

D8 Logistics Warehouse



PROPERTY INFORMATION

SPACE PROPOSAL

Lot D8, Jalan Tanjung A/4, Distripark A, Port of Tanjung Pelepas
81560 Gelang Patah, Johor



February 2021

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") 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

ABOUT D8 Logistics Warehouse

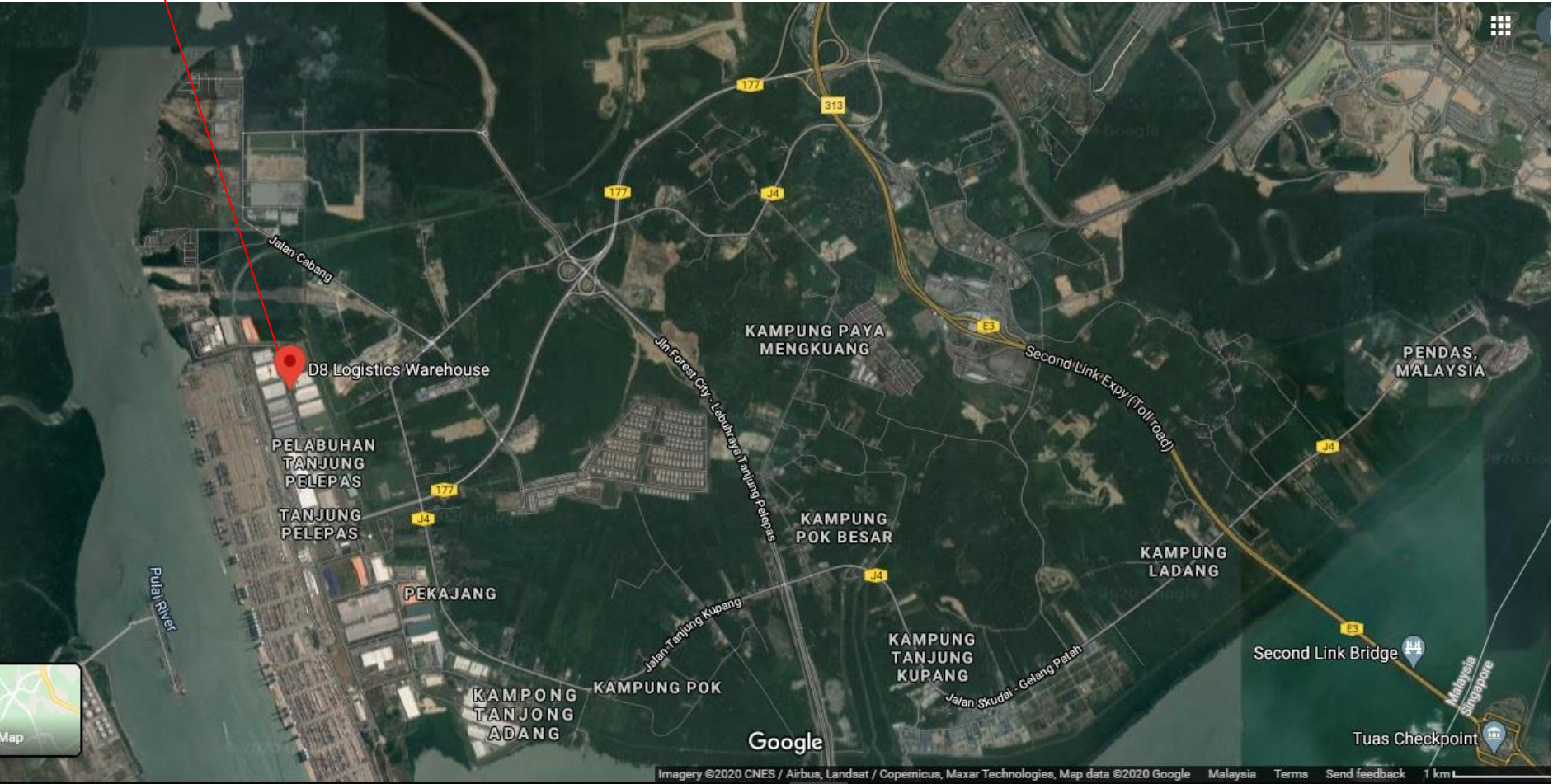
D8 Logistics Warehouse is a single storey warehouse with a 2-storey office annexed and others ancillary building located at Pelepas Free Zone, Port of Tanjung Pelepas within Flagship C: Western Gate Development of Iskandar Malaysia, Johor.

