

MENARA AXIS



No. 2, Jalan 51A/223, 46100 Petaling Jaya, Selangor

PROPERTY INFORMATION



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

July 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 : 31st March 2018

No of Properties	41
Square Feet Managed	8,087,782

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

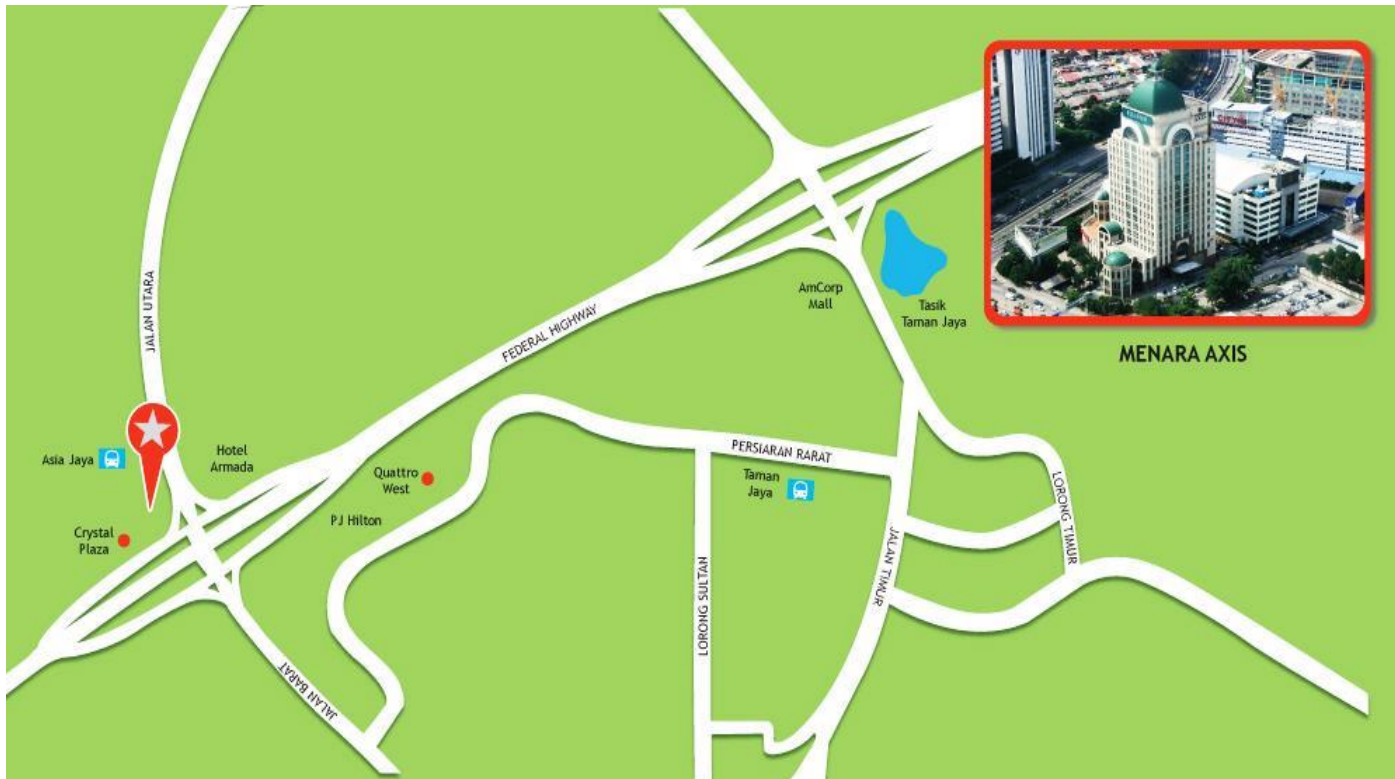
For more info : www.axis-reit.com.my

MENARA AXIS



LOCATION

No. 2, Jalan 51A/223, 46100 Petaling Jaya, Selangor



MENARA AXIS

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** : Short walking distance to main bus stop off the Federal Highway (about 100 metres away).
- TRAIN** : In front of Asia Jaya Putra LRT station (2 mins walk).

