

AXIS EUREKA



No. 3539, Jalan Teknokrat 7, 63000 Cyberjaya, Selangor

PROPERTY INFORMATION



Winner of the Brand Laureate 2015 Award for
Best Brand in Financial Services - REIT

April 2016

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 January 2016

No of Properties	38
Square Feet Managed	7,304,854

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, charngeman 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

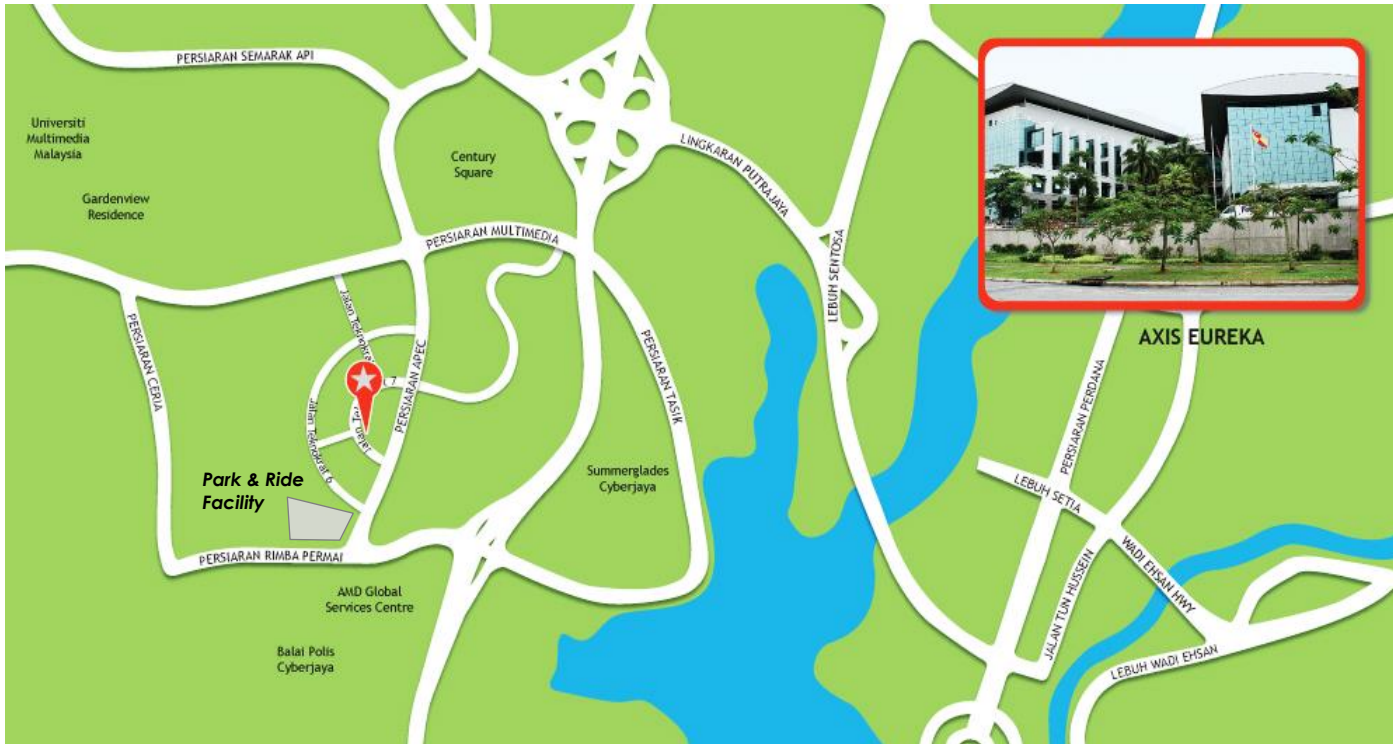
For more info : www.axis-reit.com.my

AXIS EUREKA



LOCATION

No 3539, Jalan Teknokrat 7, 68000 Cyberjaya, Selangor



ACCESSIBILITY

- CAR** : Easily accessible via the KL-Putrajaya Highway (exit 205), Persimpangan Putrajaya Link and thereafter onto the exit Cyberjaya which joins Persiaran Apec and thereafter to Jalan Teknokrat 7.
- Also accessible from Petaling Jaya City Centre via Lebuhraya Persekutuan, Lebuhraya Damansara Puchong, Persiaran Rimba Permai, Persiaran Apec and thereafter onto Jalan Teknokrat 7.
- BUS** : Walking distance to bus stop and park & ride facility.
- TRAIN** : From TBS get KLIA Transit (ERL) train to Cyberjaya and Putrajaya, which share the same station located in Putrajaya. From there, feeder buses that run from the Putrajaya Sentral to the rest of Putrajaya and Cyberjaya are available.