FACT SHEET

Property	: D8 Logistics Warehouse
Address	: Lot D8, Jalan Tanjung A/4, Distripark A Port of Tanjung Pelepas 81560 Gelang Patah, Johor Darul Takzim, Malaysia.
Category	: Industrial
Land Area	: 6.12 acres (266,587.2 square feet)
Net Lettable Area	: 171,000 square feet
Height of warehouse	: Ground to Eaves- 9 meter
Floor Loading	: 30 kN per square meter
Electrical	: 1,200 Amp Low voltage
Loading Bays	: 21 Covered Loading bays

LOCATION

GPS Coordinates :
1.373177, 103.549931



BUILDING PHOTOS

General view of the D8 Logistics Warehouse



BUILDING PHOTOS (CONT'D)

Loading Bays of the D8 Logistics Warehouse



BUILDING PHOTOS (CONT'D)

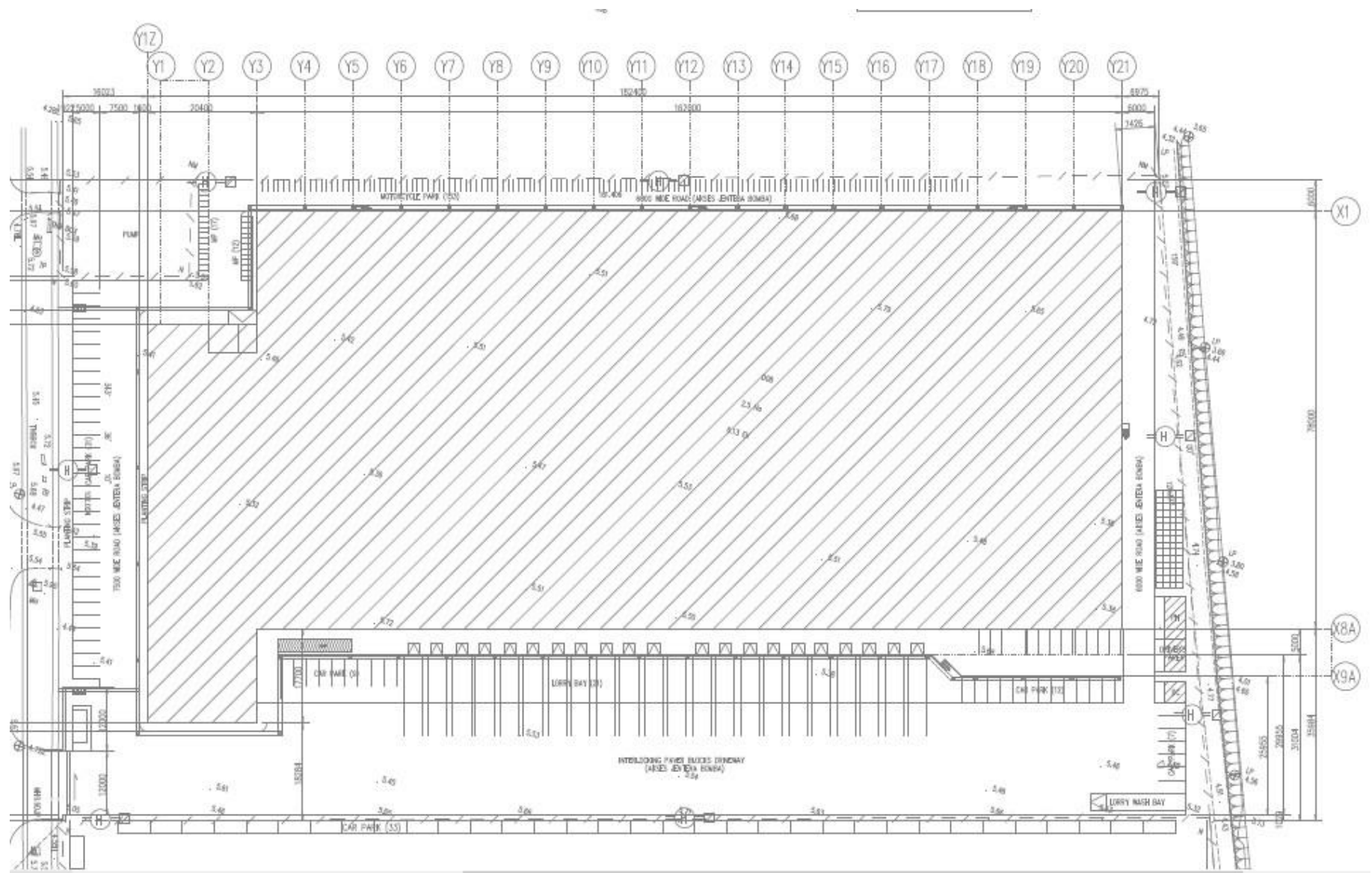
Surrounding view of the D8 Logistics Warehouse



