

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

September 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 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 : 10th August 2018

No of Properties	44
Square Feet Managed	9,022,287

Axis REIT Managers Berhad (649450-W)

Axis REIT Managers Berhad (649450-W) 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

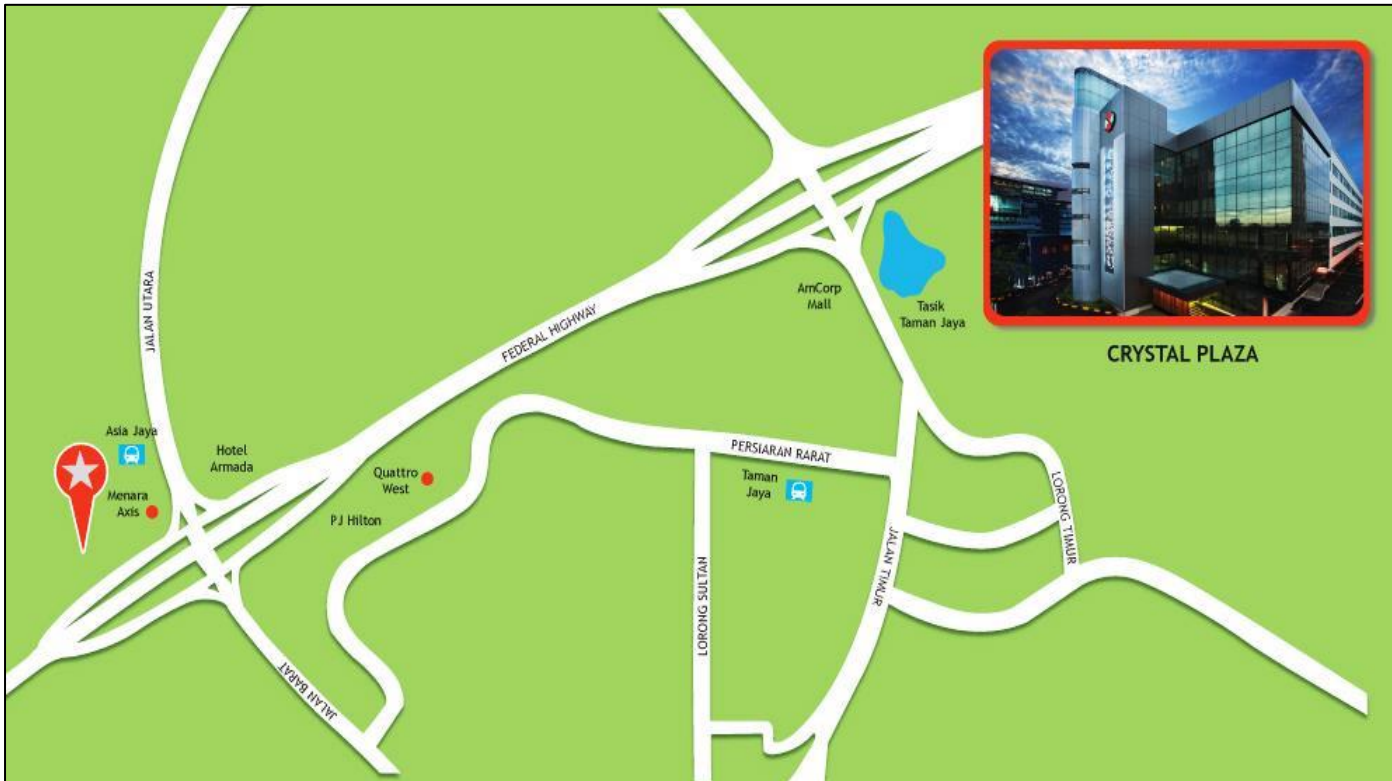
For more info : www.axis-reit.com.my

CRYSTAL PLAZA



LOCATION

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



CRYSTAL PLAZA

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.

CRYSTAL PLAZA



PROPERTY DETAILS

GENERAL INFO

TYPE

Commercial Office

NET LETTABLE AREA

Total : 205,103 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



ALLOCATION

1  every 1,000 sf.

ADDITIONAL CAR PARK

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

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.

