

AXIS TECHNOLOGY CENTRE



No. 13, Jalan 225, Section 51A, 46100 Petaling Jaya, Selangor

PROPERTY INFORMATION



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

January 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 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 December 2017

No of Properties	40
Square Feet Managed	8,078,782

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

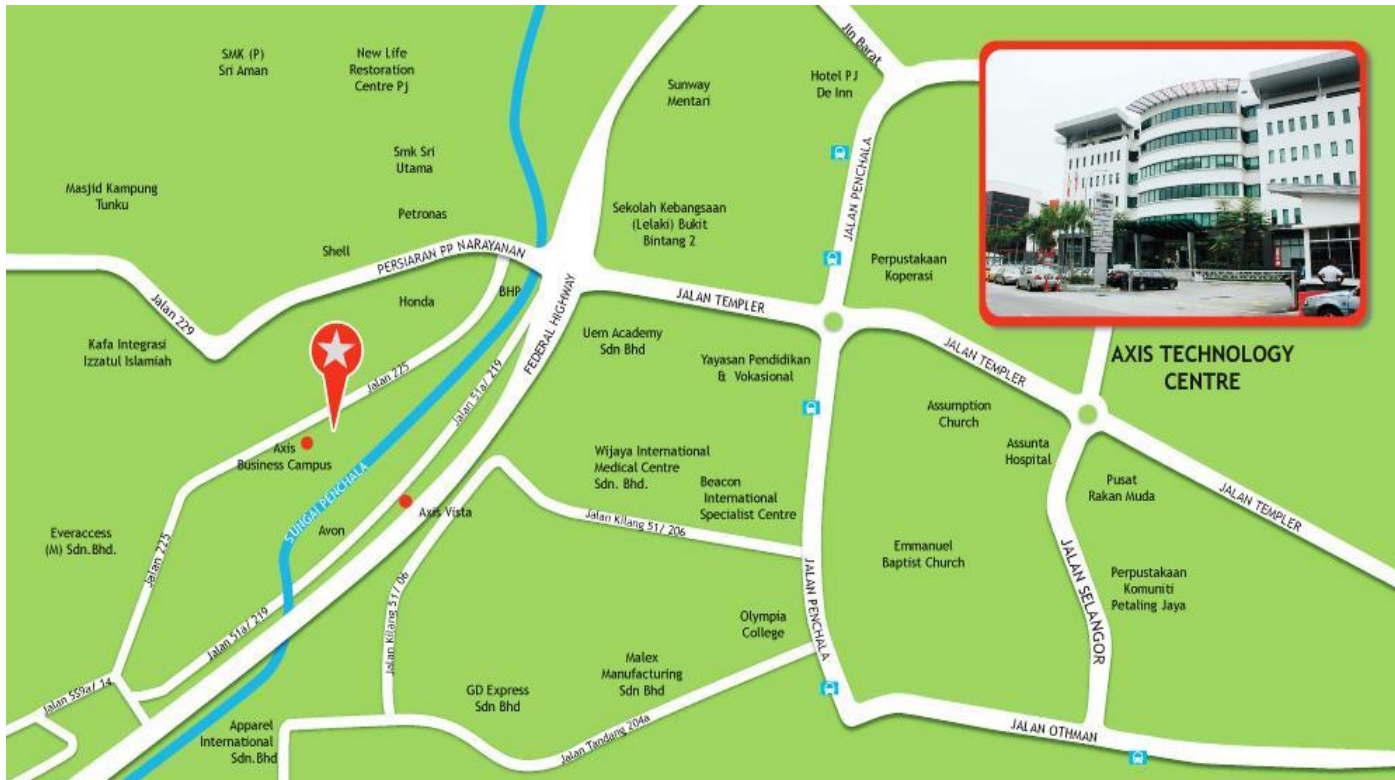
For more info : www.axis-reit.com.my

AXIS TECHNOLOGY CENTRE



LOCATION

No. 13, Jalan 225, Section 51A, 46100 Petaling Jaya



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** : Food stall on Ground Floor. Ample of F&B outlets and food stalls nearby :
- 5 mins walk to Jalan 225 – e.g. Krishna Curry House.
 - 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 TECHNOLOGY CENTRE



PROPERTY DETAILS

GENERAL INFO

USE

Industrial Office/
Warehouse

LANDLORD

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

MANAGEMENT

Axis REIT Managers
Berhad

NET LETTABLE AREA

Total : 170,730 sq. ft.

NO. OF STOREYS

6-storey office building
with a basement car
park,
a single storey
warehouse and
a 2-storey warehouse
with rooftop car park.

PROMINENT TENANTS

Fresenius Kabi Malaysia
Sdn Bhd

Fresenius Medical Care
Malaysia Sdn Bhd

NZ New Image Sdn Bhd.

