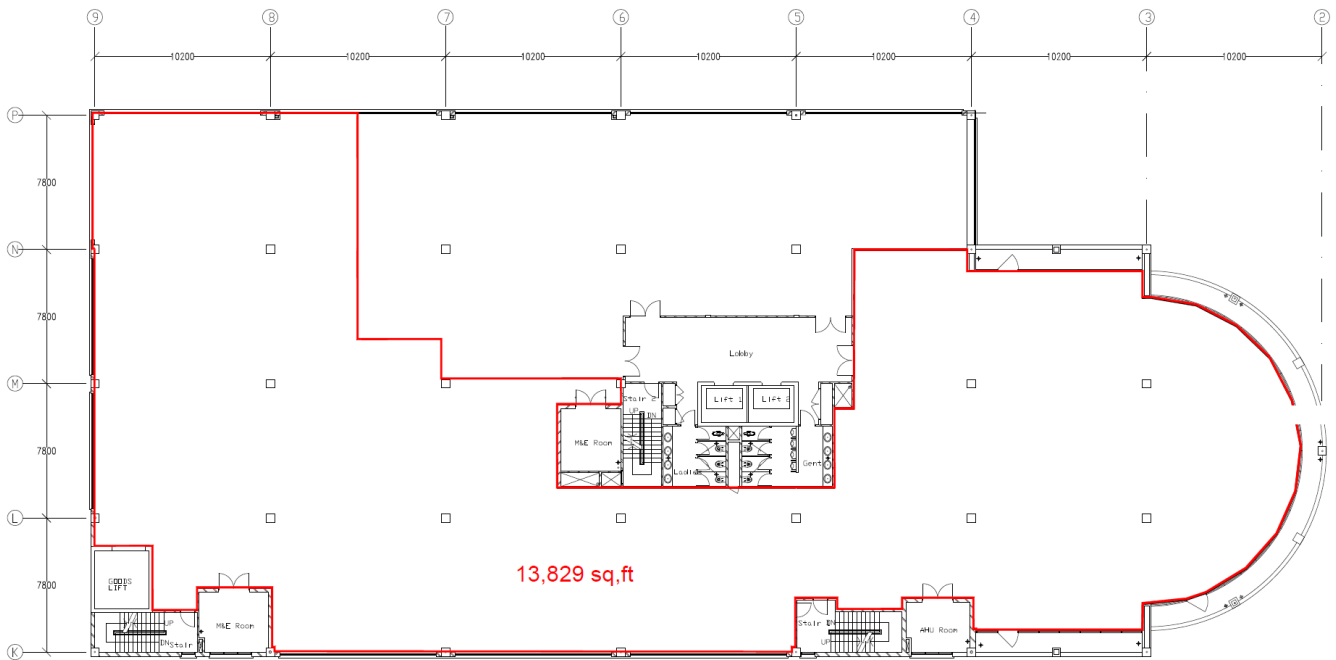


## FLOOR PLANS

### BLOCK B 3<sup>RD</sup> FLOOR (Fitted Unit)



Block	Floor	Area	Floor to slab	Floor Loading	Use
Block B	3 <sup>rd</sup> Floor	13,829 sq ft	12 feet	50 lbs per sq. ft.	Office



3<sup>rd</sup> FLOOR PLAN  
AXIS BUSINESS PARK (BLOCK B)

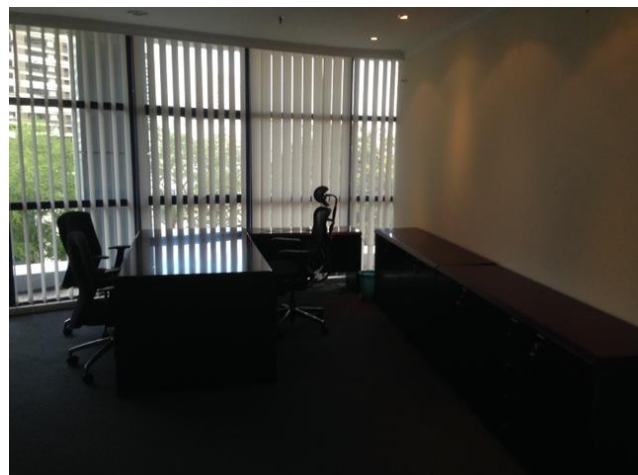
# AXIS BUSINESS PARK (BLOCK B)