CRYSTAL PLAZA



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

CRYSTAL PLAZA



BUILDING PHOTOS



Exterior View



Drop Off Area



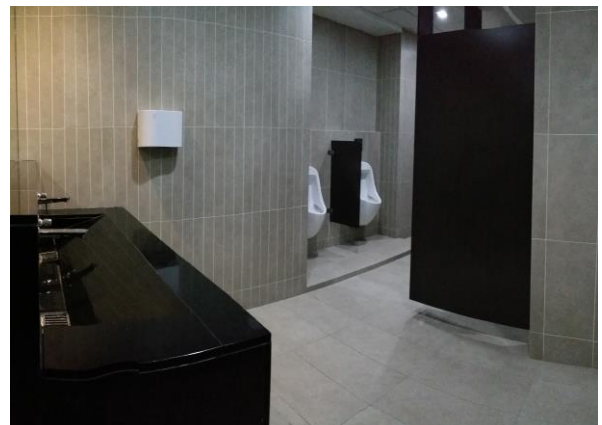
Ground Floor Lift Lobby



F & B Area at Ground Floor



Cargo Lift Lobby



Newly Refurbished Toilets

CRYSTAL PLAZA

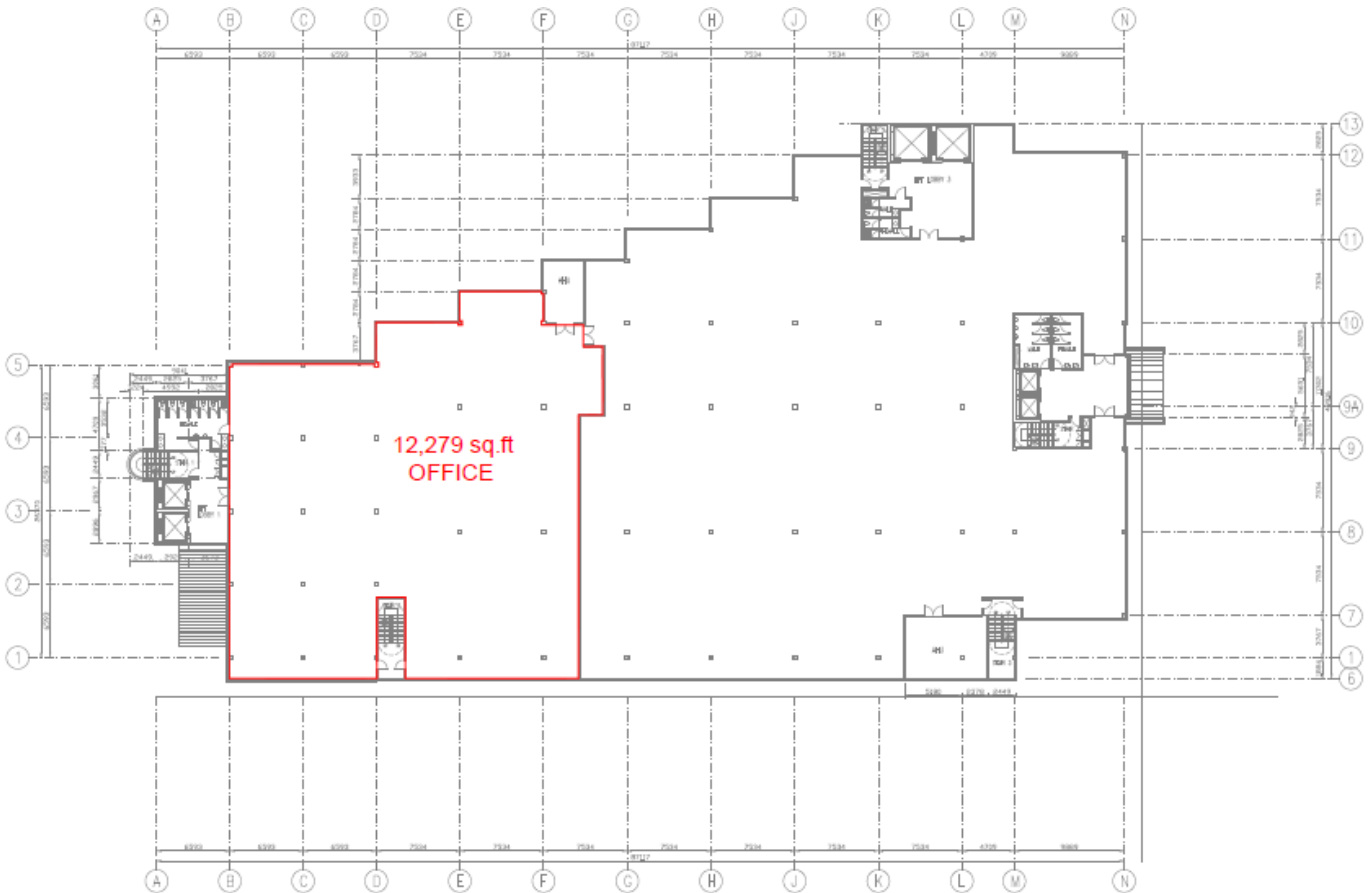


FLOOR PLANS

2ND FLOOR OFFICE



Floor	Area	Floor to slab	Floor Loading	Use
2nd Floor	12,279 sq ft	12 feet	50 lbs per sq ft	Office



