

# INFINITE CENTRE



Lot 1, Jalan 13/6, 46200 Petaling Jaya, Selangor

PROPERTY INFORMATION



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

May 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	8,087,782

## 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)

# INFINITE CENTRE



## LOCATION

Lot 1 Jalan 13/6, 46200 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** : 5 mins walking distance to bus stop. (Rapid Bus U85, T635, T628, T628B & T629; Metro Bus No. 12).
- TRAIN** : 5 mins drive to Taman Paramount Putra LRT Station & 10 mins drive to Asia Jaya LRT Station.

## AMENITIES

- F&B FACILITIES** : Walking distance (5 mins) to cafes eg. Yellow Apron and Makhan by Kitchen Mafia.  
Walking distance (5 mins) to Jaya One and Jaya 33 which accommodates a number of F&B outlets.  
Ample F&B outlets and food stalls within the neighborhood of Section 13, Section 14, Seapark and Section 17.

# INFINITE CENTRE



## PROPERTY DETAILS

### GENERAL INFO

#### TYPE

Industrial Office /  
Warehouse

#### NET LETTABLE AREA

Total : 140,417 sq. ft.

#### PROMINENT TENANTS

Konica Minolta Business  
Solutions (M) Sdn Bhd  
C Melchers GmbH & Co  
Procurri Malaysia

#### LANDLORD

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

#### NO. OF STOREYS

4 storeys with  
A lower ground floor  
car park

#### MANAGEMENT

Axis REIT Managers  
Berhad

### CAR PARK

#### TOTAL BAYS

176 car park bays



#### ALLOCATION

1  to every 1,000 sf.



