

# WISMA KEMAJUAN



No. 2, Jalan 19/1B, Section 19, 46300 Petaling Jaya, Selangor

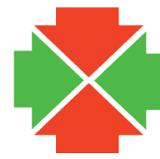
PROPERTY INFORMATION



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

March 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**

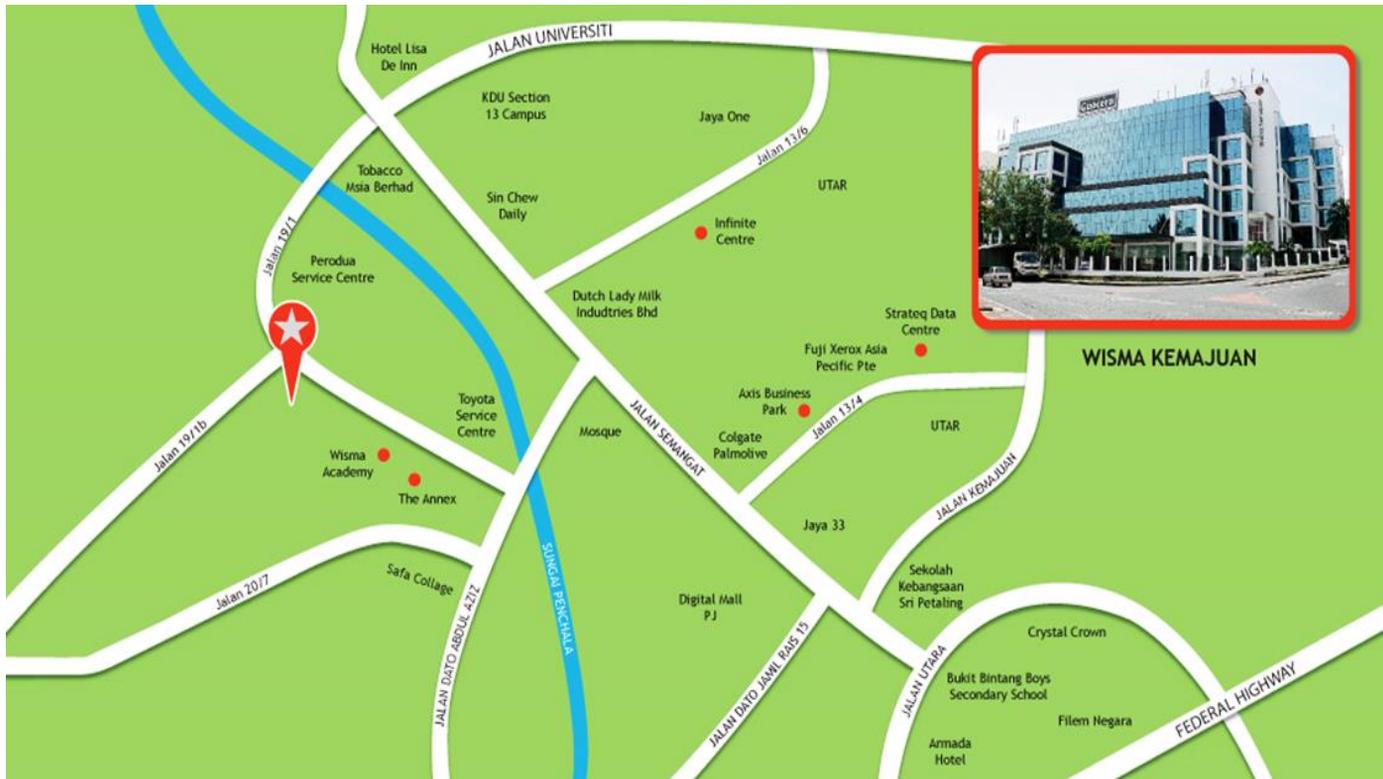
For more info : [www.axis-reit.com.my](http://www.axis-reit.com.my)

# WISMA KEMAJUAN



## LOCATION

No. 2, Jalan 19/1B, Section 19, 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 Powerful Food Court and food stalls along Jalan 19/1. Walking distance to Crystal's Café and 3 Two Square (which accommodates a number of F&B outlets). Additionally, ample of F&B outlets and food stalls in the vicinity and neighborhood of Seapark, Section 14 and Section 17.

