

AXIS MEGA DISTRIBUTION CENTRE



GRADE A WAREHOUSE SPECIFICATION



Space Proposal

Lot No 7316, Off Jalan Klang / Banting, Locality of Sijangkang
42500 Telok Panglima Garang, Selangor Darul Ehsan



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") listed 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:

- ✓ Commercial Offices
- ✓ Office / Industrial Buildings
- ✓ Warehouse / Logistics Centres
- ✓ Manufacturing Facilities, and
- ✓ Hypermarkets

Shariah Compliance

With effect from 11 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 consists of qualified professionals from the real estate profession, including valuers, engineers, chargemen and qualified building management personnel.

We understand the requirements of our tenants and see ourselves as 'business partners' with our tenants. We work hard to develop and maintain these relationships and have a proven track record.

Own
+
Manage
+
Maintain
+
Enhance

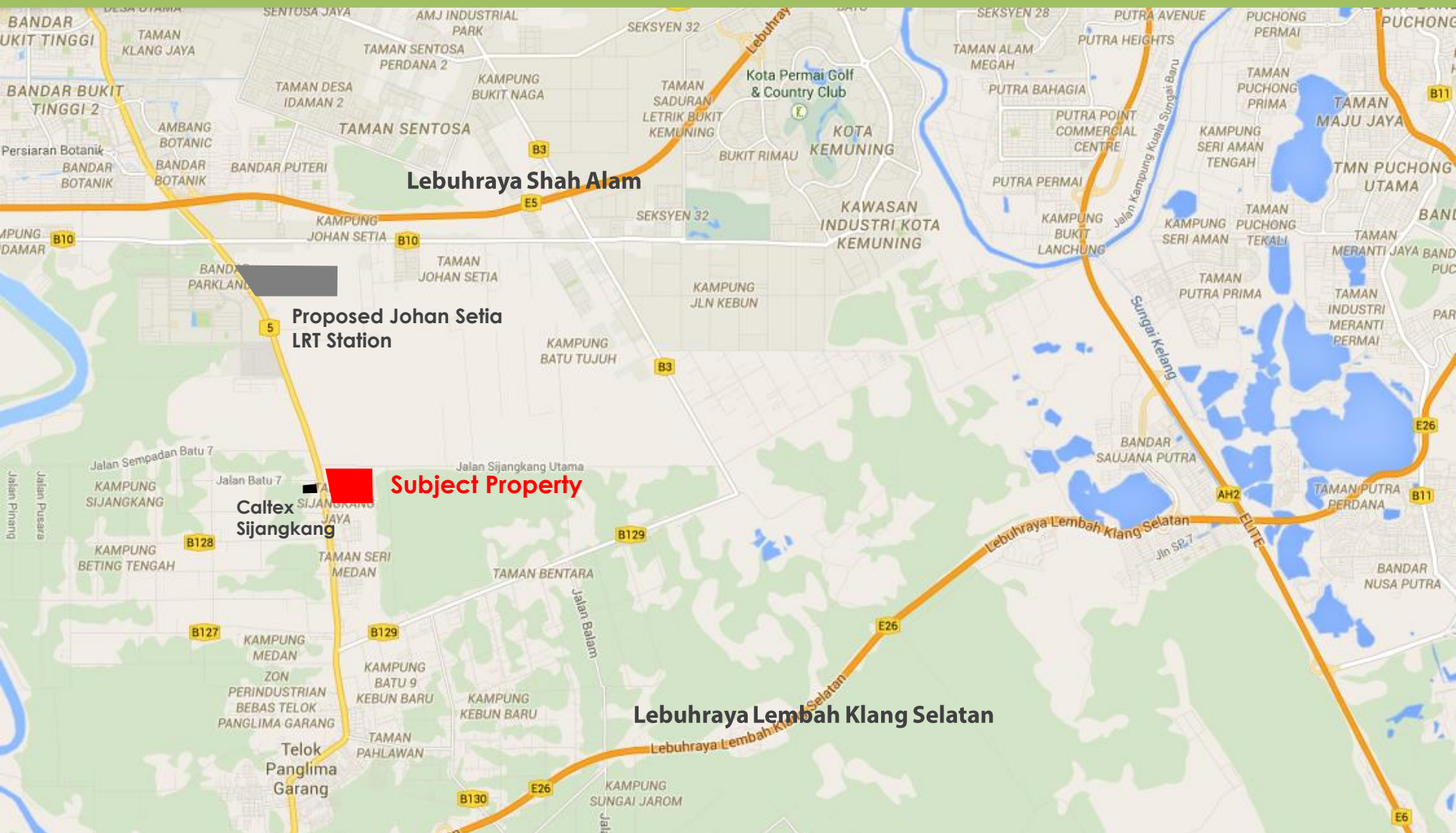
The site is centrally located in the heart of Klang Valley and enjoys a wide frontage onto the Klang / Banting highway (E5). It is only 4.5 kilometres from the KESAS highway which connects to West Port, North Port and the rest of the Klang Valley.

