

# 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

September 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> August 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**

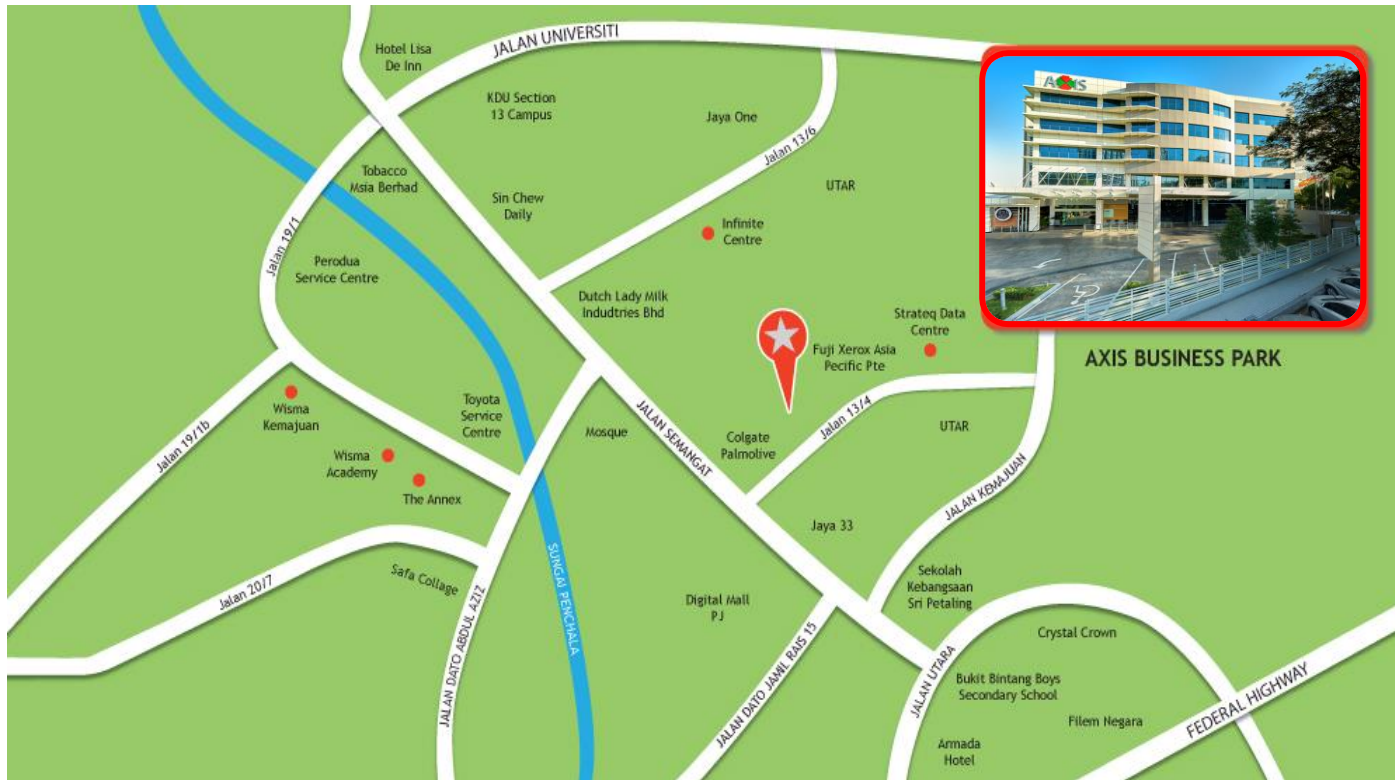
For more info : [www.axis-reit.com.my](http://www.axis-reit.com.my)

