



Our  
*Portfolio*  
As at  
31 December  
2022



# OUR PROPERTY MAP

3  Office

12  Office/  
Industrial

22  Manufacturing  
Facility

23  Logistics  
Warehouse

2  Hypermarket

62  
Total  
Properties

## NUMBER OF PROPERTIES BY REGION

	CENTRAL REGION	31
	NORTHERN REGION	6
	EAST COAST REGION	1
	SOUTHERN REGION	24

### CENTRAL REGION



#### Office

Crystal Plaza  
Menara Axis  
Quattro West



#### Office/Industrial

Axis Business Campus  
Axis Business Park  
Axis Industrial Facility 1 @ Shah Alam  
Axis Technology Centre  
Axis Vista  
Fonterra HQ  
Infinite Center  
Strateq Data Centre  
The Annex  
Wisma Academy Parcel  
Wisma Kemajuan



#### Manufacturing Facility

Axis Aerotech Centre @ Subang  
Axis Facility 2 @ Bukit Raja  
Axis Facility 2 @ Nilai  
Axis Industrial Facility @ Rawang

Axis Industrial Facility 1 @ Meru  
Axis Industrial Facility 2 @ Shah Alam  
Axis Shah Alam Distribution Centre 1  
Emerson Industrial Facility Nilai



#### Logistics Warehouse

Axis Mega Distribution Centre  
Axis Northport Distribution Centre 1  
Axis Shah Alam Distribution Centre 2  
Axis Shah Alam Distribution Centre 3  
Axis Shah Alam Distribution Centre 4  
Axis Shah Alam Distribution Centre 5  
Bukit Raja Distribution Centre  
Bukit Raja Distribution Centre 2  
Senawang Industrial Facility

### NORTHERN REGION



#### Logistics Warehouse

Axis Facility @ Batu Kawan  
Bayan Lepas Distribution Centre  
Seberang Prai Logistics Warehouse 1  
Seberang Prai Logistics Warehouse 2  
Seberang Prai Logistics Warehouse 3



#### Hypermarket

Axis Hypermarket @ Sungai Petani

### EAST COAST REGION



#### Manufacturing Facility

Wasco Facility @ Kuantan

### SOUTHERN REGION



#### Office/Industrial

Indahpura Facility 3



#### Manufacturing Facility

Axis Steel Centre @ SILC  
Beyonics i-Park Campus – Block A  
Beyonics i-Park Campus – Block B  
Beyonics i-Park Campus – Block C  
Beyonics i-Park Campus – Block D  
Beyonics i-Park Campus – Block E  
Beyonics i-Park Campus – Block F  
FCI Senai  
Indahpura Facility 1  
Indahpura Facility 2  
Indahpura Facility 4  
Nusajaya Tech Park Facility 1  
Nusajaya Tech Park Facility 2



#### Logistics Warehouse

D8 Logistics Warehouse  
D21 Logistics Warehouse  
D37c Logistics Warehouse  
DW1 Logistics Warehouse  
Kerry Warehouse  
Niro Warehouse  
Pasir Gudang Logistics Warehouse 1  
Pasir Gudang Logistics Warehouse 2  
Xin Hwa Warehouse @ Pasir Gudang



#### Hypermarket

Axis Hypermarket @ Johor

# CENTRAL REGION



Office



## CRYSTAL PLAZA

No. 4, Jalan 51A/223, Section 51A, 46100 Petaling Jaya, Selangor

### NET LETTABLE AREA

205,176 sq. ft.

### OCCUPANCY RATE

91.96%

### PORTFOLIO DETAILS:

#### Acquisition Date

3 August 2005

#### Total Investment Outlay

RM73.4 million

#### Number of Car Park (bays)

250

### CARRYING VALUE

# RM113.0

 million

### Major Tenants

- Asiaworks Malaysia Sdn Bhd
- DHL Asia Pacific Shared Services Sdn Bhd
- Price Solutions Sdn Bhd
- RHB Bank Berhad



Office



## MENARA AXIS

No. 2, Jalan 51A/223, Section 51A, 46100 Petaling Jaya, Selangor

### CARRYING VALUE

# RM112.5

 million

### NET LETTABLE AREA

178,471 sq. ft.

### PURCHASE PRICE

RM71.4 million

### OCCUPANCY RATE

47.71%

### PORTFOLIO DETAILS:

#### Acquisition Date

3 August 2005

#### Total Investment Outlay

RM91.7 million

#### Number of Car Park (bays)

250

### Major Tenants

- DHL Asia Pacific Shared Services Sdn Bhd
- Malvern Pathology Labs Sdn Bhd
- [Orient Overseas Container Line \(Malaysia\) Sdn Bhd](#)
- [Philips Malaysia Sdn Bhd](#)



## QUATTRO WEST

No. 4, Lorong Persiaran Barat, 46100 Petaling Jaya, Selangor

### CARRYING VALUE

# RM61.0

 million

### NET LETTABLE AREA

104,196 sq. ft.

### PURCHASE PRICE

RM39.8 million

### OCCUPANCY RATE

100%

### PORTFOLIO DETAILS:

#### Acquisition Date

30 November 2007

#### Total Investment Outlay

RM51.6 million

#### Number of Car Park (bays)

130

### Major Tenants

- [Etika Sdn Bhd](#)
- [Kenanga Investment Bank Bhd](#)
- [Media Mulia Sdn Bhd](#)
- [MIMS Medica Sdn Bhd](#)
- [Roca Malaysia Sdn Bhd](#)







Office/Industrial



## AXIS BUSINESS CAMPUS

Lot 13A & 13B, Jalan 225, Section 51A  
46100 Petaling Jaya, Selangor

### CARRYING VALUE

# RM80.7

 million

NET LETTABLE AREA	PURCHASE PRICE	OCCUPANCY RATE
155,113 sq. ft.	RM32.5 million	74.82%

