

# CRYSTAL PLAZA



No. 4, Jalan 51A/223, 46100 Petaling Jaya, Selangor

PROPERTY INFORMATION



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

June 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> March 2017

No of Properties	38
Square Feet Managed	7,432,036

## 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**

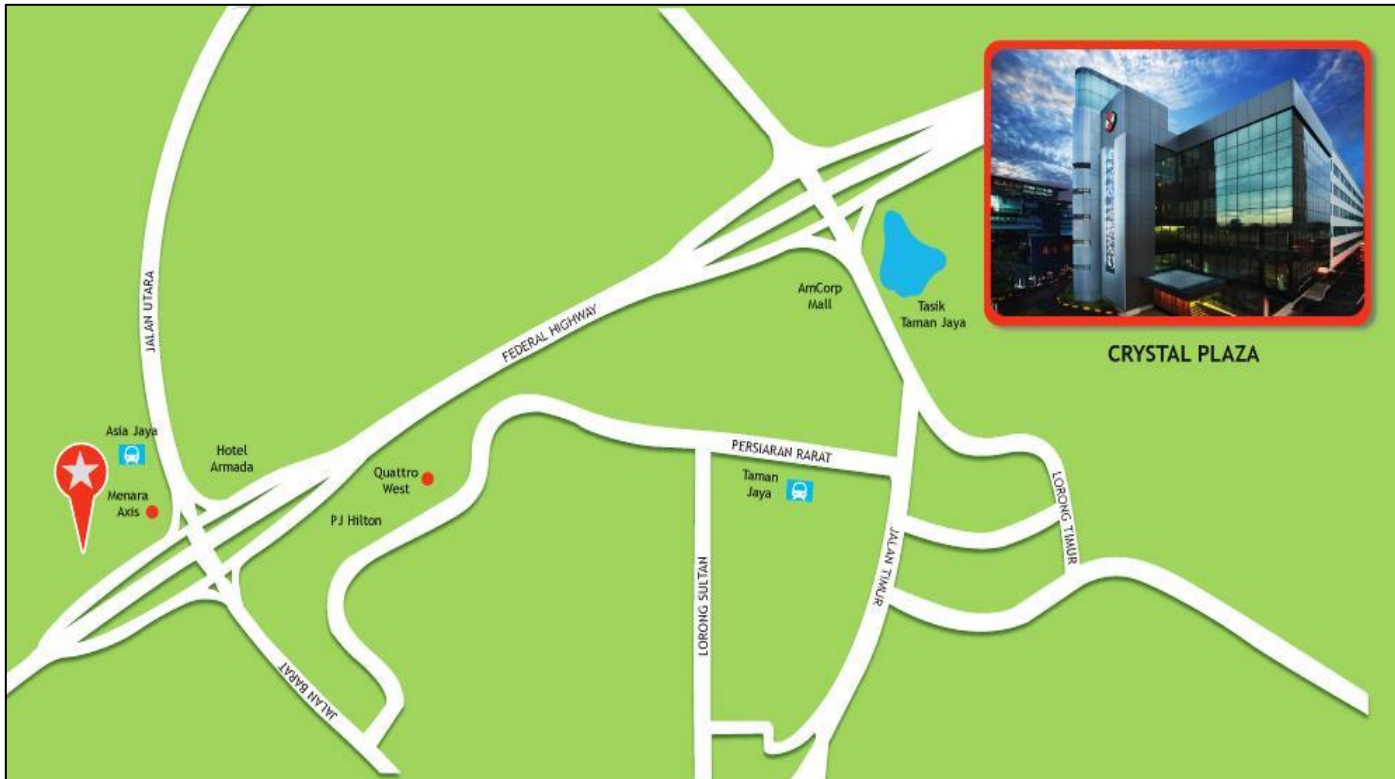
For more info : [www.axis-reit.com.my](http://www.axis-reit.com.my)

# CRYSTAL PLAZA



## LOCATION

No. 4, Jalan 51A/223, 46100 Petaling Jaya, Selangor



## ACCESSIBILITY

- CAR** : Excellent accessibility from Kuala Lumpur City Centre and from Subang Jaya and Shah Alam via the Federal Highway, or alternatively Lebuhraya Damansara-Puchong and Lebuhraya SPRINT.
- BUS** : Main bus stop off the Federal Highway (short walking distance - about 100 metres away).
- TRAIN** : In front of the Asia Jaya Putra LRT station (2 mins walk).

## AMENITIES

- F&B FACILITIES** : Ample F&B outlets in the vicinity, e.g. Tajima Restaurant at the lobby of Crystal Plaza, Starbucks at Menara Axis, D' Jungle Foodcourt next to Menara Axis, Imperial Garden Restaurant in Intan Square, Jaya Palace Restaurant in Menara LYL, Armada Hotel, PJ Hilton etc.

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## PROPERTY DETAILS

### GENERAL INFO

#### TYPE

Commercial Office

#### NET LETTABLE AREA

Total : 204,867 sq. ft.

#### PROMINENT TENANTS

Tenaga Nasional Bhd  
DHL Asia Pacific Shared  
Services Sdn Bhd  
Asiaworks Malaysia Sdn  
Bhd

#### LANDLORD

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

#### NO. OF STOREYS

6 storeys with  
1-storey basement  
car park.

#### MANAGEMENT

Axis REIT Managers  
Berhad

### CAR PARK

#### TOTAL BAYS

**449** car park bays



#### ADDITIONAL CAR PARK

400 bays at the open air car park  
available opposite the premises.

#### ALLOCATION

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

650 bays at the Park & Ride car  
park located at the Asia Jaya LRT  
Station.

### OTHERS

**Surau** Basement Level

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

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## PROPERTY DETAILS

### M&E FACILITIES AND SERVICES

#### PASSENGER LIFTS



**4 units** (17 person, 1,250 kg capacity per unit)

#### CARGO LIFTS



**2 units** (2,000 kg capacity per unit)



#### LOADING AREA



**Available** (Ground)



#### ELECTRICAL/POWER



**3 Phase, 2,000 amps**

#### AIR-CONDITIONING TYPE



**Water-cooled** packaged units for the office space from 8.30am to 6.00pm on weekdays and from 8.30am to 1.00 pm on Saturday.

#### 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, Packet One, Digi & Umobile**

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## BUILDING PHOTOS



Exterior View



Drop Off Area



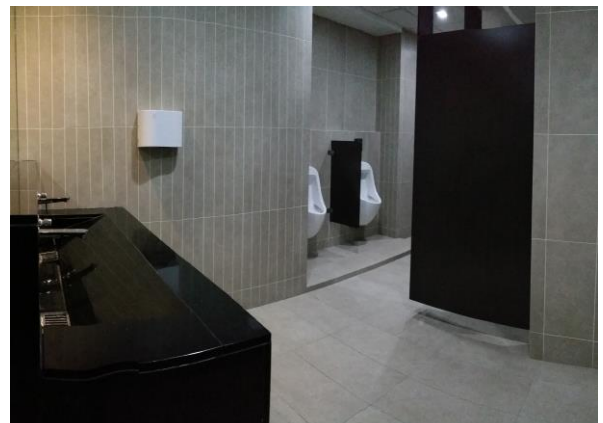
Ground Floor Lift Lobby



F & B Area at Ground Floor



Cargo Lift Lobby



Newly Refurbished Toilets

# CRYSTAL PLAZA



## FLOOR PLANS

### 2<sup>ND</sup> FLOOR OFFICE



Floor	Area	Floor to slab	Floor Loading	Use
2nd Floor	38,032 sq ft	12 feet	50 lbs per sq ft	Office