# 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

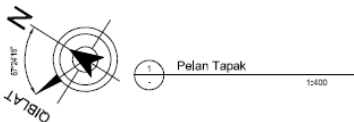
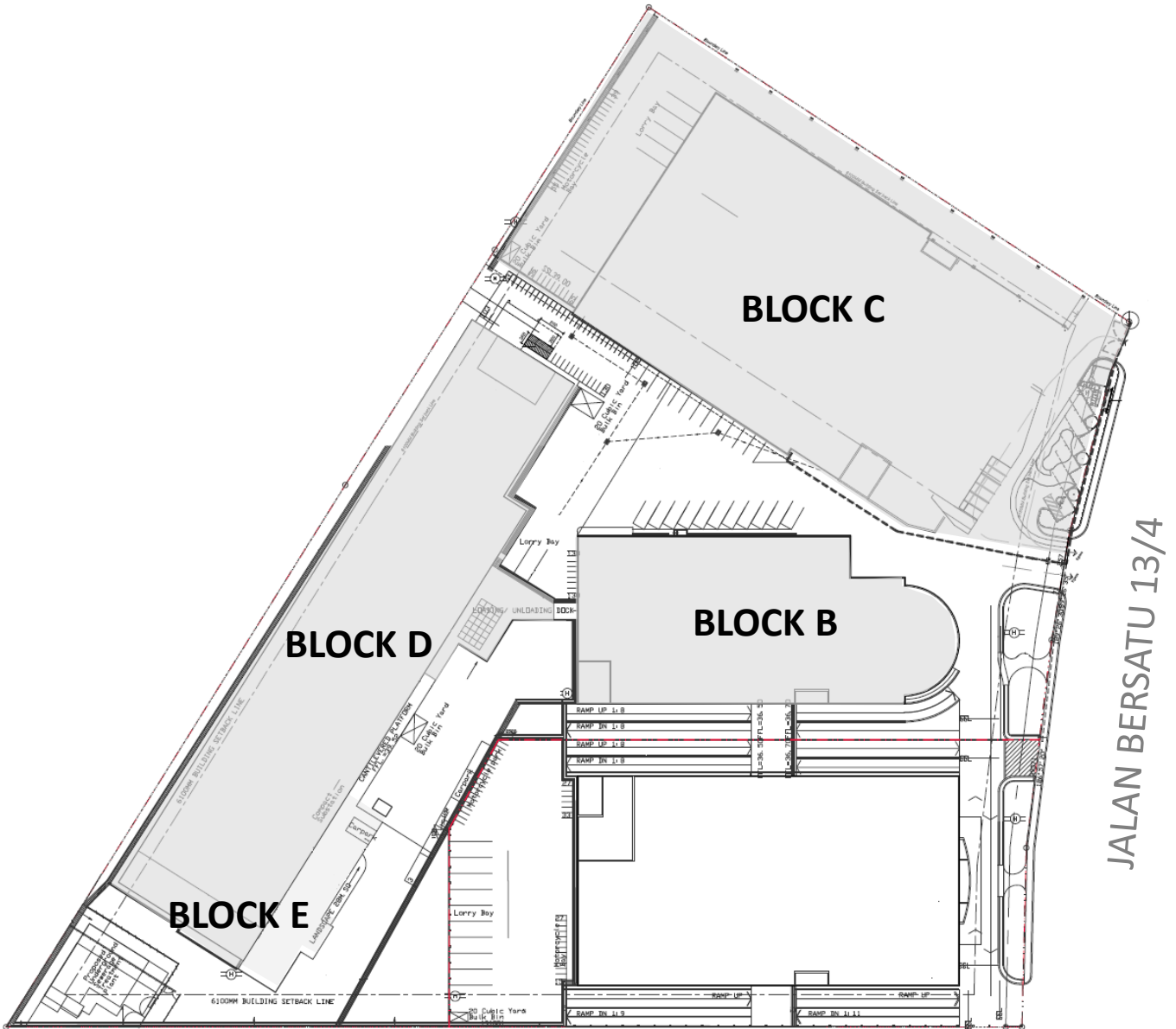


