

QUATTROWEST



No. 4, Lorong Persiaran Barat, 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

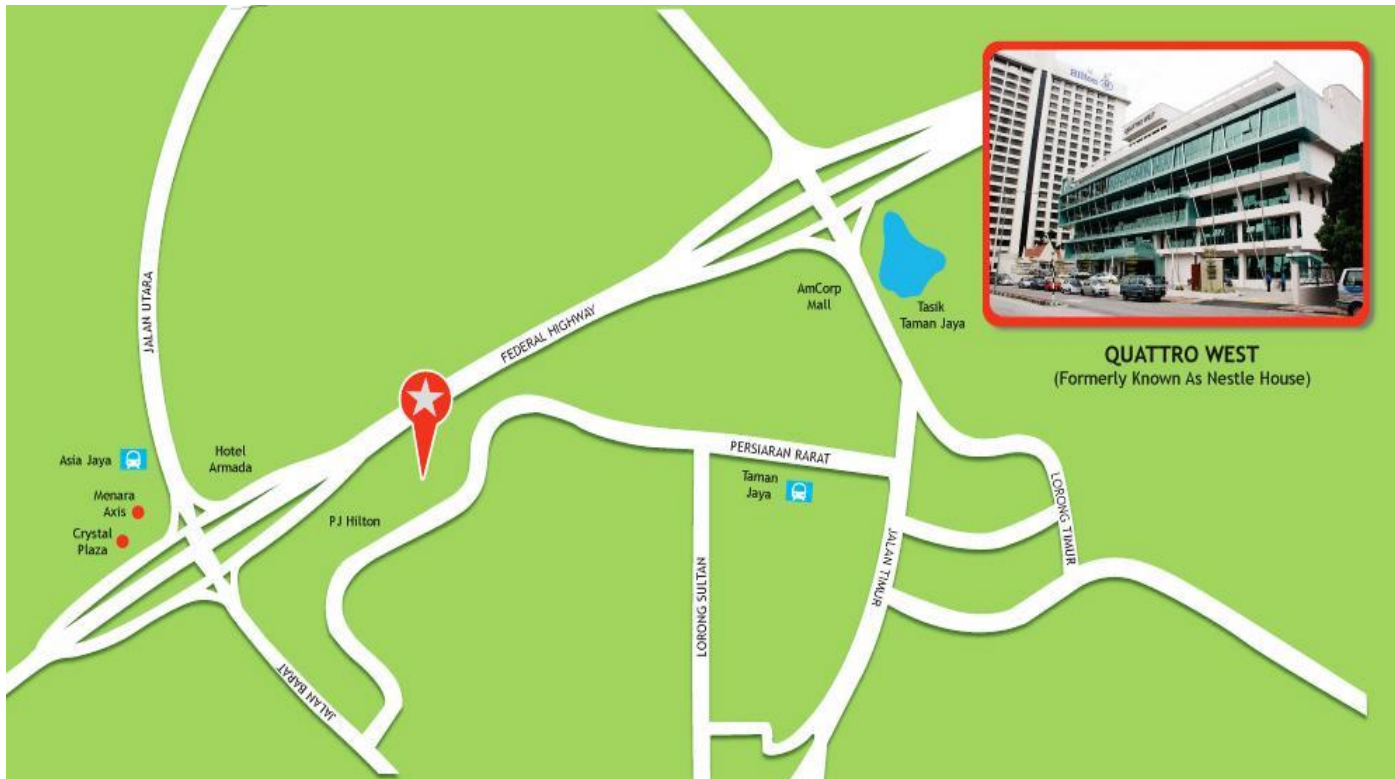
For more info : www.axis-reit.com.my

QUATTRO WEST



LOCATION

No. 4, Lorong Persiaran Barat, 46200 Petaling Jaya, Selangor



QUATTRO WEST
(Formerly Known As Nestle House)

ACCESSIBILITY

- CAR** : Accessible 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** : 2 mins walk to Rapid Bus Stop.
4 mins walk to Asia Jaya Bus stop and Hilton Bus Stop.
- TRAIN** : Walking distance to two LRT Stations, i.e. Taman Jaya LRT Station (Amcorp Mall) and Asia Jaya LRT Station.

AMENITIES

- F&B FACILITIES** : Ample F&B outlets, ranging from restaurants to coffee shops and food stalls in the vicinity e.g. Restoran Syed, Sri Thai, KFC, Subway, Zone Eight White Coffee, Okay Hawker, Janova, Rokaro. Walking distance to PJ Hilton (next door), Sheraton Petaling Jaya and Wisma Thrifty.