### OTHERS

#### Surau

Ground Floor

#### Signage

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

# INFINITE CENTRE



## PROPERTY DETAILS

### M&E FACILITIES AND SERVICES

#### PASSENGER LIFTS

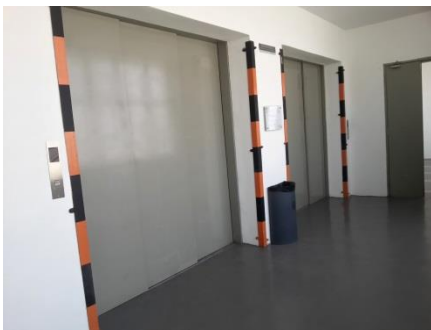


**2 units** (900 kg capacity per unit)

#### CARGO LIFTS



**4 units** (3,000 kg capacity per unit)



#### LOADING AREA

**Available**  
(Left & Right Wing)



#### ELECTRICAL/POWER



**3 Phase, 2,400 amps**

#### AIR-CONDITIONING TYPE



**Air-cooled** packaged units for the office space.

#### 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, Maxis**

# INFINITE CENTRE



## BUILDING PHOTOS



Lift Lobby



Main Entrance



Lower Ground Car Parks



Toilets

# INFINITE CENTRE

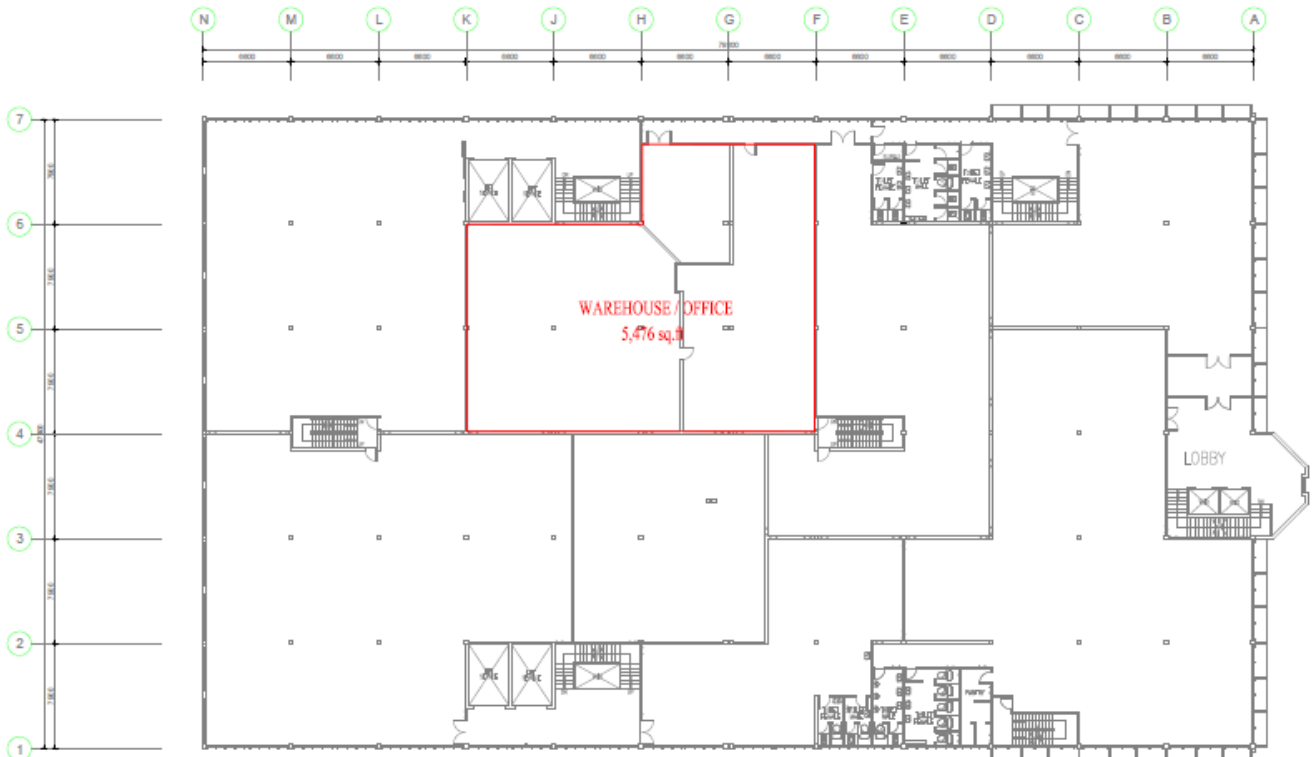


## FLOOR PLANS

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



Floor	Area	Floor to slab	Floor Loading	Use
1st Floor (Right Wing)	5,476 sq ft	14 feet	150 lbs psf.	Office/Warehouse