AMENITIES

- F&B FACILITIES** : Ample F&B outlets in the vicinity, e.g. Starbucks & 7 Elevent at the lobby of Menara Axis, D'Jungle Foodcourt (next door), Tajima Restaurant at the lobby of Crystal Plaza, Imperial Garden Restaurant in Intan Square, Jaya Palace Restaurant in Menara LYL etc.

MENARA AXIS



PROPERTY DETAILS

GENERAL INFO

TYPE

Commercial
Office/Retail

LANDLORD

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

MANAGEMENT

Axis REIT Managers
Berhad

NET LETTABLE AREA

Total : 184,121 sq. ft.

NO. OF STOREYS

16 storey office
building with
3 levels of car park

PROMINENT TENANTS

Fujifilm (M) Sdn Bhd
Philips Malaysia Sdn Bhd
DHL Asia Pacific Services Sdn
Bhd
Berjaya Starbucks (M) Sdn
Bhd


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

Level CP1

Signage

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

MENARA AXIS



PROPERTY DETAILS

M&E FACILITIES AND SERVICES

PASSENGER LIFTS



6 units (17 person, 1,160kg capacity per unit)

CARGO LIFTS



N/A

LOADING AREA



N/A

TELCO PROVIDERS



TM, Maxis

ELECTRICAL/POWER



3 Phase, 2,000 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.

MENARA AXIS



BUILDING PHOTOS



Main Lobby



Lift Lobby



7-Eleven



Starbucks Outlet



Brightly lit Car Parks



Newly Refurbished Toilets

MENARA AXIS

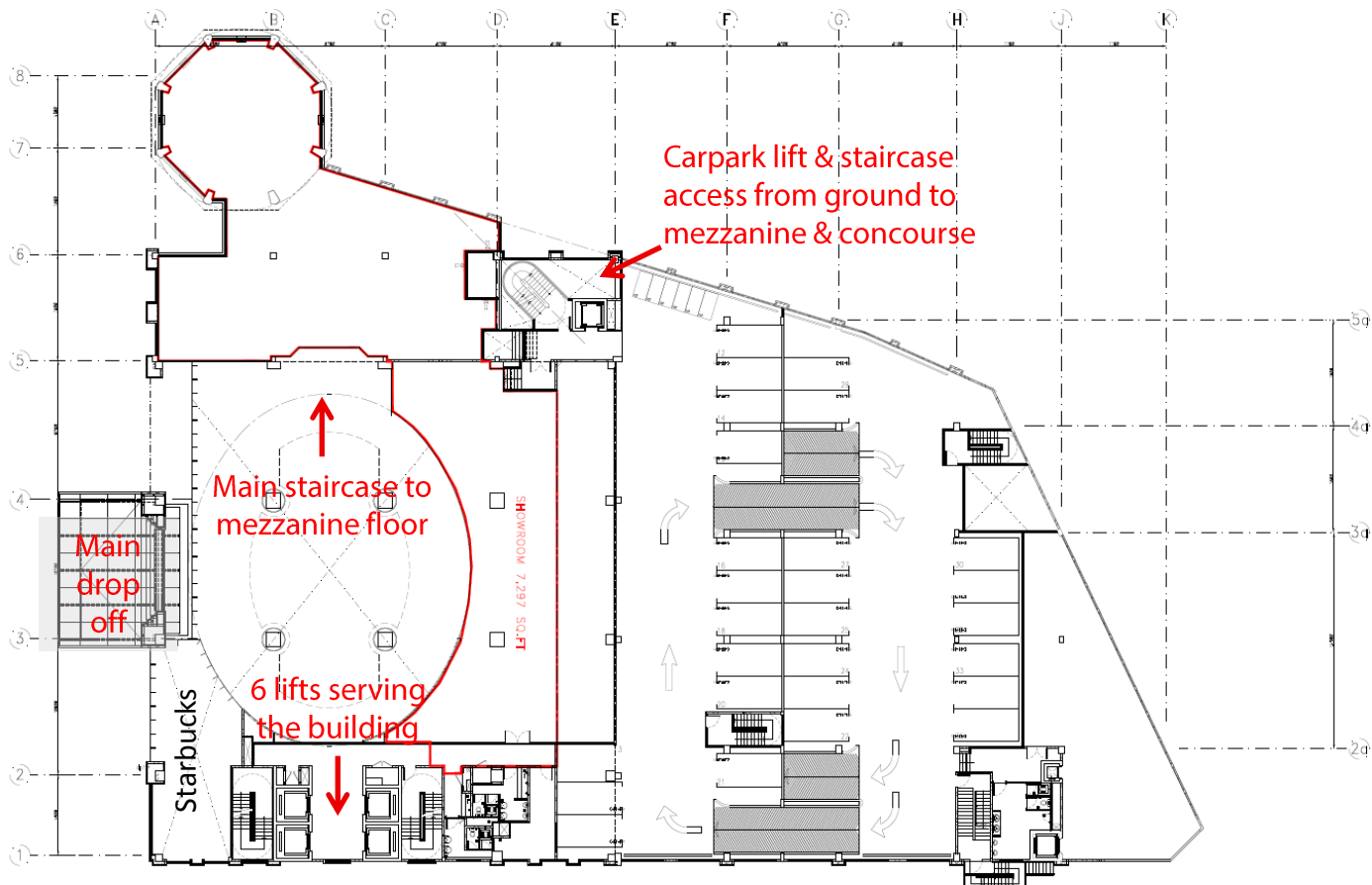


FLOOR PLANS

MEZZANINE SHOWROOM



Level	Area	Ceiling Height	Floor Loading	Use
Mezzanine	7,297 sq ft	12 feet	50 lbs per sq ft	Showroom/Office



