

# 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

August 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> JULY 2017

No of Properties	39
Square Feet Managed	7,595,482

## 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**

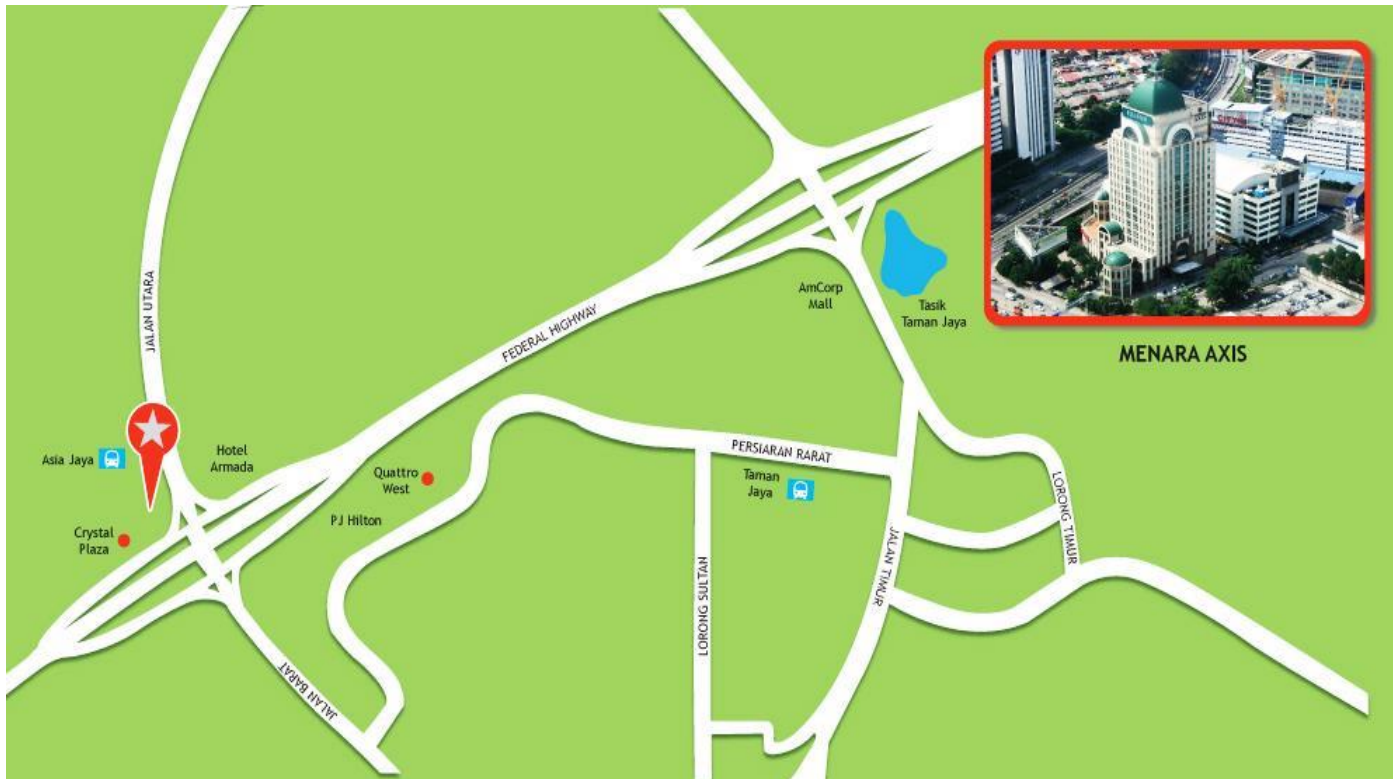
For more info : [www.axis-reit.com.my](http://www.axis-reit.com.my)

# MENARA AXIS



## LOCATION

No. 2, Jalan 51 A/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** : 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 : 182,859 sq. ft.

#### NO. OF STOREYS

16 storey office  
building with  
3 levels of car park

#### PROMINENT TENANTS

Fujifilm (M) Sdn Bhd  
Fitness First Sdn Bhd  
Philips Malaysia Sdn Bhd  
DHL Asia Pacific Services  
Sdn Bhd  
Opensys (M) Berhad

