

PASIR GUDANG LOGISTICS WAREHOUSE 1



PROPERTY INFORMATION

SPACE PROPOSAL

PLO 563, Jalan Keluli 8, Pasir Gudang Industrial Estate,
81700 Pasir Gudang, Johor



October 2022

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

PROPERTY DETAILS

GENERAL INFO

LANDLORD

RHB Trustees Berhad (as Trustee for Axis Real Estate Investment Trust)

MANAGEMENT

Axis REIT Managers Berhad

LETTABLE AREA

149, 267square feet

M&E FACILITIES AND SERVICES

ELECTRICAL/POWER



TNB incoming: **415KV**
Main breaker supply: **3 phase – 225 amps**

LOADING AREA



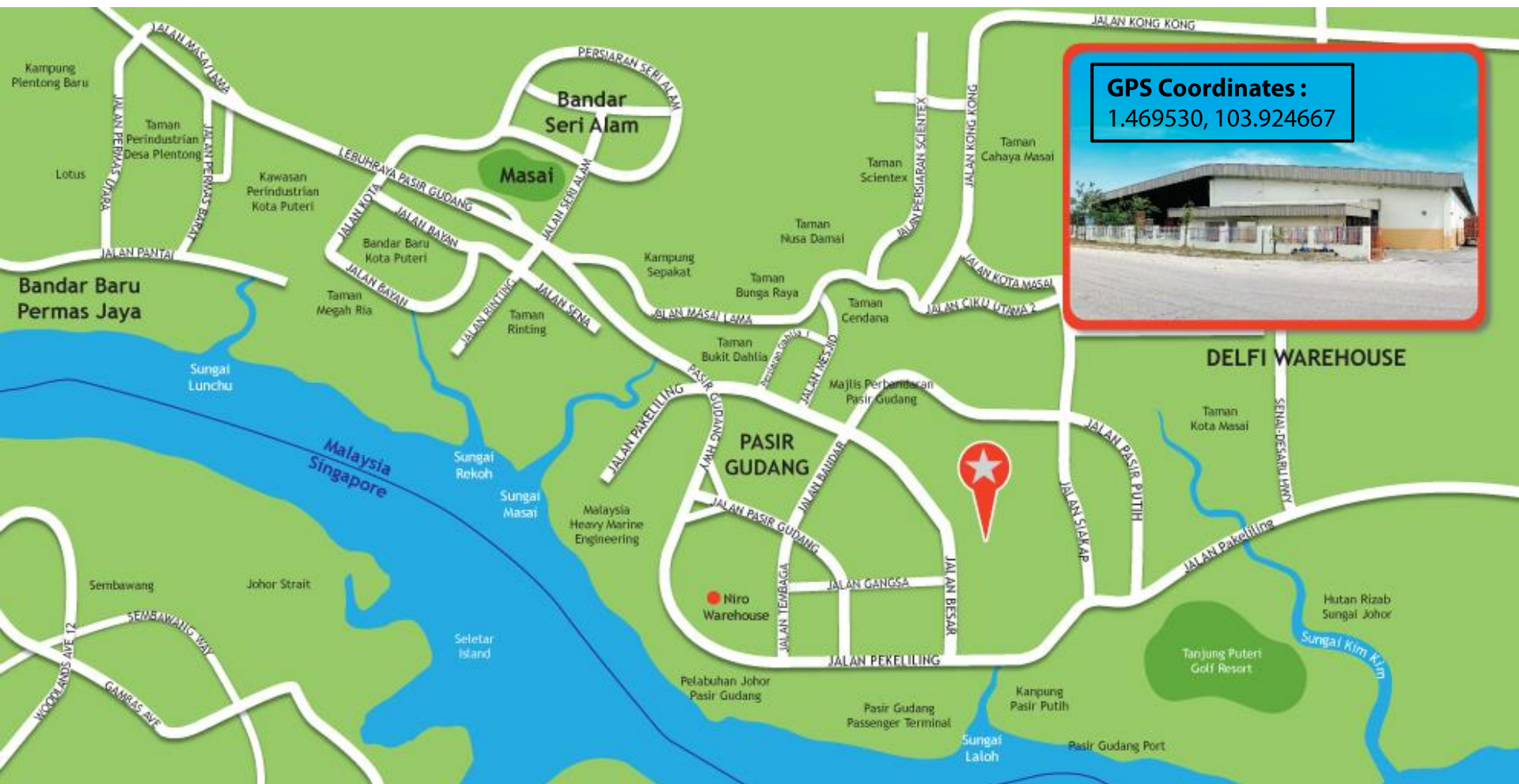
5 loading bays

FIRE PROTECTION



Fire fighting system includes sprinkler system, smoke detectors, fire hose reels, portable fire extinguishers, break glass fire alarm and fire rated doors

LOCATION



The property is located along Jalan Keluli 8, within the Pasir Gudang Industrial Area, an established industrial area which caters for heavy, medium and light industrial factories.