Phase 1 of the site has been delivered to Nestle Products Sdn Bhd on 31st January 2018 for its distribution center. The Nestle Distribution Centre is a built to suit Grade A industrial building specifications with a built up area of 515,000 sq.ft. plus ancillary buildings on 24.78 acre of the total 50 acre site.

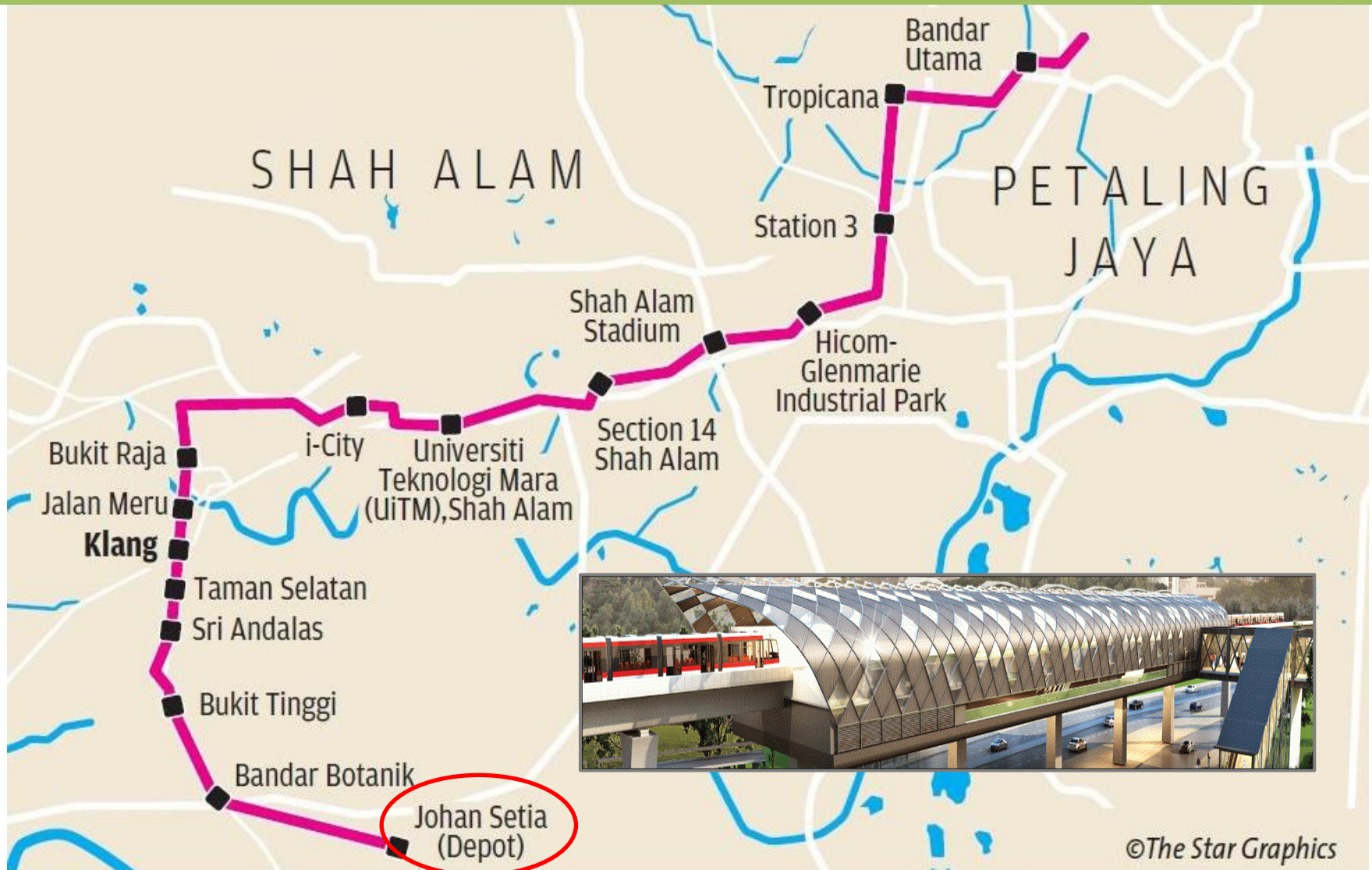
Phase 2 of the site is intends to be redevelop to cater for any future propose development by any interested party.