## BUILDING PHOTOS



Axis Business Park  
(Block B)  
Fitted Unit



# AXIS BUSINESS PARK (BLOCK C)



## BUILDING PHOTOS



Axis Business Park  
(Block C)



Drop-off Area



Main Lobby



Ground floor lift lobby



Loading area with 4 loading bays

# AXIS BUSINESS PARK (BLOCK C)

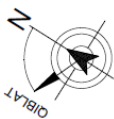
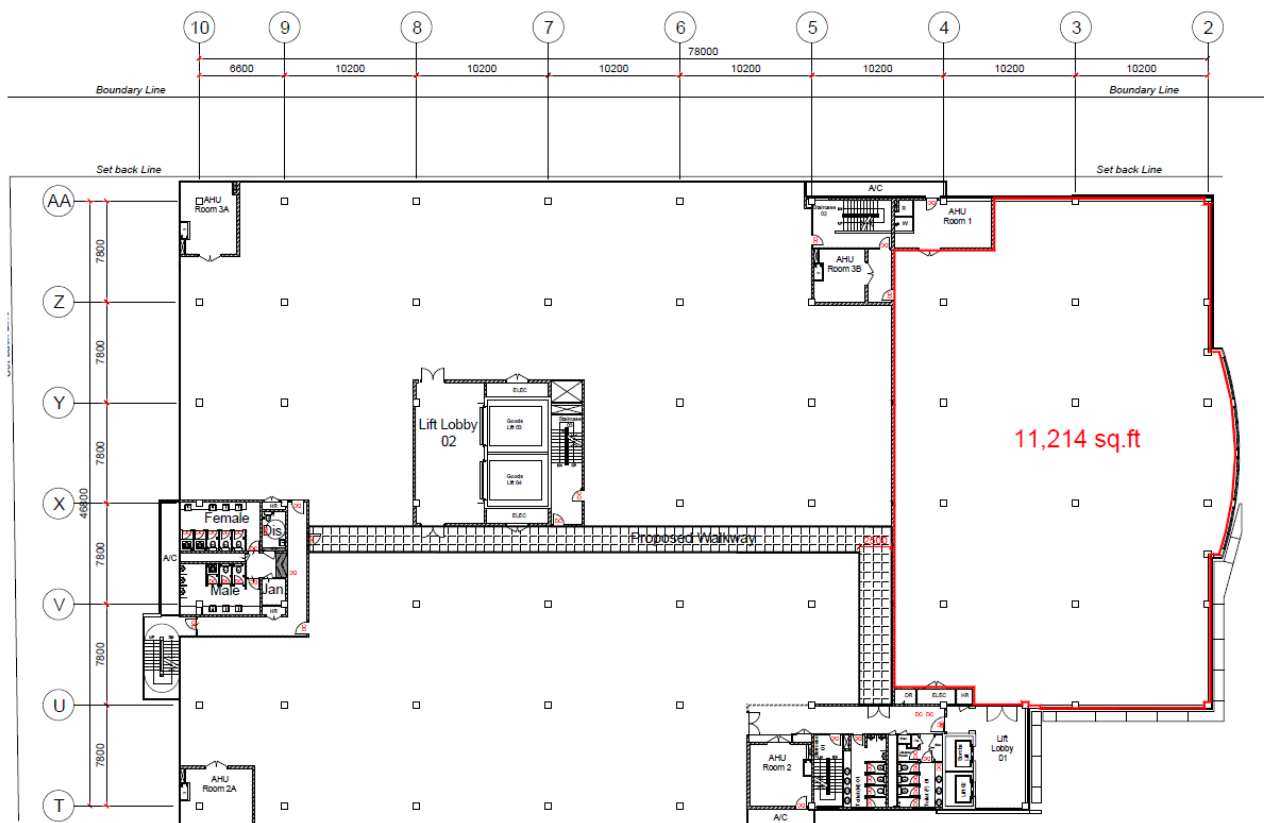


## FLOOR PLANS

### BLOCK C 2<sup>ND</sup> FLOOR



Block	Floor	Area	Floor to slab	Floor Loading	Use
Block C	2nd Floor	11,214 sq ft	12 feet	50 lbs per sf.	Office