#### PORTFOLIO DETAILS:

##### Acquisition Date

30 June 2006

##### Total Investment Outlay

RM63.4 million

##### Number of Car Park (bays)

441

#### Major Tenants

- Carl Zeiss Sdn Bhd
- FJ Benjamin (M) Sdn Bhd
- Grabcar Sdn Bhd
- Krohne (M) Sdn Bhd



## AXIS BUSINESS PARK

No. 10, Jalan Bersatu 13/4, Section 13  
46200 Petaling Jaya, Selangor

### CARRYING VALUE

# RM121.9

 million

NET LETTABLE AREA	PURCHASE PRICE	OCCUPANCY RATE
329,767 sq. ft.	RM84.6 million	81.74%

#### PORTFOLIO DETAILS:

##### Acquisition Date

3 August 2005

##### Total Investment Outlay

RM102.1 million

##### Number of Car Park (bays)

432

#### Major Tenants

- ClickAsia Sdn Bhd
- FUJIFILM Business Innovation Asia Pacific Pte Ltd
- Hitachi eBworx Sdn Bhd
- Zitron Enterprise (M) Sdn Bhd



Office/Industrial



## AXIS INDUSTRIAL FACILITY 1 @ SHAH ALAM

No. 3, Jalan Keluli 15/16, Section 15  
40200 Shah Alam, Selangor

### CARRYING VALUE

# RM50.0

 million

NET LETTABLE AREA	PURCHASE PRICE	OCCUPANCY RATE
159,939 sq. ft.	RM52.5 million	77.56%

#### PORTFOLIO DETAILS:

##### Acquisition Date

18 December 2014

##### Total Investment Outlay

RM53.8 million

##### Number of Car Park (bays)

88

#### Major Tenants

- Posim Petroleum Marketing Sdn Bhd
- SR Technics Malaysia Sdn Bhd



## AXIS TECHNOLOGY CENTRE

No. 13, Jalan 225, Section 51A  
46100 Petaling Jaya, Selangor

### CARRYING VALUE

# RM64.7

 million

NET LETTABLE AREA	PURCHASE PRICE	OCCUPANCY RATE
170,730 sq. ft.	RM49.0 million	75.48%

#### PORTFOLIO DETAILS:

##### Acquisition Date

15 November 2010

##### Total Investment Outlay

RM53.7 million

##### Number of Car Park (bays)

318

#### Major Tenants

- Fresenius Kabi Malaysia Sdn Bhd
- Hitachi Energy Malaysia Sdn Bhd
- Ingress Motors Centre Sdn Bhd
- NZ New Image Sdn Bhd
- Otis Elevator Company (M) Sdn Bhd







Office/Industrial



## AXIS VISTA

No. 11, Jalan 219, Section 51A  
46100 Petaling Jaya, Selangor

CARRYING VALUE

# RM60.0

 million

NET LETTABLE AREA	PURCHASE PRICE	OCCUPANCY RATE
118,557 sq. ft.	RM32.0 million	100%

### PORTFOLIO DETAILS:

Acquisition Date

9 December 2008

Total Investment Outlay

RM37.8 million

Number of Car Park (bays)

\*\*

### Major Tenants

- DirectD Retail & Wholesale Sdn Bhd
- Mitsubishi Electric Sales Malaysia Sdn Bhd
- Sports Direct Malaysia Sdn Bhd



## FONTERRA HQ

No. 23, Jalan Delima 1/1, Subang Hi-Tech Industrial Park, Batu Tiga, 40000 Shah Alam, Selangor

CARRYING VALUE

# RM23.0

 million

NET LETTABLE AREA	PURCHASE PRICE	OCCUPANCY RATE
35,710 sq. ft.	RM7.2 million	84.71%

### PORTFOLIO DETAILS:

Acquisition Date

16 November 2007

Total Investment Outlay

RM11.3 million

Number of Car Park (bays)

\*

### Major Tenants

- Fonterra Brands (Malaysia) Sdn Bhd



\*This is a single-tenanted property whereby the carpark is managed by the tenant

\*\*This is a multi-tenanted property whereby the carpark is managed by the tenants



Office/Industrial



## INFINITE CENTER

Lot 1, Jalan 13/6, Section 13, 46200 Petaling Jaya, Selangor

CARRYING VALUE

# RM45.4

 million

NET LETTABLE AREA

140,417 sq. ft.

PURCHASE PRICE

RM25.5 million

OCCUPANCY RATE

96.47%

### PORTFOLIO DETAILS:

Acquisition Date

3 August 2005

Total Investment Outlay

RM37.4 million

Number of Car Park (bays)

182

### Major Tenants

- C. Melchers GmbH & Co
- Konica Minolta Business Solutions (M) Sdn Bhd
- Procurri Malaysia Sdn Bhd





Office/Industrial

**STRATEQ DATA CENTRE**

No.12 Jalan Bersatu 13/4, Section 13  
46200 Petaling Jaya, Selangor

CARRYING VALUE

**RM68.0** million

NET LETTABLE AREA	PURCHASE PRICE	OCCUPANCY RATE
104,903 sq. ft.	RM37.0 million	100%

**PORTFOLIO DETAILS:****Acquisition Date**

25 January 2008

**Total Investment Outlay**

RM42.9 million

**Number of Car Park (bays)**

\*

**Major Tenants**

- [Strateq Data Centre Sdn Bhd](#)

**THE ANNEX**

No. 4, Jalan 19/1, Section 19  
46300 Petaling Jaya, Selangor

CARRYING VALUE

**RM21.7** million

NET LETTABLE AREA	PURCHASE PRICE	OCCUPANCY RATE
45,400 sq. ft.	RM12.0 million	60.35%

**PORTFOLIO DETAILS:****Acquisition Date**

1 October 2012

**Total Investment Outlay**

RM13.6 million

**Number of Car Park (bays)**

31

**Major Tenants**

- [Sports Garage Sdn Bhd](#)