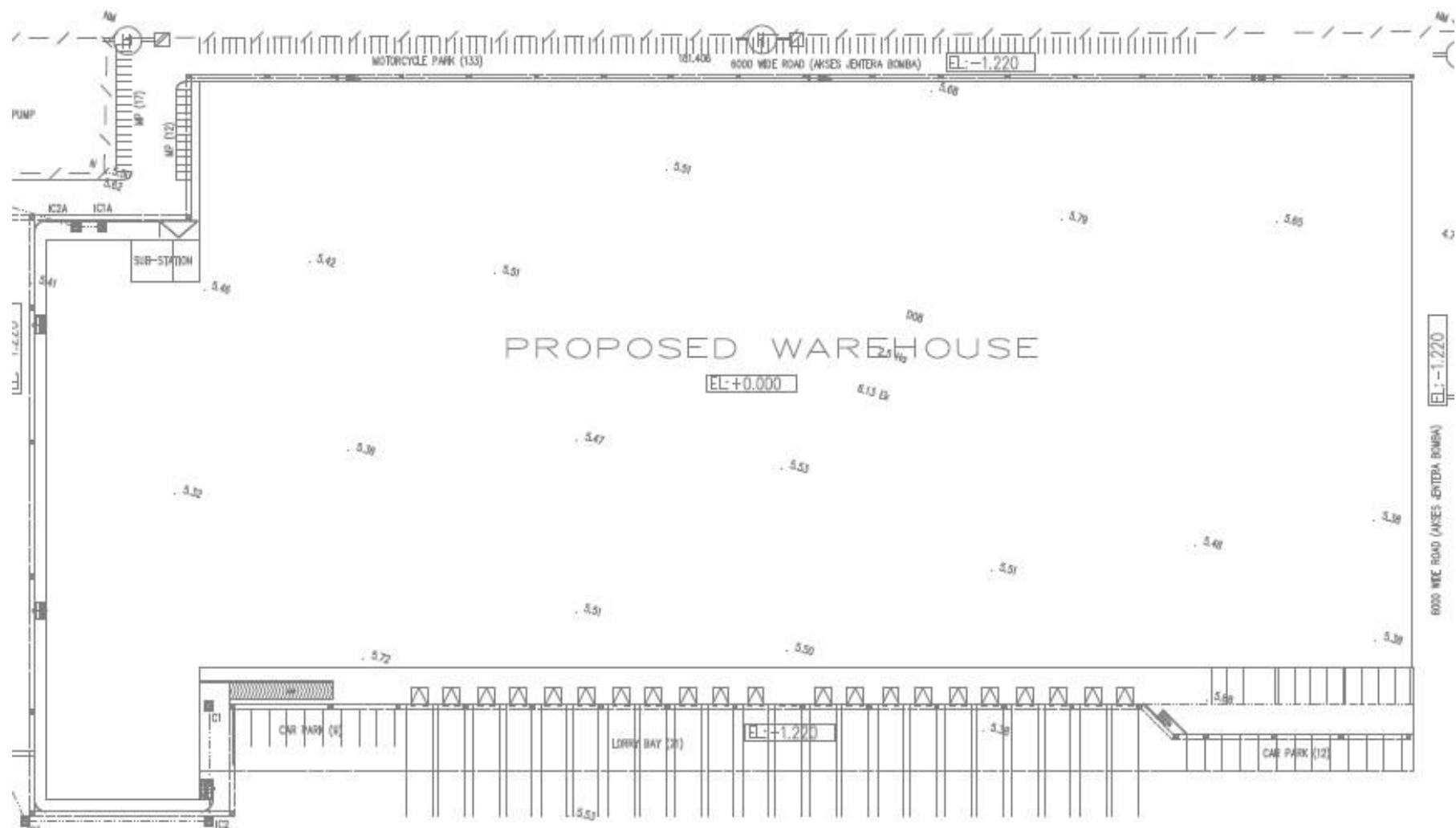
FLOOR PLANS : SITE PLAN



FLOOR PLANS : SITE PLAN (CONT'd)

