

AXIS INDUSTRIAL FACILITY 1 @ SHAH ALAM



No. 3, Jalan Keluli 15/16, Section 15,
40200 Shah Alam, Selangor Darul Ehsan

PROPERTY INFORMATION



June 2025

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.

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.

Axis REIT Managers Berhad

Axis REIT Managers Berhad 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 competent building management personnel.

We understand the requirements of our tenants and see ourselves as 'business partners' with our tenants. Tenants are able to contact the management team for service via our "Hello Axis" app.

Own
+
Manage
+
Maintain
+
Enhance

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

AXIS INDUSTRIAL FACILITY 1@ SHAH ALAM



LOCATION

No. 3, Jalan Keluli 15/16, Section 15, 40200 Shah Alam, Selangor Darul Ehsan



ACCESSIBILITY

This property enjoys dual frontage onto 2 major roads and additional frontage onto an internal road within Section 15, Shah Alam. It is located approximately 20 kilometres to the south-west of the Petaling Jaya town center and about 3 kilometres to the south-east of Shah Alam town centre.

Access to the facility is easily available from the Federal Highway via a slip road leading to Persiaran Sultan, Bulatan Selangor, Persiaran Selangor and thence onto Jalan Keluli 15/16. Alternative access is from Shah Alam Expressway (KESAS Highway) via Persiaran Kuala Selangor, Persiaran Tengku Ampuan, Bulatan Sejahtera, Persiaran Selangor and thence onto Jalan Keluli 15/16.

