

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.

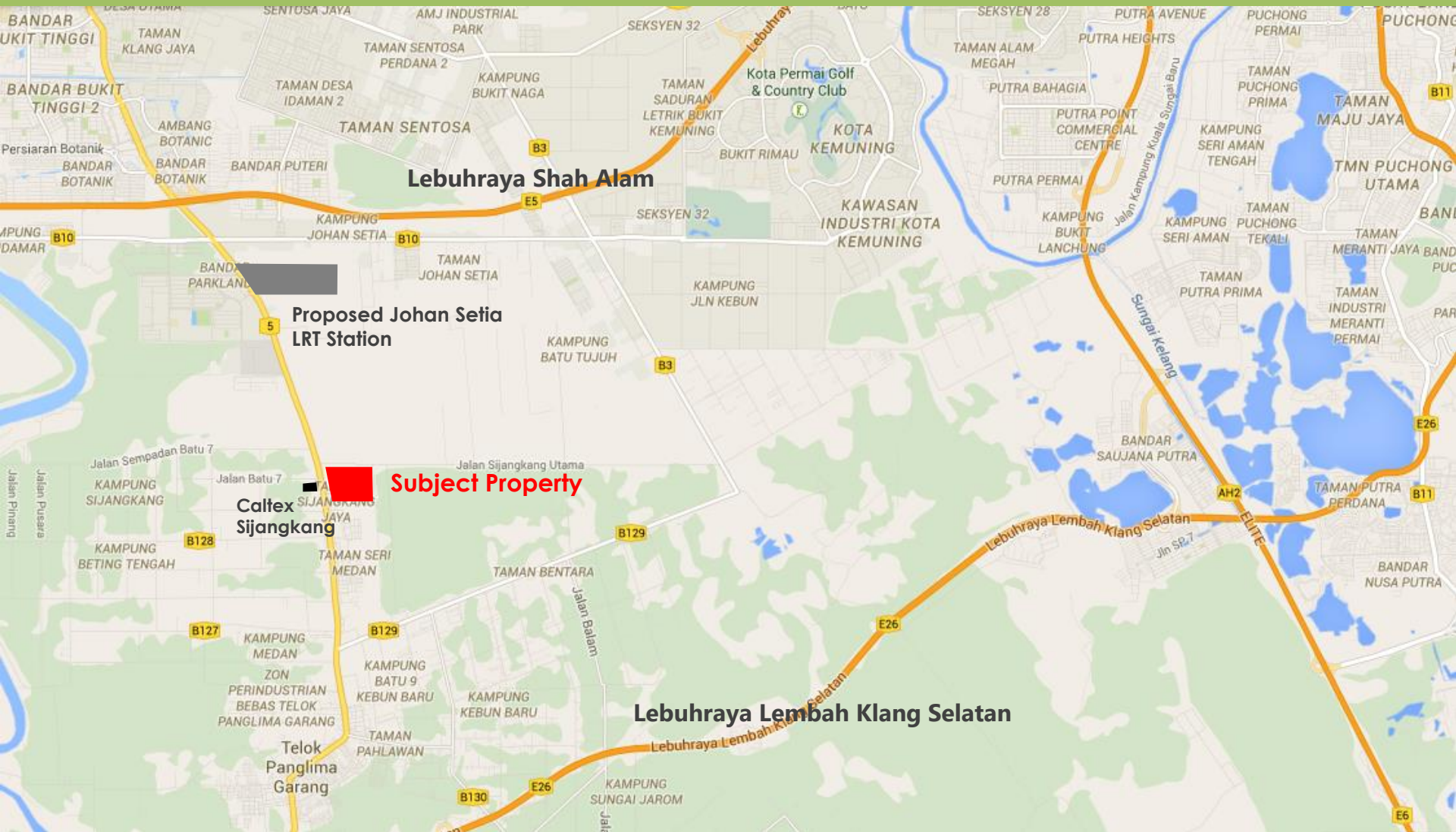
Phase 1 of the site has been delivered to Nestle Products Sdn Bhd on 31st January 2018 for its distribution center. The Nestle Distribution Centre is a built to suit Grade A industrial building specifications with a built up area of 515,000 sq.ft. plus ancillary buildings on 24.78 acre of the total 50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