# WISMA KEMAJUAN



## PROPERTY DETAILS

### GENERAL INFO

USE

Office

NET LETTABLE AREA

Total : 199,008 sq. ft.

PROMINENT TENANTS

Hawley & Hazel  
Marketing Sdn Bhd

TITLE

Industrial

LANDLORD

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

NO. OF STOREYS

6 storeys with  
1-storey basement  
car park

Brightstar Distribution  
Sdn Bhd

Total Oil (M) Sdn Bhd

Fossil Time (M) Sdn Bhd

MANAGEMENT

Axis REIT Managers  
Berhad

### CAR PARK

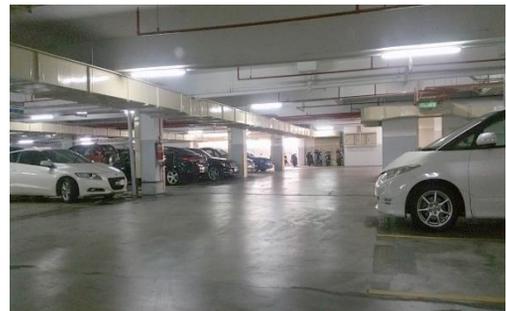
TOTAL BAYS

218 car park bays



ALLOCATION

1  to every 1,000 sf.



### OTHERS

**Surau**

Female (3<sup>rd</sup> Floor), Male (4<sup>th</sup> Floor).

**Signage**

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

# WISMA KEMAJUAN



## PROPERTY DETAILS

### M&E FACILITIES AND SERVICES

#### PASSENGER LIFTS



**3 units** (24 person,  
1,630 kg capacity  
per unit )

**1 unit** (20 person,  
1,200 kg capacity)



#### CARGO LIFTS



**2 units** (3,000 kg  
capacity per unit)  
to service  
warehouse area

#### LOADING AREA

**Available** with dock  
levelers



#### ELECTRICAL/POWER



**3 Phase, 1,600 amps**

#### AIR-CONDITIONING TYPE



**Water-cooled** packaged  
units for the office space  
from 9.00 am to 6.00 pm on  
weekdays and from 9.00  
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.

