

WISMA ACADEMY



No. 4A, Jalan 19/1, 46300 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 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 2017

No of Properties	39
Square Feet Managed	7,592,482

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, charngeman 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

WISMA ACADEMY



LOCATION

No. 4A, Jalan 19/1, 46300 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** : Walking distance to Putra LRT shuttle bus service station.
- TRAIN** : 5 minutes drive to Taman Paramount Putra LRT Station.

AMENITIES

- F&B FACILITIES** : 1 min walk to food stalls along Jalan 19/1 and Crystal's Cafe next door. Walking distance to Powerful Food Court and 3 Two Square (which accommodates a number of F&B outlets). Additionally, ample F&B outlets and food stalls in the vicinity and neighborhood of SS2, Seapark, Section 14 and Section 17.

WISMA ACADEMY



PROPERTY DETAILS

GENERAL INFO

USE

Office
Warehouse
Showroom

NET LETTABLE AREA

Total : 234,326 sq. ft.

PROMINENT TENANTS

Dataprep (Malaysia)
Sdn Bhd

TITLE

Industrial

NO. OF STOREYS

6 storeys with
a 2-level basement
car park

Ban Leong
Technologies Sdn Bhd

LANDLORD

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

Tenaga Nasional
Berhad

Ingram Micro
(Malaysia) Sdn Bhd

MANAGEMENT

Axis REIT Managers
Berhad

CAR PARK

TOTAL BAYS

517 car park bays



ALLOCATION

1  to every 1,000 sf.



OTHERS

Surau

Lower Ground

Signage

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

WISMA ACADEMY



PROPERTY DETAILS

M&E FACILITIES AND SERVICES

PASSENGER LIFTS



2 units (24 persons, 1,635 kg capacity per unit)

CARGO LIFTS



3 units (2,500 kg capacity per unit)

LOADING AREA

Available (Lower Ground)