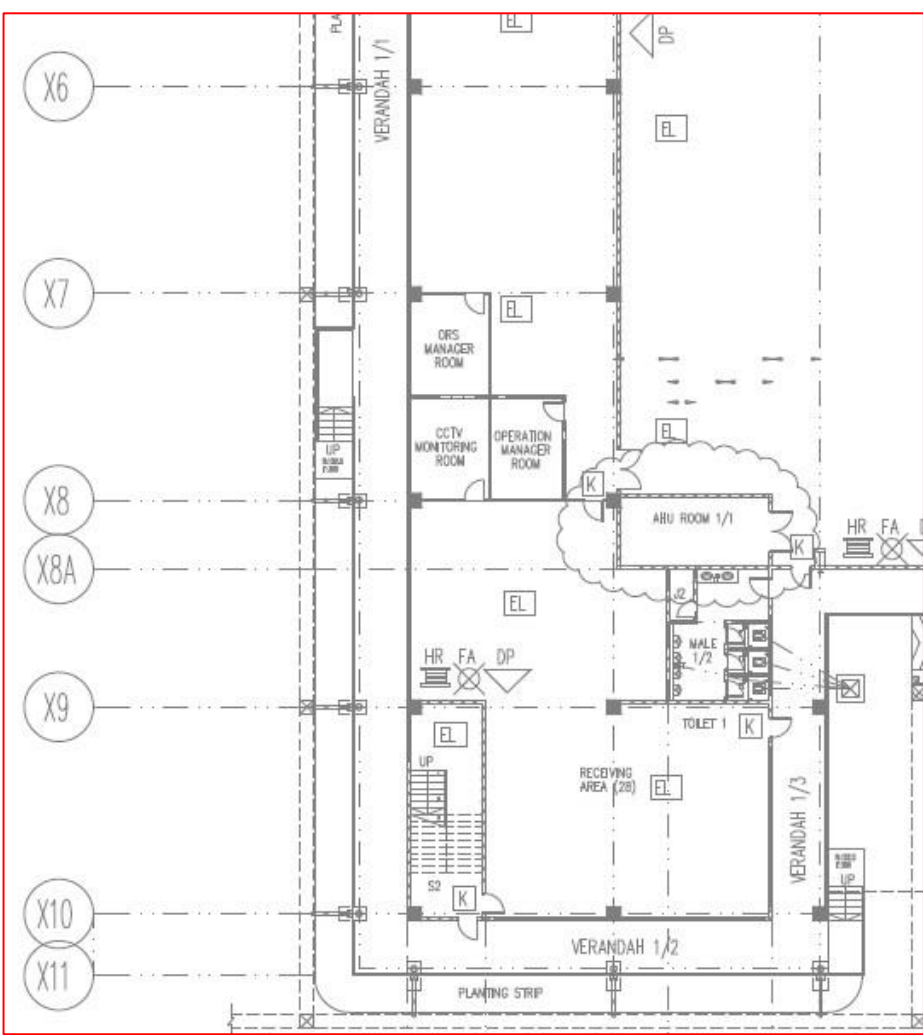
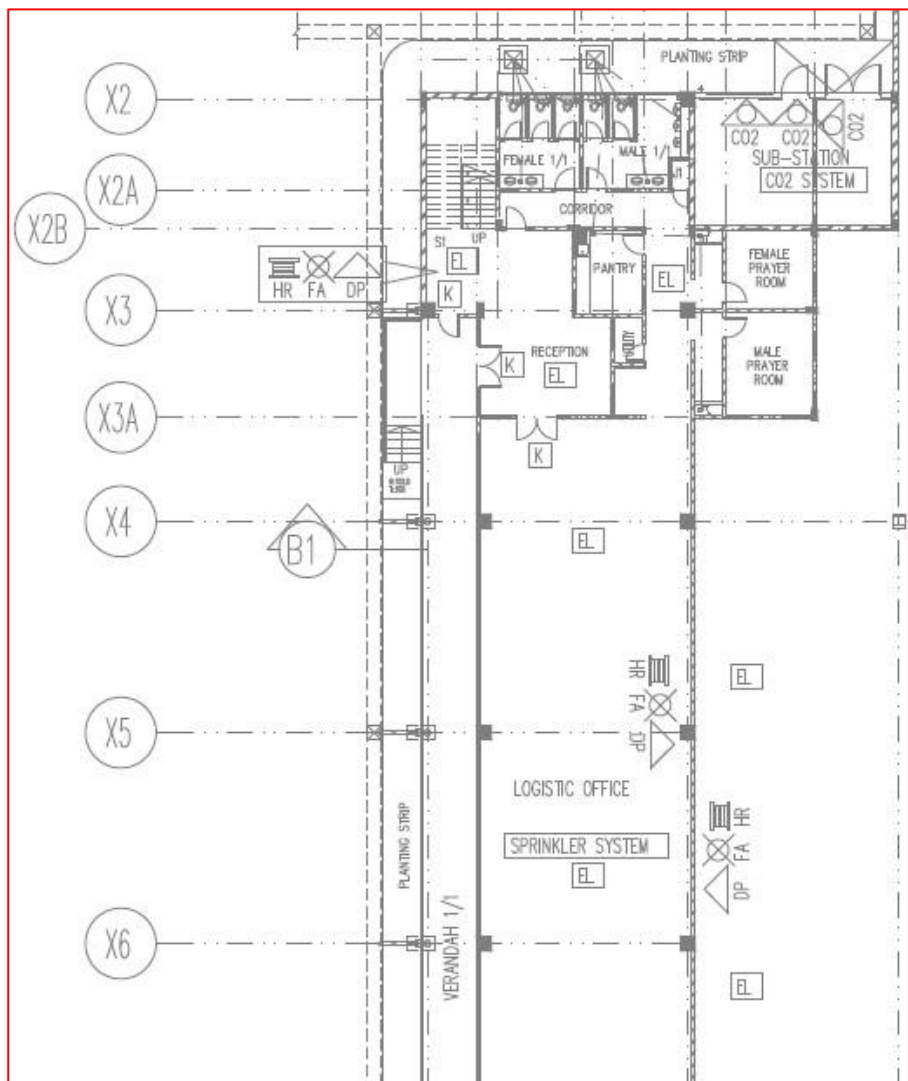