CAR PARK

TOTAL BAYS

318 car park bays



ALLOCATION

1  to every 1,000 sf.



OTHERS

Surau

Basement level.

Signage

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

AXIS TECHNOLOGY CENTRE



PROPERTY DETAILS

M&E FACILITIES AND SERVICES

PASSENGER LIFTS



Office block:
2 units (15 person,
1300 kg capacity
per unit)

CARGO LIFTS



Warehouse block:
2 units (3,000 kg
capacity per unit)



LOADING AREA

Warehouse block :
Available (Ground Floor)



ELECTRICAL/POWER



Office block:
3 Phase, 1,600 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



Time, Packet One, TM

AXIS TECHNOLOGY CENTRE



BUILDING PHOTOS



AXIS TECHNOLOGY CENTRE

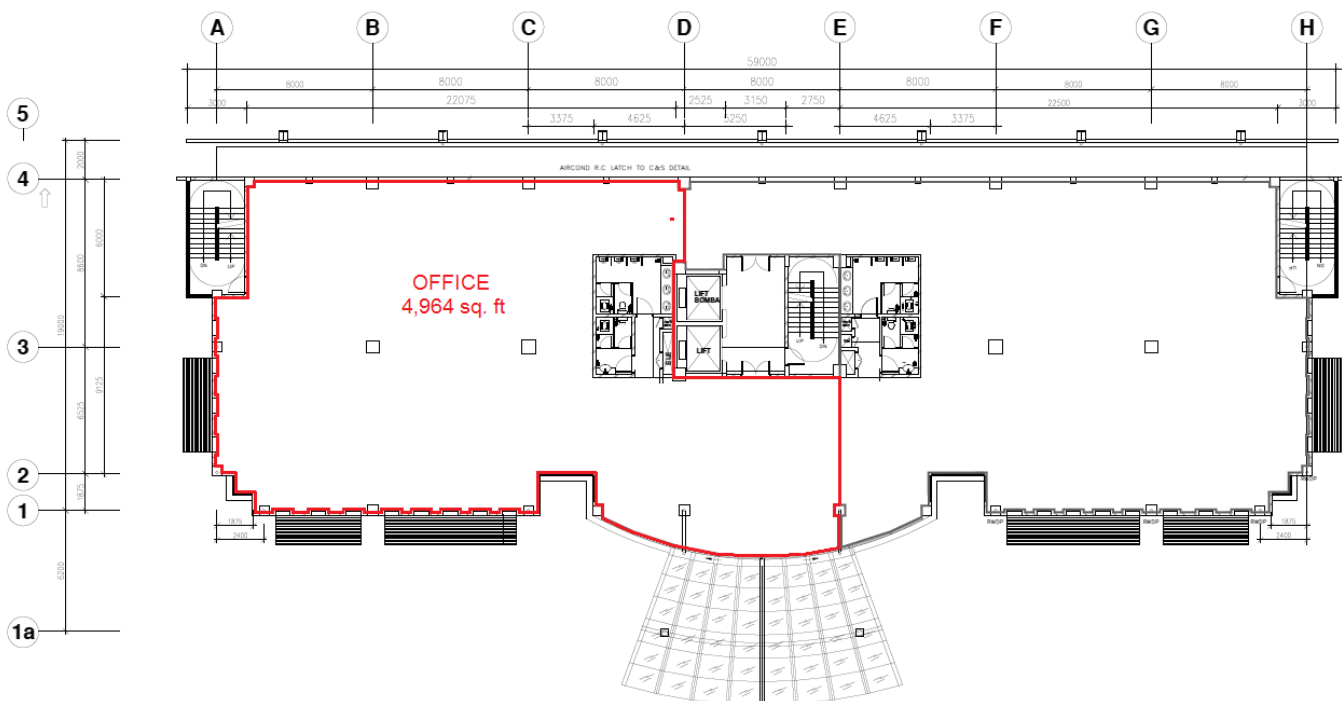


FLOOR PLANS

1ST FLOOR OFFICE



Floor	Area	Floor to slab	Floor Loading	Use
1st Floor	4,964 sq ft	12 feet	50 lbs per sq ft	Office