\*This is a single-tenanted property whereby the carpark is managed by the tenant



Office/Industrial

**WISMA ACADEMY PARCEL**

No. 4A, Jalan 19/1, Section 19  
46300 Petaling Jaya, Selangor

CARRYING VALUE

**RM75.0** million

NET LETTABLE AREA	PURCHASE PRICE	OCCUPANCY RATE
235,452 sq. ft.	RM73.0 million	78.40%

**PORTFOLIO DETAILS:****Acquisition Date**

1 October 2012

**Total Investment Outlay**

RM77.3 million

**Number of Car Park (bays)**

407

**Major Tenants**

- [Achieva Technology Sdn Bhd](#)
- [Ban Leong Technologies Sdn Bhd](#)
- [Dataprep \(Malaysia\) Sdn Bhd](#)
- [Ingram Micro Malaysia Sdn Bhd](#)

**WISMA KEMAJUAN**

No. 2, Jalan 19/1B, Section 19  
46300 Petaling Jaya, Selangor

CARRYING VALUE

**RM67.0** million

NET LETTABLE AREA	PURCHASE PRICE	OCCUPANCY RATE
198,777 sq. ft.	RM29.0 million	67.65%

**PORTFOLIO DETAILS:****Acquisition Date**

16 December 2005

**Total Investment Outlay**

RM38.0 million

**Number of Car Park (bays)**

254

**Major Tenants**

- [Fossil Time Malaysia Sdn Bhd](#)
- [Hawley & Hazel Marketing \(Malaysia\) Sdn Bhd](#)
- [Konica Minolta Business Solutions \(M\) Sdn Bhd](#)
- [Swap Logistics Distribution Sdn Bhd](#)





## Manufacturing Facility



## AXIS AEROTECH CENTRE @ SUBANG

Jalan Aeroangkasa 4,  
Seksyen U3, 40150 Shah Alam, Selangor

CARRYING VALUE  
**RM92.0** million

NET LETTABLE AREA  
178,979 sq. ft.

OCCUPANCY RATE  
100%

### PORTFOLIO DETAILS:

#### Acquisition Date

7 February 2018

#### Total Investment Outlay

RM72.9 million

#### Number of Car Park (bays)

\*

#### Major Tenants

- Upeca Aerotech Sdn Bhd



## AXIS FACILITY 2 @ BUKIT RAJA

No 4, Solok Waja 3, Kawasan Perindustrian Bukit Raja, 41050 Klang, Selangor

CARRYING VALUE  
**RM44.4** million

NET LETTABLE AREA  
150,692 sq. ft.

PURCHASE PRICE  
RM37.0 million

OCCUPANCY RATE  
0%

### PORTFOLIO DETAILS:

#### Acquisition Date

17 March 2020

#### Total Investment Outlay

RM43.8 million

#### Number of Car Park (bays)

\*

#### Major Tenants

- -

Artist's impression of Axis Facility 2 @ Bukit Raja post major refurbishment

\*This is a single-tenanted property whereby the carpark is managed by the tenant



## Manufacturing Facility



## AXIS FACILITY 2 @ NILAI

Lot No. 749, Kawasan Perindustrian Nilai II, 71800 Nilai, Negeri Sembilan Darul Khusus

CARRYING VALUE  
**RM51.6** million

NET LETTABLE AREA  
246,500 sq. ft.

PURCHASE PRICE  
RM50.0 million

OCCUPANCY RATE  
100%

### PORTFOLIO DETAILS:

#### Acquisition Date

28 February 2020

#### Total Investment Outlay

RM50.9 million

#### Number of Car Park (bays)

\*

#### Major Tenants

- K-Plastics Industries Sdn Bhd



## AXIS INDUSTRIAL FACILITY @ RAWANG

Lot 795 & 796 Jalan Monorail, Kawasan Industri Sungai Choh, 48000 Sungai Choh Rawang, Selangor

CARRYING VALUE  
**RM60.0** million

NET LETTABLE AREA  
282,152 sq. ft.

PURCHASE PRICE  
RM42.0 million

OCCUPANCY RATE  
100%

### PORTFOLIO DETAILS:

#### Acquisition Date

15 November 2016

#### Total Investment Outlay

RM51.5 million

#### Number of Car Park (bays)

\*

#### Major Tenants

- Shuangfei Wire Harness Sdn Bhd





## Manufacturing Facility



## AXIS INDUSTRIAL FACILITY 1 @ MERU

Lot 6119, Jalan Haji Salleh/KU8,  
Batu 5 1/2, Pekan Meru, 41050 Klang, Selangor

### CARRYING VALUE

# RM41.0 million

NET LETTABLE AREA	PURCHASE PRICE	OCCUPANCY RATE
193,015 sq. ft.	RM41.0 million	100%

#### PORTFOLIO DETAILS:

##### Acquisition Date

2 December 2022

##### Total Investment Outlay

RM41.7 million

##### Number of Car Park (bays)

\*

##### Major Tenants

- Jemaramas Jaya Sdn Bhd



## AXIS INDUSTRIAL FACILITY 2 @ SHAH ALAM

Lot 16, Jalan Pengapit 15/19, Seksyen 15,  
40200 Shah Alam, Selangor

### CARRYING VALUE

# RM14.7 million

NET LETTABLE AREA	PURCHASE PRICE	OCCUPANCY RATE
41,061 sq. ft.	RM11.9 million	100%

#### PORTFOLIO DETAILS:

##### Acquisition Date

3 December 2020

##### Total Investment Outlay

RM12.3 million

##### Number of Car Park (bays)

\*

##### Major Tenants

- GT-Max Construction Sdn Bhd

\*This is a single-tenanted property whereby the carpark is managed by the tenant



## Manufacturing Facility



## AXIS SHAH ALAM DISTRIBUTION CENTRE 1

Lots 2-22,2-24,2-26,2-28, Jalan SU 6A, Taman Perindustrian Subang (Lion Industrial Park),  
Section 22, 40300 Shah Alam, Selangor