**INFINITE CENTRE**  
**FIRST FLOOR PLAN**

# INFINITE CENTRE

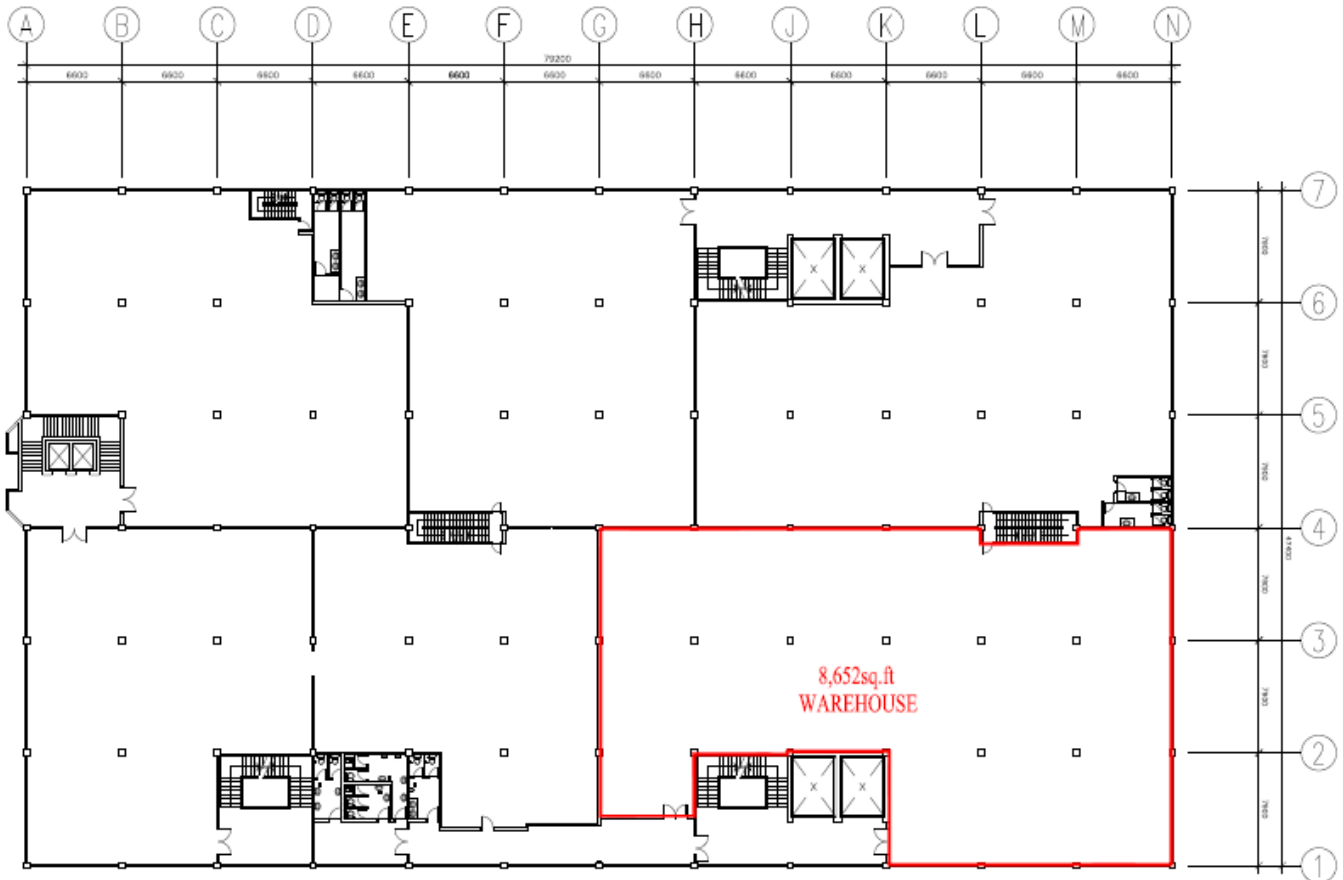


## FLOOR PLANS

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



Floor	Area	Floor to slab	Floor Loading	Use
2nd Floor (Right Wing)	8,652 sq ft	14 feet	150 lbs psf.	Office/Warehouse



2nd FLOOR PLAN  
INFINITE CENTRE



# INFINITE CENTRE

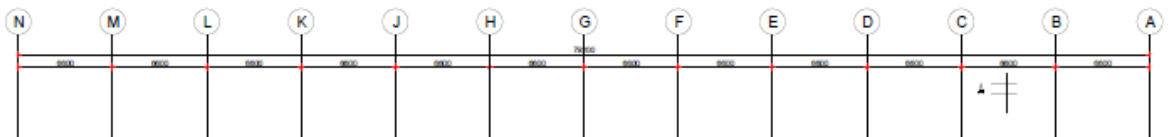


## FLOOR PLANS

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



Floor	Area	Floor to slab	Floor Loading	Use
2nd Floor (Left Wing)	3,600 sq ft	14 feet	150 lbs psf.	Office/Warehouse