AXIS TECHNOLOGY CENTRE
FIRST FLOOR PLAN

AXIS TECHNOLOGY CENTRE

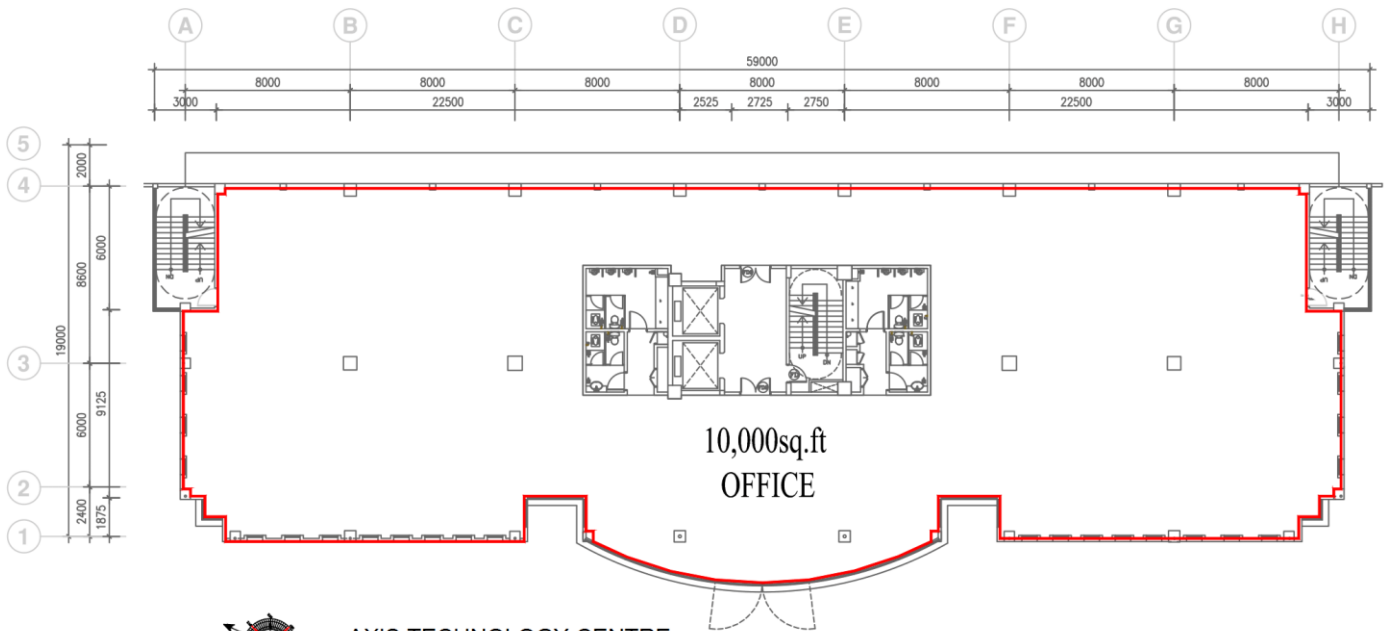


FLOOR PLANS

4TH FLOOR OFFICE



Floor	Area	Floor to slab	Floor Loading	Use
4th Floor	10,000 sq ft	12 feet	50 lbs per sq ft	Office



AXIS TECHNOLOGY CENTRE
FOURTH FLOOR PLAN

AXIS TECHNOLOGY CENTRE

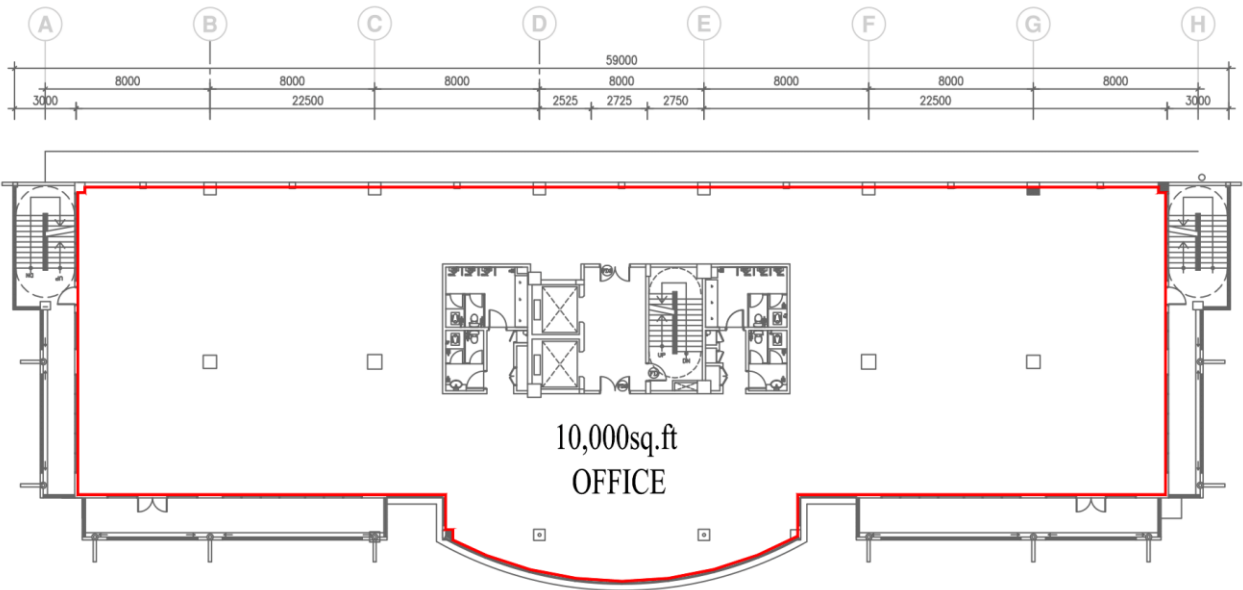


FLOOR PLANS

5TH FLOOR OFFICE



Floor	Area	Floor to slab	Floor Loading	Use
5th Floor	10,000 sq ft	12 feet	50 lbs per sq ft	Office