### CARRYING VALUE

# RM40.7 million

NET LETTABLE AREA	PURCHASE PRICE	OCCUPANCY RATE
110,406 sq. ft.	RM18.5 million	100%

#### PORTFOLIO DETAILS:

##### Acquisition Date

31 July 2007

##### Total Investment Outlay

RM22.5 million

##### Number of Car Park (bays)

\*

##### Major Tenants

- Upeca Aerotech Sdn Bhd



## EMERSON INDUSTRIAL FACILITY NILAI

Lot 13111 & Lot 13112, Mukim Labu, Kawasan Perindustrian Nilai 1, 71800 Nilai, Negeri Sembilan

### CARRYING VALUE

# RM44.0 million

NET LETTABLE AREA	PURCHASE PRICE	OCCUPANCY RATE
291,642 sq. ft.	RM26.5 million	100%

#### PORTFOLIO DETAILS:

##### Acquisition Date

30 August 2012

##### Total Investment Outlay

RM27.5 million

##### Number of Car Park (bays)

\*

##### Major Tenants

- Emerson Process Management Manufacturing (M) Sdn Bhd





## Logistics Warehouse



Phase 1



Phase 2



## AXIS MEGA DISTRIBUTION CENTRE

Lot 7316 (PT 3609), Persiaran Sijangkang Utama,  
42500 Telok Panglima Garang, Selangor

CARRYING VALUE

# RM316.5

million

**PURCHASE PRICE  
(Land Only)**  
RM85.0 million

**PORTFOLIO DETAILS:**  
**Acquisition Date**  
15 October 2010

**Total Investment Outlay**  
RM259.3 million  
31 December 2022

**NUMBER OF  
CAR PARK (BAYS)**

\*

	NET LETTABLE AREA	OCCUPANCY RATE	MAJOR TENANTS
Phase 1	515,000 sq. ft.	100%	<ul style="list-style-type: none"> <li>Nestle Products Sdn Bhd</li> </ul>
Phase 2	Estimated 584,112 sq. ft. upon completion	<b>DEVELOPMENT IN PROGRESS</b> Target completion 1Q 2024	

\*This is a single-tenanted property whereby the carpark is managed by the tenant



## Logistics Warehouse



## AXIS NORTHPORT DISTRIBUTION CENTRE 1

Lot 19, Lebuhraya Hishamuddin 1, Selat Klang Utara  
42000 Pelabuhan Klang, Selangor

CARRYING VALUE

# RM91.5

million

**NET LETTABLE  
AREA**  
339,194 sq. ft.

**PURCHASE  
PRICE**  
RM65.0 million

**OCCUPANCY  
RATE**  
100%

**PORTFOLIO DETAILS:**

**Acquisition Date**

20 October 2009

**Total Investment Outlay**

RM67.1 million

**Number of Car Park (bays)**

\*

**Major Tenants**

- Northport (Malaysia) Berhad



## AXIS SHAH ALAM DISTRIBUTION CENTRE 2

Lot No. 10 & 12, Jalan Pahat 16/8A,  
Lot No. 11 & 13, Jalan Gudang 16/9,  
Section 16, 40200 Shah Alam, Selangor

CARRYING VALUE

# RM50.0

million

**NET LETTABLE  
AREA**  
164,400 sq. ft.

**PURCHASE  
PRICE**  
RM45.0 million

**OCCUPANCY  
RATE**  
100%

**PORTFOLIO DETAILS:**

**Acquisition Date**

31 March 2015

**Total Investment Outlay**

RM47.6 million

**Number of Car Park (bays)**

\*

**Major Tenants**

- Tele-Paper (M) Sdn Bhd
- Total Logistics Services (M) Sdn Bhd





## Logistics Warehouse



## AXIS SHAH ALAM DISTRIBUTION CENTRE 3

Lot No. 22202, Jalan Gambus 33/4, Off Jalan Bukit Kemuning, Batu 8.5, 40400 Shah Alam, Selangor

## CARRYING VALUE

# RM198.0

 million

NET LETTABLE AREA	PURCHASE PRICE	OCCUPANCY RATE
685,082 sq. ft.	RM183.0 million	100%

## PORTFOLIO DETAILS:

## Acquisition Date

18 December 2014

## Total Investment Outlay

RM187.9 million

## Number of Car Park (bays)

\*

## Major Tenants

- [LF Logistics Services \(M\) Sdn Bhd](#)
- [POS Logistics Berhad](#)



## AXIS SHAH ALAM DISTRIBUTION CENTRE 4

Lot PT 5038-5041, Jalan Teluk Datuk 28/40 Off Persiaran Sepang, Seksyen 28 40400 Shah Alam, Selangor

## CARRYING VALUE

# RM93.5

 million

NET LETTABLE AREA	PURCHASE PRICE	OCCUPANCY RATE
262,000 sq. ft.	RM83.0 million	100%

## PORTFOLIO DETAILS:

## Acquisition Date

4 June 2018

## Total Investment Outlay

RM84.6 million

## Number of Car Park (bays)

\*

## Major Tenants

- [J&T Express \(Malaysia\) Sdn Bhd](#)

\*This is a single-tenanted property whereby the carpark is managed by the tenant



## Logistics Warehouse



## AXIS SHAH ALAM DISTRIBUTION CENTRE 5

Lot 45 (177) Jalan Utas 15/7, Seksyen 15, 40200 Shah Alam, Selangor

## CARRYING VALUE

# RM96.0

 million

NET LETTABLE AREA	PURCHASE PRICE	OCCUPANCY RATE
285,249 sq. ft.	RM95.0 million	100%

## PORTFOLIO DETAILS:

## Acquisition Date

10 November 2020

## Total Investment Outlay

RM96.3 million

## Number of Car Park (bays)

\*

## Major Tenants

- [One Total Logistics \(M\) Sdn Bhd](#)