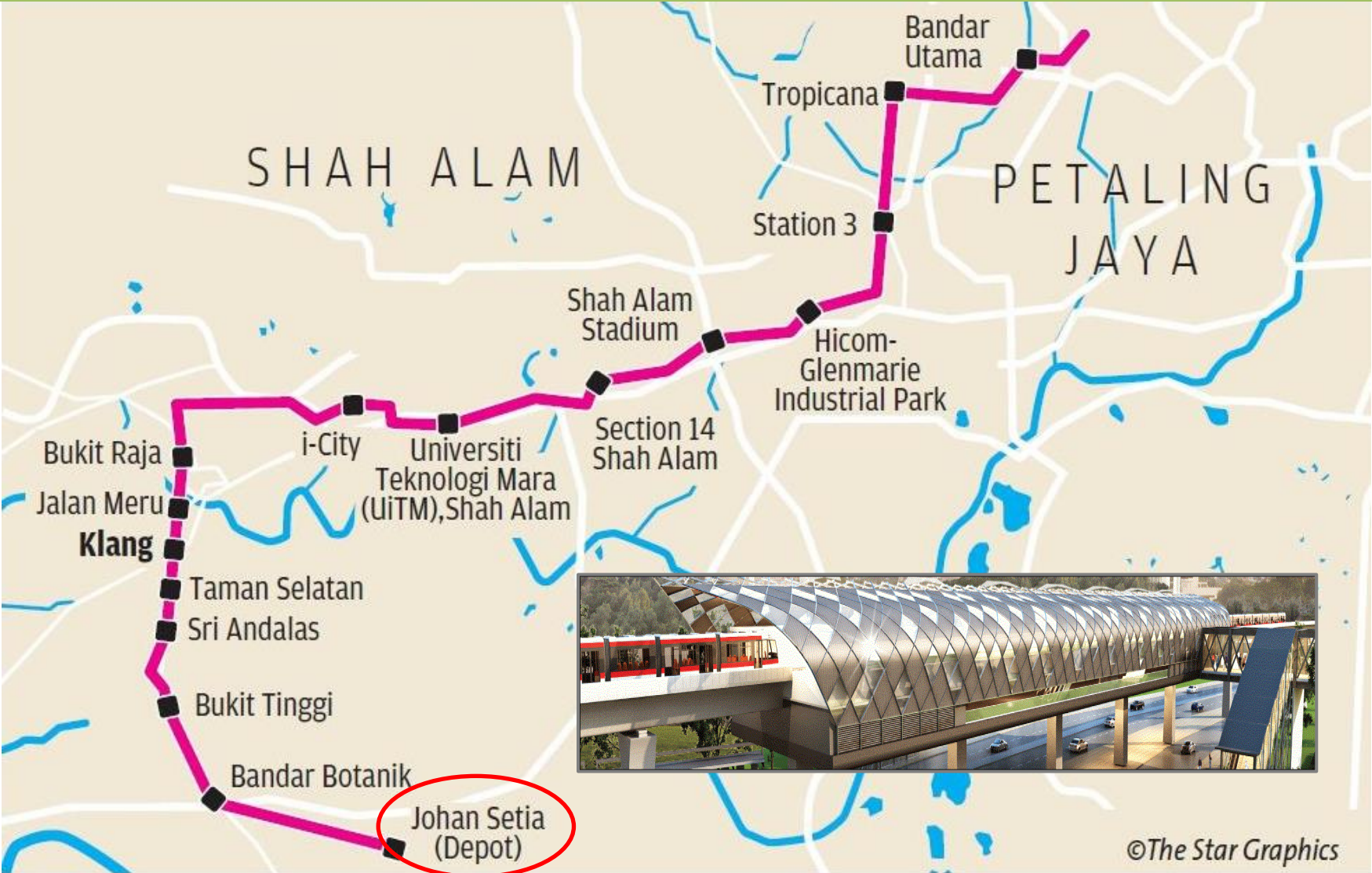
- A grade-A distribution centre
- A long-term sustainable building design with green mark qualification
- Flexible modular space configurations
- A strategic location close to West Port & North Port
- Good connectivity to the City Centre via 4 major highways
- Optimized position for last mile delivery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

LOCATION MAP



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

LOCATION : 4 MINUTES FROM JOHAN SETIA STATION (LRT 3 LINE)



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The Johansetia LRT Station is designated to be an elevated rapid transit station in Johansetia, Klang forming part of the LRT 3 or Bandar Utama - Klang LRT line. Expected to start operations on March 2025.