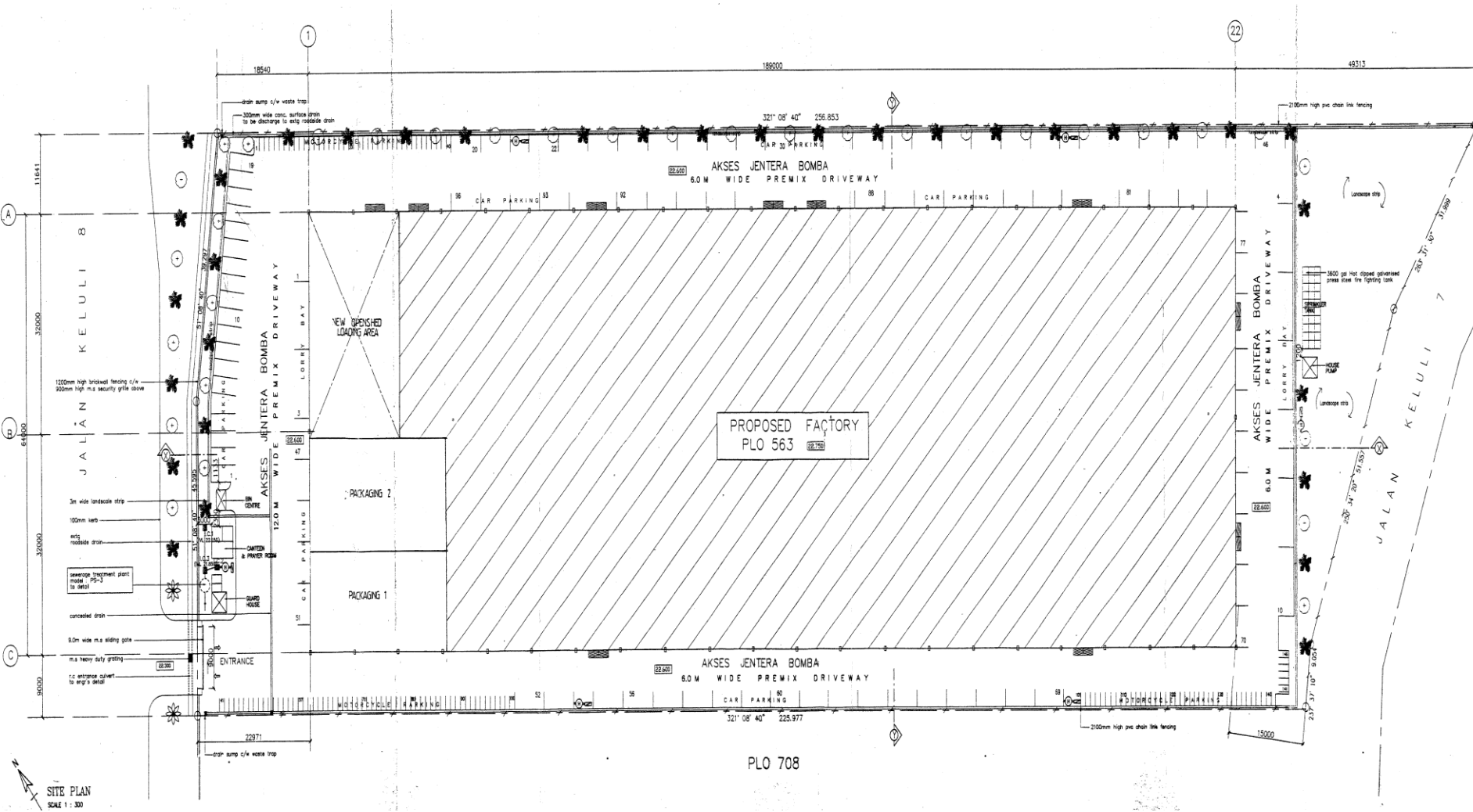
BUILDING PHOTOS



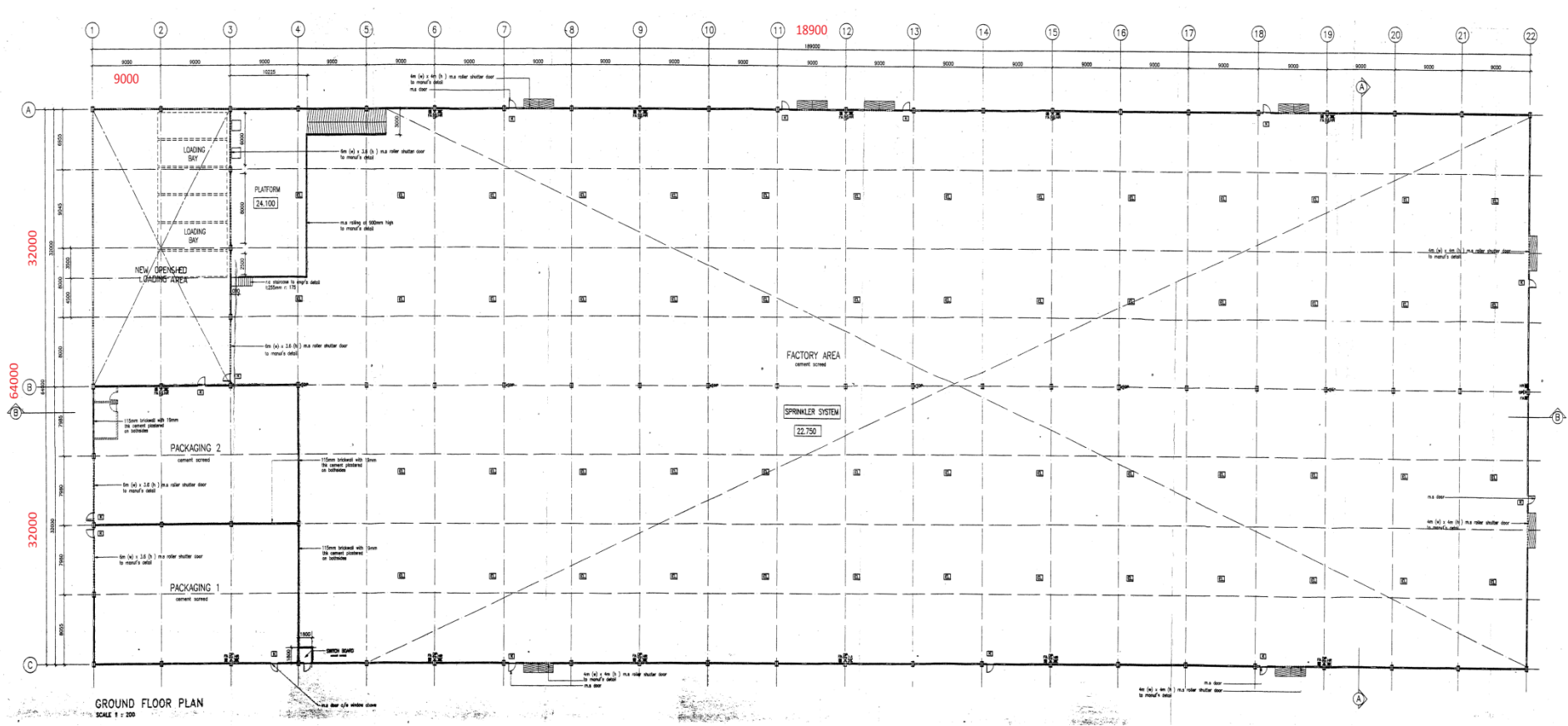
General view of the single story detached warehouse



FLOOR PLANS : SITE PLAN



FLOOR PLANS : GROUND FLOOR PLAN



Level	Lettable Area	Eaves Height	Use
Ground	149,267 sq ft	23 feet	Warehouse

WHY CHOOSE AXIS-REIT?

WHY CHOOSE AXIS?

- ✓ Malaysia's leading Real Estate Investment Trust with over 12,000,000 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, 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 property, kindly contact:

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Axis REIT Managers Berhad

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