FLOOR PLANS : FLOOR PLAN

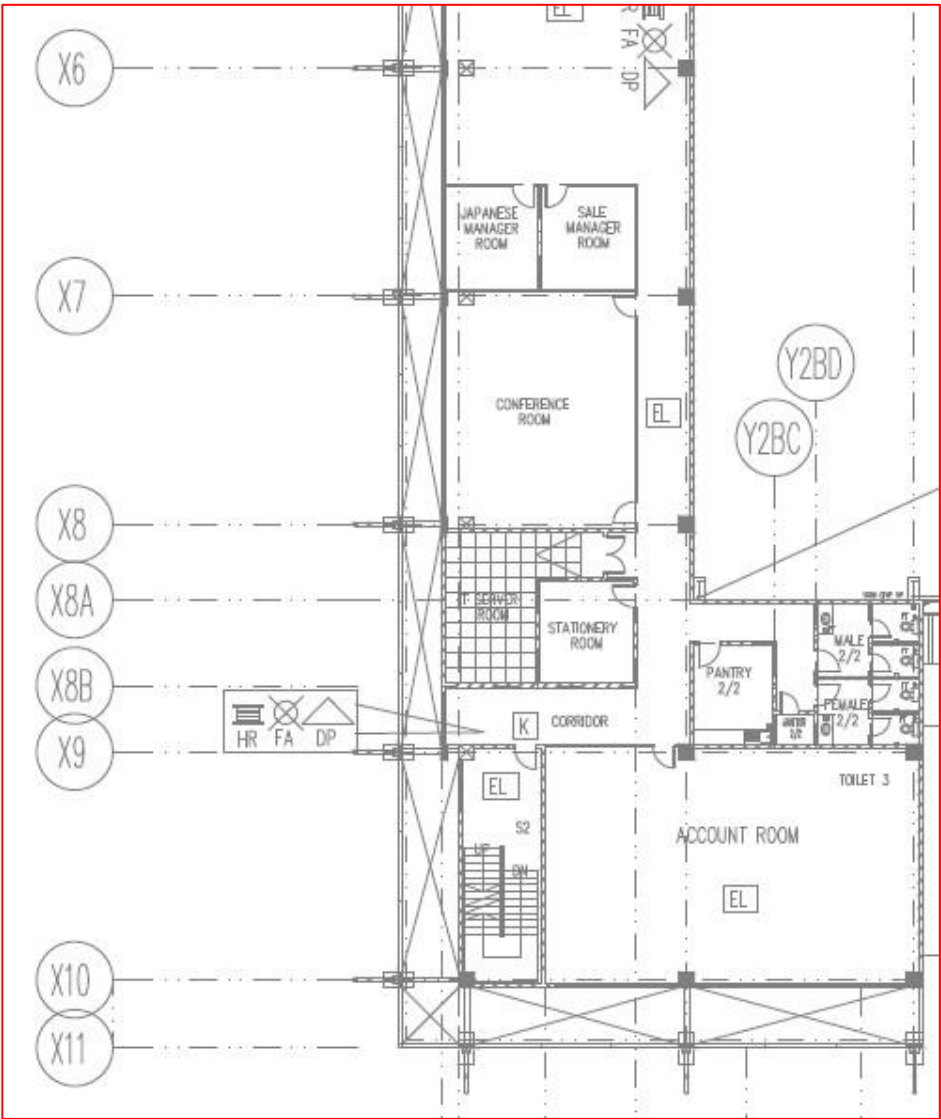
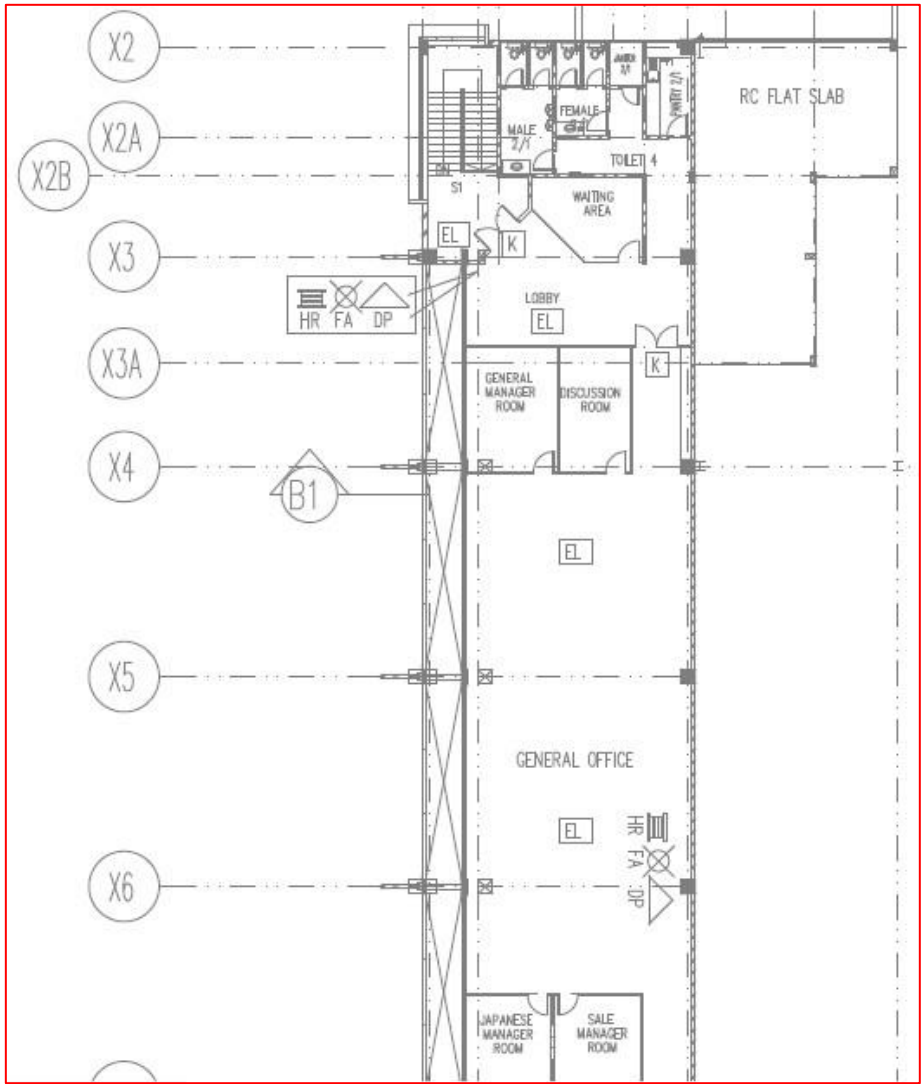


