

OVERVIEW OF 12 PROPERTIES UNDER AMANAHRAYA REIT

(CONT'D)



SEGi University, Kota Damansara

Location

SEGi University is located within a new development known as Taman Sains Selangor 1, an emerging high-technology industry estate in Kota Damansara. Kota Damansara is an integrated self-contained township developed by Selangor State Development Corporation (PKNS) located approximately 25 kilometres to the west of Kuala Lumpur city centre.

Address

SEGi University (Malaysia Main Campus),
No. 9, Jalan Teknologi, Taman Sains
Selangor, Kota Damansara PJU 5, 47810
Petaling Jaya, Selangor

Title Details

H.S. (D) 255765, P.T. 12171, Pekan Baru
Sungai Buloh, District of Petaling, State of
Selangor

Property type

Institutional building

Description

An institutional complex comprising of
1 block of 7-storey administrative building
and one block of 5-storey academic
building

Age of property

Approximately 16 years

Tenure

Leasehold for 99 years

Unexpired lease

86 years

Lease period

5+5 years commencing from January 2023

Land Area

425,605 sq.ft.

Gross Floor Area

577,000 sq.ft.

Net lettable area

337,710 sq.ft.

Existing use

A college campus under the brandname of
SEGi

Parking spaces

334 car parking bays and 1,031 motorcycle
parking bays

Date of acquisition

28 December 2007

Cost of acquisition

RM145,000,000.00

Valuation as at December 2022

RM186,000,000.00

Valuer

CH Williams Talhar & Wong Sdn Bhd
(CBRE WTW)

Carrying Amount

RM186,000,000.00

Master Lessee

SEG International Bhd

Occupancy rate

100%

Property Manager

Hartamas Asset Management Sdn Bhd