MENARA AXIS

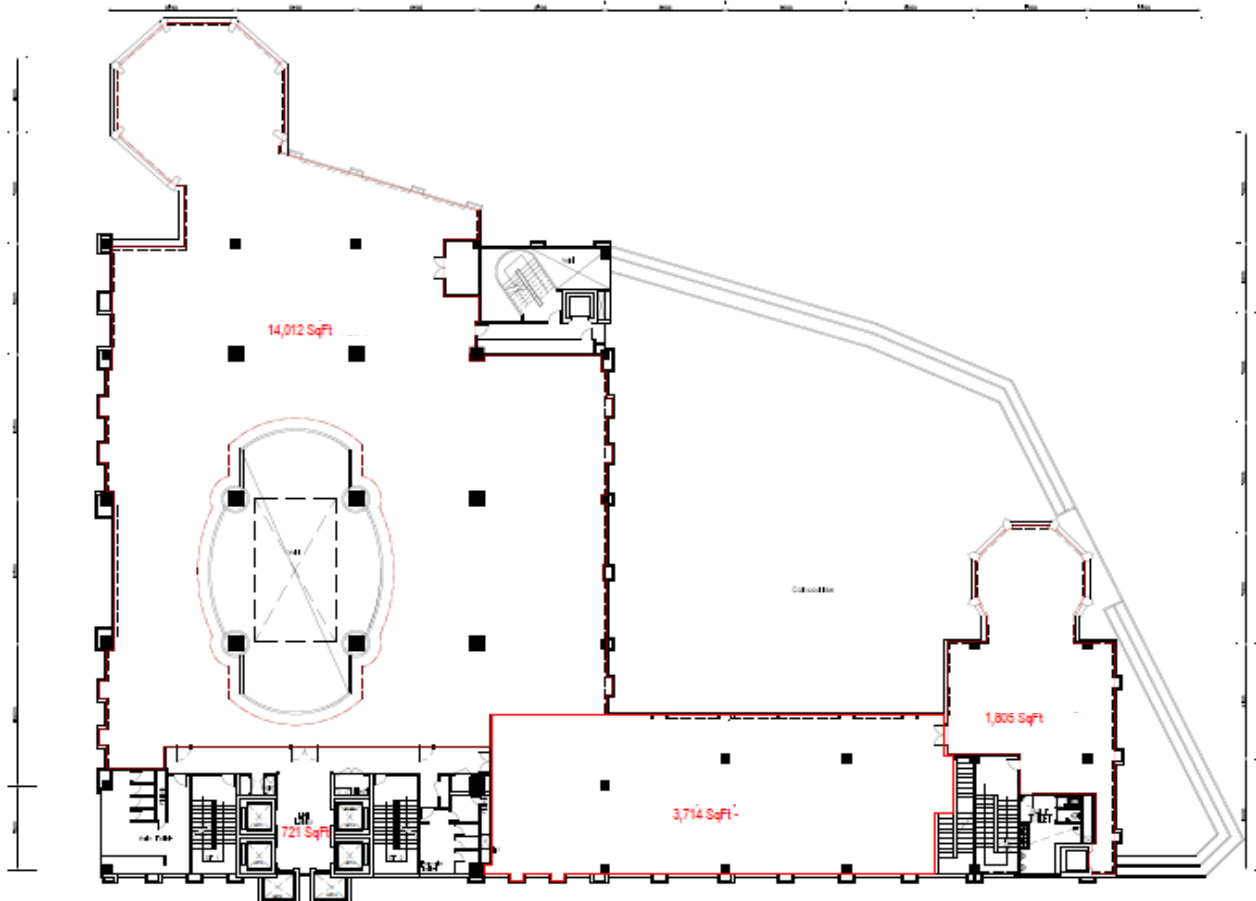


FLOOR PLANS

CONCOURSE SHOWROOM



Level	Area	Ceiling Height	Floor Loading	Use
Concourse	21,427 sq ft	12 feet	50 lbs per sq ft	Showroom/Office