### CAR PARK

#### TOTAL BAYS

**449** car park bays



#### ALLOCATION

1  to 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

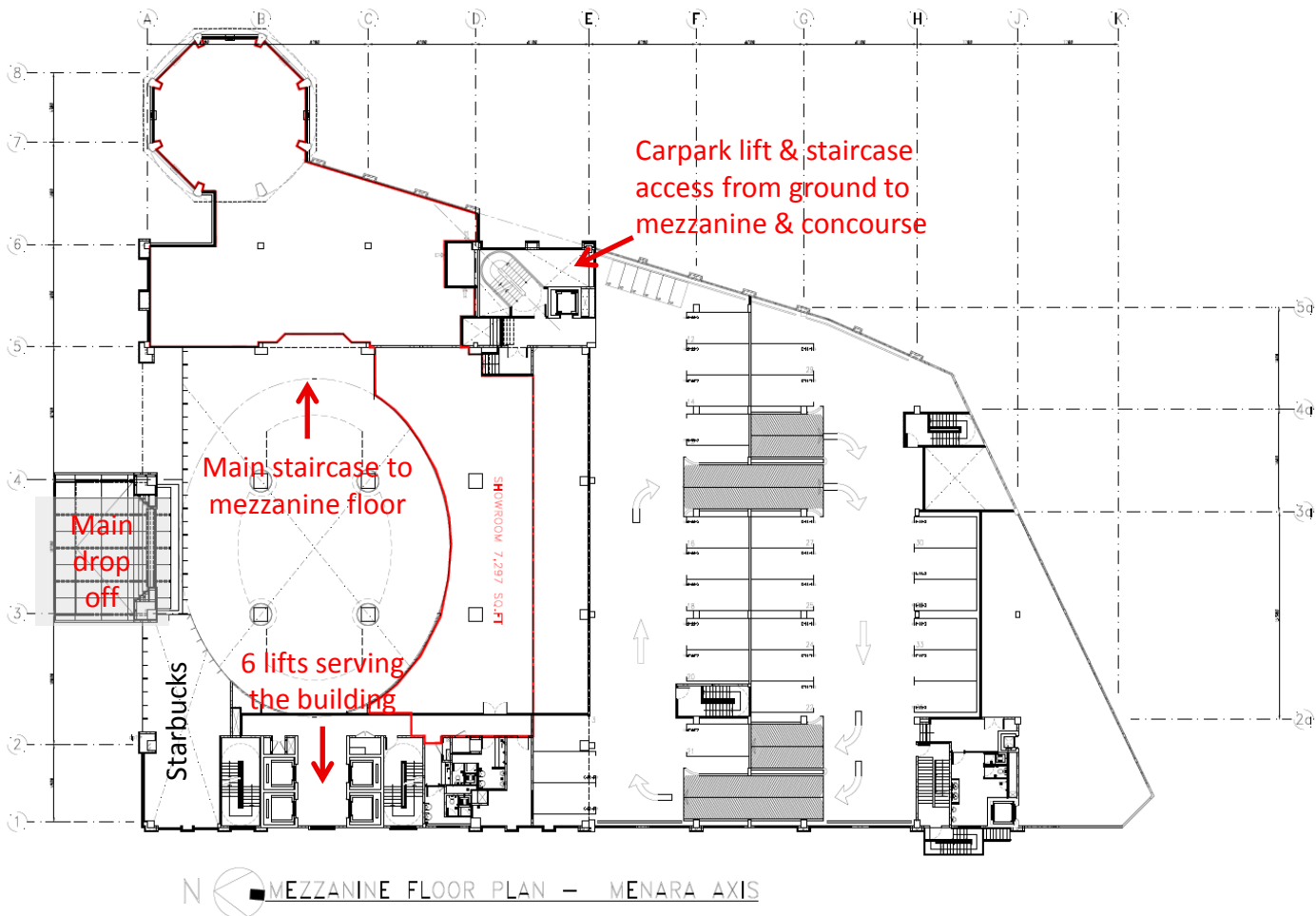


## FLOOR PLANS

### 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

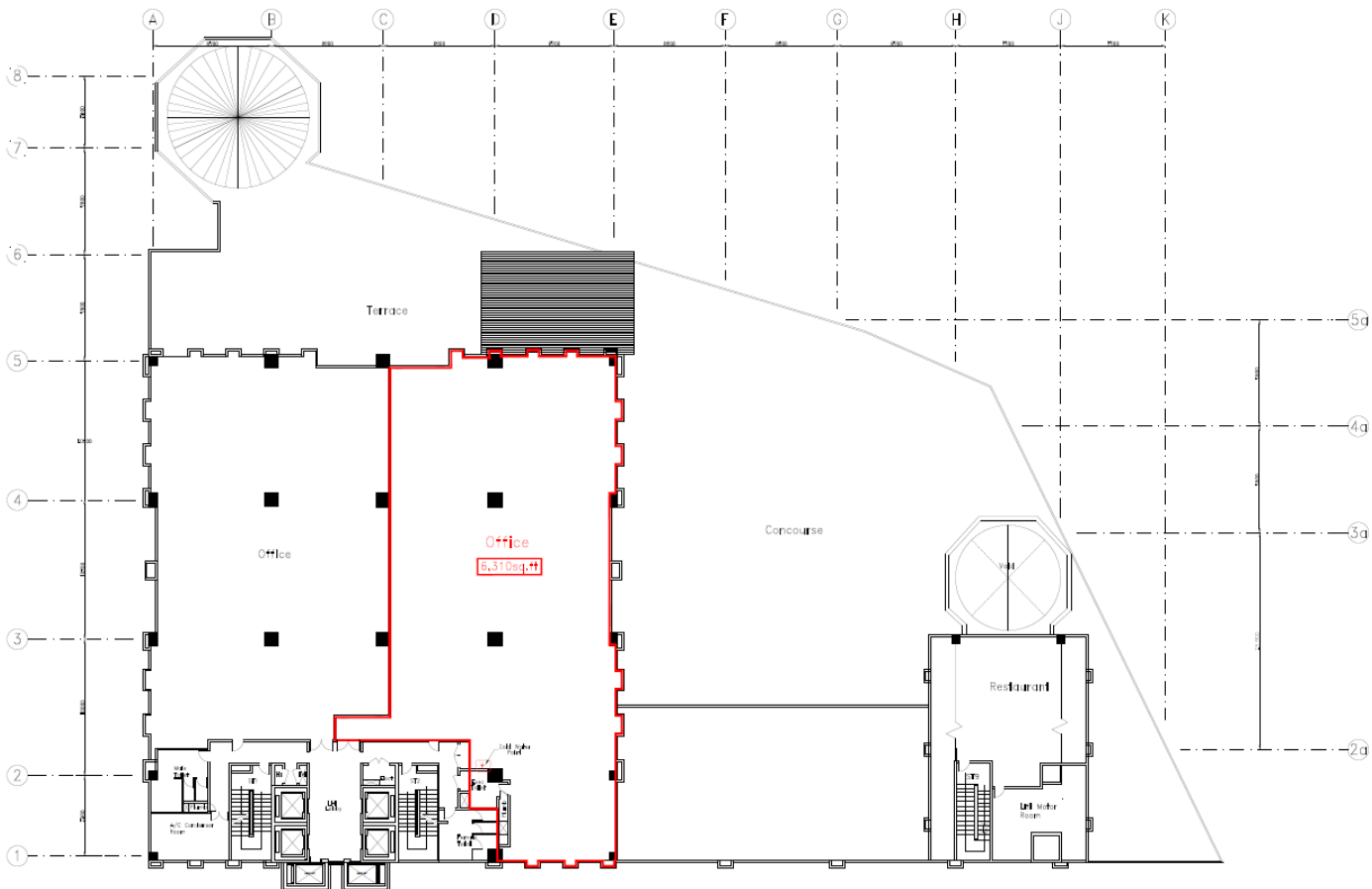