Level	NLA	Eaves Height	Use
Ground	171,000 sq ft	9m (approximately 30ft)	Warehouse & Office space

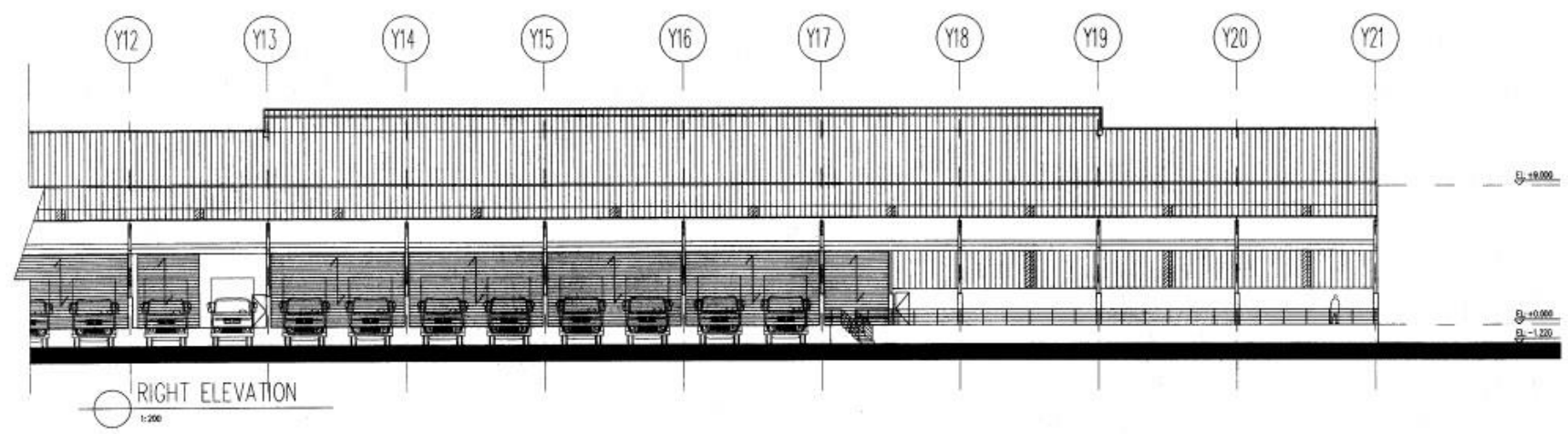
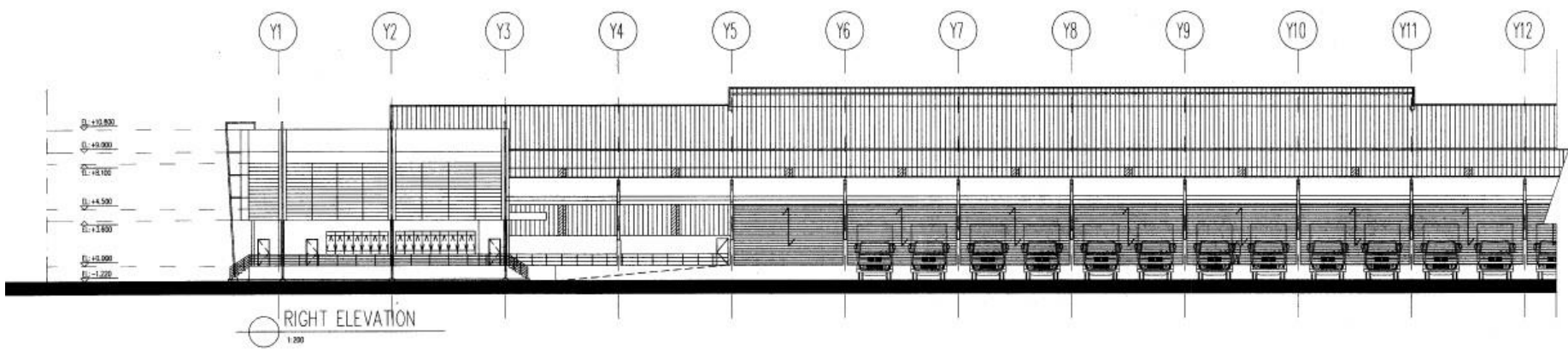
FLOOR PLANS : OFFICE FLOOR PLAN- LEVEL 1 (CONT'D)