AMENITIES

- F&B FACILITIES** : 3-4 minute walk to food courts (F&B outlets such as Burger King, Kayu Nasi Kandar, Pappa Rich, Penang House, KFC).
- 10 min walk to Shaftsbury Square (F&B outlets such as O'Brien's, Starbucks etc).

AXIS EUREKA



PROPERTY DETAILS

GENERAL INFO

USE Office

TITLE Commercial

LANDLORD

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

MANAGEMENT

Axis REIT Managers
Berhad

TOTAL AREA

Gross Floor : 218,662 sq. ft.
NLA : 117,618 sq. ft

PROMINENT TENANTS

Scicom (MSC) Berhad
Multimedia
Development
Corporation Sdn Bhd

NO. OF STOREYS

4 - storey office
building with
a lower roof floor
together with
a lower ground floor
and
a basement carpark

CAR PARK

TOTAL BAYS

237 car park bays



ALLOCATION

1  to every **1,000** sf.

ADDITIONAL CAR PARK

Ample parking bays available at
the Park & Ride facility located
within a 200m walking distance.

OTHERS

Facilities

Surau, Auditorium, Board Room, Badminton Courts and a
Childcare Centre.

Signage

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

AXIS EUREKA



PROPERTY DETAILS

M&E FACILITIES AND SERVICES

PASSENGER LIFTS



1 unit (21 person, 1,450kg capacity per unit)

1 unit (20 person, 1,360kg capacity per unit)

CARGO LIFTS



N/A

LOADING AREA



N/A

TELCO PROVIDERS



Time & TM

ELECTRICAL/POWER



3 phase – 2,500 amps

AIR-CONDITIONING TYPE



Air-cooled chillers for the office space from 9.00 am to 5.30 pm on weekdays.

FIRE PROTECTION



Fire fighting system

includes sprinkler system, smoke detectors, fire hose reels, alarm system, public address system, fireman intercom system, smoke detectors, portable fire extinguishers, break glass panels, fire rated doors and lighted "Exit" signs.

SECURITY SERVICES



24-hour surveillance with CCTV system.

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BUILDING PHOTOS



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BUILDING PHOTOS



Badminton Courts



Auditorium (200 pax)



Lobby

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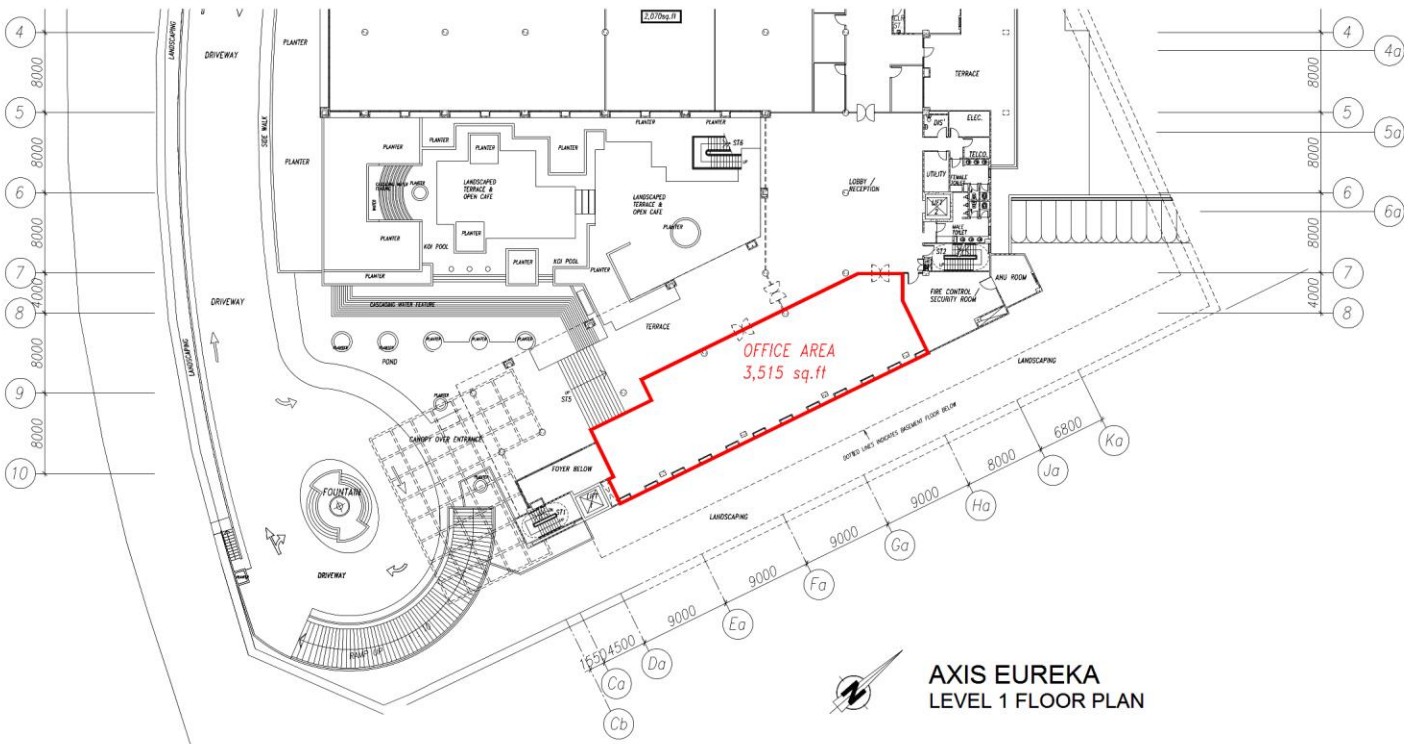