## FLOOR PLANS

### LEVEL 2 OFFICE



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





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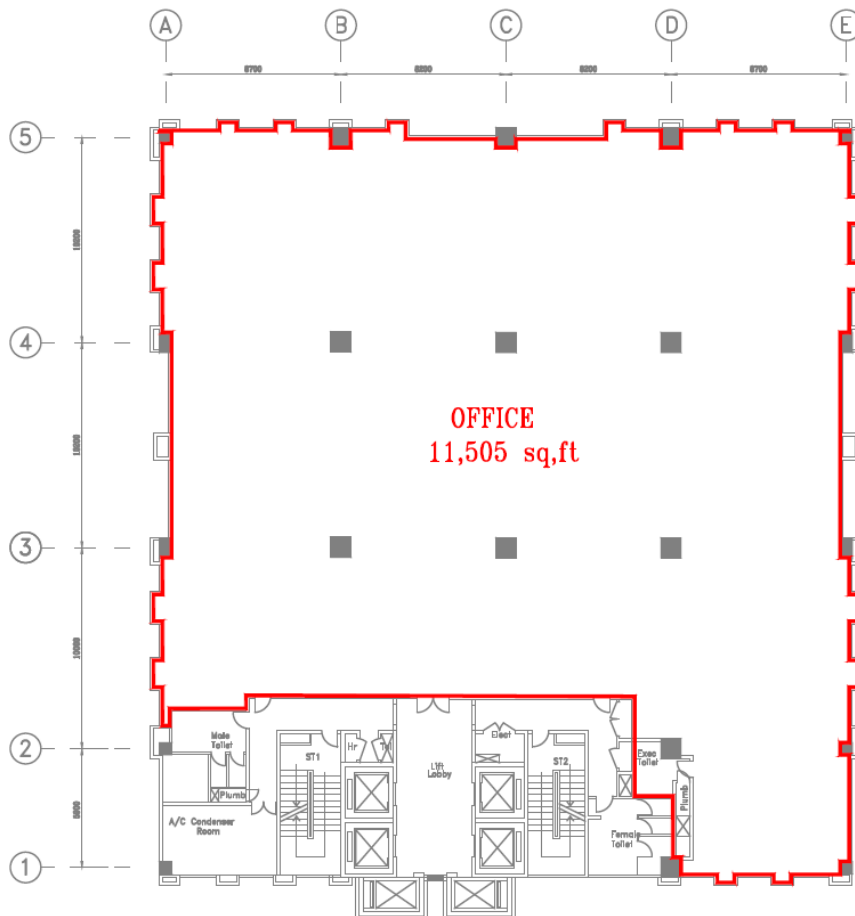


## FLOOR PLANS

### 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)