#### TELCO PROVIDERS



**TM, Digi, Time**

# WISMA KEMAJUAN



## BUILDING PHOTOS



Main Lobby



Common Washrooms



Passanger Lift Lobby



Loading Bays

# WISMA KEMAJUAN

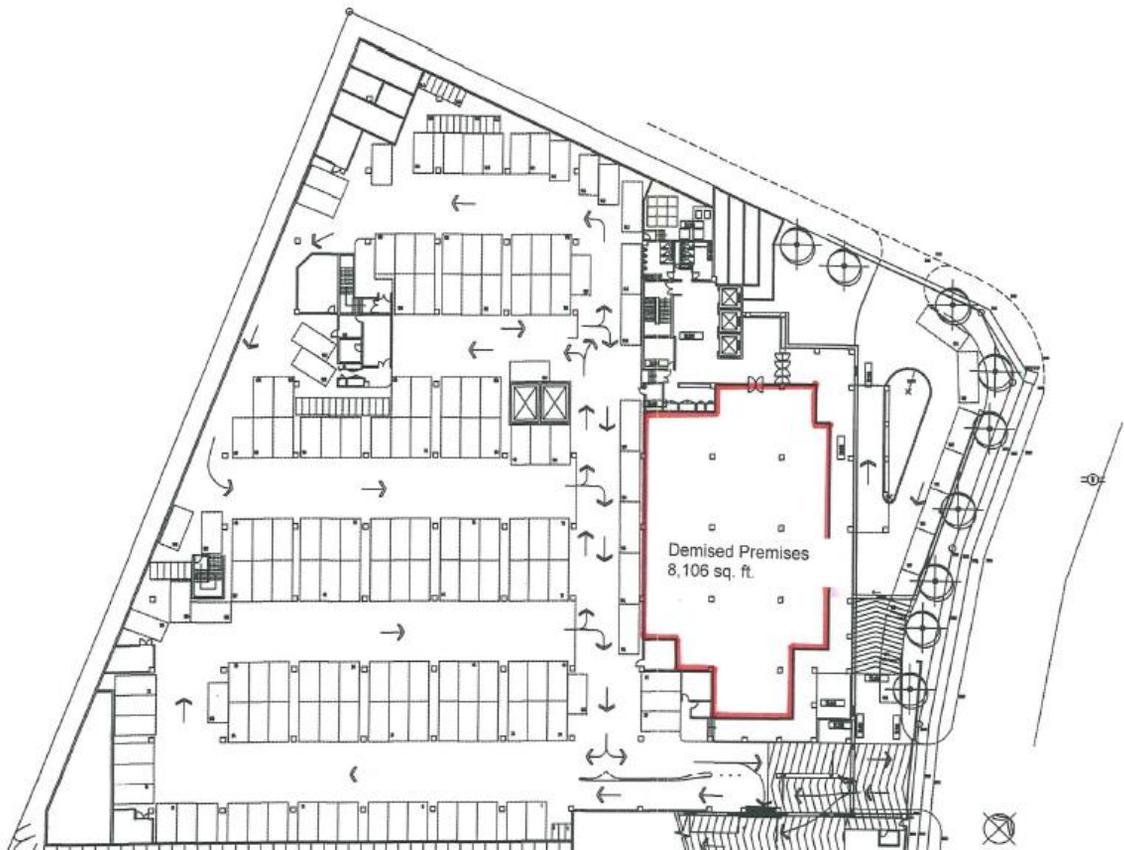


## FLOOR PLANS

### GROUND FLOOR SHOWROOM



Floor	Area	Floor to slab	Floor Loading	Use
Ground	8,106 sq ft	-	50 lbs per sf.	Showroom