MENARA AXIS

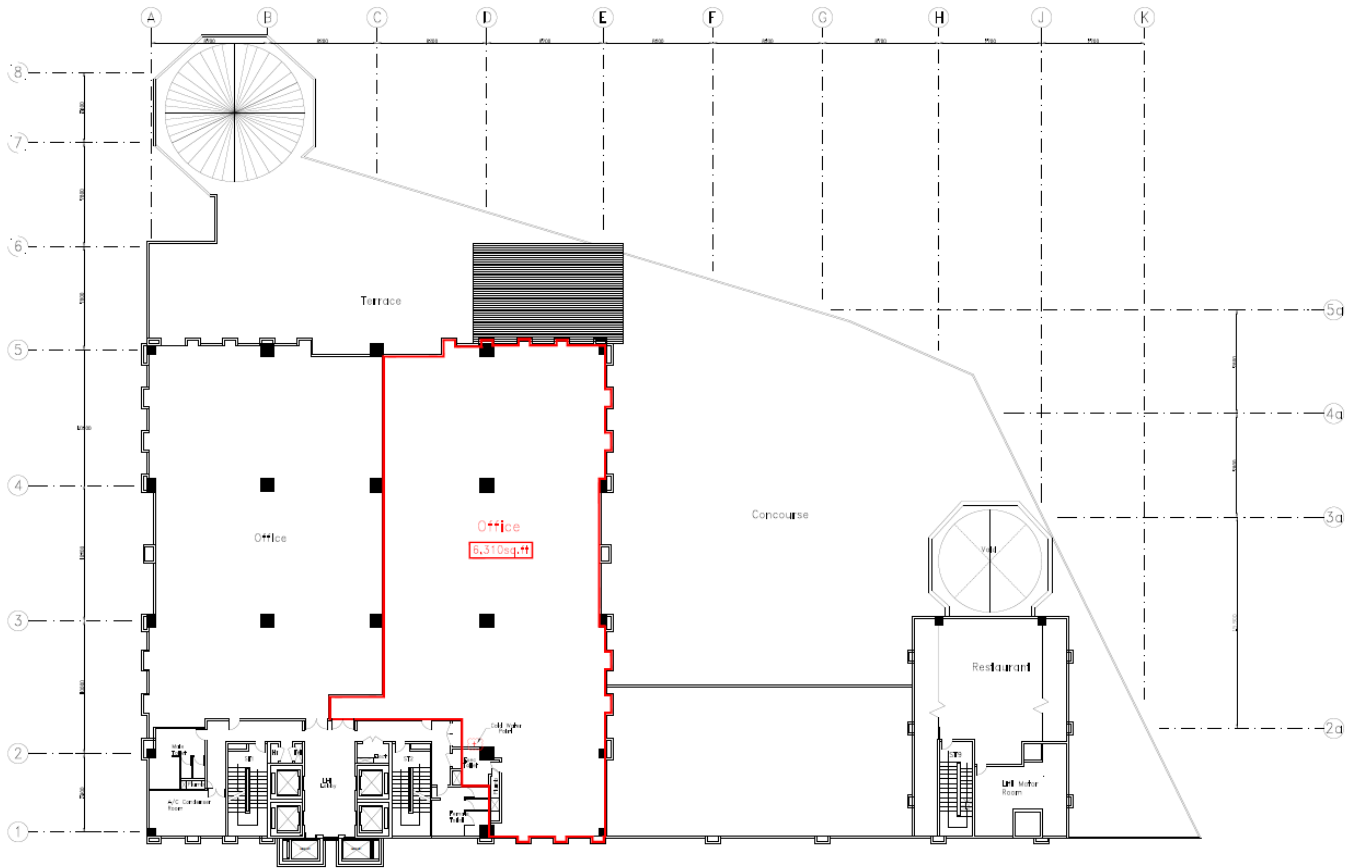


FLOOR PLANS

LEVEL 2 OFFICE



Level	Area	Ceiling Height	Floor Loading	Use
Level 2	6,310 sq ft	9 feet	50 lbs per sq ft	Office