## BUKIT RAJA DISTRIBUTION CENTRE

No. 43 & 44, Lengkok Keluli 1, Kawasan Perindustrian Bukit Raja Selatan, Seksyen 7, 40000 Shah Alam, Selangor

## CARRYING VALUE

# RM117.0

 million

NET LETTABLE AREA	PURCHASE PRICE	OCCUPANCY RATE
456,435 sq. ft.	RM71.8 million	100%

## PORTFOLIO DETAILS:

## Acquisition Date

14 December 2009

## Total Investment Outlay

RM80.9 million

## Number of Car Park (bays)

\*

## Major Tenants

- [LF Logistics Services \(M\) Sdn Bhd](#)





## Logistics Warehouse



## BUKIT RAJA DISTRIBUTION CENTRE 2

No 3, Jalan Keluli Satu, Kawasan Perindustrian  
Bukit Raja Selatan, 40000 Shah Alam, Selangor

## CARRYING VALUE

# RM163.5

 million
NET LETTABLE  
AREA

620,096 sq. ft.  
upon completion

PURCHASE  
PRICE

RM120.0 million

DEVELOPMENT  
IN PROGRESS

Target  
completion  
31 August 2023

## PORTFOLIO DETAILS:

## Acquisition Date

31 March 2021

## Total Investment Outlay

RM163.9 million

## Number of Car Park (bays)

\*

## Major Tenants

- Shopee Express Malaysia  
Sdn Bhd



## SENAWANG INDUSTRIAL FACILITY

Lot 73 & 74, Persiaran Bunga Tanjung 1  
Senawang Industrial Park, 70400 Seremban  
Negeri Sembilan

## CARRYING VALUE

# RM24.7

 million
NET LETTABLE  
AREA

148,011 sq. ft.

PURCHASE  
PRICE

RM18.5 million

OCCUPANCY  
RATE

100%

## PORTFOLIO DETAILS:

## Acquisition Date

5 December 2018

## Total Investment Outlay

RM19.1 million

## Number of Car Park (bays)

\*

## Major Tenants

- Denso Wiper Systems  
(Malaysia) Sdn Bhd



\*This is a single-tenanted property whereby the carpark is managed by the tenant

# NORTHERN REGION



## Logistics Warehouse



## AXIS FACILITY @ BATU KAWAN

PMT 770, Jalan Cassia Selatan 6/4, Taman Perindustrian Batu  
Kawan, 14110 Bandar Cassia, Penang

## CARRYING VALUE

# RM19.0

 million

## NET LETTABLE AREA

44,000 sq. ft.

## OCCUPANCY RATE

100%

## PORTFOLIO DETAILS:

## Acquisition Date

19 December 2019

## Total Investment Outlay

RM14.7 million

## Number of Car Park (bays)

\*

## Major Tenants

- Federal Express Services (M)  
Sdn Bhd





## Logistics Warehouse



## BAYAN LEPAS DISTRIBUTION CENTRE

88A, Lintang Bayan 9, Lintang Bayan Lepas Industrial Park,  
Phase IV 11900 Bayan Lepas, Penang

### NET LETTABLE AREA

205,151 sq. ft.

### PURCHASE PRICE

RM48.5 million

### OCCUPANCY RATE

100%

### PORTFOLIO DETAILS:

#### Acquisition Date

17 January 2012

#### Total Investment Outlay

RM51.0 million

#### Number of Car Park (bays)

\*

### CARRYING VALUE

**RM67.0** million

### Major Tenants

- [DHL Properties \(Malaysia\) Sdn Bhd](#)

\*This is a single-tenanted property whereby the carpark is managed by the tenant



## Logistics Warehouse



## SEBERANG PRAI LOGISTICS WAREHOUSE 1

Plot 24, Tingkat Perusahaan 6, Kawasan Perusahaan  
Prai Phase 4, 13600 Seberang Prai Tengah, Penang

### CARRYING VALUE

**RM24.9** million

#### NET LETTABLE AREA

106,092 sq. ft.

#### PURCHASE PRICE

RM17.4 million

#### OCCUPANCY RATE

100%

### PORTFOLIO DETAILS:

#### Acquisition Date

5 March 2010

#### Total Investment Outlay

RM17.8 million

#### Number of Car Park (bays)

\*

### Major Tenants

- [LF Logistics Services \(M\) Sdn Bhd](#)



## SEBERANG PRAI LOGISTICS WAREHOUSE 2

Plot 23, Tingkat Perusahaan 6, Kawasan Perusahaan  
Prai Phase 4, Seberang Prai Tengah, Penang

### CARRYING VALUE

**RM9.9** million

#### NET LETTABLE AREA

41,893 sq. ft.

#### PURCHASE PRICE

RM6.9 million

#### OCCUPANCY RATE

100%

### PORTFOLIO DETAILS:

#### Acquisition Date

5 March 2010

#### Total Investment Outlay

RM7.4 million

#### Number of Car Park (bays)

\*

### Major Tenants

- [LF Logistics Services \(M\) Sdn Bhd](#)







## Logistics Warehouse



## SEBERANG PRAI LOGISTICS WAREHOUSE 3

No. 74, Lorong Perusahaan Utama 4, Bukit Tengah Industrial Park, 14000 Bukit Mertajam, Penang

## CARRYING VALUE

**RM77.0** million

NET LETTABLE AREA	PURCHASE PRICE	OCCUPANCY RATE
395,225 sq. ft.	RM59.0 million	100%

## PORTFOLIO DETAILS:

Acquisition Date  
15 February 2012

Total Investment Outlay  
RM64.3 million

Number of Car Park (bays)  
\*

## Major Tenants

- Schenker Logistics (Malaysia) Sdn Bhd



## Hypermarket



## AXIS HYPERMARKET @ SUNGAI PETANI

Jalan Lencongan Barat  
08000 Sungai Petani, Kedah

## CARRYING VALUE

**RM52.0** million

NET LETTABLE AREA	PURCHASE PRICE	OCCUPANCY RATE
138,000 sq. ft.	RM38.0 million	100%

## PORTFOLIO DETAILS:

Acquisition Date  
7 September 2007

Total Investment Outlay  
RM39.1 million

Number of Car Park (bays)  
\*

## Major Tenants

- TF Value-Mart Sdn Bhd

\*This is a single-tenanted property whereby the carpark is managed by the tenant

## EAST COAST REGION



## Manufacturing Facility



## WASCO FACILITY @ KUANTAN

Sub Lot 2, Kawasan Perindustrian MIEL Gebeng, KM25, Jalan Kuantan-Kemaman P.O. Box 240, 25720 Kuantan, Pahang

## CARRYING VALUE

**RM159.0** million

## NET LETTABLE AREA

Buildings  
506,753 sq. ft.