WISMA KEMAJUAN  
GROUND FLOOR PLAN

# WISMA KEMAJUAN

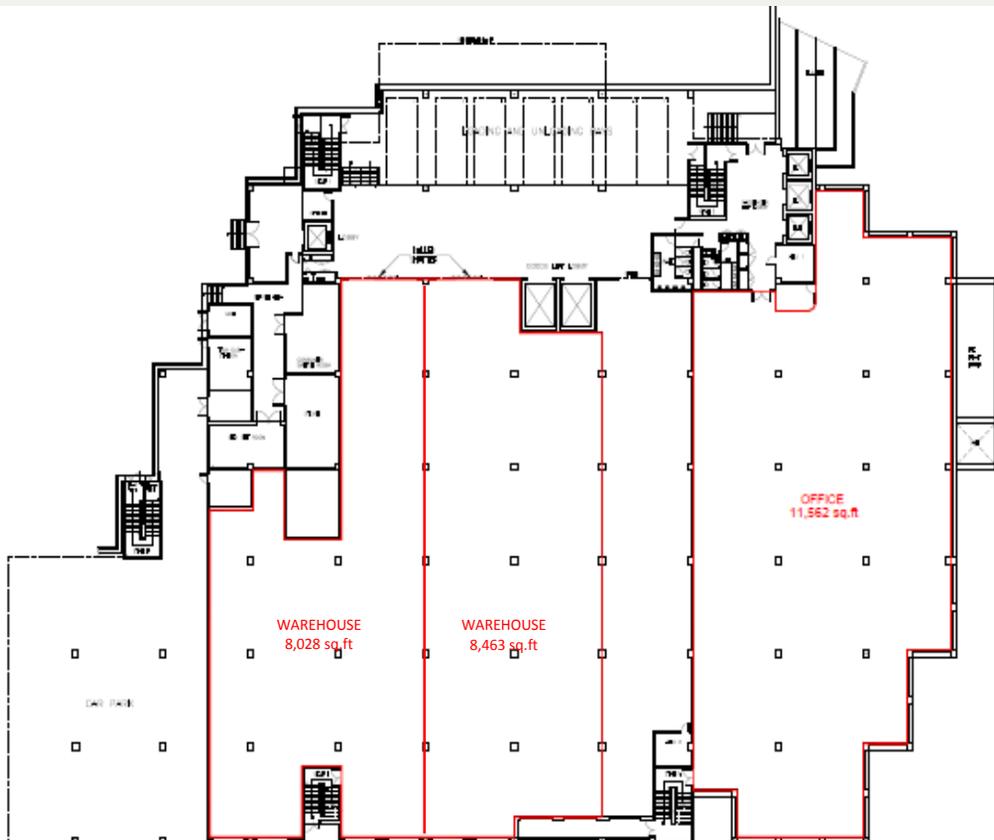


## FLOOR PLANS

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



Floor	Area	Floor to slab	Floor Loading	Use
1st Floor	11,562 sq ft 8,028 sq ft 8,463 sq ft	13 feet 16 feet 16 feet	50 lbs per sf. 150 lbs per sf. 150 lbs per sf.	Office Warehouse Warehouse



# WISMA KEMAJUAN

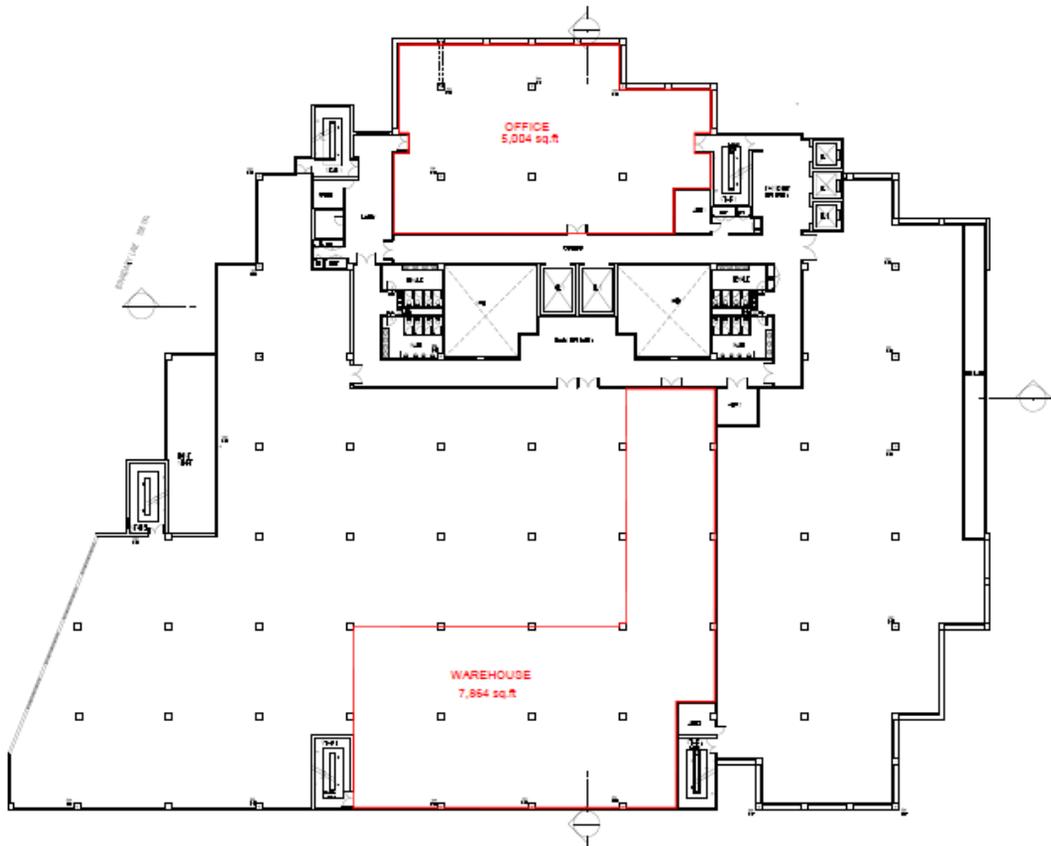


## FLOOR PLANS

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



Floor	Area	Floor to slab	Floor Loading	Use
2nd Floor	5,004 sq ft 7,864 sq ft	13 feet 13 feet	50 lbs per sf. 150 lbs per sf.	Office Warehouse