**TM**

# 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)

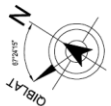
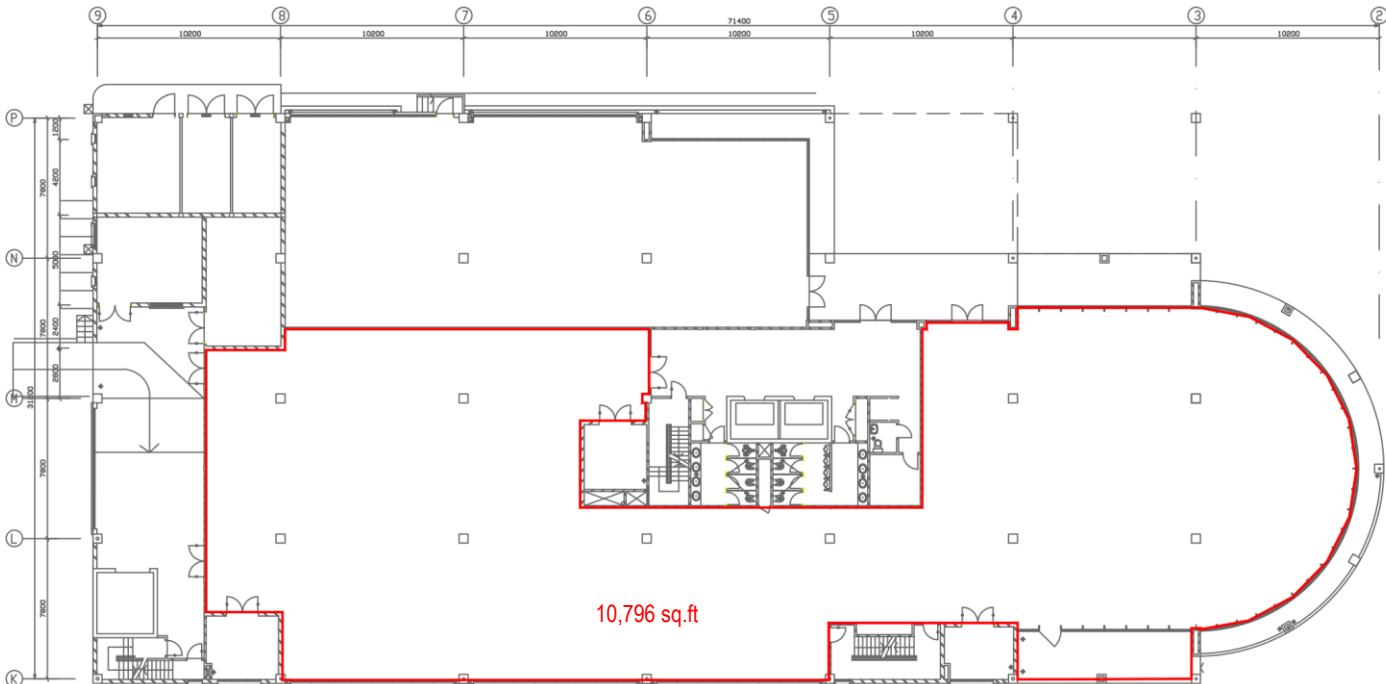