ELECTRICAL/POWER



3 Phase, 1,600 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.

TELCO PROVIDERS



TM, Digi, Time

WISMA ACADEMY



BUILDING PHOTOS



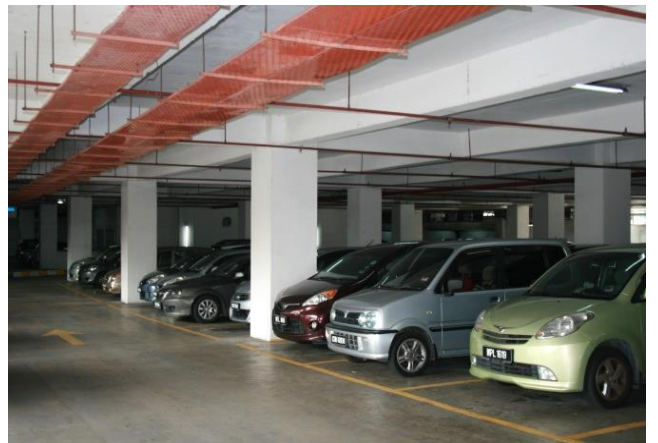
Passenger Lift Lobby



Loading/ Unloading Bay Docks



Security Guard House



Car Park

WISMA ACADEMY

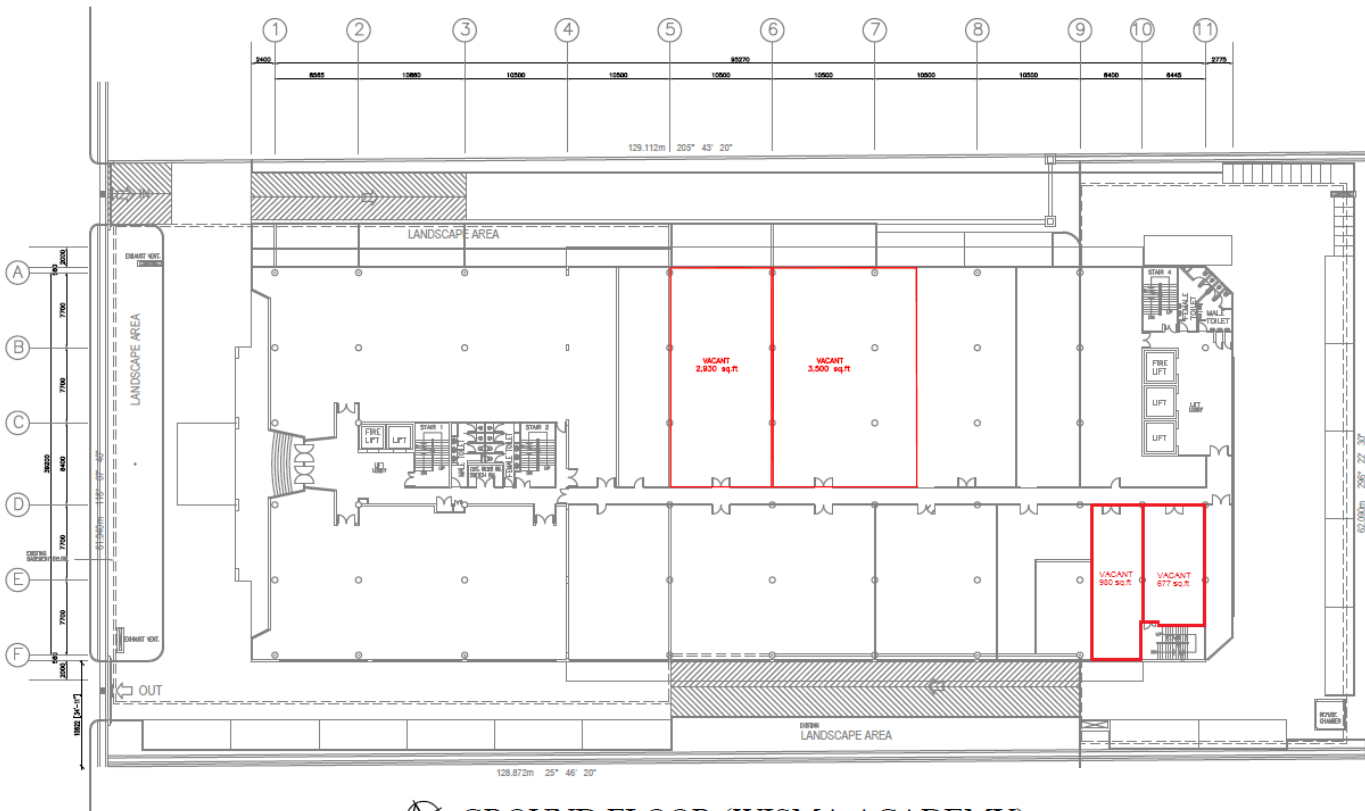


FLOOR PLANS

GROUND FLOOR OFFICE & WAREHOUSE



Floor	Area	Floor to slab	Floor Loading	Use
Ground	2,930 sq ft	12 feet	50 lbs per sf.	Office
Floor	3,500 sq ft	12 feet	50 lbs per sf.	Office
	1,657 sq ft	12 feet	150 lbs per sf.	Warehouse