MENARA AXIS

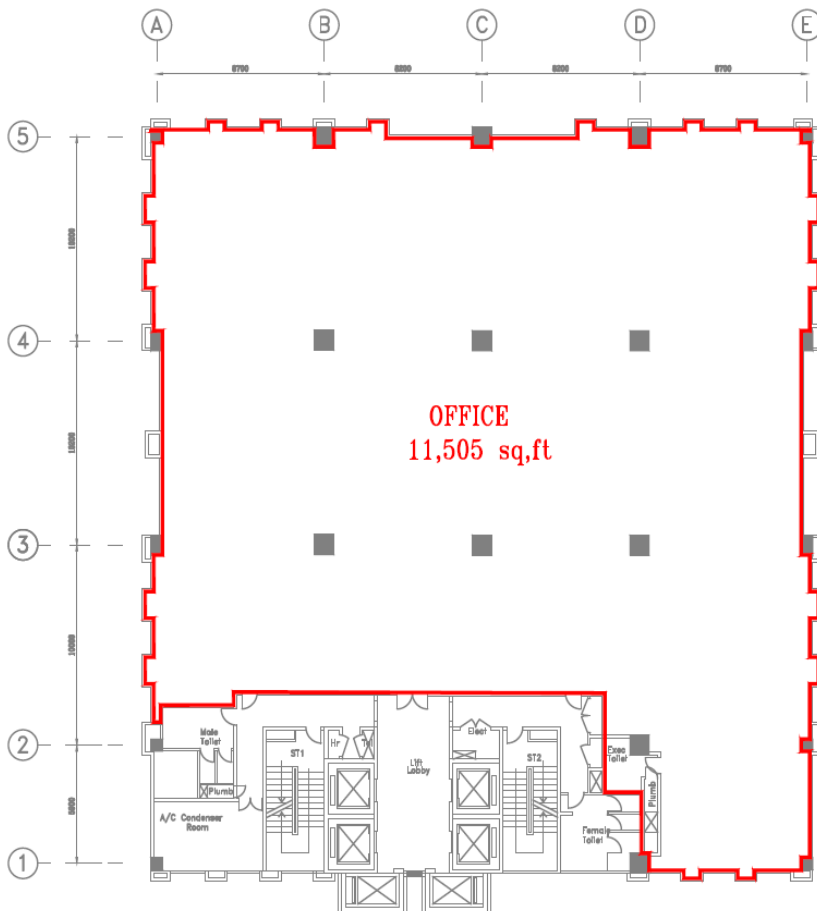


FLOOR PLANS

LEVEL 3 OFFICE



Level	Area	Ceiling Height	Floor Loading	Use
Level 3	11,505 sq ft	9 feet	50 lbs per sq ft	Office



MENARA AXIS FLOOR PLAN (LEVEL 3)

MENARA AXIS

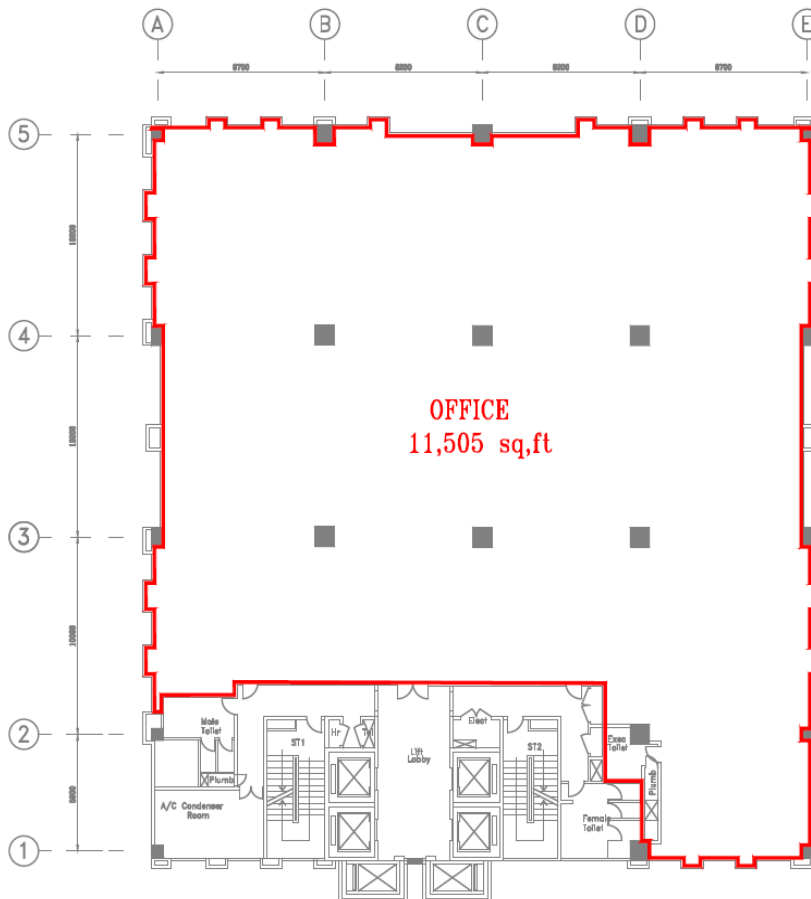


FLOOR PLANS

LEVEL 7 OFFICE



Level	Area	Ceiling Height	Floor Loading	Use
Level 7	11,505 sq ft	9 feet	50 lbs per sq ft	Office



MENARA AXIS FLOOR PLAN (LEVEL 3)

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, LF Logistics, 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 (649450-W) 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.

For Leasing enquiries, please contact:

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Head of Real Estate

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Axis REIT Managers Berhad (649450-W)

Penthouse Menara Axis,

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