## FLOOR PLANS

### 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



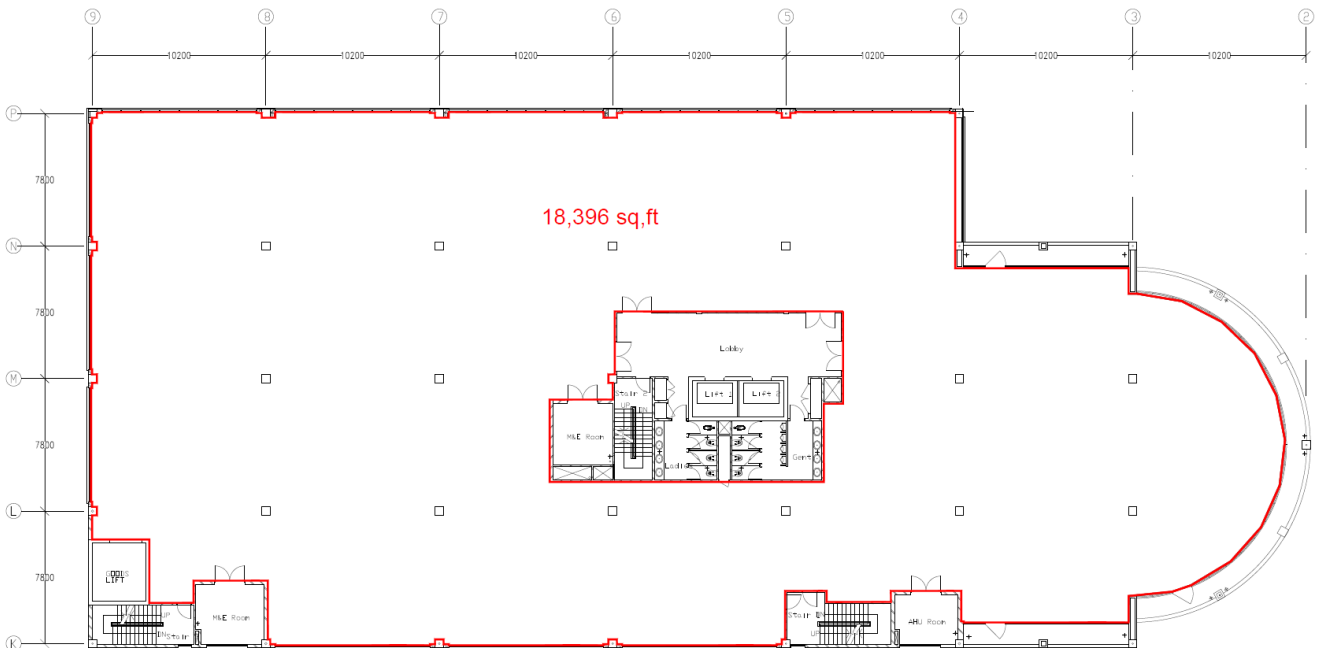
# AXIS BUSINESS PARK (BLOCK B)



## 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



1<sup>st</sup> FLOOR PLAN  
AXIS BUSINESS PARK (BLOCK B)

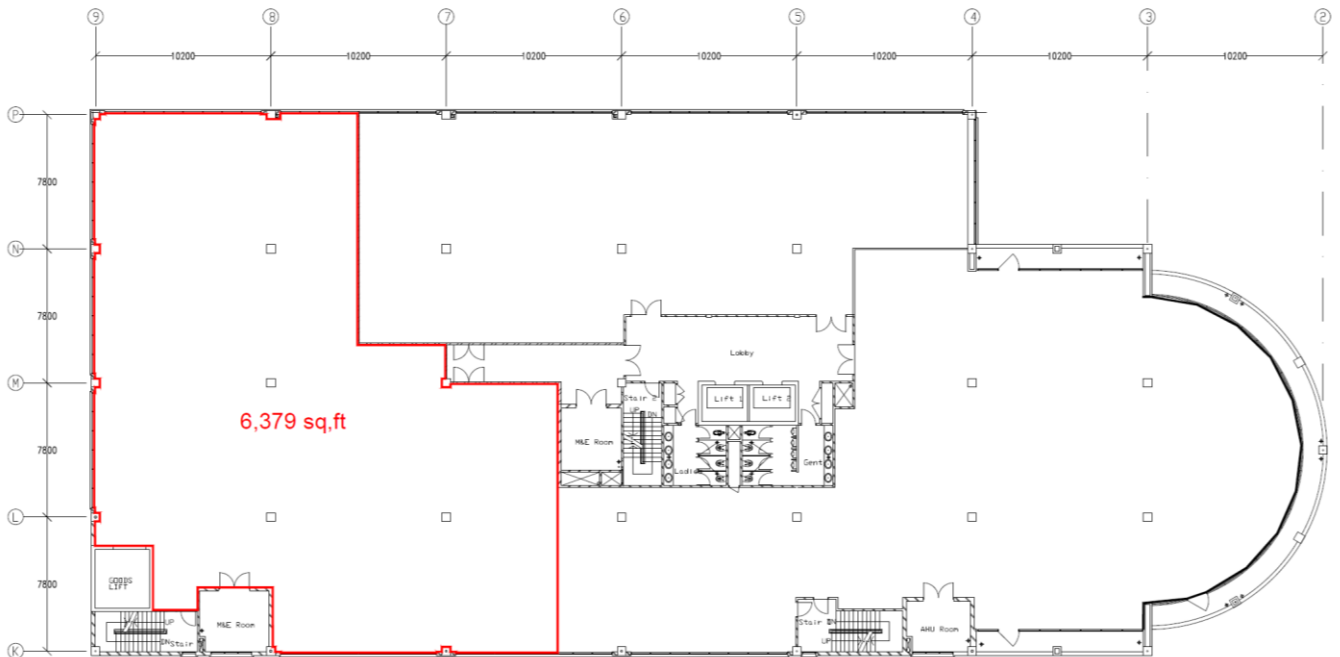
# AXIS BUSINESS PARK (BLOCK B)