FLOOR PLANS

WEST WING 1ST FLOOR



Wing	Floor	Area	Floor to slab	Floor Loading	Use
West	1st Floor	3,515 sq ft	12 feet	50 lbs per sq. ft.	Office



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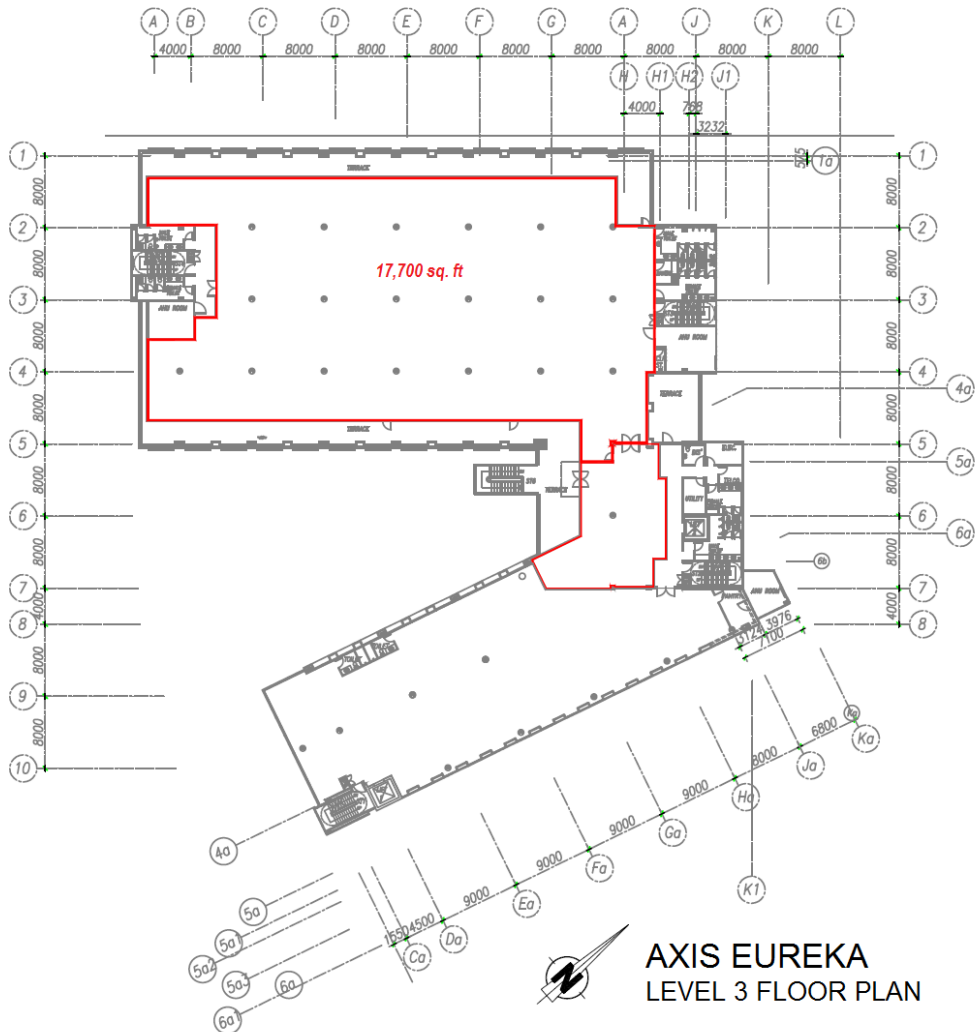