QUATTRO WEST



PROPERTY DETAILS

GENERAL INFO

TYPE

Office

LANDLORD

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

MANAGEMENT

Axis REIT Managers
Berhad

NET LETTABLE AREA

Total : 104,196 sq. ft.

NO. OF STOREYS

6 storeys with
1-storey basement car
park

PROMINENT TENANTS

Jeunesse Global Sdn Bhd
Antah Insurance Broker Sdn
Bhd
Roca Malaysia Sdn Bhd
MIMS Medica Sdn Bhd

CAR PARK

TOTAL BAYS

130 car park bays



ALLOCATION

1  every 1,000 sf.



OTHERS

Surau 6th Floor

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

QUATTRO WEST



PROPERTY DETAILS

M&E FACILITIES AND SERVICES

PASSENGER LIFTS



4 units (10 person, 685 kg capacity per unit)

CARGO LIFTS



N/A

LOADING AREA



N/A

TELCO PROVIDERS



Maxis, TM, Time

ELECTRICAL/POWER



3 Phase, 2,500 amps

AIR-CONDITIONING TYPE



Water-cooled packaged units for the office space from 8.30am to 5.30pm on weekdays and from 8.30 am to 1.00 pm on Saturdays.

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.

QUATTRO WEST



BUILDING PHOTOS



Main Lobby



Main Entrance



Lift Lobby



Brightly Lit Basement



Security Guard Post



Modern Toilets

QUATTRO WEST

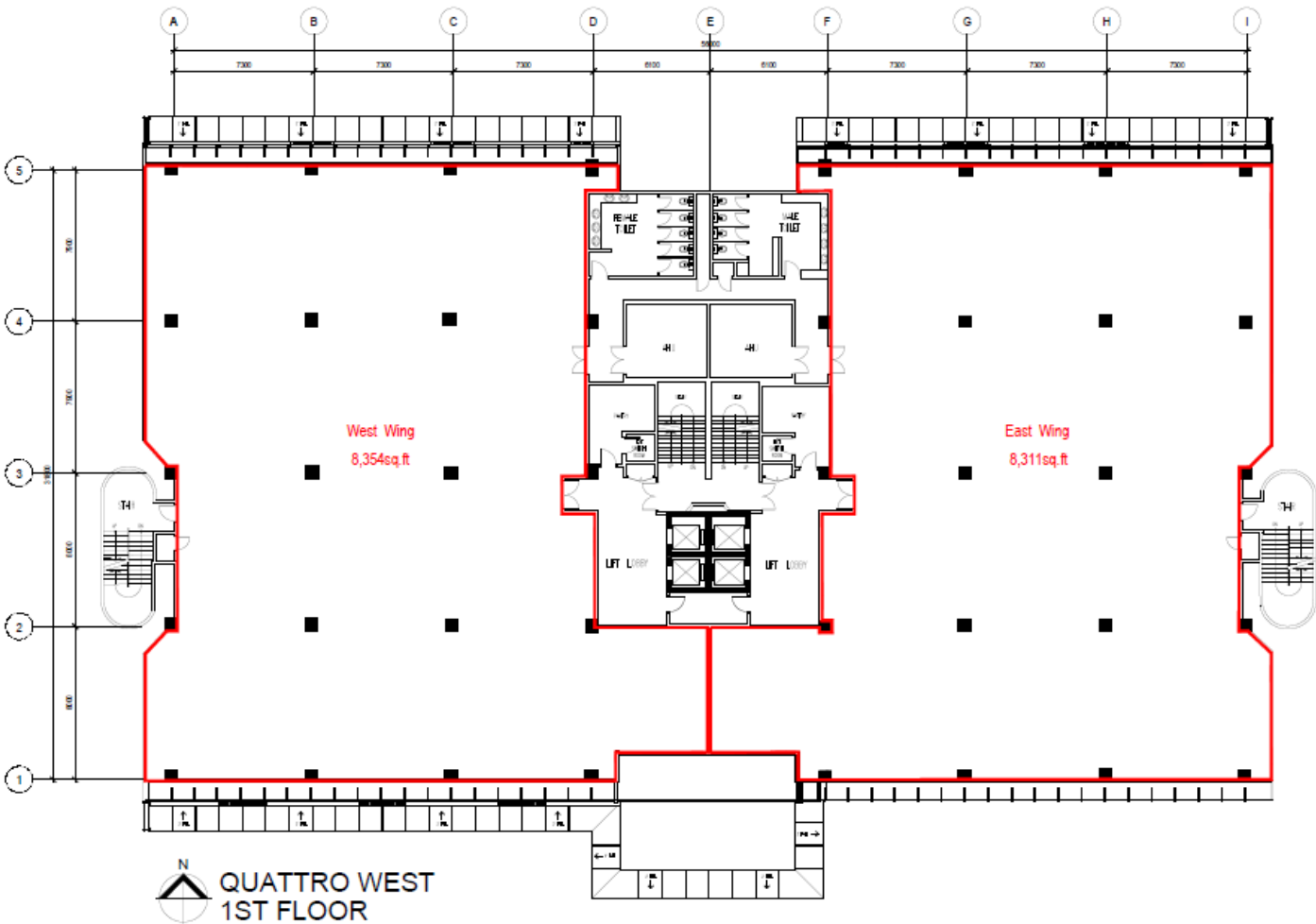


FLOOR PLANS

1ST FLOOR OFFICE



Wing	Floor	Area	Floor to slab	Floor Loading	Use
West	1st Floor	8,354 sq ft	12 feet	50 lbs per sq. ft.	Office
East	1st Floor	8,311 sq ft	12 feet	50 lbs per sq. ft.	Office



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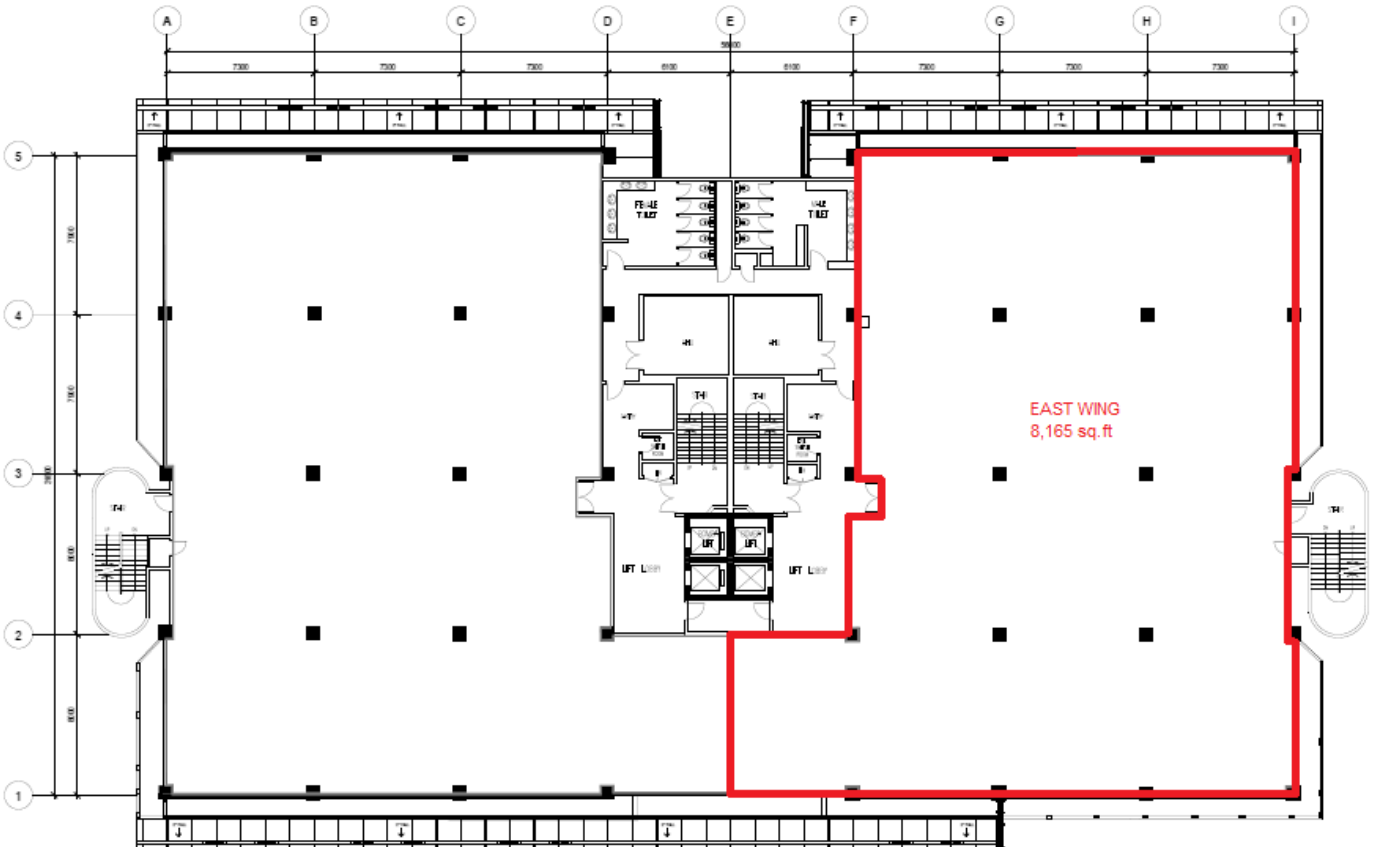