CRYSTAL PLAZA

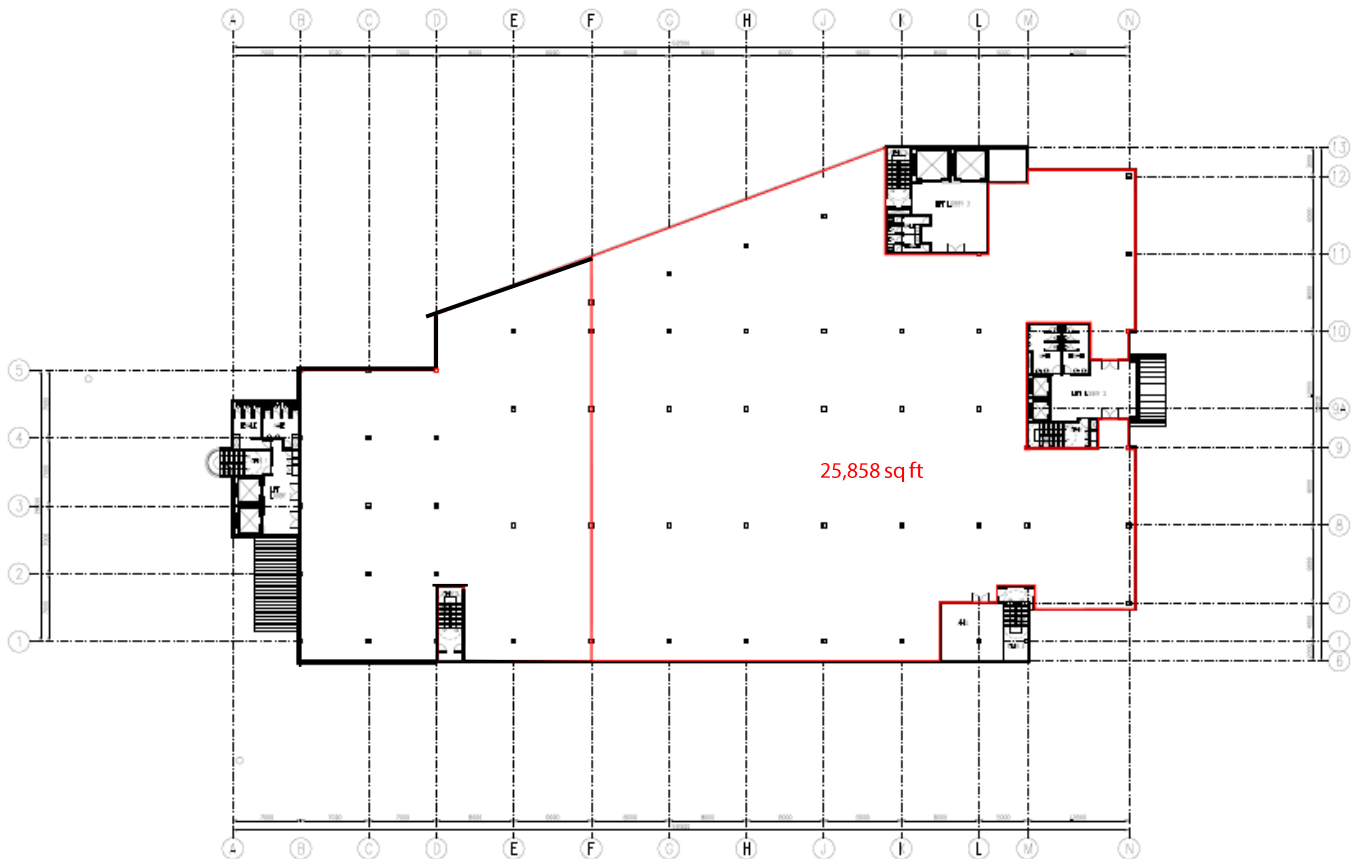


FLOOR PLANS

5TH FLOOR OFFICE



Floor	Area	Floor to slab	Floor Loading	Use
5 th Floor	25,858 sq ft	12 feet	50 lbs per sq ft	Office



5th FLOOR PLAN - CRYSTAL PLAZA

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

For Leasing enquiries, please contact:

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