FLOOR PLANS

WEST WING 3RD FLOOR



Wing	Floor	Area	Floor to slab	Floor Loading	Use
West	3rd Floor	17,700 sq ft	13 feet	50 lbs per sq. ft.	Office



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LEVEL 3 FLOOR PLAN

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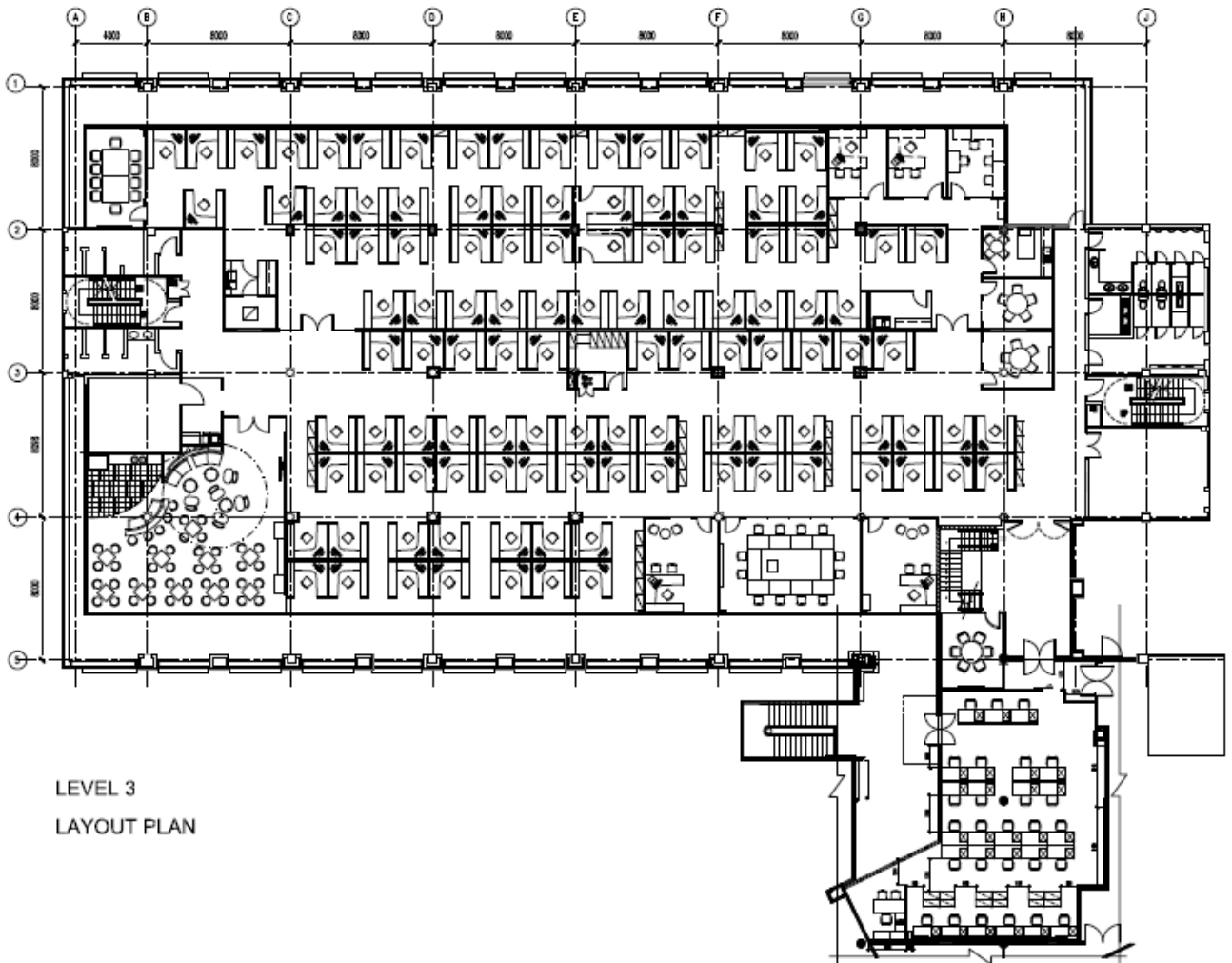