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**WISMA KEMAJUAN**  
**2ND FLOOR PLAN**

# WISMA KEMAJUAN

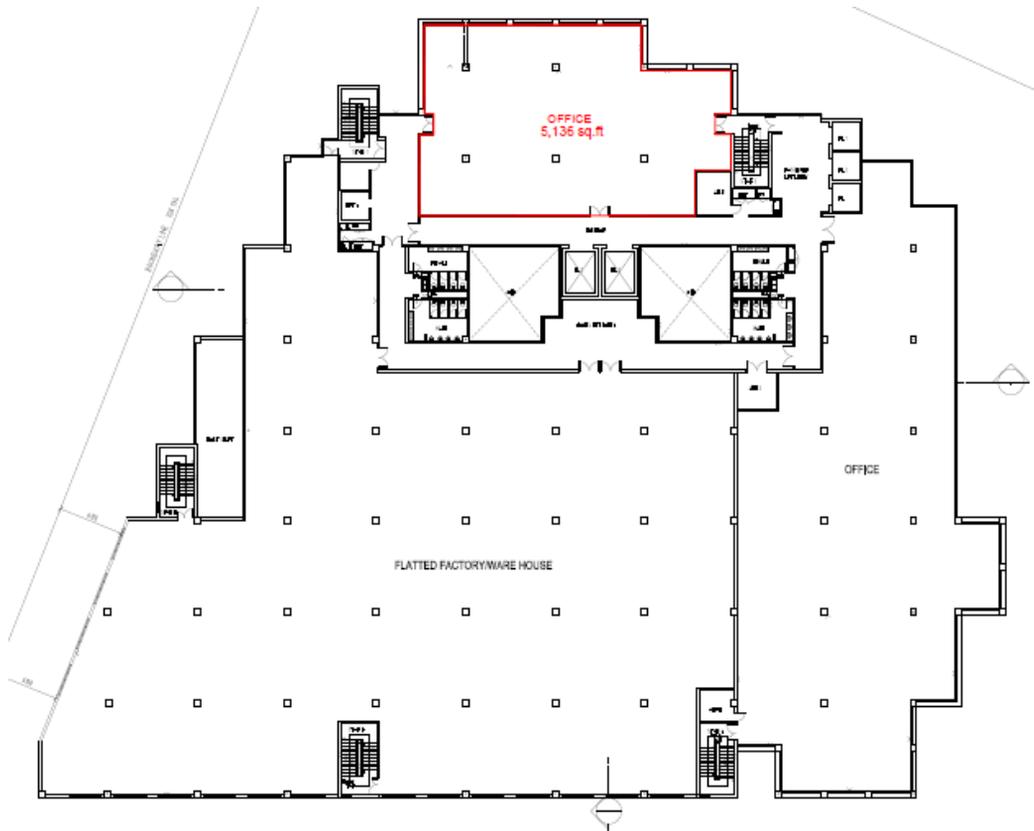


## FLOOR PLANS

### 4<sup>TH</sup> FLOOR OFFICE (FITTED OUT)



Floor	Area	Floor to slab	Floor Loading	Use
4th Floor	5,136 sq ft	13 feet	50 lbs per sf.	Office



