

# AXIS TECHNOLOGY CENTRE



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

PROPERTY INFORMATION



REAL ESTATE INVESTMENT TRUST

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

March 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	8,078,782

## 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**

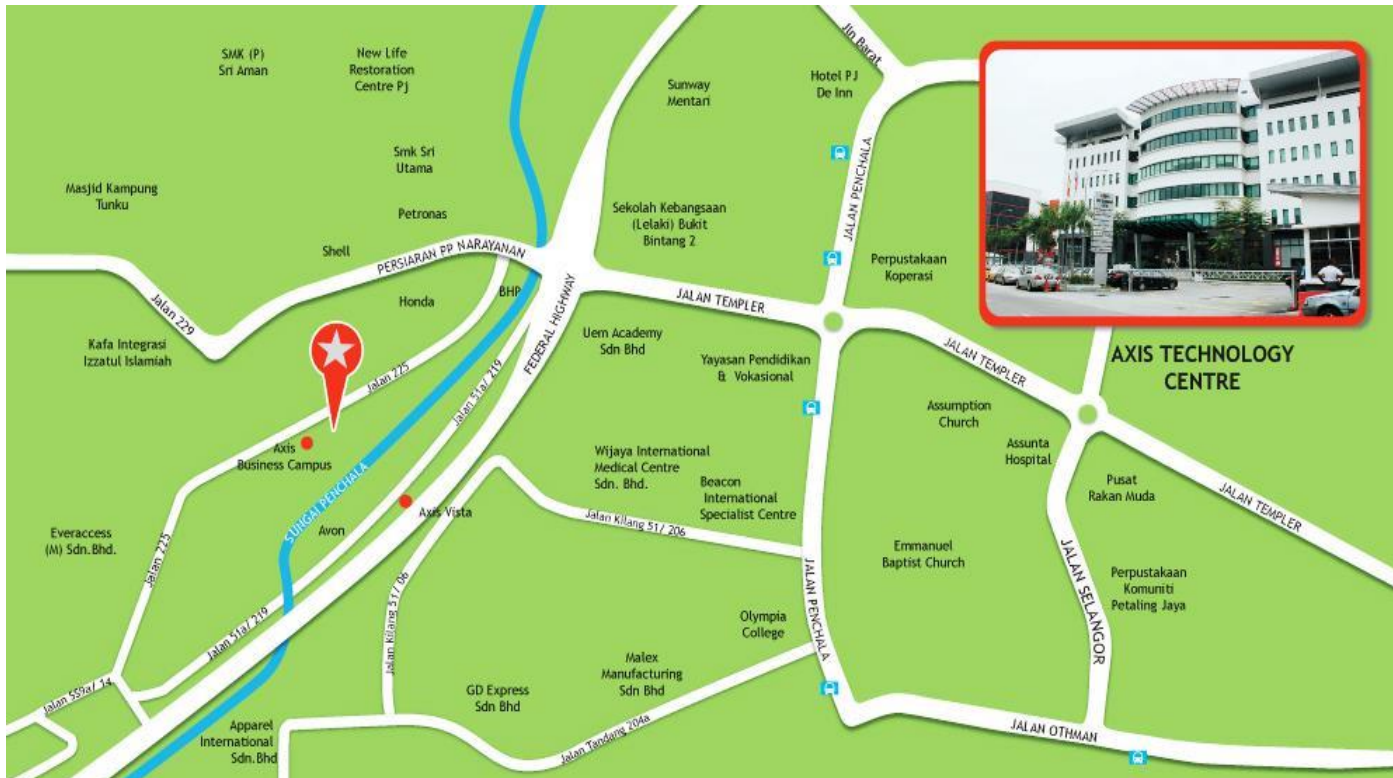
For more info : [www.axis-reit.com.my](http://www.axis-reit.com.my)

# 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

#### NET LETTABLE AREA

Total : 170,730 sq. ft.

#### PROMINENT TENANTS

Fresenius Kabi Malaysia  
Sdn Bhd

Fresenius Medical Care  
Malaysia Sdn Bhd

NZ New Image Sdn Bhd.