The proposed development will features :

- A grade-A distribution centre built to international specifications
- A long-term sustainable building design with green mark qualification
- Flexible modular space configurations
- A strategic location close to West Port & North Port
- Good connectivity to the City Centre via 4 major highways
- Optimized position for last mile delivery
- Disable friendly features
- Close to the upcoming Johan Setia LRT station (LRT3)



The existing site is centrally located in the heart of the Klang Valley enjoying a wide frontage onto the Klang / Banting Highway (E5).



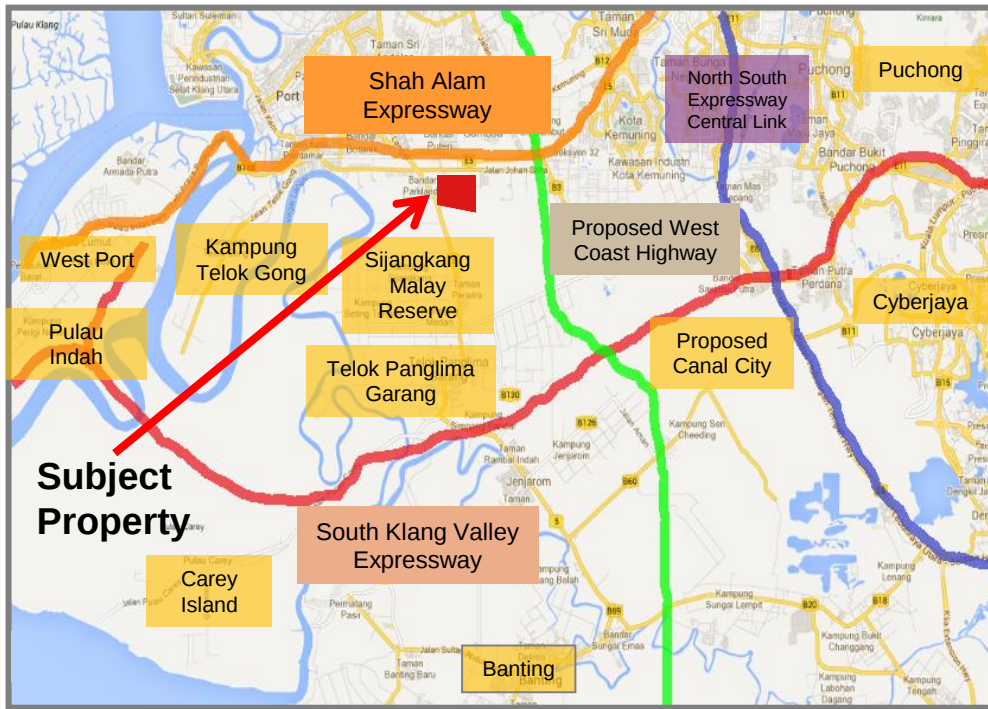
The Johan Setia LRT Station is designated to be an elevated rapid transit station in Johan Setia, Klang forming part of the LRT 3 or Bandar Utama - Klang LRT line.

Axis Mega DC is located only a 4 minutes drive away from the proposed station.

LOCATION : IN RELATION TO WEST COAST EXPRESSWAY (E28)