FLOOR PLANS

EAST WING 2ND FLOOR OFFICE



Wing	Floor	Area	Floor to slab	Floor Loading	Use
East	2nd Floor	8,165 sq ft	12 feet	50 lbs per sq. ft.	Office



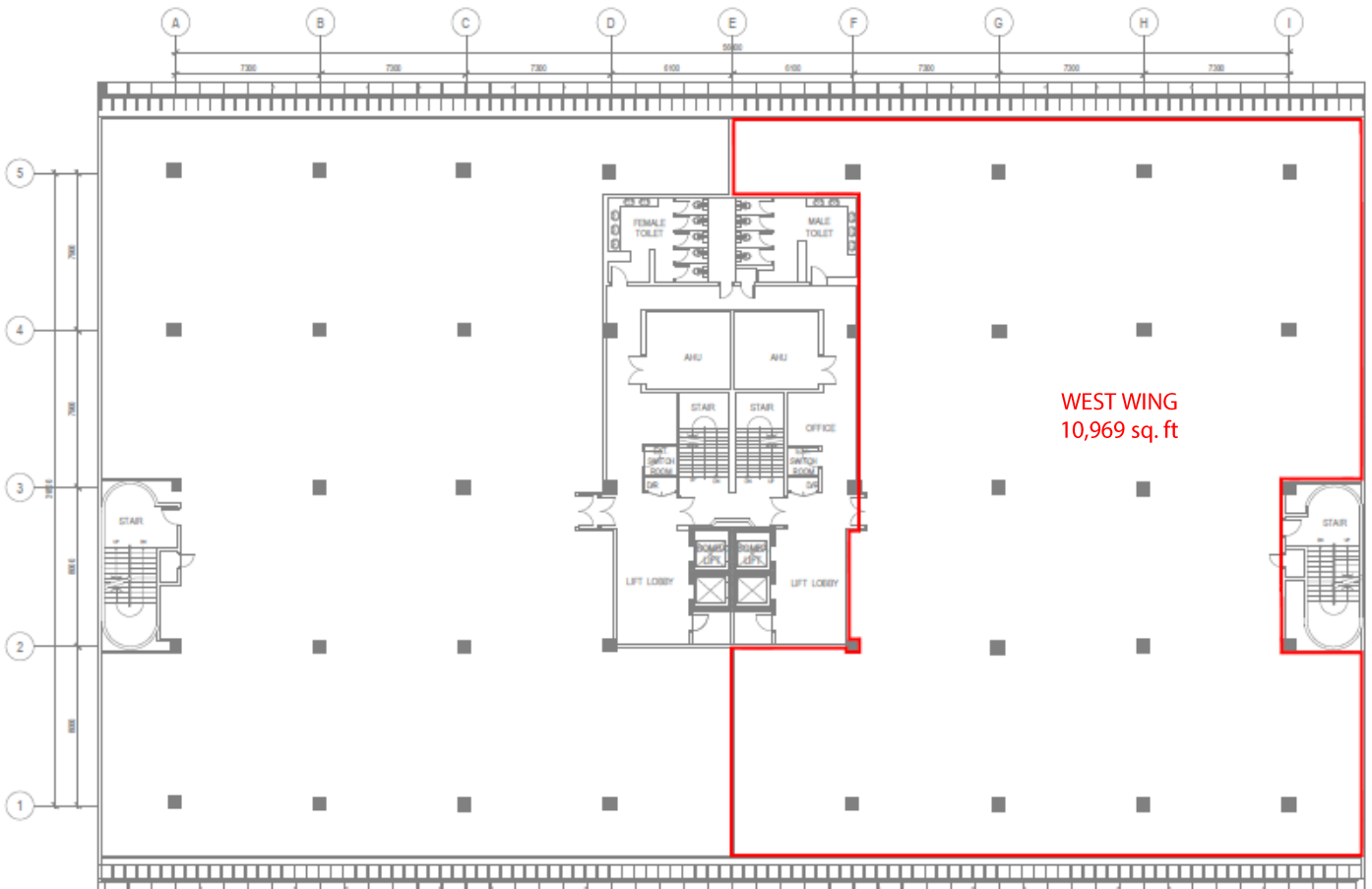
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FLOOR PLANS

