

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



SEGi College, Subang Jaya

Location

It is located within the Commercial Business Districts of Subang Jaya in USJ 1. Subang Jaya is an integrated mixed development, comprising residential, commercial and industrial developments located about 15 kilometres to south-west of Kuala Lumpur city centre.

Address

SEGi College, Persiaran Kewajipan USJ 1,
47600 Subang Jaya, Selangor Darul Ehsan

Title Details

Geran 313189, Lot No. 13, Pekan Subang
Jaya, District of Petaling, State of Selangor

Property type

Higher education building

Description

A 12-storey purpose-built commercial
building with 3 basement car park levels

Age of property

Approximately 17 years

Tenure

Freehold

Lease period

15 years commencing from May 2006

Land Area

51,957 sq.ft.

Gross Floor Area

280,575 sq.ft.

Net lettable area

131, 387 sq.ft.

Existing use

A higher learning institution and training
centre under the brand name of SEGi
College

Parking spaces

206 parking bays and 400 motorcycle
parking bays

Date of acquisition

26 February 2007

Cost of acquisition

RM52,500,000.00

Valuation as at December 2022

RM70,000,000.00

Valuer

CH Williams Talhar & Wong Sdn Bhd
(CBRE WTW)

Carrying Amount

RM70,000,000.00

Master Lessee

SEG International Berhad

Occupancy rate

100%

Property Manager

Hartamas Asset Management Sdn Bhd