Subject Property





CONNECTED TO MAJOR HIGHWAYS

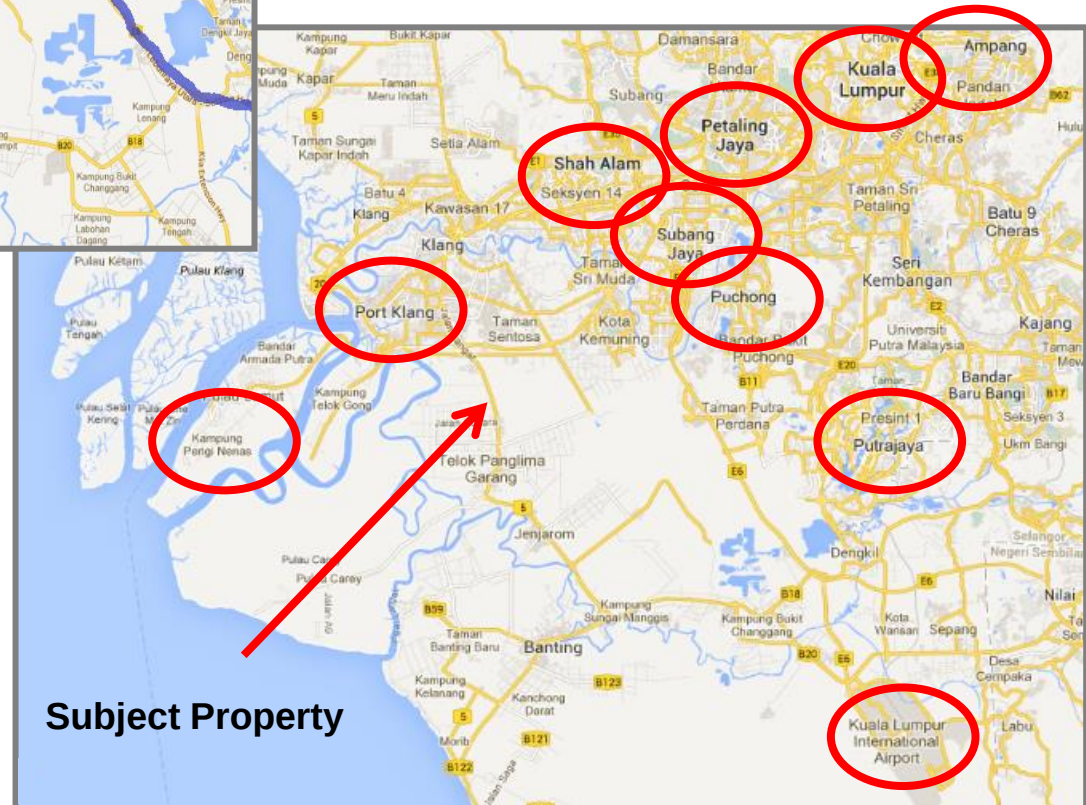
- 19 km to North South Expressway Central Link (ELITE)
- 7 km to Shah Alam Expressway (KESAS) interchange
- 7 km to South Klang Valley Expressway (SKVE) interchange
- 7 km to Proposed West Coast Highway (WCE) interchange (via SKVE/KESAS)

ACCESSIBILITY TO PORTS

- 22 km to North Port
- 25 km to West Port

CLOSE TO COMMERCIAL CENTRES

- 13 km to Klang Town Centre
- 25 km to Shah Alam City Centre
- 43 km to Kuala Lumpur International Airport (KLIA)
- 52 km to Kuala Lumpur City Centre (KLCC)



- **Notable landmarks** in the vicinity include Nestle Distribution Centre, Caltex petrol station, Toyota Service Centre, Petronas petrol station, Toyota Body & Paint Centre & DSG (M) Sdn Bhd.
- **Properties** in the immediate vicinity are predominantly comprised of residential buildings. Industrial and commercial developments in the area include car showrooms and workshops, used car dealers, vacant sites and larger detached factories. The rest of the immediate area is mainly vacant development land and oil palm estates.
- Matured housing developments located nearby include Taman Sijangkang Permai 2, Bandar Parklands, Kota Bayuemas, Taman Setia, Taman Jaya Utama Wira Jaya, Taman Perwira, Taman Desa Wira and Kampung Sijangkang.
- **Industrial and commercial developments** in the area include car showrooms and workshops, used car dealers, vacant sites and larger detached factories. The rest of the immediate area is mainly vacant development land and oil palm estates.
- **Notable industrial schemes** located in the larger neighbourhood include Kawasan Perusahaan PKNS Telok Panglima Garang, Telok Panglima Garang Free Trade Zone and Taman Perindustrian Berjaya.