EAST WING 4TH FLOOR OFFICE

Wing	Floor	Area	Floor to slab	Floor Loading	Use
East	4th Floor	10,969 sq ft	12 feet	50 lbs per sq. ft.	Office



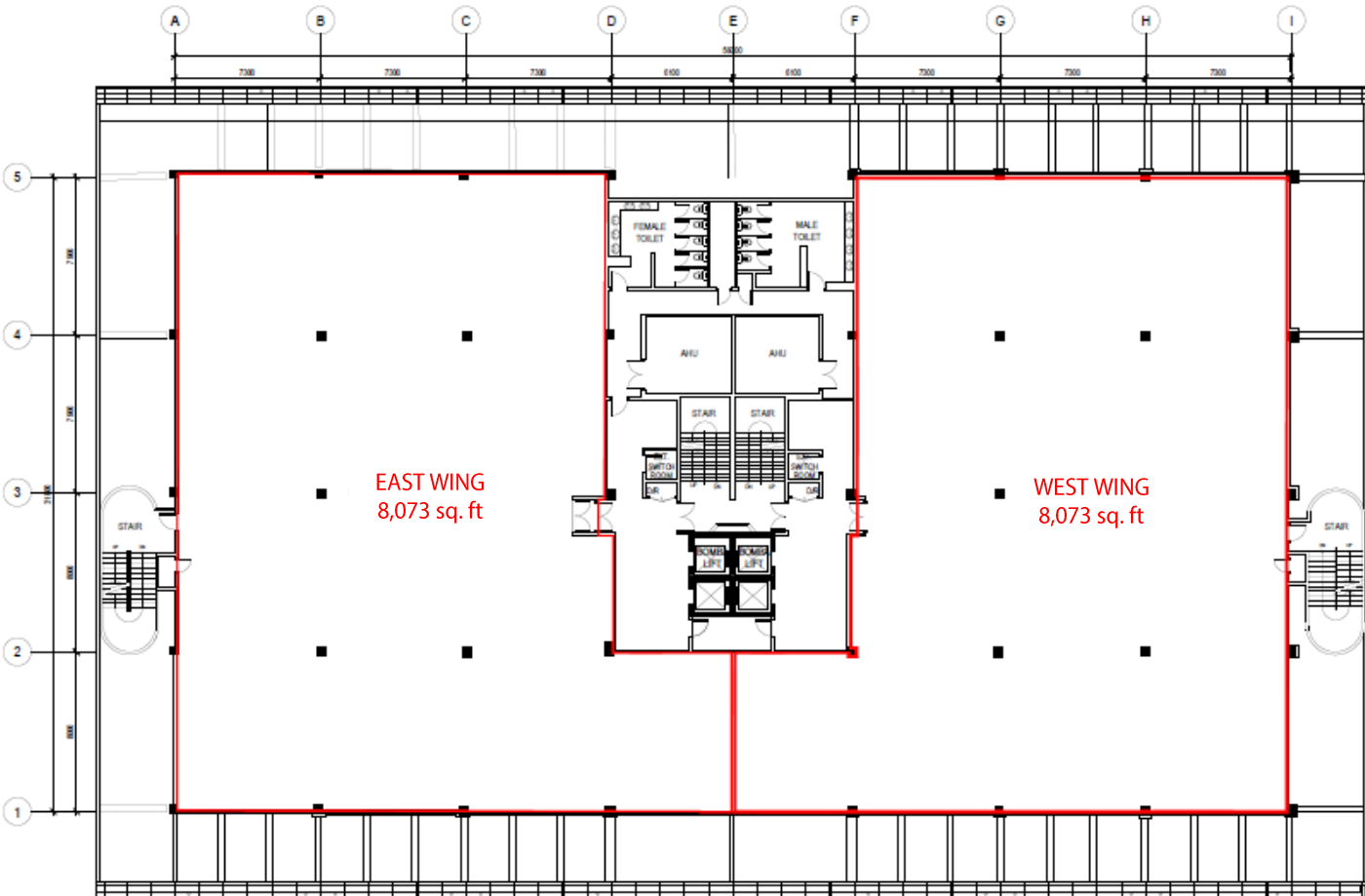
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FLOOR PLANS

5TH FLOOR OFFICE

Wing	Floor	Area	Floor to slab	Floor Loading	Use
West	5th Floor	8,073 sq ft	12 feet	50 lbs per sq. ft.	Office
East	5th Floor	8,073 sq ft	12 feet	50 lbs per sq. ft.	Office



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.

For Leasing enquiries, please contact:

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Head of Real Estate

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Axis REIT Managers Berhad (649450-W)

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