

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

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

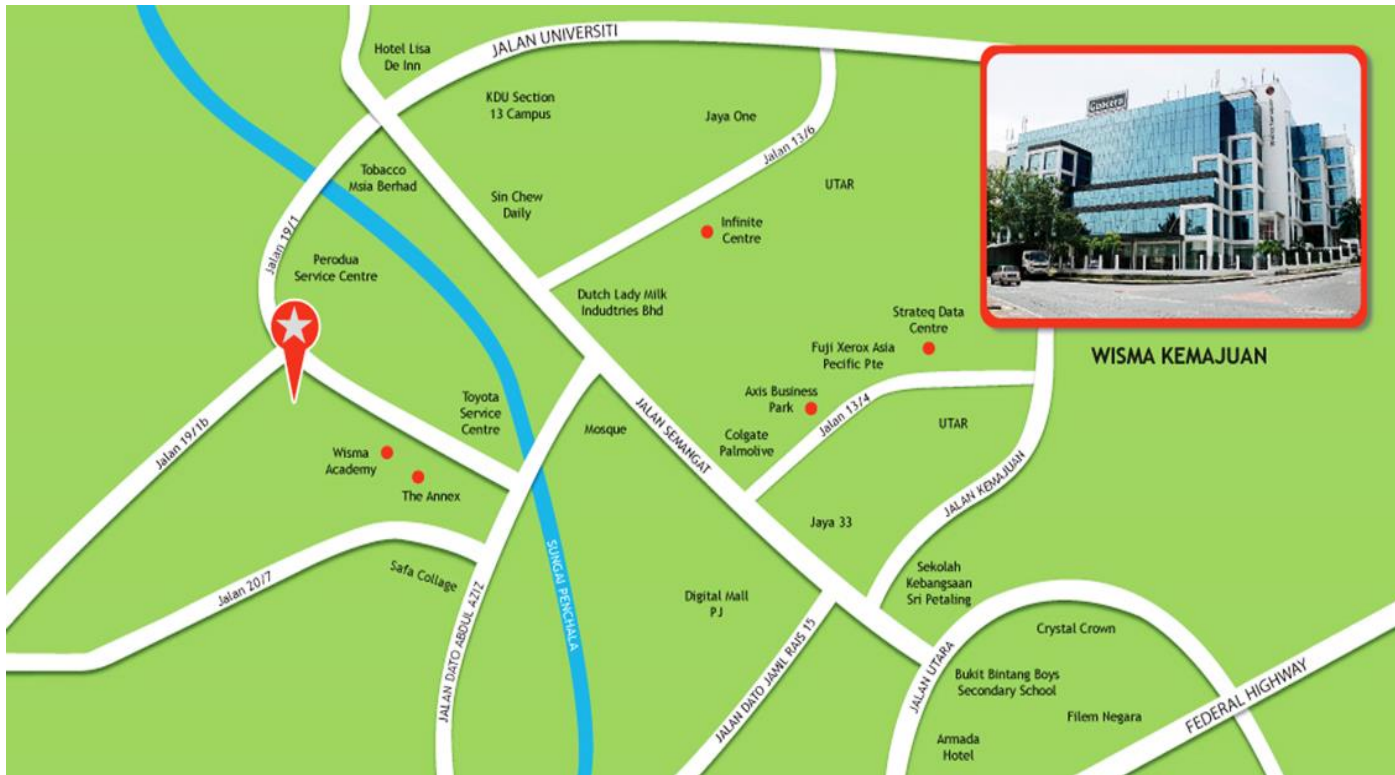
For more info : www.axis-reit.com.my

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

Brightstar Distribution Sdn Bhd

LANDLORD

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

NO. OF STOREYS

6 storeys with
1-storey basement car park

Total Oil (M) Sdn Bhd

Fossil Time (M) Sdn Bhd

MANAGEMENT

Axis REIT Managers Berhad


CAR PARK

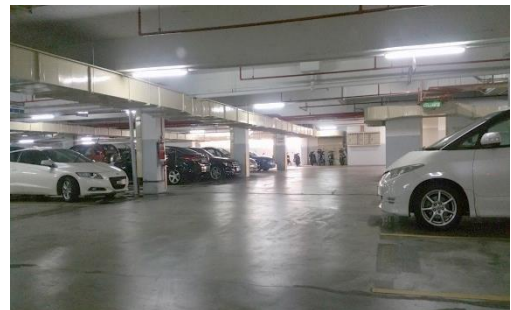
TOTAL BAYS

218 car park bays



ALLOCATION

1  every 1,000 sf.