#### LANDLORD

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

#### 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.

#### MANAGEMENT

Axis REIT Managers  
Berhad

### 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

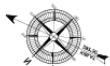
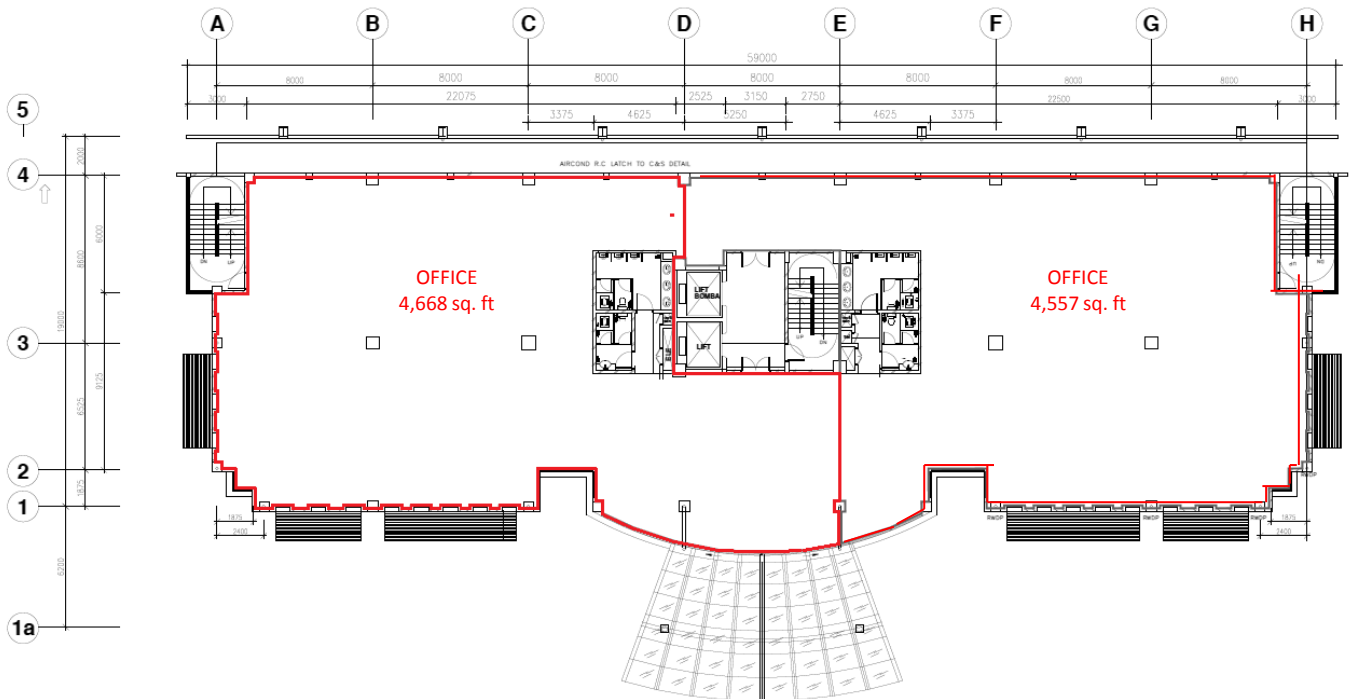


## FLOOR PLANS

### 1<sup>ST</sup> FLOOR OFFICE



Floor	Area	Floor to slab	Floor Loading	Use
1st Floor	4,668 sq ft 4,557 sq ft	12 feet 12 feet	50 lbs per sq ft 50 lbs per sq ft	Office Office



