AXIS INDUSTRIAL FACILITY 1 @ SHAH ALAM



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

PROPERTY INFORMATION

AXIS
REAL ESTATE INVESTMENT TRUST

November 2026

ABOUT AXIS REIT

AXIS
REAL ESTATE INVESTMENT TRUST

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") to list 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:

- ✓ Offices
- ✓ Office / Industrial Buildings
- ✓ Warehouse / Logistics
- ✓ Manufacturing Facilities
- ✓ Hypermarkets

Shariah Compliance

With effect from 11th 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 consist of qualified professionals from the real estate profession, including valuers, engineers, chargeman and competent building management personnel.

We understand the requirements of our tenants and see ourselves as 'business partners' with our tenants. Tenants are able to contact the management team for service via our "Hello Axis" app.

Own
+
Manage
+
Maintain
+
Enhance

For more info : www.axis-reit.com.my

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AXIS REAL ESTATE INVESTMENT TRUST

LOCATION

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



ACCESSIBILITY

This property enjoys dual frontage onto 2 major roads and additional frontage onto an internal road within Section 15, Shah Alam. It is located approximately 20 kilometres to the south-west of the Petaling Jaya town center and about 3 kilometres to the south-east of Shah Alam town centre.

Access to the facility is easily available from the Federal Highway via a slip road leading to Persiaran Sultan, Bulatan Selangor, Persiaran Selangor and thence onto Jalan Keluli 15/16. Alternative access is from Shah Alam Expressway (KESAS Highway) via Persiaran Kuala Selangor, Persiaran Tengku Ampuan, Bulatan Sejahtera, Persiaran Selangor and thence onto Jalan Keluli 15/16.

