

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



### HELP University, Jalan Semantan

#### Location

HELP University is located in the commercial corner of Damansara Heights approximately 4 kilometres to the south-west of Kuala Lumpur city centre.

#### Address

HELP University, No. 15, Jalan Sri Semantan 1, Damansara Heights, 50490 Kuala Lumpur

#### Title Details

H.S. (D) 83465, P.T. 6 and P.N. 46441, Lot 36622, both in Mukim and District of Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur

#### Property type

Office building

#### Description

A 5-storey purpose-built office building with 6 lower ground levels inclusive of a 4-level car park

#### Age of property

Approximately 23 years

#### Tenure

Leasehold for 99 years

#### Unexpired lease

- 1) HSD 83465 - 51 years
- 2) PN 46441 - 51 years

#### Lease period

25 years commencing from September 2014

#### Total Land Area

35,387 sq.ft.

#### Gross Floor Area

170,000 sq.ft.

#### Net lettable area

125,227 sq.ft.

#### Existing use

A higher learning institution and training centre under the brandname of Help University

#### Parking spaces

261 parking bays

#### Date of acquisition

26 February 2007

#### Cost of acquisition

RM53,000,000.00

#### Valuation as at December 2022

RM78,000,000.00

#### Valuer

Nawawi Tie Leung Property Consultants Sdn Bhd

#### Carrying Amount

RM78,000,000.00

#### Master Lessee

Help University Sdn Bhd

#### Occupancy rate

100%

#### Property Manager

PMC Facilities and Real Estate Sdn Bhd