Axis Mega Distribution Centre is located only a 4 minutes drive away from the Johansetia LRT station.

LOCATION : IN RELATION TO WEST COAST EXPRESSWAY (E28)



REAL ESTATE INVESTMENT TRUST

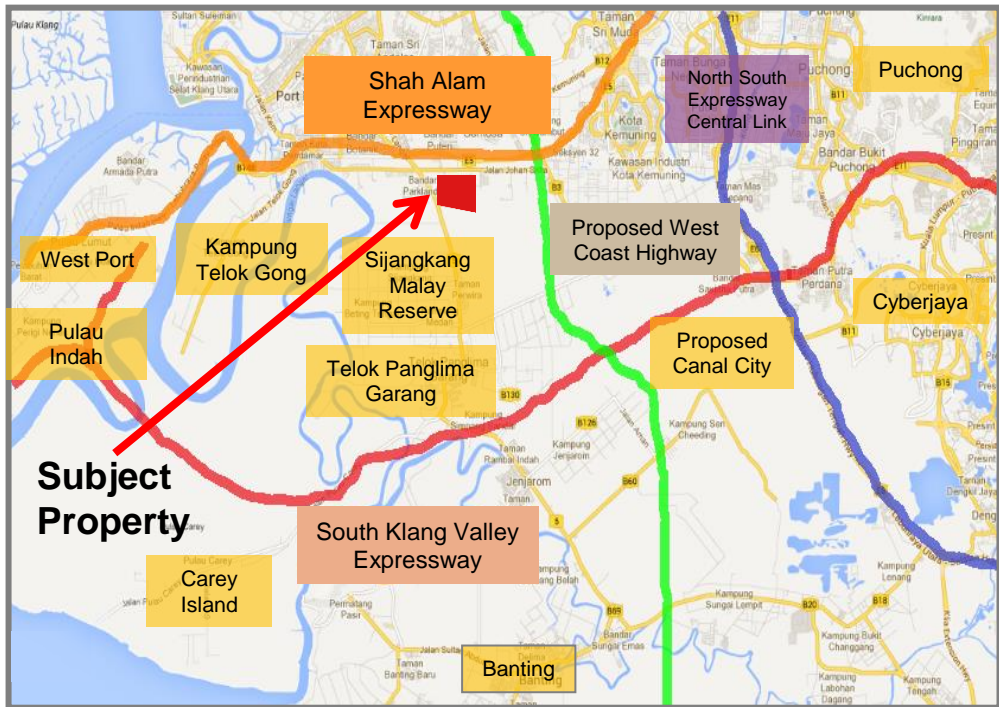
Subject Property

- West Coast Expressway (WCE, E32)
- WCE (deferred section)
- North South Expressway (PLUS)
- Existing Road
- Upgrading by Government
- Linkage to other highway
- KL Kuala Selangor Expressway (LATAR)
- New North Klang Straits Bypass (SHAHPADU)
- Shah Alam Expressway (KESAS)
- South Klang Valley Expressway
- North Klang Valley Expressway



West Coast Expressway

- 233 kilometers highway across Selangor and Perak
- Connecting Banting to Taiping
- Total 20 toll plazas - 9 in Selangor, 11 in Perak
- 21 interchanges - 10 in Selangor, 11 in Perak
- Linked to existing highways, e.g. PLUS, SKVE, NKVE, NNKSB, KLKSE, SAE & etc.