AXIS TECHNOLOGY CENTRE
FIFTH FLOOR PLAN

AXIS TECHNOLOGY CENTRE

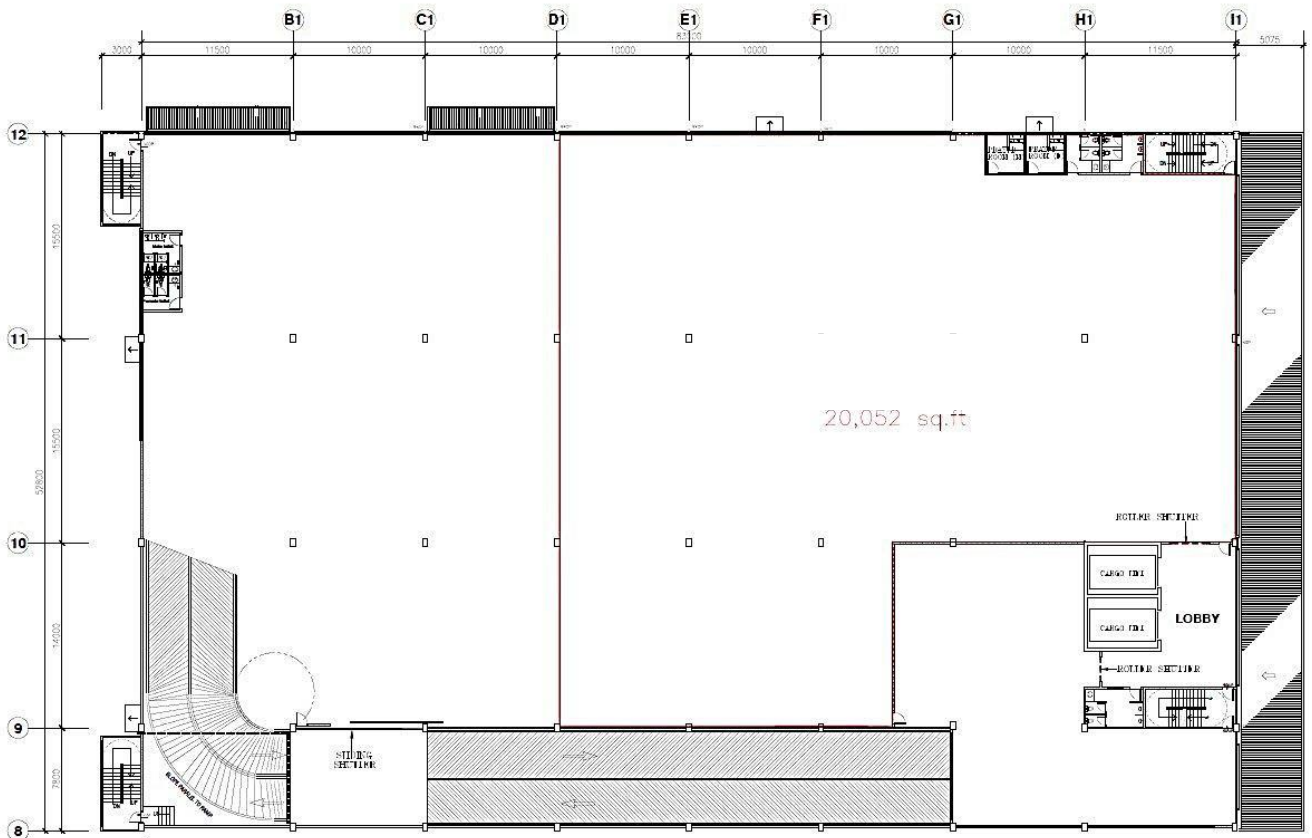


FLOOR PLANS

1ST FLOOR WAREHOUSE



Floor	Area	Floor to slab	Floor Loading	Use
1st Floor	20,052 sq ft	23 feet	150 lbs per sq ft	Warehouse



FIRST FLOOR PLAN (AXIS TECHNOLOGY CENTER)

SKALA 1:150

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

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Axis REIT Managers Berhad

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