AXIS INDUSTRIAL FACILITY 1 @ SHAH ALAM



General Facilities

Entrance Guard Post



Exit Guard Post



Loading Bay and Cargo lift

A&S
REAL ESTATE INVESTMENT TRUST



Axis Industrial Facility 1 @ SA First Floor Plan

Scale 1:200

AXIS INDUSTRIAL FACILITY 1

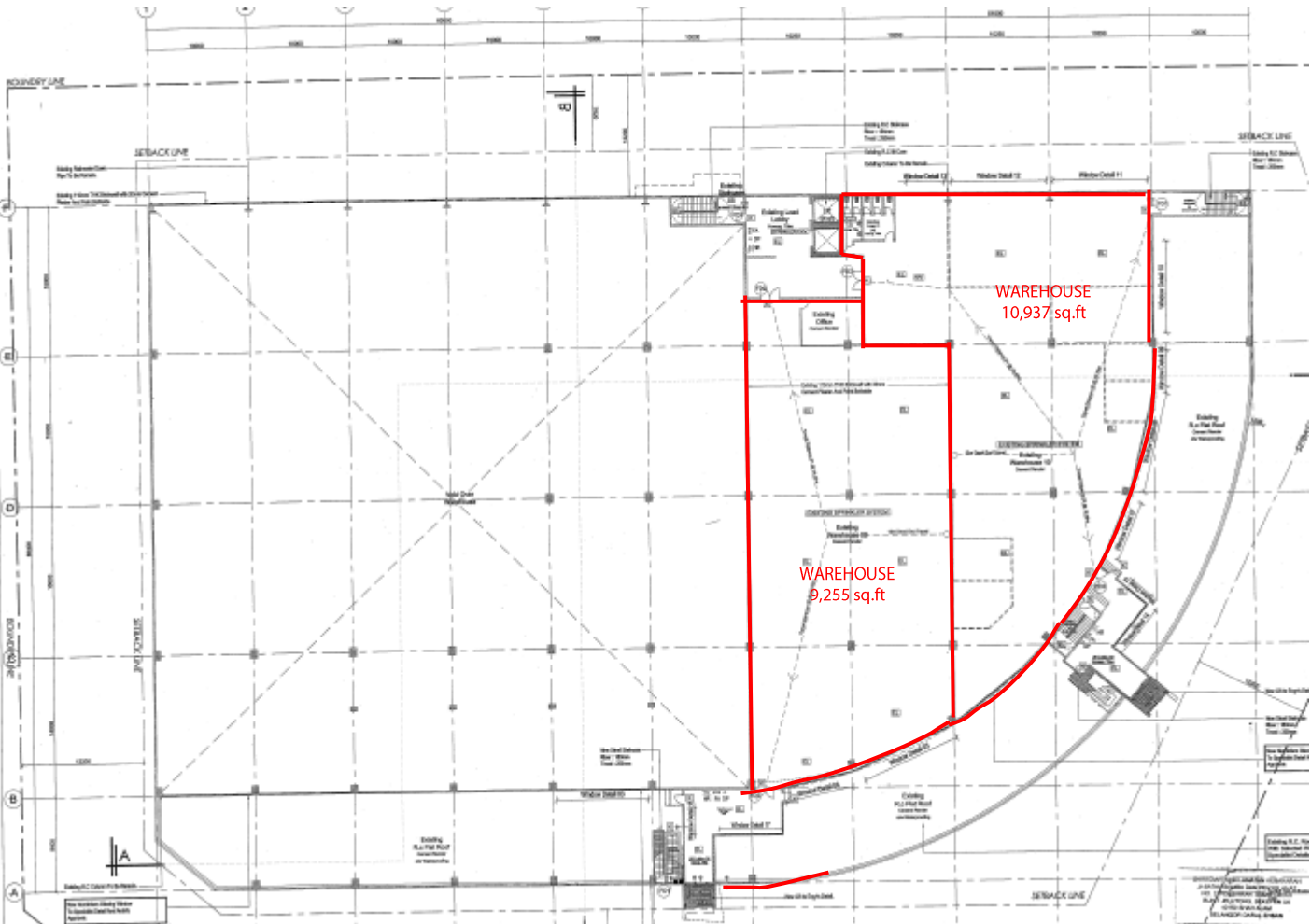
@ SHAH ALAM



Floor Plan

THIRD FLOOR WAREHOUSE SPACE

Floor	Area	Floor to slab	Floor Loading	Use
Third	10,937 sq. ft.	10 to 30 feet (eaves)	150 lbs per sq. ft.	Warehouse
	9,255 sq. ft.			Warehouse



Axis Industrial Facility 1 @ SA Third Floor Plan
Scale 1:200

WHY CHOOSE AXIS?

- ✓ Malaysia's leading Real Estate Investment Trust with over 15,000,000 sq. ft. in space under management. A strong focus on owning grade A logistics assets.
- ✓ Office and warehouse space provider for FUJIFILM Business Innovation, Konica Minolta, DHL, Schenker, LF Logistics, Hitachi eBworx, Nestle, Fonterra, Emerson and Upeca Aerotech 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. Alvin Loo

Leasing Manager

O: 03 - 7958 4882 (ext. 8017)

M: 012 453 7772

E: alvinloo@axis-reit.com.my

Mr. Lawrence Loh

Leasing Manager

O: 03 - 7958 4882 (ext. 8016)

M: 012 703 2630

E: lawrenceloh@axis-reit.com.my

Ms. Loh Wai Yan

Leasing Manager

O: 03 - 7958 4882 (ext. 8008)

M: 012 537 5465

E: waiyan@axis-reit.com.my

Axis REIT Managers Berhad (649450-W)

Penthouse Menara Axis,

2, Jalan 51A / 223, 46100 Petaling Jaya,

Selangor Darul Ehsan, Malaysia.



Privacy Notice & Anti Bribery and Anti Corruption Policy

Privacy Note:

Personal data provided by you is required for purpose(s) relating to tenancy/lease with Axis Real Estate Investment Trust ("Purpose"). We only collect personal data that is necessary to perform our functions relating to the Purpose and/or all the dealings that we may have with you. It is obligatory that you supply us your personal data where required so that we may be able to satisfy the Purpose. If you do not provide us the personal data or consent to certain use of your personal data, we may not be able to carry out the Purpose. Any personal data provided may also be disclosed to relevant parties which we may engage/have dealings with, to perform the Purpose; and/or to the governmental or relevant authorities for regulatory oversight and compliance with the law. By providing us the personal data, you hereby consent to the processing of the personal data as described above. You may, from time to time, make any inquiries or complaints or request access or correction of the personal data or limit the processing of the personal data by calling (603-7958 4882) or emailing to our Head of Real Estate (jackie@axis-reit.com.my). By providing your personal data, you are deemed to have read and understood our Privacy Notice on the website: www.axis-reit.com.my.

ANTI-BRIBERY AND ANTI-CORRUPTION POLICY:

The Malaysian Anti-Corruption Commission (Amendment) Bill 2018 that was first tabled in the Malaysian Parliament on 26 March 2018 had been passed and gazetted on 4 May 2018 as the Malaysian Anti-Corruption Commission (Amendment) Act 2018. One of the key amendments is the insertion of Section 17A into the Malaysian Anti-Corruption Commission Act 2009, which generally imposes a new corporate liability on commercial organisations for their failure to prevent corruption. The said corporate liability provisions had taken effect on 1 June 2020.

We have adopted a zero-tolerance policy against all forms of bribery and corruption. We are committed to acting professionally, fairly and with integrity in all our business dealings and relationships and will constantly uphold all laws relating to anti-bribery and corruption and we are guided by our Anti-Bribery and Anti-Corruption Policy issued on 20 May 2020. This Policy applies to you as our tenant.

This Policy serves as a guideline in recognising and dealing with bribery and corrupt practices that may arise in the course of our daily business and operations, in furtherance of our Company's commitment to lawful and ethical behaviour at all times. As the Company is the management company of Axis-REIT, this Policy shall also apply accordingly in respect of all activities, dealings and transactions by the Company in its role for and on behalf of Axis-REIT.

This Policy should be read in conjunction with the Company's Code of Conduct, Whistle-blowing Policy and Supplier Code of Conduct ("Existing Policies"). This Policy and the Existing Policies are available on our corporate website at www.axis-reit.com.my.

You are deemed to have acknowledged, fully read and understood our Anti-Bribery and Anti-Corruption Policy (*made available on the corporate website stated above*) and the Declaration in the form of Appendix A of the Policy is deemed incorporated in the terms of your contractual relationship with us and/or Axis-REIT.