AXIS INDUSTRIAL FACILITY 1 @ SHAH ALAM

AXIS REAL ESTATE INVESTMENT TRUST

General Facilities

Entrance Guard Post



Exit Guard Post





Loading Bay and Cargo lift

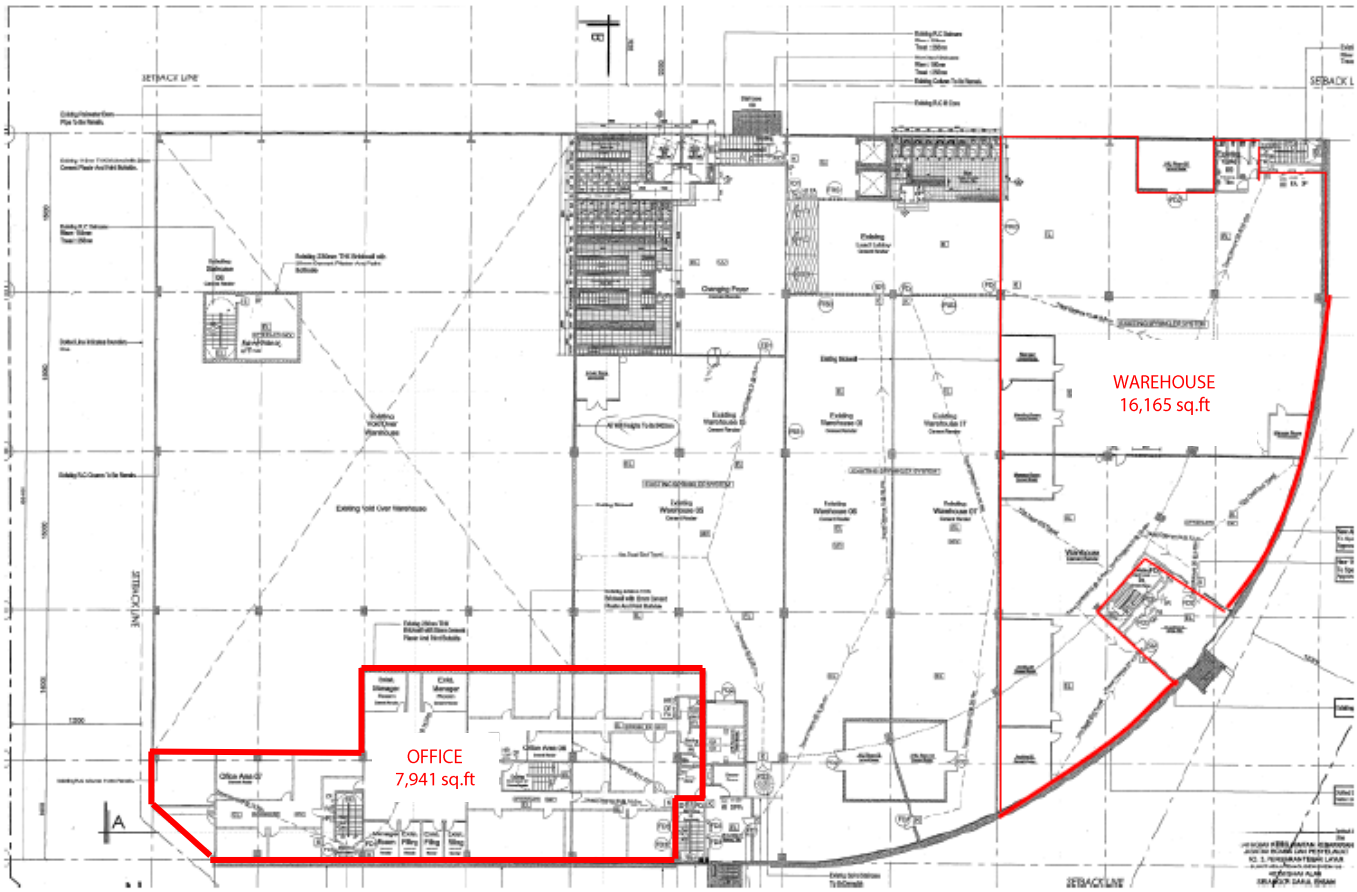
AXIS INDUSTRIAL FACILITY 1 @ SHAH ALAM

AXIS REAL ESTATE INVESTMENT TRUST

Floor Plan

SECOND FLOOR OFFICE & WAREHOUSE

Floor	Area	Floor to slab	Floor Loading	Use
Second	7,941sq. ft. 16,165 sq. ft.	12 feet 12 feet	50 lbs per sq. ft. 150 lbs per sq. ft.	Office Warehouse