## 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)

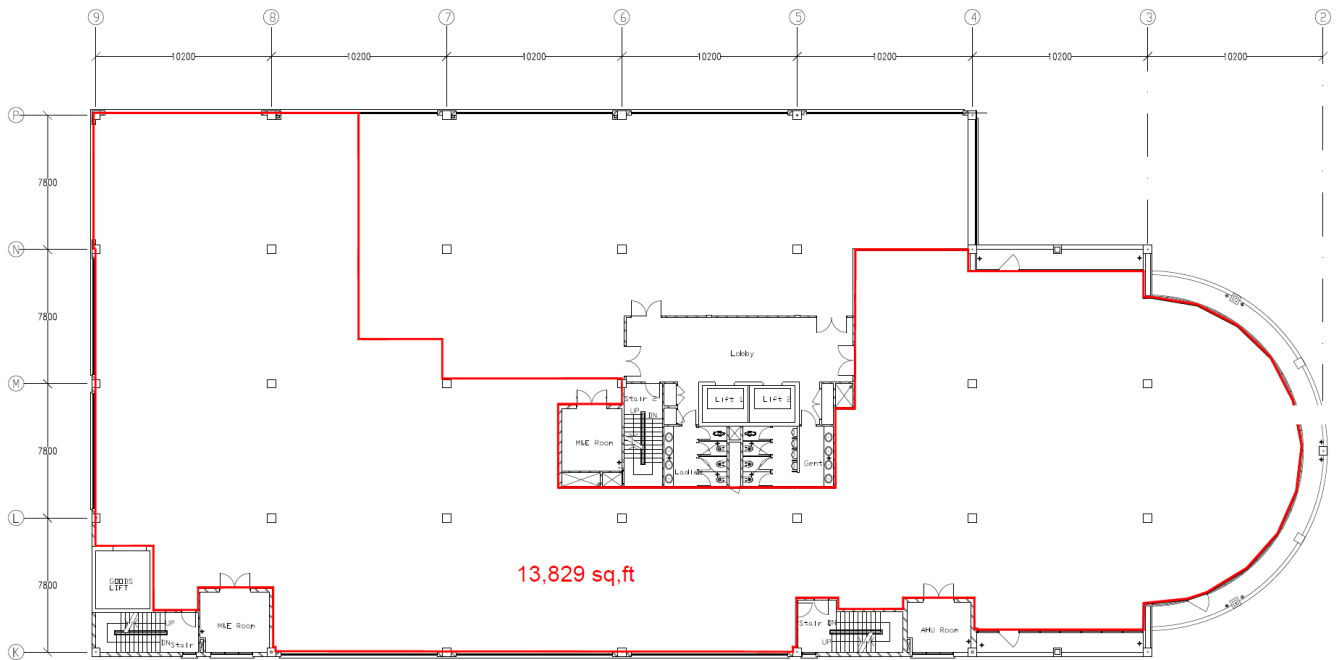


## FLOOR PLANS

### 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)

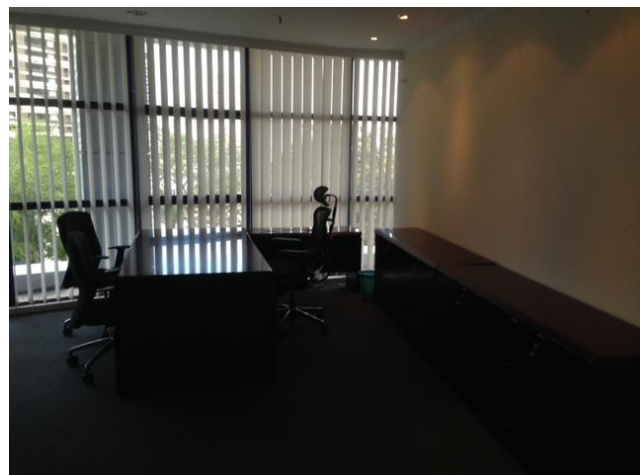