GROUND FLOOR (WISMA ACADEMY)
SCALE 1 : 250

WISMA ACADEMY

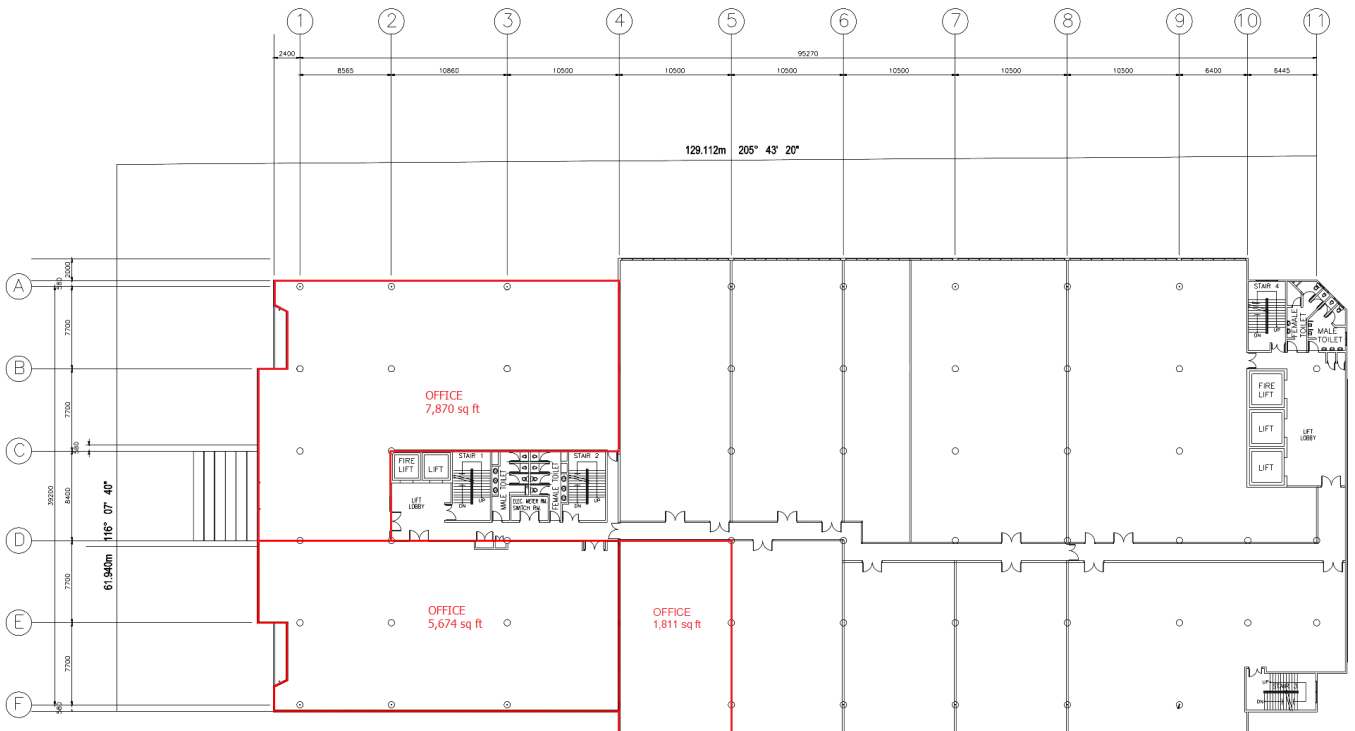


FLOOR PLANS

1ST FLOOR OFFICE



Floor	Area	Floor to slab	Floor Loading	Use
1st Floor	5,674 sq ft	12 feet	50 lbs per sf.	Office
	7,870 sq ft	12 feet	50 lbs per sf.	Office
	1,811 sq ft	12 feet	50 lbs per sf.	Office



1ST FLOOR (WISMA ACADEMY)

SCALE 1 : 250

WISMA ACADEMY

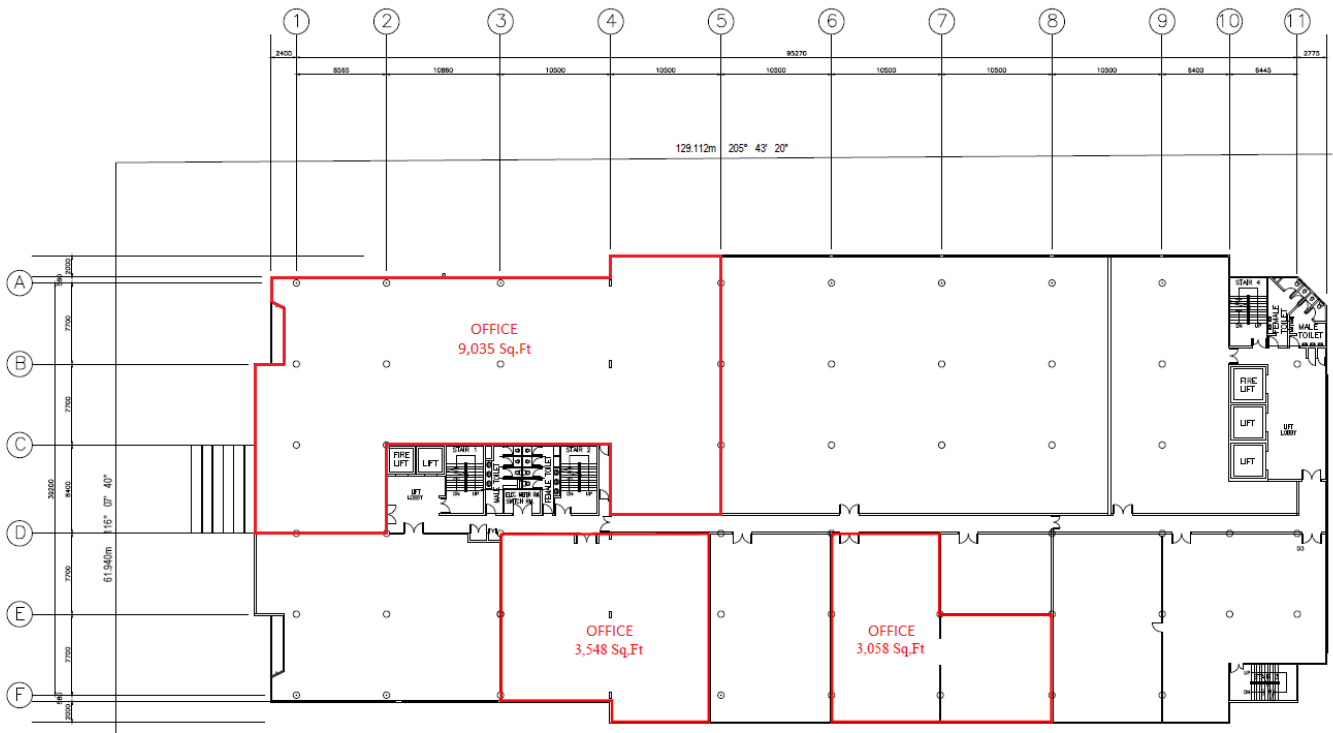


FLOOR PLANS

3RD FLOOR OFFICE



Floor	Area	Floor to slab	Floor Loading	Use
3rd Floor	3,548 sq ft	12 feet	50 lbs per sf.	Office
	3,058 sq ft	12 feet	50 lbs per sf.	Office
	9,035 sq ft	12 feet	50 lbs per sf.	Office



3RD FLOOR (WISMA ACADEMY)
SCALE 1 : 250