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)



(photo taken on 20 Jan 2018)



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



**PHASE 1
NESTLE DISTRIBUTION
CENTRE**

**PHASE 2
PROPOSED DEVELOPMENT**

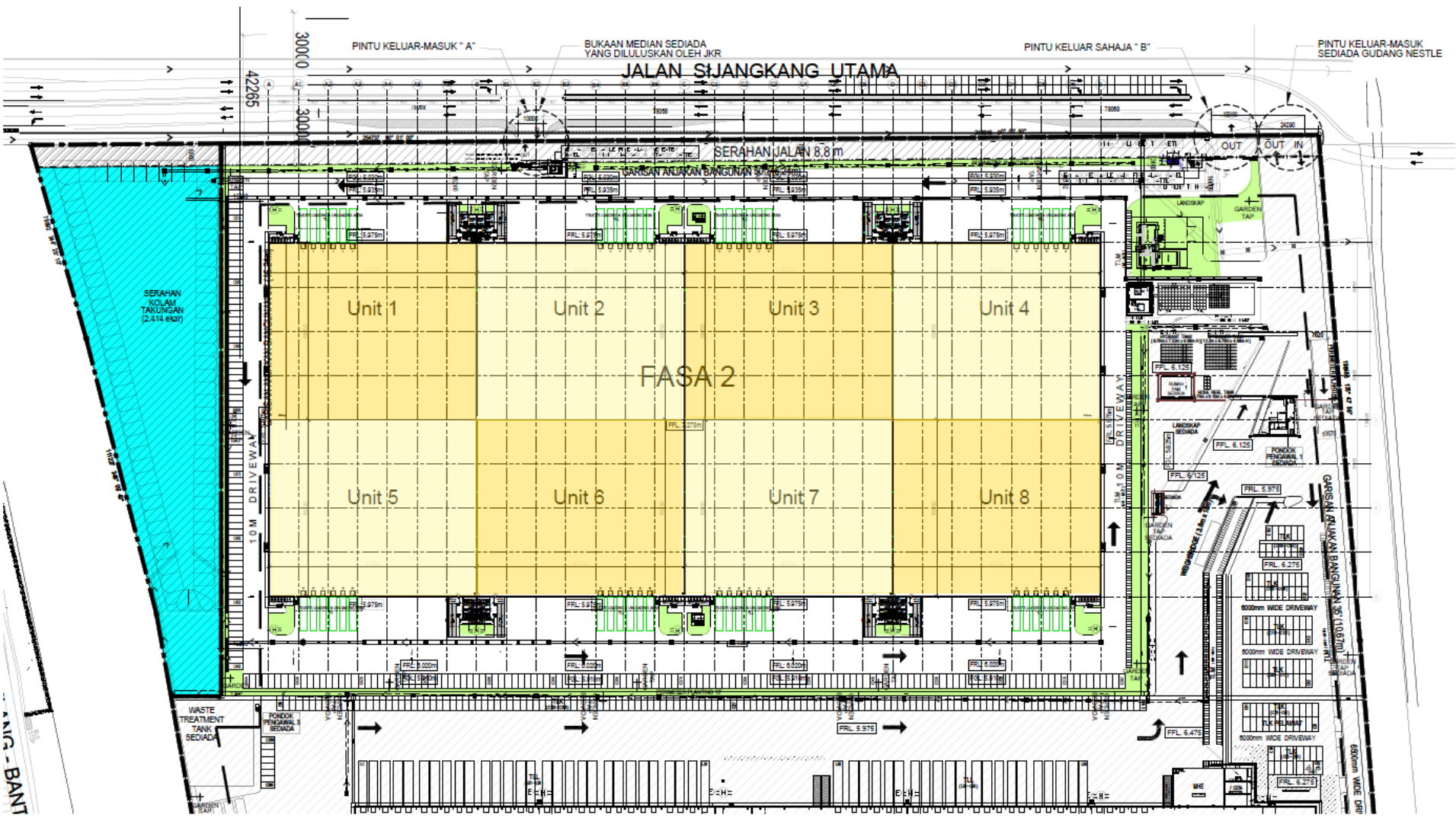
Proposed Development of a Single-Storey Warehouse (Phase 2)

Approximately Lettable Area : 509,035 sq. ft.



Photo taken on March 2024

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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Axis REIT Managers Berhad (649450-W)

Penthouse, Menara Axis

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Selangor Darul Ehsan, Malaysia.

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.

