

OVERVIEW OF 12 PROPERTIES UNDER AMANAHRAYA REIT (CONT'D)



Selayang Mall, Selayang

Location

The property is located within Taman Selayang Utama, a medium-sized housing scheme.

Generally, the neighbourhood comprises of a mixture of residential and commercial developments. Prominent landmarks in the neighbourhood include Selayang General Hospital, Forest Reserve Institute of Malaysia (FRIM), Selayang Municipal Council (MPS) and Gombak District Land Office.

Address

Lot 384451, Jalan SU 9, Taman Selayang Utama, 68100 Batu Caves, Selangor Darul Ehsan

Title Details

Lot 38451 held under Title No. PM 11660, Town of Selayang, District of Gombak, State of Selangor

Property type

Shopping Mall

Description

4-storey retail space with 6-storey car park

Net lettable area

365,884 sq.ft

Valuer

Knight Frank Malaysia Sdn Bhd

Age of property

Approximately 26 years

Existing use

A shopping complex under the brand name of Selayang Mall

Net Book Value

RM138,000,000.00

Tenure

Leasehold for 99 years

Parking spaces

825 parking bays

Occupancy rate

95%

Unexpired lease

57 years

Date of acquisition

7 May 2010

Net rental (per month)

Multi-tenanted

Land Area

175,742 sq.ft.

Cost of acquisition

RM128,165,000.00

Property Manager

Knight Frank Property Management Sdn Bhd

Gross Floor Area

868,305 sq.ft

Valuation as at December 2022

RM138,000,000.00