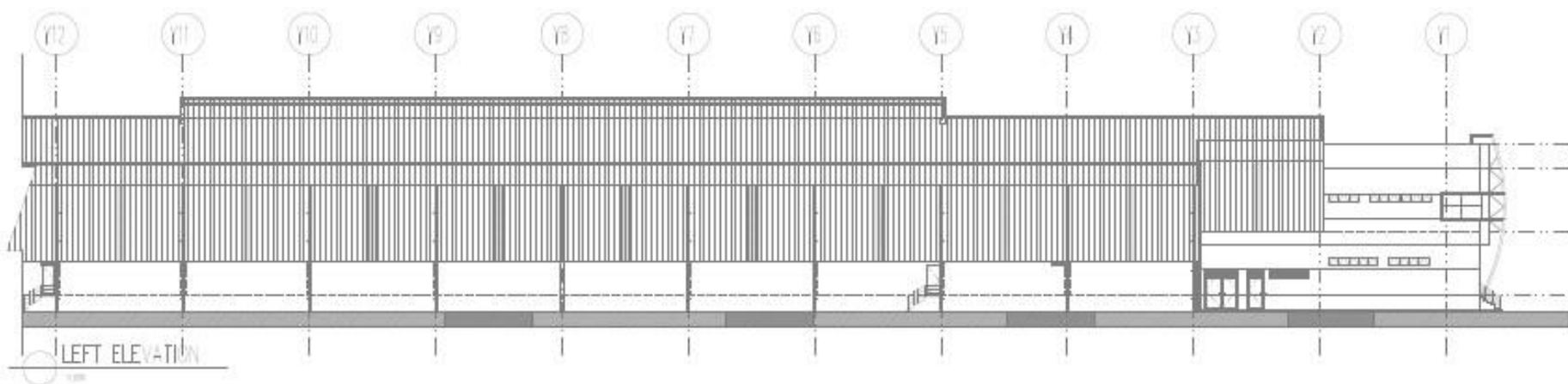
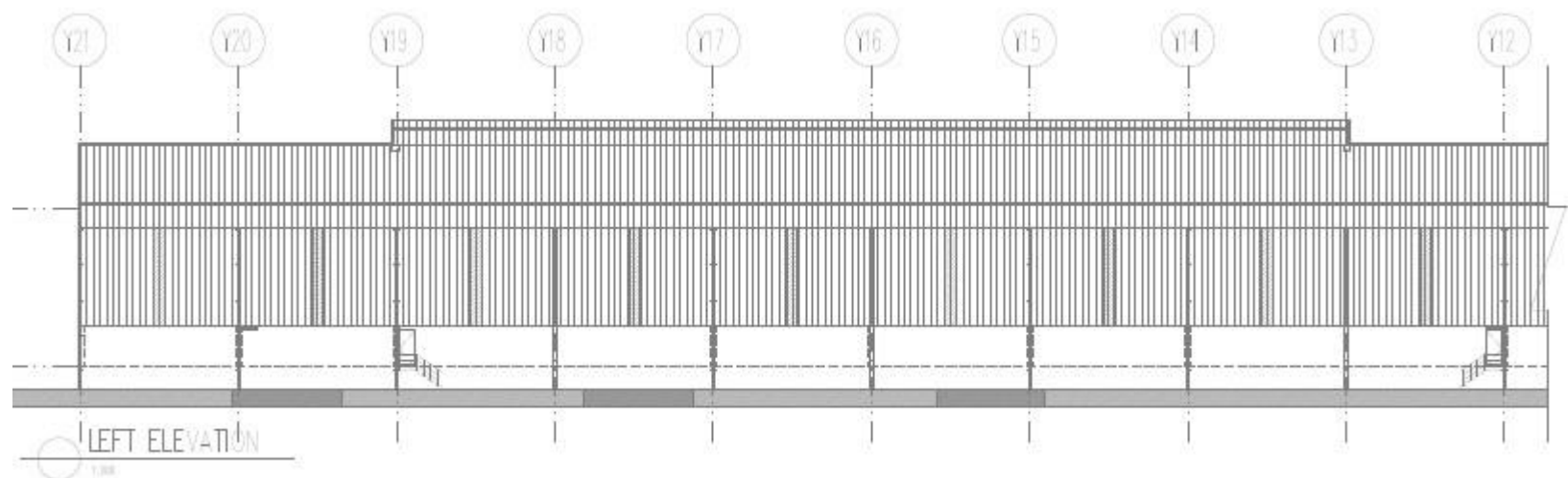
FLOOR PLANS : OFFICE FLOOR PLAN- LEVEL 2 (CONT'D)