**AXIS TECHNOLOGY CENTRE**  
FIRST FLOOR PLAN

# AXIS TECHNOLOGY CENTRE

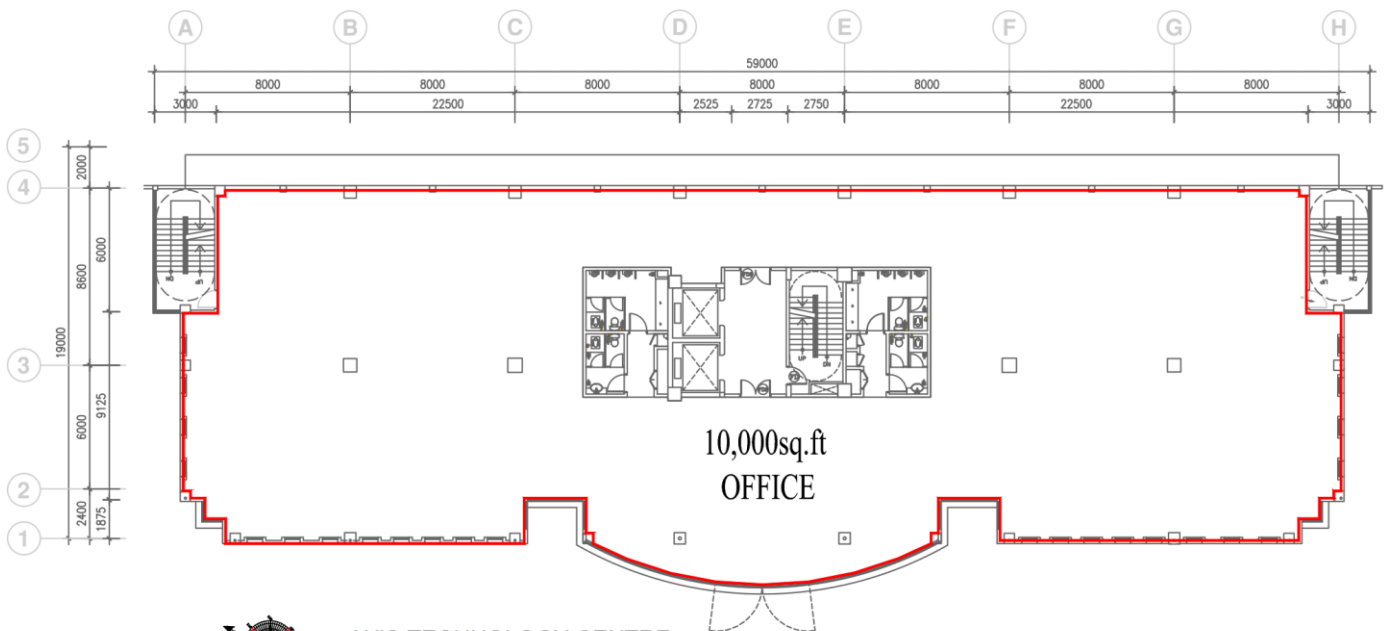


## FLOOR PLANS

### 4<sup>TH</sup> 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

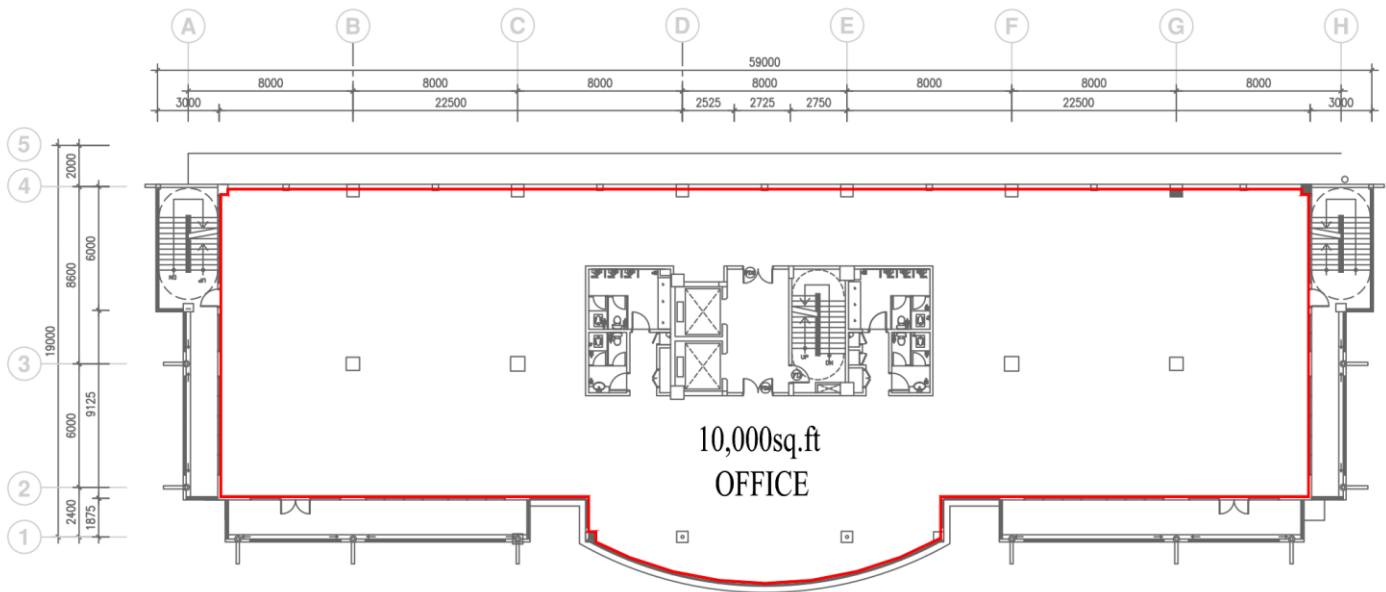


## FLOOR PLANS

### 5<sup>TH</sup> 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

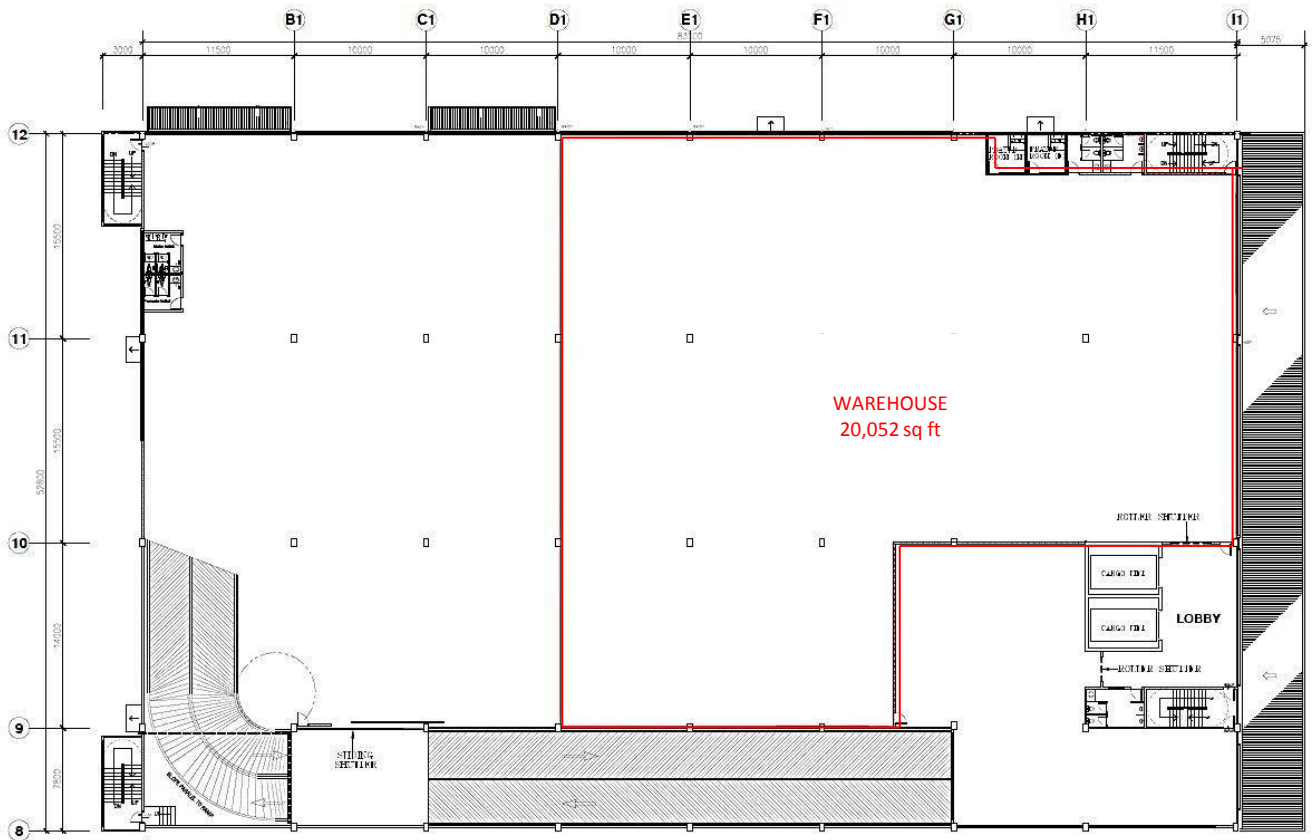


## FLOOR PLANS

### 1<sup>ST</sup> 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

**For Leasing enquiries, please contact:**

**Ms. Jackie Law**

Head of Real Estate

O: 03 - 7958 4882 (ext. 8018)

M: 012 216 6328

E: [jackie@axis-reit.com.my](mailto:jackie@axis-reit.com.my)

**Ms. Lynn Chia**

Head of Leasing

O: 03 - 7958 4882 (ext. 8016)

M: 012 703 2630

E: [lynnchia@axis-reit.com.my](mailto:lynnchia@axis-reit.com.my)

**Mr. Muzamel Anwar**

Leasing Executive

O: 03 - 7958 4882 (ext. 8025)

M: 012 7726523

E: [khairumuzamel@axis-reit.com.my](mailto:khairumuzamel@axis-reit.com.my)

**Axis REIT Managers Berhad**

Penthouse Menara Axis,

2 Jalan 51A / 223, 46100 Petaling Jaya,

Selangor Darul Ehsan, Malaysia.