2ND FLOOR PLAN - AXIS BUSINESS PARK BLOCK C

# AXIS BUSINESS PARK (BLOCK C)

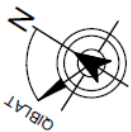
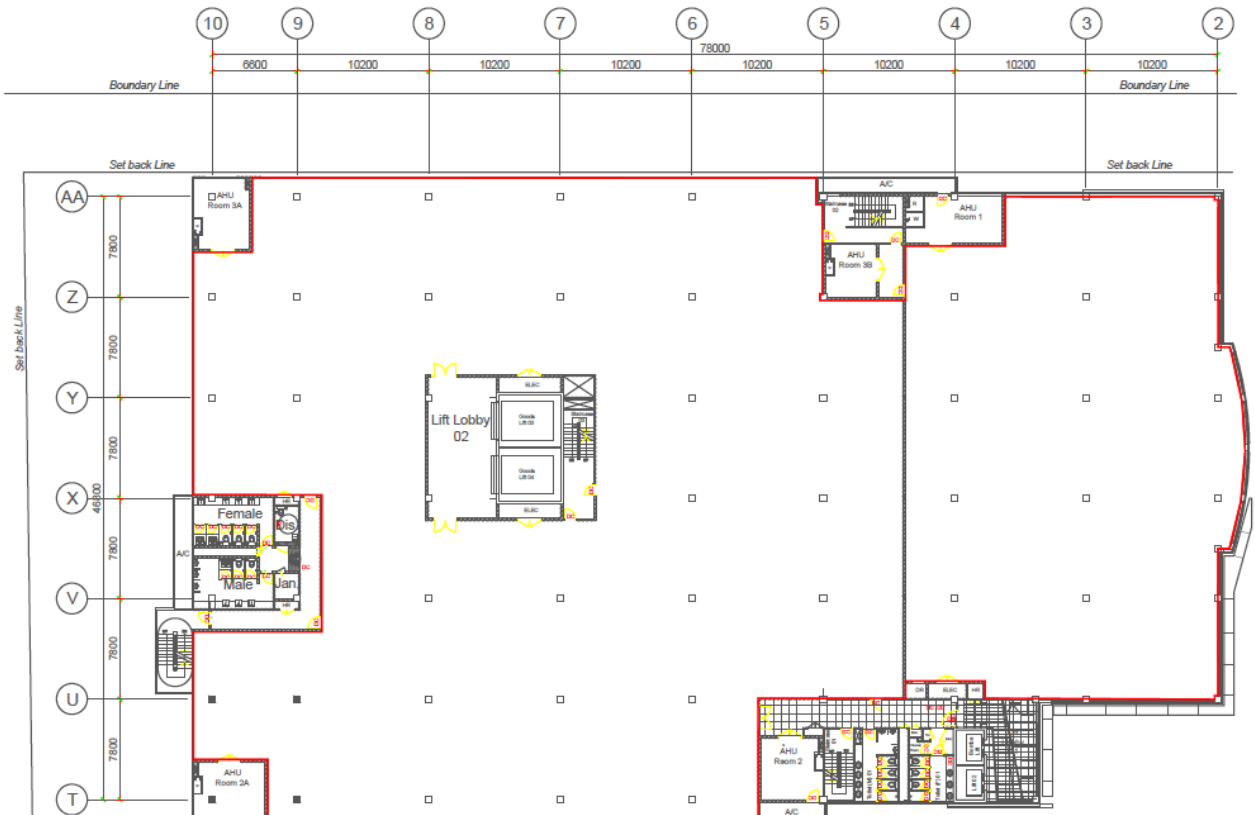


## FLOOR PLANS

### BLOCK C 4<sup>TH</sup> FLOOR



Block	Floor	Area	Floor to slab	Floor Loading	Use
Block C	4th Floor	35,155 sq ft	12 feet	50 lbs per sf. (office) 150 lbs per sf. (warehouse)	Office/ Warehouse



3RD & 4TH FLOOR PLAN - AXIS BUSINESS PARK BLOCK C

# AXIS BUSINESS PARK (BLOCK D)



## BUILDING PHOTOS



Axis Business Park  
(Block D)