FLOOR PLANS

WEST WING 3RD FLOOR Furniture Layout Plan



Wing	Floor	Area	Floor to slab	Floor Loading	Use
West	3rd Floor	17,700 sq ft	13 feet	50 lbs per sq. ft.	Office

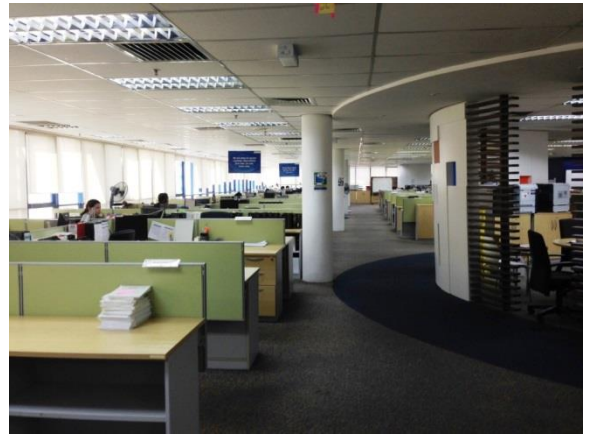


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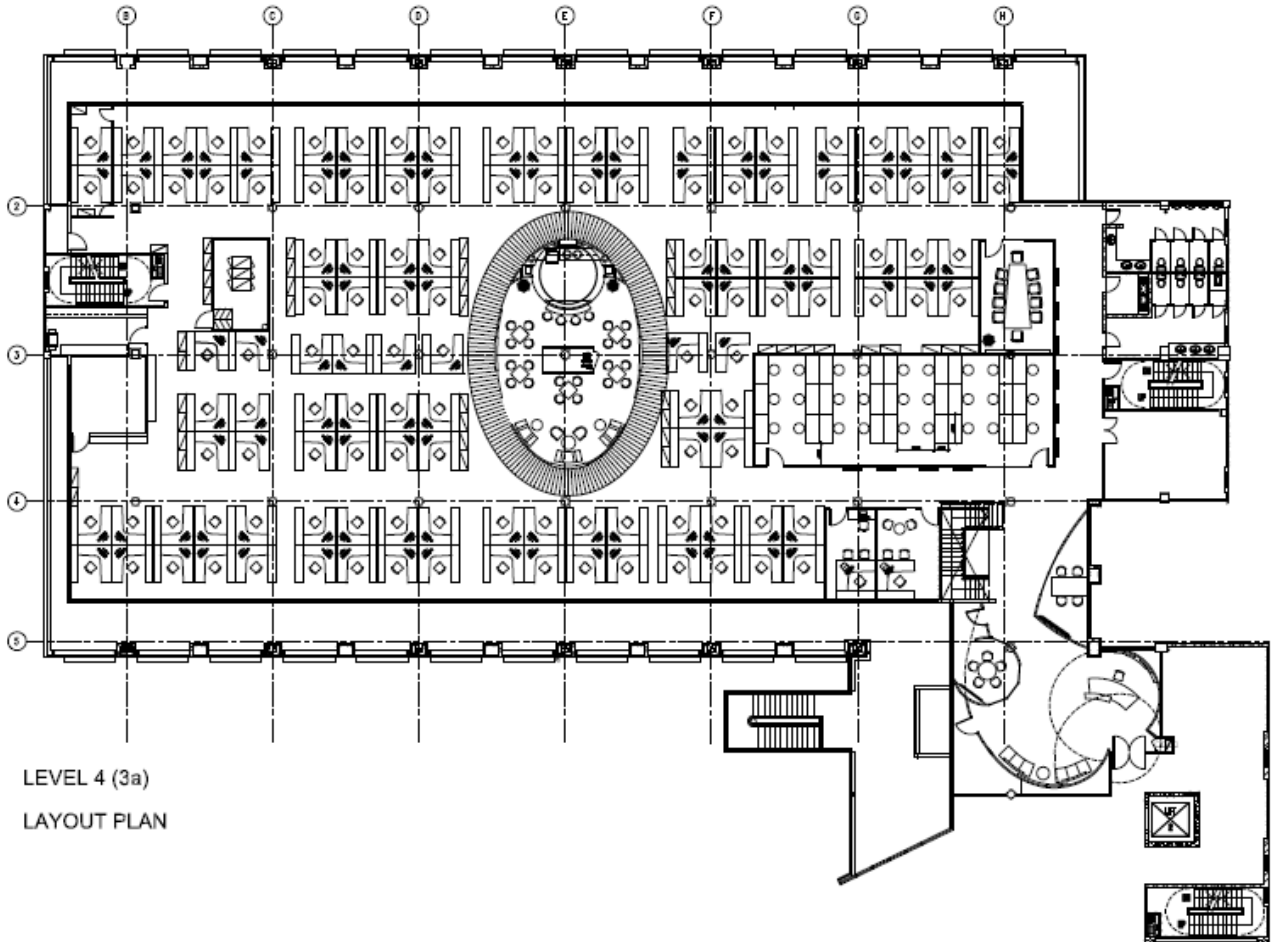