# AXIS BUSINESS PARK (BLOCK B)



## 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)

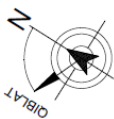
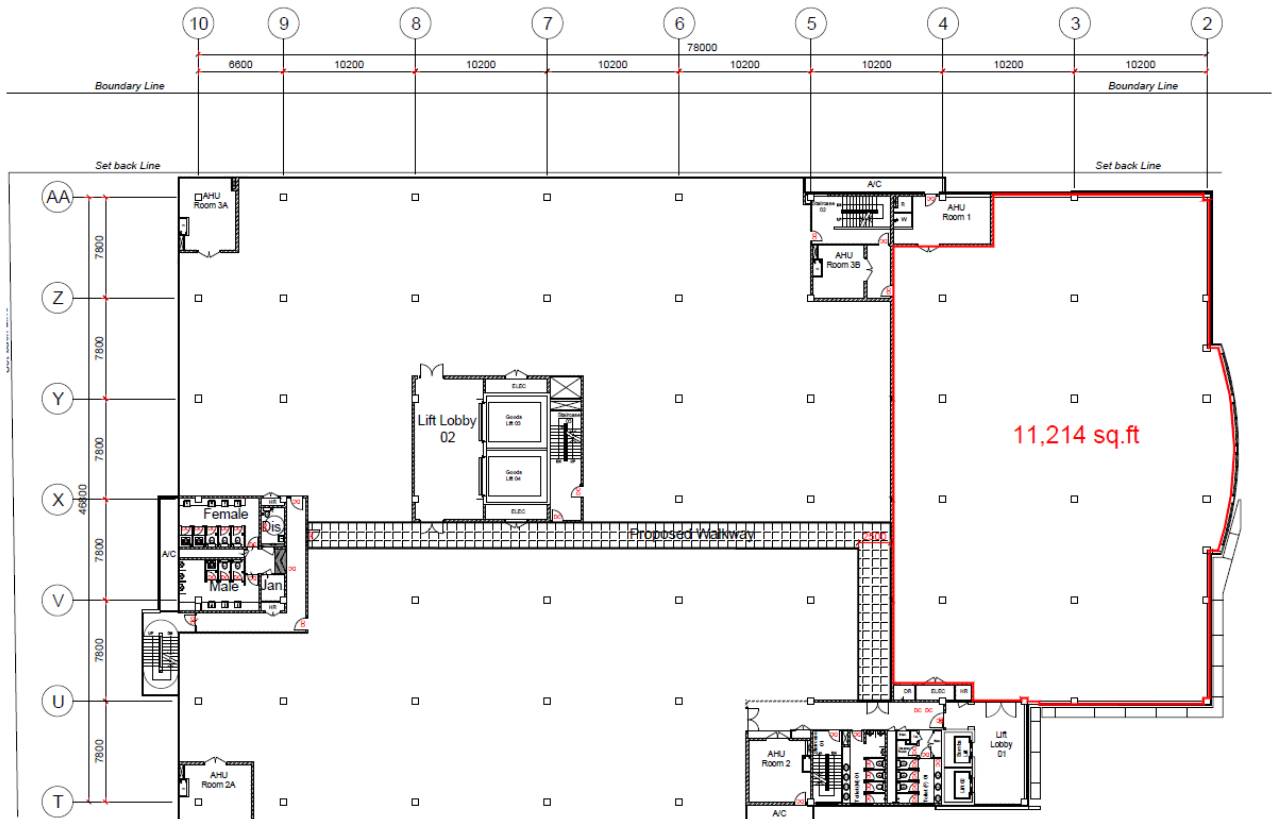


