

# PASIR GUDANG LOGISTICS

## WAREHOUSE 1



### PROPERTY INFORMATION

#### **SPACE PROPOSAL**

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



**April 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**

# PROPERTY DETAILS

## GENERAL INFO

### LANDLORD

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

### MANAGEMENT

Axis REIT Managers Berhad

### NET LETTABLE AREA

130, 743square feet

## M&E FACILITIES AND SERVICES

### ELECTRICAL/POWER



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

### LOADING AREA



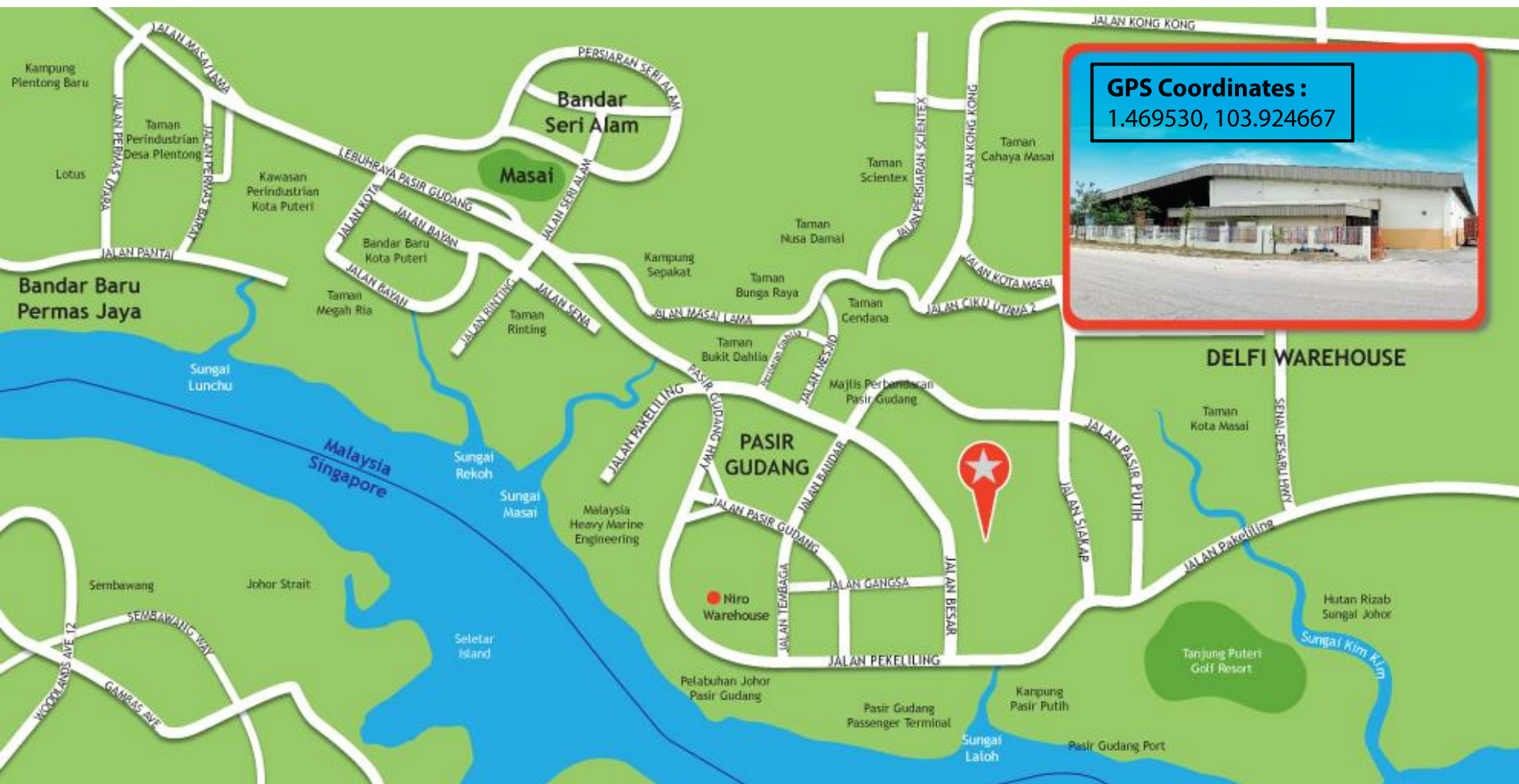
5 loading bays

### 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.



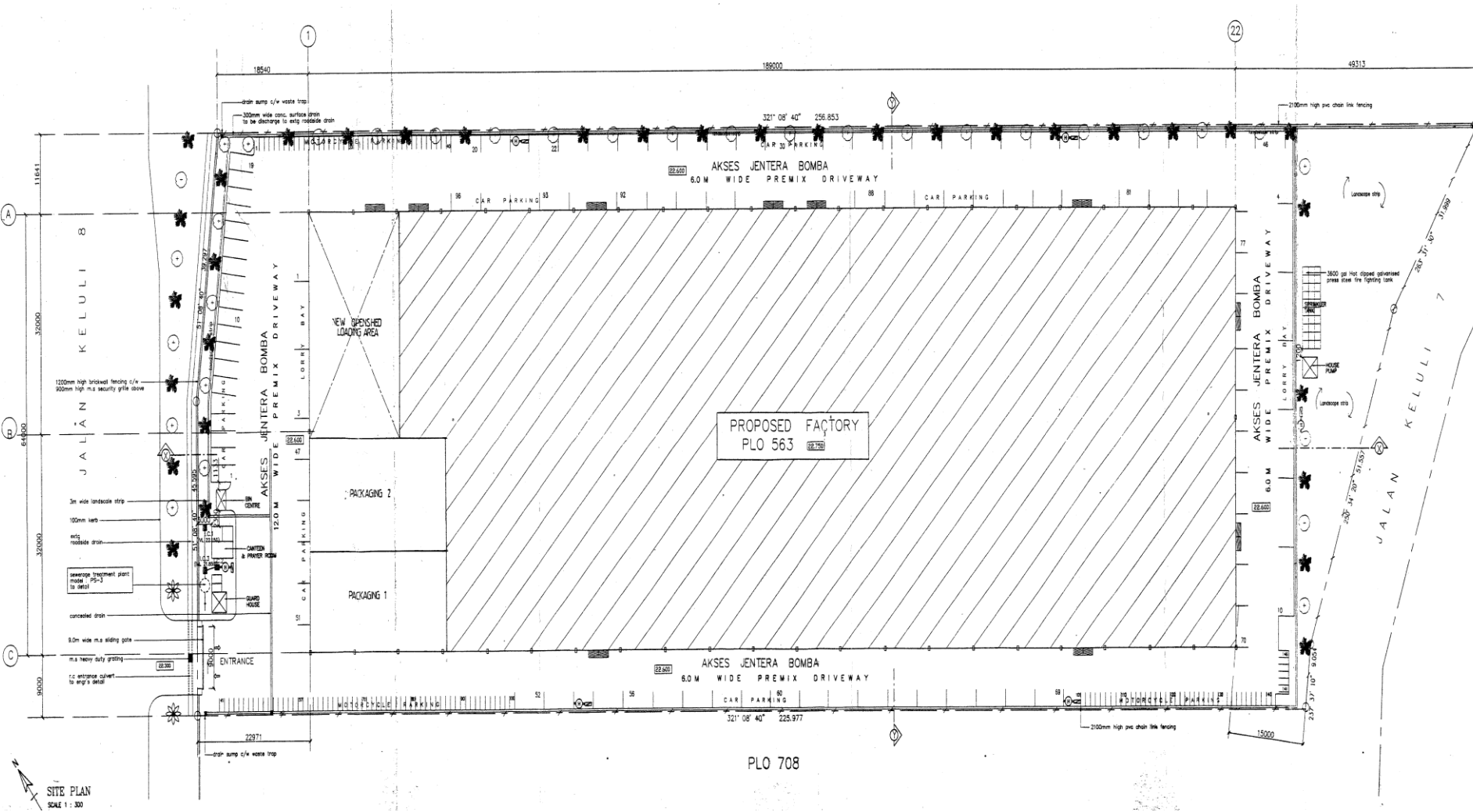
# BUILDING PHOTOS



General view of the single story detached warehouse

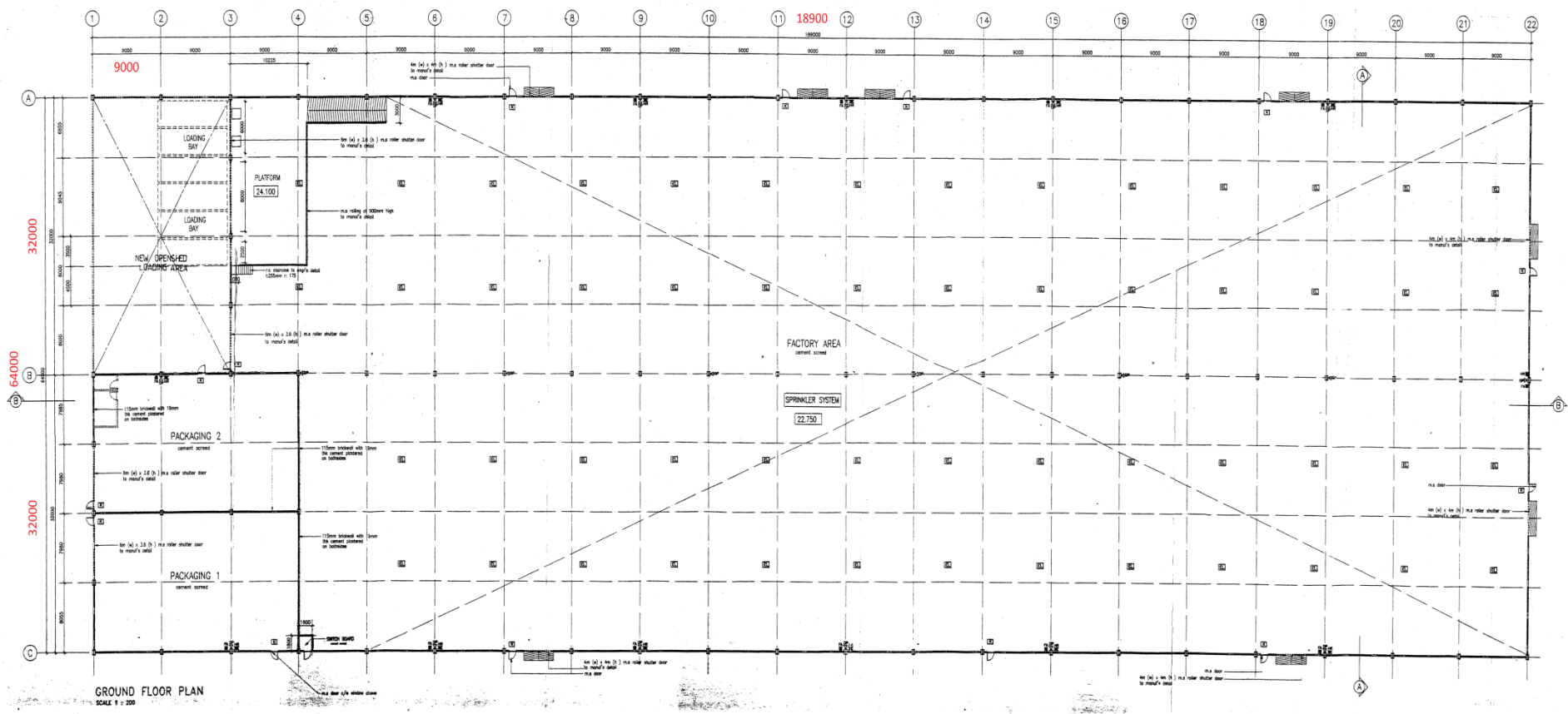


# FLOOR PLANS : SITE PLAN



SITE PLAN  
SCALE 1 : 300

# FLOOR PLANS : GROUND FLOOR PLAN



Level	GFA	NLA	Eaves Height	Use
Ground	145,000 sq ft	130,743 sq ft	23 feet	Warehouse

# 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 property, kindly contact:

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**Axis REIT Managers Berhad**

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