Guard house at main entrance



Loading Area



Warehouse Space



# AXIS BUSINESS PARK (BLOCK D)

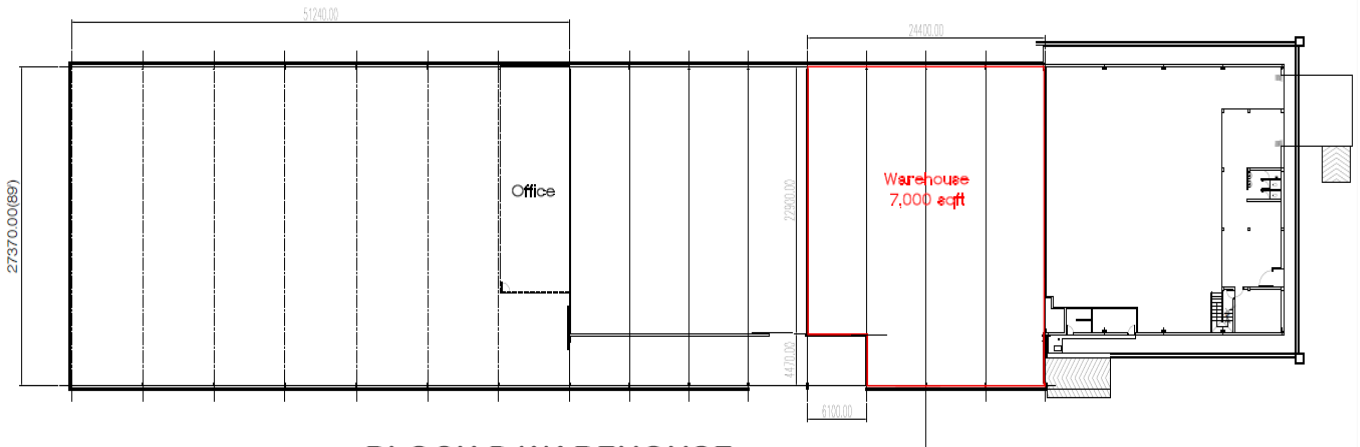


## FLOOR PLANS

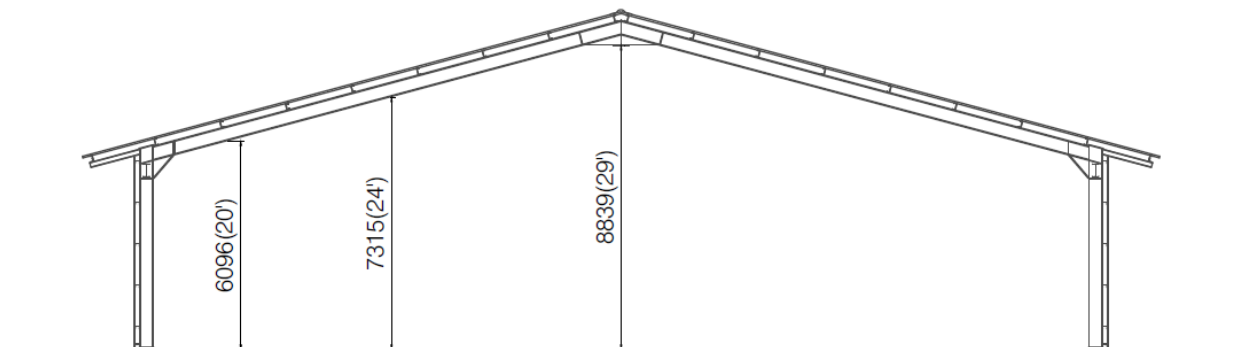
### BLOCK D LOWER GROUND FLOOR



Block	Level	Area	Floor Loading	Use
Block D	Upper Ground	7,000 sq ft	150 lbs per sq. ft.	Warehouse



**BLOCK D WAREHOUSE  
UPPER GROUND FLOOR PLAN**



# AXIS

# BUSINESS PARK (BLOCK D)



## FLOOR PLANS

### PHOTOS OF 7,000 SQ FT WAREHOUSE



Warehouse external view



Warehouse internal view



Loading ramp to warehouse entrance 2



Warehouse entrance 2  
internal view



Warehouse entrance 1  
external view



Warehouse entrance 2  
external view