OTHERS

Surau

Female (3rd Floor), Male (4th Floor).

Signage

negotiation.

The building provides excellent signage options.

Possible for own corporate signage, subject to qualification and

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



Passenger Lift Lobby



Loading Bays

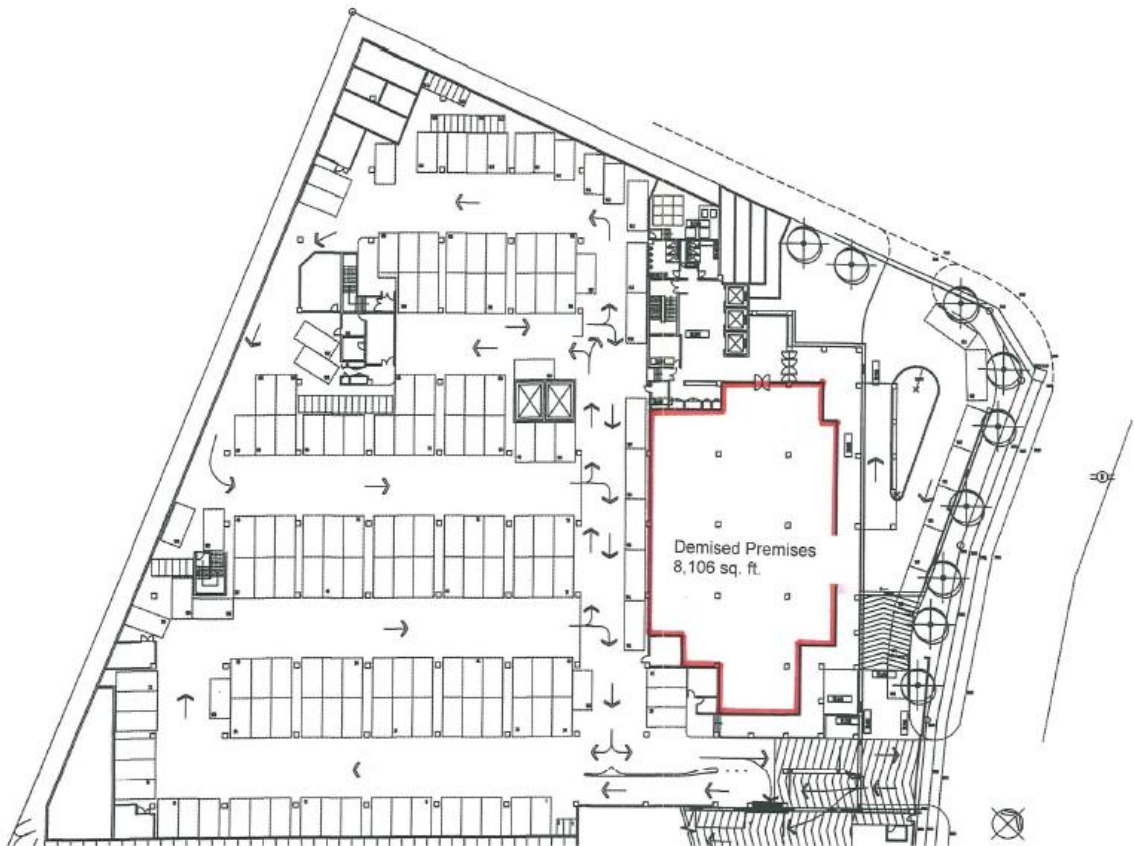
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FLOOR PLANS