## PURCHASE PRICE

RM155.0 million

## OCCUPANCY RATE

100%

## PORTFOLIO DETAILS:

Acquisition Date  
5 December 2017

Total Investment Outlay  
RM157.6 million

Number of Car Park (bays)  
\*

## Major Tenants

- Wasco Coatings Malaysia Sdn Bhd



# SOUTHERN REGION



Office/Industrial



## INDAHPURA FACILITY 3

75 (Plot 111), Jalan i-Park 1/8, Kawasan Perindustrian i-Park, Bandar Indahpura, 81000 Kulai, Johor

### NET LETTABLE AREA

24,950 sq. ft.

### PURCHASE PRICE

RM6.7 million

### OCCUPANCY RATE

100%

### PORTFOLIO DETAILS:

**Acquisition Date**  
26 February 2021

**Total Investment Outlay**  
RM6.8 million

**Number of Car Park (bays)**  
\*

### CARRYING VALUE

**RM7.0 million**

### Major Tenants

- Perodua Sales Sdn Bhd

\*This is a single-tenanted property whereby the carpark is managed by the tenant



Manufacturing Facility



## AXIS STEEL CENTRE @ SiLC

No. 27, Jalan SiLC 1/5, Kawasan Perindustrian SiLC 79200 Nusajaya, Johor

### CARRYING VALUE

**RM163.0 million**

### NET LETTABLE AREA

688,011 sq. ft.

### PURCHASE PRICE

RM153.5 million

### OCCUPANCY RATE

100%

### PORTFOLIO DETAILS:

**Acquisition Date**

30 December 2014

**Total Investment Outlay**

RM155.9 million

**Number of Car Park (bays)**

\*

### Major Tenants

- Yongnam Engineering Sdn Bhd



## BEYONICS I-PARK CAMPUS - BLOCK A

No. 95, Jalan i-Park 1/10, Kawasan Perindustrian i-Park, 81000 Bandar Indahpura, Kulaijaya, Johor

### CARRYING VALUE

**RM19.0 million**

### NET LETTABLE AREA

67,260 sq. ft.

### PURCHASE PRICE

RM14.2 million

### OCCUPANCY RATE

100%

### PORTFOLIO DETAILS:

**Acquisition Date**

28 January 2016

**Total Investment Outlay**

RM14.5 million

**Number of Car Park (bays)**

\*

### Major Tenants

- Beyonics Precision (Malaysia) Sdn Bhd







## Manufacturing Facility


**BEYONICS I-PARK CAMPUS  
- BLOCK B**

No. 96, Jalan i-Park 1/10, Kawasan Perindustrian i-Park, 81000 Bandar Indahpura, Kulaijaya, Johor

## CARRYING VALUE

**RM17.0** million

NET LETTABLE AREA	PURCHASE PRICE	OCCUPANCY RATE
60,967 sq. ft.	RM12.9 million	100%

## PORTFOLIO DETAILS:

**Acquisition Date**  
28 January 2016

**Total Investment Outlay**  
RM13.1 million

**Number of Car Park (bays)**  
\*

## Major Tenants

- [Beyonics Precision \(Malaysia\) Sdn Bhd](#)


**BEYONICS I-PARK CAMPUS  
- BLOCK C**

No. 97, Jalan i-Park 1/10, Kawasan Perindustrian i-Park, 81000 Bandar Indahpura, Kulaijaya, Johor

## CARRYING VALUE

**RM15.0** million

NET LETTABLE AREA	PURCHASE PRICE	OCCUPANCY RATE
55,476 sq. ft.	RM11.7 million	100%

## PORTFOLIO DETAILS:

**Acquisition Date**  
28 January 2016

**Total Investment Outlay**  
RM12.1 million

**Number of Car Park (bays)**  
\*

## Major Tenants

- [Beyonics Precision \(Malaysia\) Sdn Bhd](#)

\*This is a single-tenanted property whereby the carpark is managed by the tenant



## Manufacturing Facility


**BEYONICS I-PARK CAMPUS  
- BLOCK D**

No. 98, Jalan i-Park 1/10, Kawasan Perindustrian i-Park, 81000 Bandar Indahpura, Kulaijaya, Johor

## CARRYING VALUE

**RM29.0** million

NET LETTABLE AREA	PURCHASE PRICE	OCCUPANCY RATE
104,606 sq. ft.	RM22.1 million	100%

## PORTFOLIO DETAILS:

**Acquisition Date**  
28 January 2016

**Total Investment Outlay**  
RM22.5 million

**Number of Car Park (bays)**  
\*

## Major Tenants

- [Beyonics Precision \(Malaysia\) Sdn Bhd](#)


**BEYONICS I-PARK CAMPUS  
- BLOCK E**

No. 93, Jalan i-Park 1/10, Kawasan Perindustrian i-Park, 81000 Bandar Indahpura, Kulaijaya, Johor

## CARRYING VALUE

**RM37.0** million

NET LETTABLE AREA	PURCHASE PRICE	OCCUPANCY RATE
132,706 sq. ft.	RM31.5 million	100%