WISMA KEMAJUAN

4th FLOOR PLAN

# WISMA KEMAJUAN

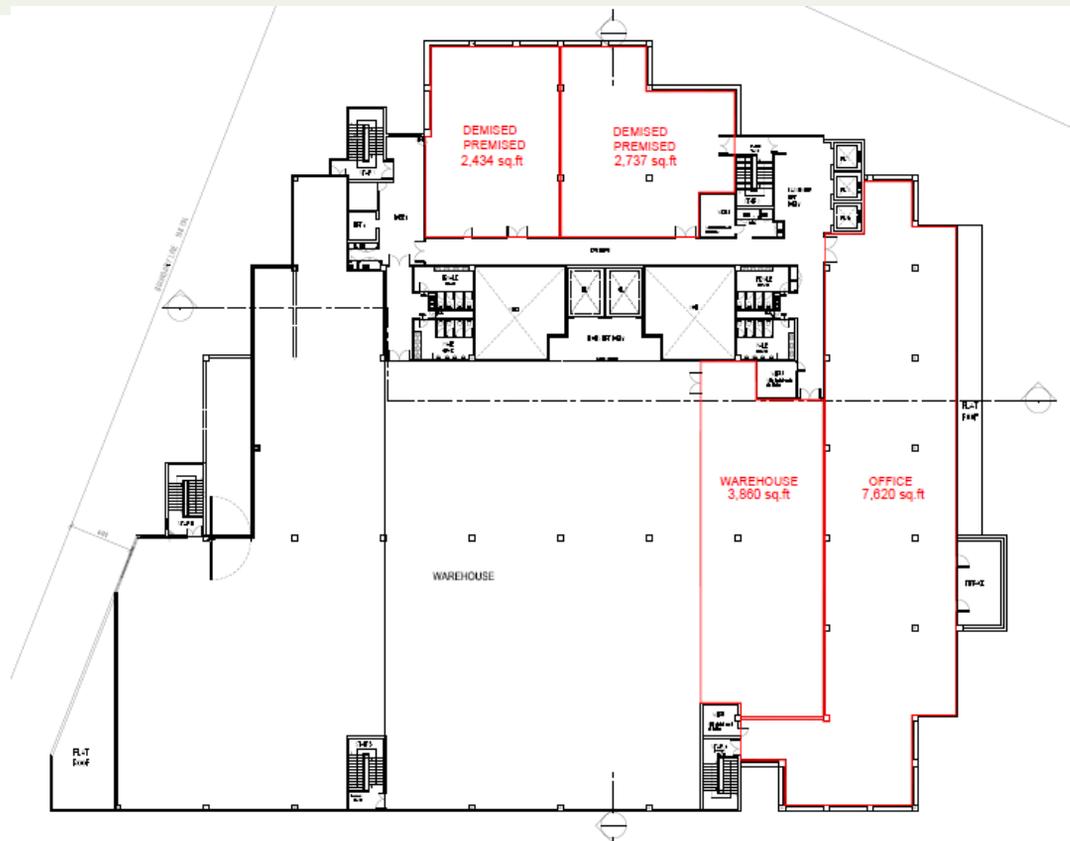


## FLOOR PLANS

### 5<sup>TH</sup> FLOOR OFFICE & WAREHOUSE



Floor	Area	Floor to slab	Floor Loading	Use
5th Floor	7,620 sq ft	13 feet	50 lbs per sf.	Office
	3,860 sq ft	13 feet	150 lbs per sf.	Warehouse
	2,454 sq.ft	13 feet	50 lbs per sf.	Office
	2,737 sq.ft	13 feet	50 lbs per sf.	Office



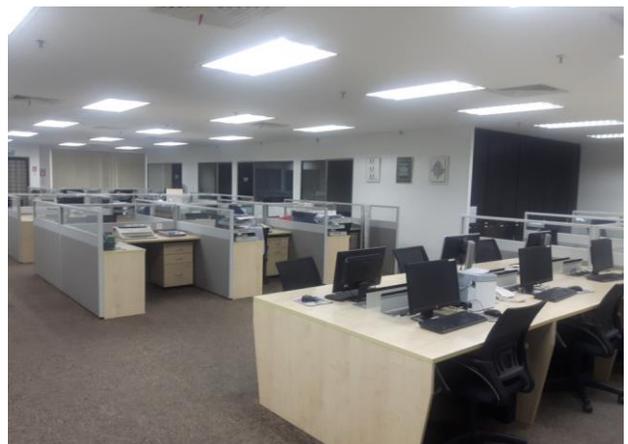
# WISMA KEMAJUAN



## BUILDING PHOTOS



Wisma Kemajuan Fitted  
Out Unit Level 4 & 5



# WHY CHOOSE AXIS-REIT?

## 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, BMW 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.

Malaysia's First and Largest Islamic Business Space  
and Industrial REIT



# CONTACT INFORMATION

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**Axis REIT Managers Berhad**

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