GROUND FLOOR SHOWROOM



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



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GROUND FLOOR PLAN

WISMA KEMAJUAN

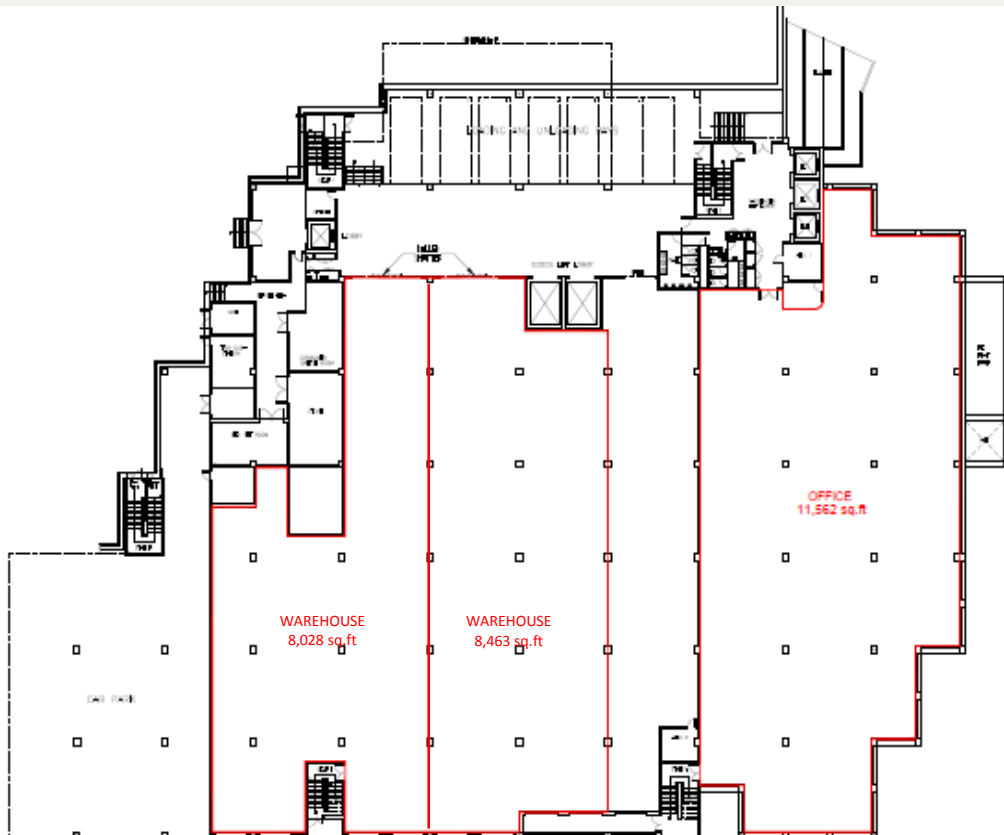


FLOOR PLANS

1ST FLOOR OFFICE & WAREHOUSE



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



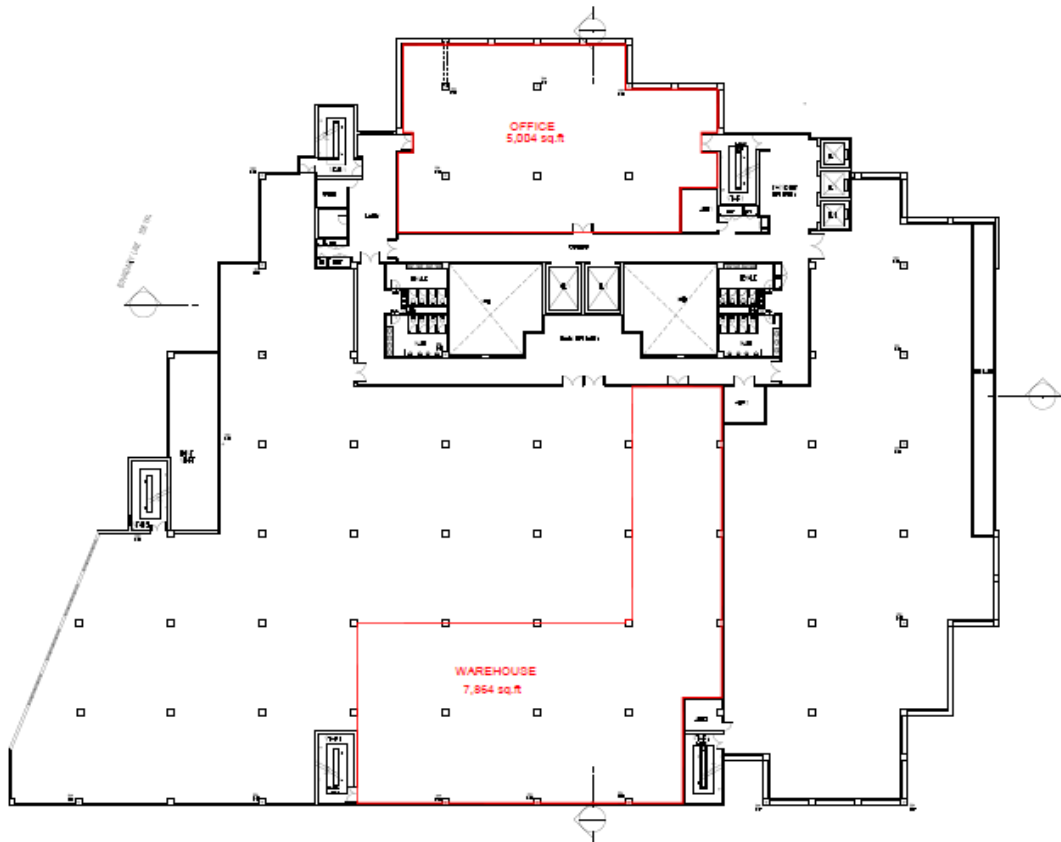
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FLOOR PLANS