## PORTFOLIO DETAILS:

**Acquisition Date**  
9 August 2018

**Total Investment Outlay**  
RM32.1 million

**Number of Car Park (bays)**  
\*

## Major Tenants

- [Beyonics Precision \(Malaysia\) Sdn Bhd](#)



## Manufacturing Facility



### BEYONICS I-PARK CAMPUS - BLOCK F

92 (Plot 132), Jalan i-Park 1/10, Kawasan Perindustrian i-Park, Bandar Indahpura, 81000 Kulai, Johor

## CARRYING VALUE

## RM15.0 million

NET LETTABLE AREA	PURCHASE PRICE	OCCUPANCY RATE
57,545 sq. ft.	RM12.98 million	100%

## PORTFOLIO DETAILS:

## Acquisition Date

3 March 2021

## Total Investment Outlay

RM13.3 million

## Number of Car Park (bays)

\*

## Major Tenants

- [Beyonics Precision \(Malaysia\) Sdn Bhd](#)



### FCI SENAI

PLO 205, Jalan Cyber 14, Kawasan Perindustrian Senai IV, 81400 Johor

## CARRYING VALUE

## RM26.5 million

NET LETTABLE AREA	PURCHASE PRICE	OCCUPANCY RATE
136,619 sq. ft.	RM12.3 million	100%

## PORTFOLIO DETAILS:

## Acquisition Date

15 November 2007

## Total Investment Outlay

RM12.7 million

## Number of Car Park (bays)

\*

## Major Tenants

- [FCI Connectors Malaysia Sdn Bhd](#)



\*This is a single-tenanted property whereby the carpark is managed by the tenant



## Manufacturing Facility



### INDAHPURA FACILITY 1

No.69, Jalan i-Park 1/7, Kawasan Perindustrian i-Park, 81000 Bandar Indahpura, Kulaijaya, Johor

## CARRYING VALUE

## RM8.2 million

NET LETTABLE AREA	PURCHASE PRICE	OCCUPANCY RATE
33,448 sq. ft.	RM7.2 million	100%

## PORTFOLIO DETAILS:

## Acquisition Date

9 August 2018

## Total Investment Outlay

RM7.3 million

## Number of Car Park (bays)

\*

## Major Tenants

- [Oerlikon Balzers Coating Malaysia Sdn Bhd](#)



### INDAHPURA FACILITY 2

74 (Plot 112), Jalan i-Park 1/8, Kawasan Perindustrian i-Park, Bandar Indahpura, 81000 Kulai, Johor.

## CARRYING VALUE

## RM9.0 million

NET LETTABLE AREA	PURCHASE PRICE	OCCUPANCY RATE
35,339 sq. ft.	RM8.5 million	100%

## PORTFOLIO DETAILS:

## Acquisition Date

12 January 2021

## Total Investment Outlay

RM8.7 million

## Number of Car Park (bays)

\*

## Major Tenants

- [KES International Sdn Bhd](#)







## Manufacturing Facility



## INDAHPURA FACILITY 4

No. 89A, Jalan i-Park 1/6, Kawasan Perindustrian i-Park, Bandar Indahpura, 81000 Kulai Johor.

CARRYING VALUE  
**RM18.2** million

NET LETTABLE AREA	PURCHASE PRICE	OCCUPANCY RATE
59,955.91 sq. ft.	RM16.3 million	100%

## PORTFOLIO DETAILS:

Acquisition Date  
8 March 2022

Total Investment Outlay  
RM16.7 million

Number of Car Park (bays)  
\*

## Major Tenants

- [HQPack Sdn Bhd](#)



## NUSAJAYA TECH PARK FACILITY 1

Nos. 1, 3 & 5, Jalan Teknologi Perintis 1, Taman Teknologi Nusajaya, 79200 Iskandar Puteri, Johor

CARRYING VALUE  
**RM42.0** million

NET LETTABLE AREA	PURCHASE PRICE	OCCUPANCY RATE
104,694 sq. ft.	RM42.0 million	100%

## PORTFOLIO DETAILS:

Acquisition Date  
30 September 2019

Total Investment Outlay  
RM42.8 million

Number of Car Park (bays)  
\*

## Major Tenants

- [GKN Engine Systems Component Repair Sdn Bhd](#)



\*This is a single-tenanted property whereby the carpark is managed by the tenant



## Manufacturing Facility



## NUSAJAYA TECH PARK FACILITY 2

No. 14, Jalan Teknologi Perintis 1/3, Taman Teknologi Nusajaya, 79200 Iskandar Puteri, Johor

CARRYING VALUE  
**RM15.5** million

NET LETTABLE AREA	PURCHASE PRICE	OCCUPANCY RATE
42,068 sq. ft.	RM13.8 million	100%

## PORTFOLIO DETAILS:

Acquisition Date  
30 September 2019

Total Investment Outlay  
RM14.1 million

Number of Car Park (bays)  
\*

## Major Tenants

- [SternMaid Asia Pacific Sdn Bhd](#)



## Logistics Warehouse



## D8 LOGISTICS WAREHOUSE

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

CARRYING VALUE  
**RM40.3** million

NET LETTABLE AREA	PURCHASE PRICE	OCCUPANCY RATE
171,000 sq. ft.	RM30.0 million	100%

## PORTFOLIO DETAILS:

Acquisition Date  
1 March 2011

Total Investment Outlay  
RM31.8 million

Number of Car Park (bays)  
\*

## Major Tenants

- [Schenker Logistics \(Malaysia\) Sdn Bhd](#)





## Logistics Warehouse

**D21 LOGISTICS WAREHOUSE**

Lot D21, Jalan Tanjung A/3, Distripark A, Port of Tanjung Pelepas, Gelang Patah, 81560 Johor