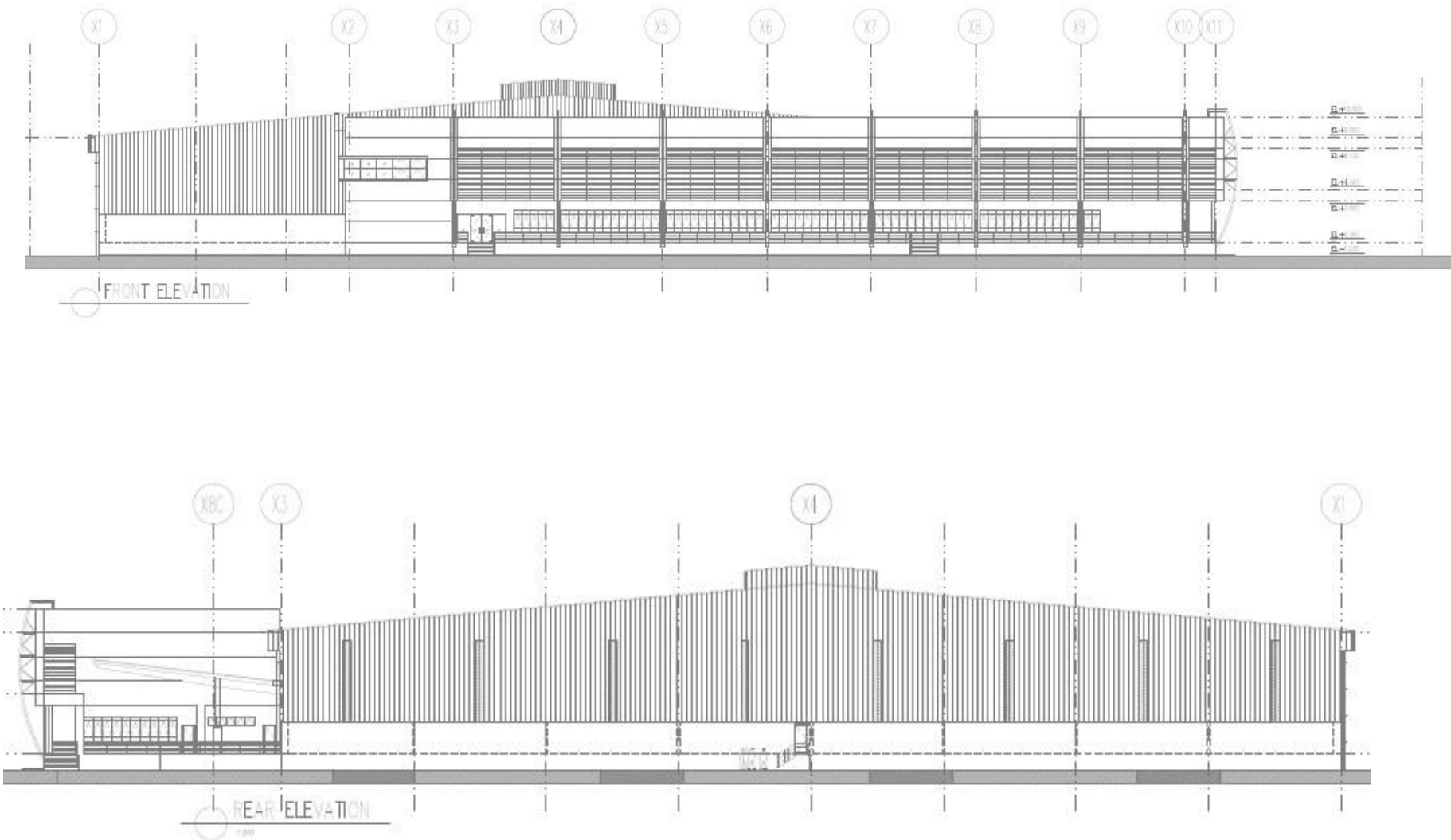
FLOOR PLANS : RIGHT SIDE ELEVATION PLAN



FLOOR PLANS : LEFT SIDE ELEVATION PLAN



FLOOR PLANS : FRONT & REAR ELEVATION PLAN



WHY CHOOSE AXIS-REIT?

WHY CHOOSE AXIS?

- ✓ Malaysia's leading Real Estate Investment Trust with over 10,000,000 sq. ft. in space under management. A strong focus on owning grade A logistics assets.
- ✓ Office and warehouse space provider for Fuji Xerox, Konica Minolta, DHL, Philips, DB Schenker, LF Logistics, Hitachi eBworx, Nestle, Fonterra, Emerson, 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

To request further information regarding this project, kindly contact:

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Axis REIT Managers Berhad

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