2ND 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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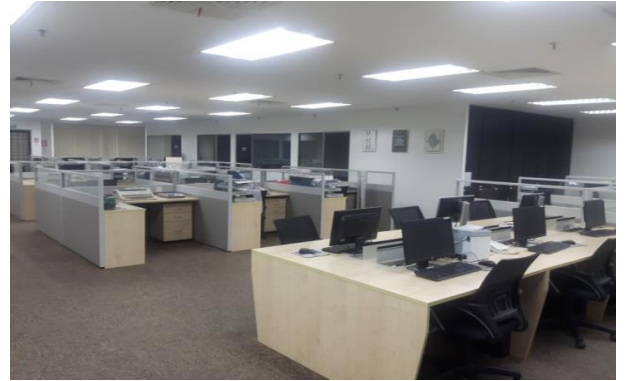
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2ND FLOOR PLAN

WISMA KEMAJUAN

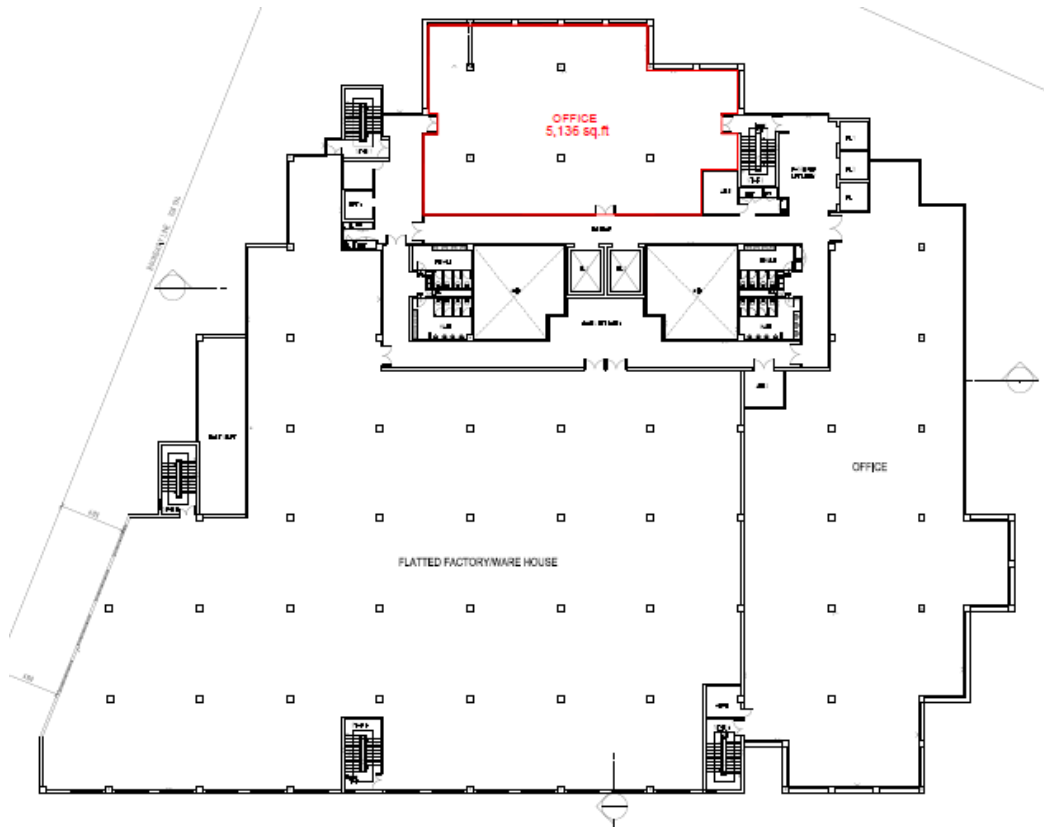


FLOOR PLANS

4TH 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



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4th FLOOR PLAN

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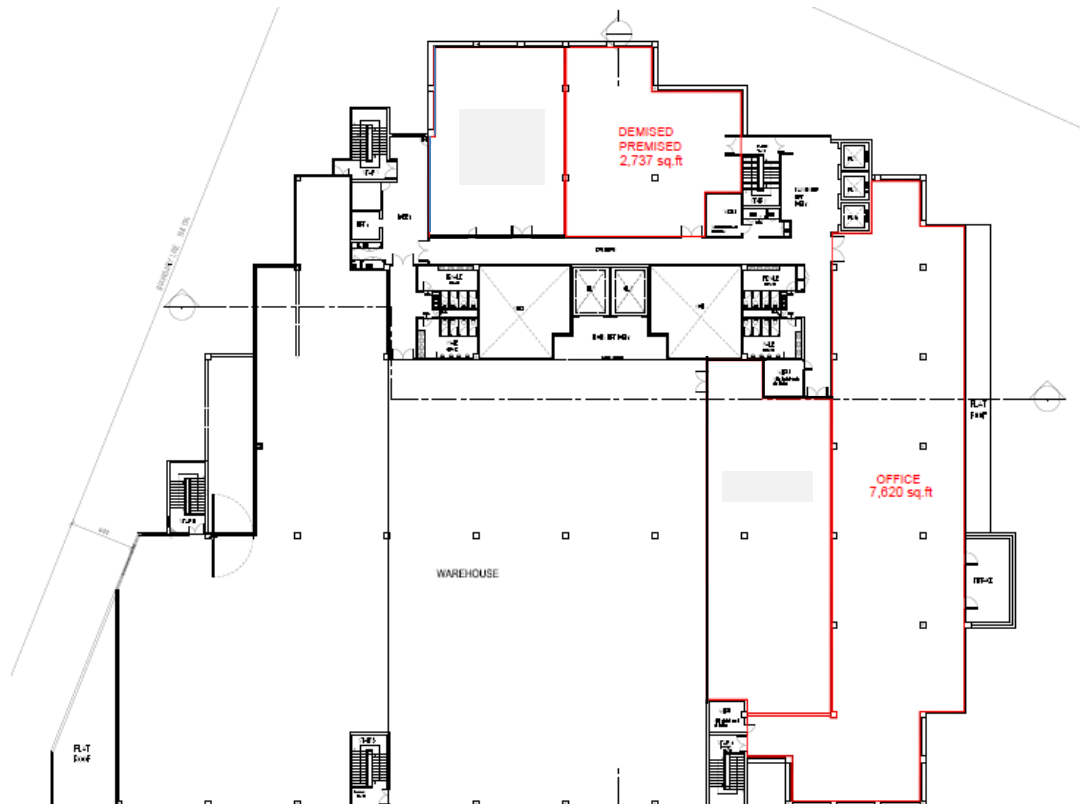


FLOOR PLANS

5TH FLOOR OFFICE & WAREHOUSE



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