Axis Mega Distribution Centre is situated only 1.6km away from the mixed development project, Canary Gardens @ Bandar Bestari. A range of amenities will be available nearby including :

- Canary Garden Residences
- KSL City Mall 2, with a total retail space of 1.5 million square feet
- A boulevard mall
- 400-room hotel
- Maple Residences service apartments
- There are also plans for a hospital and international school within the new township



(photo taken on 20 Jan 2018)



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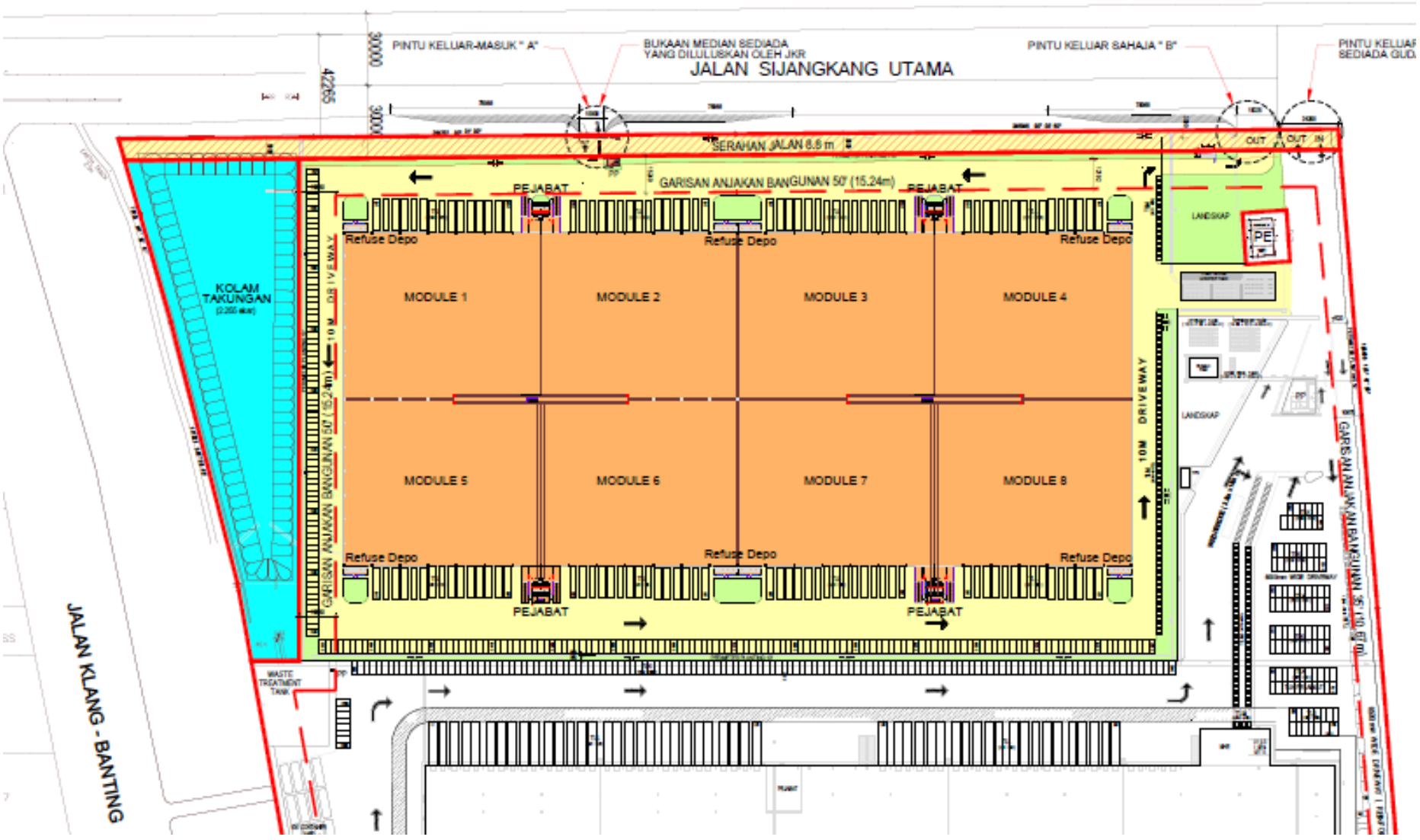
Development of a Built-to-Suit Single-Storey Warehouse for Nestle Products Sdn Bhd



Proposed Development of a Built-to-Suit Single-Storey Warehouse (Phase 2)

Approximate Built Up : 584,112 sq. ft.

SITE PLAN – PHASE 2 DEVELOPMENT



- ✓ Malaysia's leading Real Estate Investment Trust with over 12 million sq. ft. in space under management. A strong focus on owning grade A logistics assets.
- ✓ 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

To request further information regarding this property, kindly contact:

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Penthouse, Menara Axis

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