FLOOR PLANS

WEST WING 4TH FLOOR Furniture Layout Plan



Wing	Floor	Area	Floor to slab	Floor Loading	Use
West	4th Floor	16,744 sq ft	11 feet	50 lbs per sq. ft.	Office

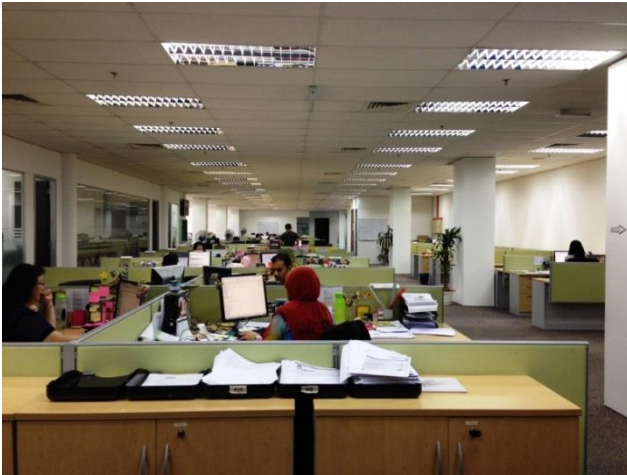


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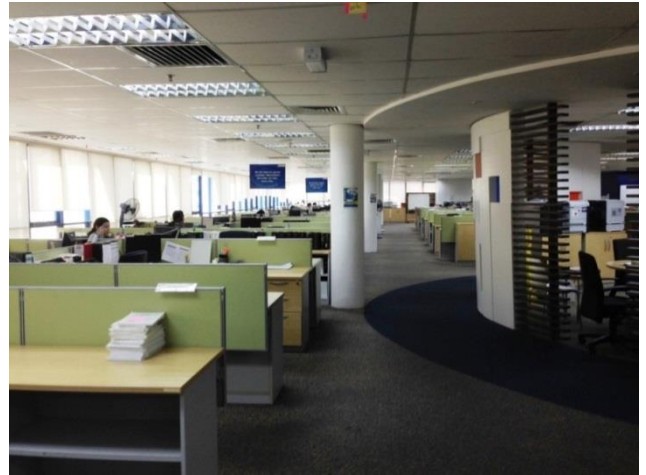


BUILDING PHOTOS

Level 3 & 4 Fitted Office



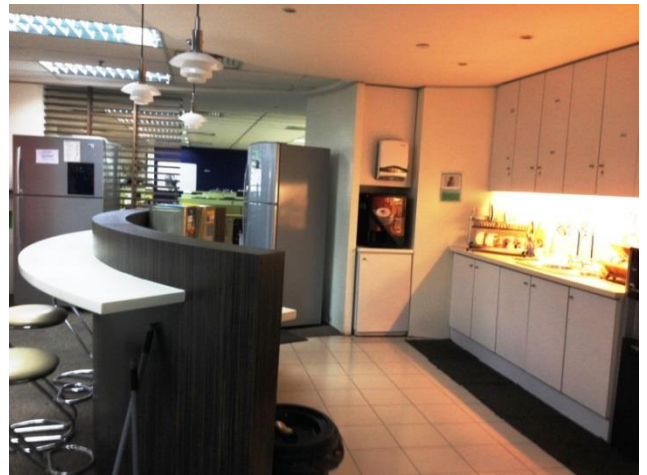
Office Layout (Level 3)



Office Layout (Level 4)



Internal staircase



Pantry