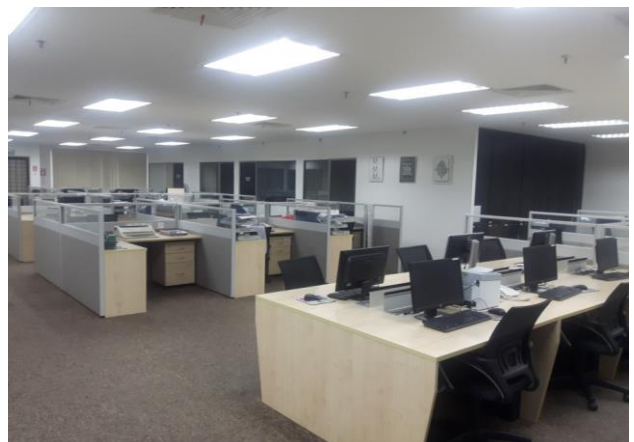
WISMA KEMAJUAN



BUILDING PHOTOS



Wisma Kemajuan Fitted
Out Unit Level 4 & 5



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.

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

For Leasing enquiries, please contact:

Ms. Jackie Law

Head of Real Estate

O: 03 - 7958 4882 (ext. 8018)

M: 012 216 6328

E: jackie@axis-reit.com.my

Mr. Muzamel Anwar

Leasing Executive

O: 03 - 7958 4882 (ext. 8025)

M: 012 7726523

E: khairumuzamel@axis-reit.com.my

Axis REIT Managers Berhad (649450-W)

Penthouse Menara Axis,

2 Jalan 51A / 223, 46100 Petaling Jaya,

Selangor Darul Ehsan, Malaysia.