## FLOOR PLANS

### 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)

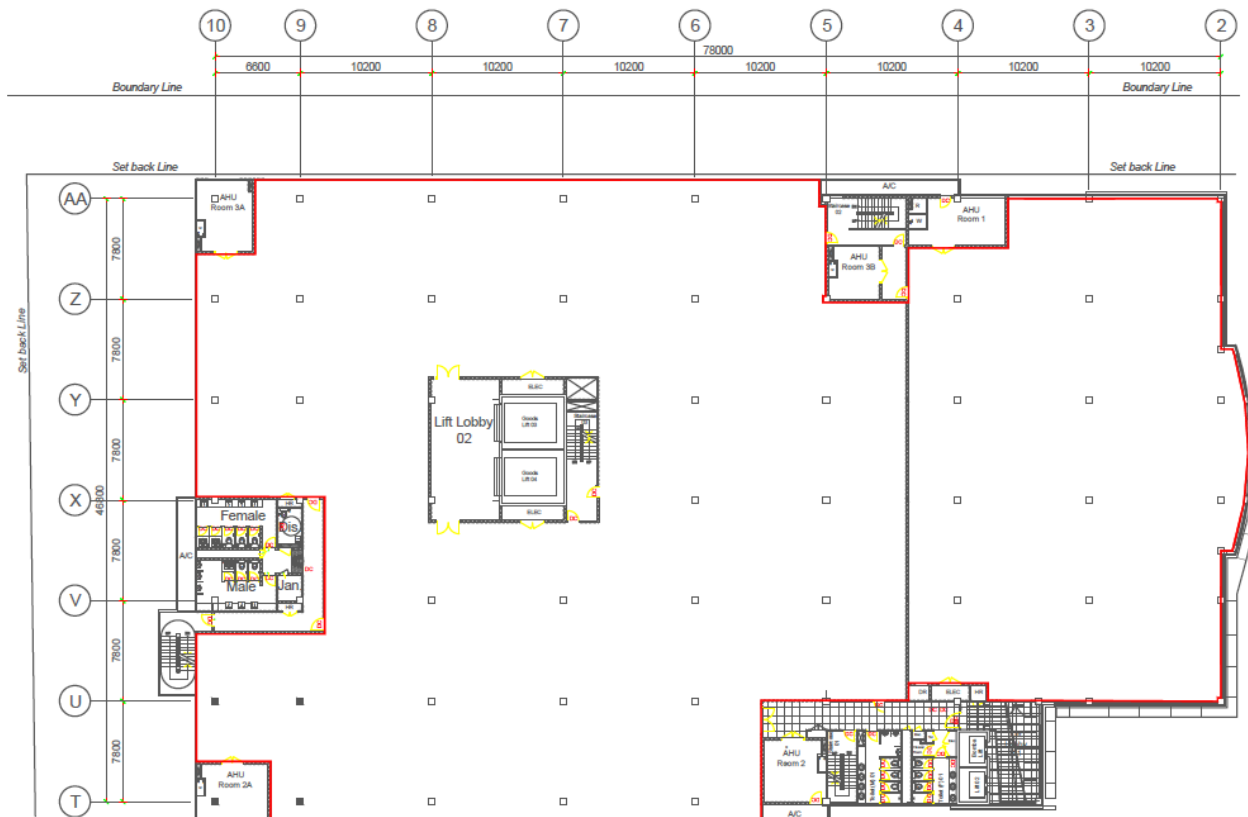


## FLOOR PLANS

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



Block	Floor	Area	Floor to slab	Floor Loading	Use
Block C	3rd Floor 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 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 432 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 7,000,000 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

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