**CARRYING VALUE**  
**RM43.6** million

**NET LETTABLE AREA**  
174,920 sq. ft.

**PURCHASE PRICE**  
RM27.0 million

**OCCUPANCY RATE**  
100%

**PORTFOLIO DETAILS:**

**Acquisition Date**  
30 April 2008

**Total Investment Outlay**  
RM49.6 million

**Number of Car Park (bays)**  
\*

**Major Tenants**

- [Maersk Logistics & Services Malaysia Sdn Bhd](#)

**D37C LOGISTICS WAREHOUSE**

Plot D37c, Jalan DPB 3, Distripark B, Pelabuhan Tanjung Pelepas, 81560 Gelang Patah, Johor

**CARRYING VALUE**  
**RM66.2** million

**NET LETTABLE AREA**  
222,723 sq. ft.

**PURCHASE PRICE**  
RM65.0 million

**OCCUPANCY RATE**  
100%

**PORTFOLIO DETAILS:**

**Acquisition Date**  
9 June 2020

**Total Investment Outlay**  
RM66.1 million

**Number of Car Park (bays)**  
\*

**Major Tenants**

- [Schenker Logistics \(Malaysia\) Sdn Bhd](#)

\*This is a single-tenanted property whereby the carpark is managed by the tenant



## Logistics Warehouse

**DW1 LOGISTICS WAREHOUSE**

Plots DW1 and DW2, Jalan Tanjung A/2, Distripark A, Pelabuhan Tanjung Pelepas, 81560 Gelang Patah, Johor.

**NET LETTABLE AREA**  
1,150,391 sq. ft.

**PURCHASE PRICE**  
RM390.0 million

**OCCUPANCY RATE**  
100%

**PORTFOLIO DETAILS:**

**Acquisition Date**  
25 April 2022

**Total Investment Outlay**  
RM395.6 million

**Number of Car Park (bays)**  
\*

**CARRYING VALUE**

**RM391.0** million

**Major Tenants**

- [Equalbase PTP Sdn Bhd](#)





## Logistics Warehouse



## KERRY WAREHOUSE

PLO 731, Jalan Nikel 2, Kawasan Perindustrian Pasir Gudang, 81700 Pasir Gudang, Johor

CARRYING VALUE

**RM39.5** million

**NET LETTABLE  
AREA**

163,000 sq. ft.

**PURCHASE  
PRICE**

RM33.0 million

**OCCUPANCY  
RATE**

100%

## PORTFOLIO DETAILS:

Acquisition Date

24 July 2017

Total Investment Outlay

RM33.8 million

Number of Car Park (bays)

\*

## Major Tenants

- Kerry Ingredients (M) Sdn Bhd



## NIRO WAREHOUSE

PLO 419-421, Jalan Emas 2, Pasir Gudang Industrial Estate, 81700 Pasir Gudang, Johor.

CARRYING VALUE

**RM29.2** million

**NET LETTABLE  
AREA**

167,193 sq. ft.

**PURCHASE  
PRICE**

RM14.5 million

**OCCUPANCY  
RATE**

100%

## PORTFOLIO DETAILS:

Acquisition Date

30 April 2008

Total Investment Outlay

RM17.1 million

Number of Car Park (bays)

\*

## Major Tenants

- Niro Ceramic (M) Sdn Bhd



\*This is a single-tenanted property whereby the carpark is managed by the tenant



## Logistics Warehouse



## PASIR GUDANG LOGISTICS WAREHOUSE 1

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

CARRYING VALUE

**RM23.0** million

**NET LETTABLE  
AREA**

130,743 sq. ft.

**PURCHASE  
PRICE**

RM12.5 million

**OCCUPANCY  
RATE**

100%

## PORTFOLIO DETAILS:

Acquisition Date

4 August 2008

Total Investment Outlay

RM13.8 million

Number of Car Park (bays)

\*

## Major Tenants

- Guan Chong Cocoa Manufacturer Sdn Bhd



## PASIR GUDANG LOGISTICS WAREHOUSE 2

Plot 78, Jalan Keluli, Kawasan Perindustrian Pasir Gudang, 81700 Pasir Gudang, Johor Bahru.

CARRYING VALUE

**RM36.0** million

**NET LETTABLE  
AREA**

276,000 sq. ft.

**PURCHASE  
PRICE**

RM32.0 million

**OCCUPANCY  
RATE**

100%

## PORTFOLIO DETAILS:

Acquisition Date

7 March 2022

Total Investment Outlay

RM32.7 million

Number of Car Park (bays)

\*

## Major Tenants

- Venice Tulip Sdn Bhd





## Logistics Warehouse



## XIN HWA WAREHOUSE @ PASIR GUDANG

Plot 823 & Plot 828, Jalan Nikel 2, Kawasan Perindustrian Pasir Gudang, 81700 Pasir Gudang, Johor.

**NET LETTABLE AREA**  
464,613 sq. ft.

**PURCHASE PRICE**  
RM75.0 million

**OCCUPANCY RATE**  
100%

### PORTFOLIO DETAILS:

**Acquisition Date**  
21 October 2021

**Total Investment Outlay**  
RM76.4 million

**Number of Car Park (bays)**  
\*

CARRYING VALUE

**RM77.0** million

### Major Tenants

- Xin Hwa Trading & Transport Sdn Bhd

\*This is a single-tenanted property whereby the carpark is managed by the tenant



## Hypermarket



## AXIS HYPERMARKET @ JOHOR

No. 1, Jalan Bukit Indah 15, 81200 Johor

CARRYING VALUE

**RM107.0** million

**NET LETTABLE AREA**  
233,579 sq. ft.

**PURCHASE PRICE**  
RM75.6 million

**OCCUPANCY RATE**  
100%

### PORTFOLIO DETAILS:

**Acquisition Date**  
1 October 2010

**Total Investment Outlay**  
RM77.0 million

**Number of Car Park (bays)**  
\*

### Major Tenants

- Lotuss Stores (Malaysia) Sdn Bhd





REAL ESTATE INVESTMENT TRUST

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