# INFINITE CENTRE

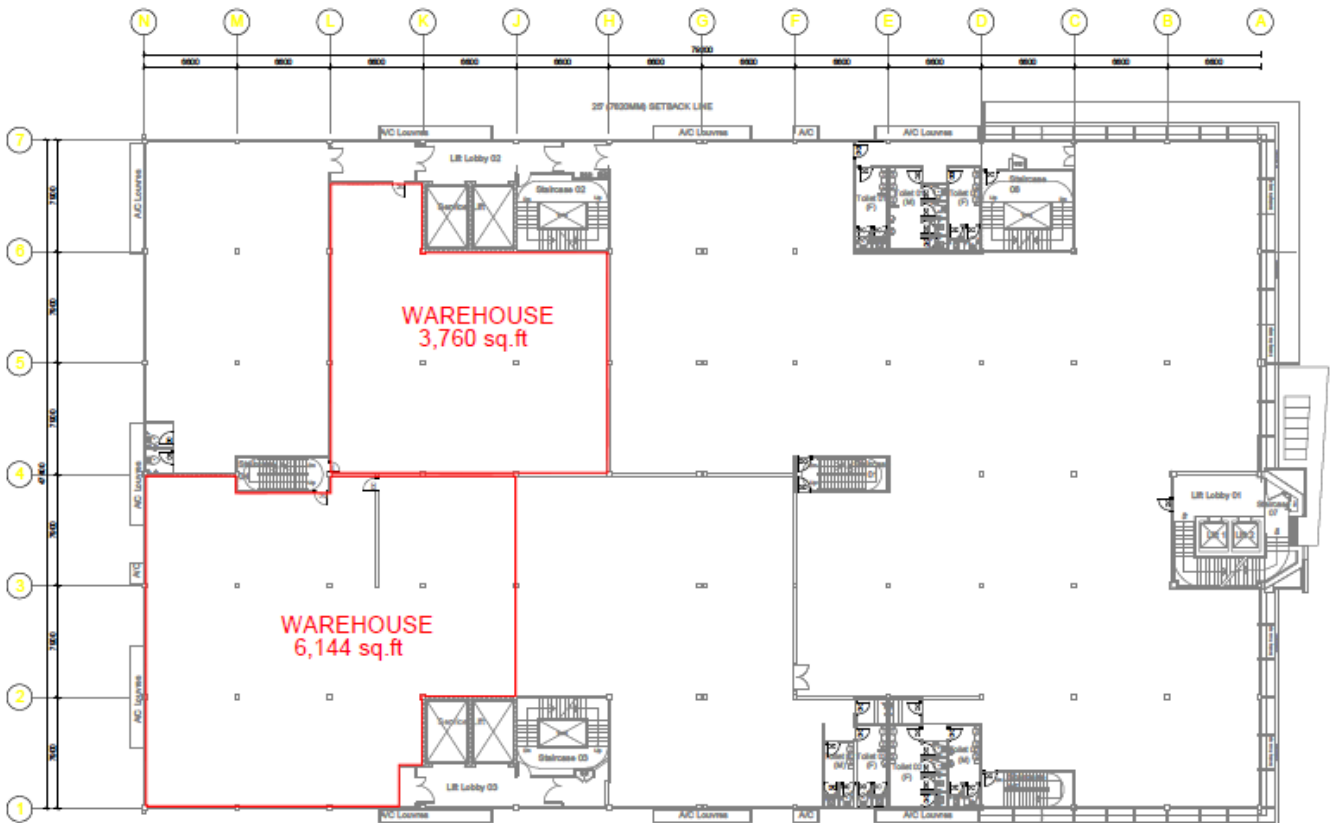


## FLOOR PLANS

### 3<sup>RD</sup> FLOOR OFFICE/ WAREHOUSE



Floor	Area	Floor to slab	Floor Loading	Use
3rd Floor	3,760 sq ft	14 feet	150 lbs per sq ft	Warehouse
	6,144 sq ft	14 feet	150 lbs per sq ft	Warehouse



**INFINITE CENTRE**  
**THIRD FLOOR PLAN**

# INFINITE CENTRE



## WHY AXIS?

### WHY CHOOSE AXIS?

- ✓ Malaysia's leading Real Estate Investment Trust with over 8 million square feet in space under management.
- ✓ Office and warehouse space provider for Fujifilm, Fuji Xerox, Konica Minolta, Nippon Express, DHL, Philips, DB Schenker, Hitachi eBworx, LF Logistic 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.

# CONTACT INFORMATION

**For Leasing enquiries, please contact:**

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