Axis Industrial Facility 1 @ SA First Floor Plan

Scale 1:200

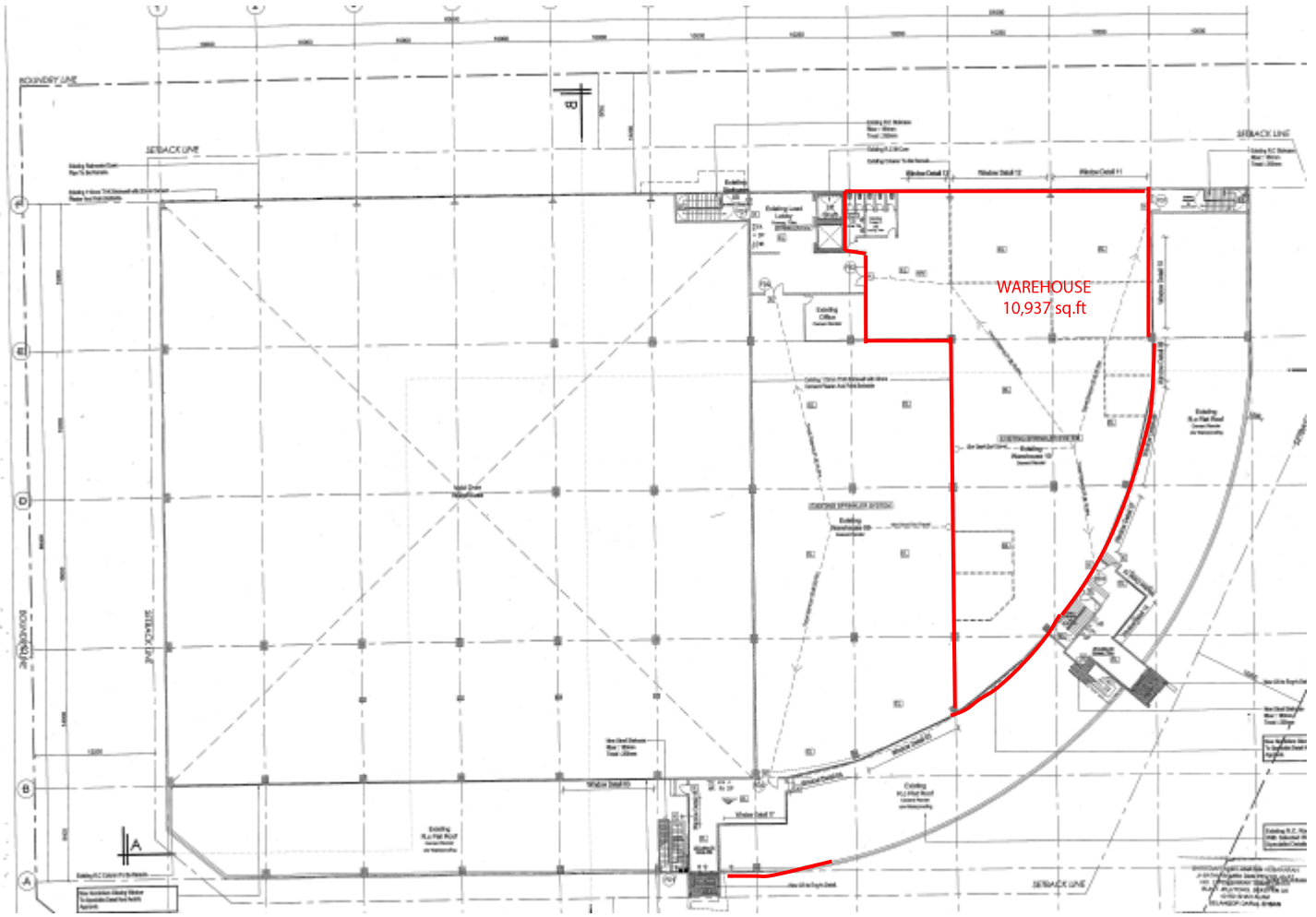
AXIS INDUSTRIAL FACILITY 1 @ SHAH ALAM

AXIS REAL ESTATE INVESTMENT TRUST

Floor Plan

THIRD FLOOR WAREHOUSE SPACE

Floor	Area	Floor to slab	Floor Loading	Use
Third	10,937 sq. ft.	10 to 30 feet (eaves)	150 lbs per sq. ft.	Warehouse



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Axis Industrial Facility 1 @ SA Third Floor Plan

Scale 1:200

WHY CHOOSE AXIS?

- ✓ Malaysia's leading Real Estate Investment Trust with over 15,000,000 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, DSV, LF Logistics, Hitachi eBworx, Nestle, Fonterra, Emerson and 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.

For Leasing enquiries, please contact:

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Privacy Notice & Anti Bribery and Anti Corruption Policy

AXIS
REAL ESTATE INVESTMENT TRUST

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-CORRUPTION & FRAUD POLICY

We, Axis REIT Managers Berhad, as the management company of Axis Real Estate Investment Trust ("Axis-REIT"), 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-Corruption & Fraud Policy ("Policy"), which is publicly available on our corporate website at www.axis-reit.com.my. 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. This Policy is applicable to all third parties having business activities, dealings and transactions with us and/or Axis-REIT. This Policy should be read in conjunction with the Company's Code of Conduct, Whistle-blowing Policy and Supplier Code of Conduct which are also publicly available on our corporate website at www.axis-reit.com.my. You are deemed to have acknowledged, fully read and understood our Anti-Corruption & Fraud Policy 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.