

D21 WAREHOUSE



PROPERTY INFORMATION



SPACE PROPOSAL

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

June 2017

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. Since then, our portfolio grew from 6 properties at the end of 2005 to 38 properties to date.

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.

Key Facts : 31st March 2017

No. of Properties	38
Square Feet Managed	7,432,036 sq. ft.

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 AXIS D21 WAREHOUSE

Axis D21 Warehouse is a state of the art facility formerly leased to BMW Germany that served as the main distribution hub for all BMW parts from Germany to the Asia Pacific.

The property is situated on a 9.84 acre parcel of industrial land comprising :

- A single-storey warehouse – it has ample loading docks, state of the art racking including a climate controlled section
- A 2-storey office annexe - it features a modern office area complete with an office lift and high quality office fitout

The property is maintained to the highest standards as demanded by BMW Germany.

Axis D21 Warehouse is located within Distripark Phase A, Port of Tanjung Pelepas (PTP). PTP is the nation's largest container terminal incorporating commercial and industrial Free Trade Zones (FTZ). It is situated adjacent to the port and terminal and covers an area of about 1,000 acres.

This is segmented into different zones depending on the type of activities carried out and some 400 acres has been designated as Free Commercial Zone (FCZ) reserved for distribution, logistics, and warehousing activities ideal for consolidation, International Procurement Centres, regional distribution centers, and distribution services. The Axis D21 Warehouse is located in this Zone.

SPACE SUMMARY

BUILDING	GROSS FLOOR AREA (GFA)	HEIGHT	FLOOR LOADING
Single storey warehouse <ul style="list-style-type: none"> Equipped with 22 loading bays with dock levellers 	171,611 sq. ft. (15,943.2 sq. m.)	Ground to eaves: 10 metres (33 feet) Ground to ridge: 13,37 metres	50 kN/m ² (warehouse) 15 kN/m ² (loading area)
2-storey office annexe <ul style="list-style-type: none"> Equipped with split-unit air conditioners 	18,320 sq. ft. (1,702.0 sq. m.)		3.5 kN/m ²
Other Buildings <ul style="list-style-type: none"> Guard house at the main entrance Pump House TNB sub-station Open sheds for car-parking 	102 sq. ft. 675 sq. ft. 344 sq. ft.		
Proposed Extension Plans <ul style="list-style-type: none"> 2-storey warehouse 	72,300 sq. ft.		

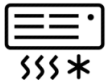
M&E FACILITIES AND SERVICES

ELECTRICAL/POWER



TNB incoming: **415KV**
Main breaker supply: **3 phase – 1,250 amps**

AIR-CONDITIONING TYPE



Split air-conditioning units provided for the office spaces

TELCO PROVIDERS



TM

FIRE PROTECTION



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

PASSENGER LIFTS



1 unit to service the office annexe

CARGO LIFTS



N/A

LOADING AREA



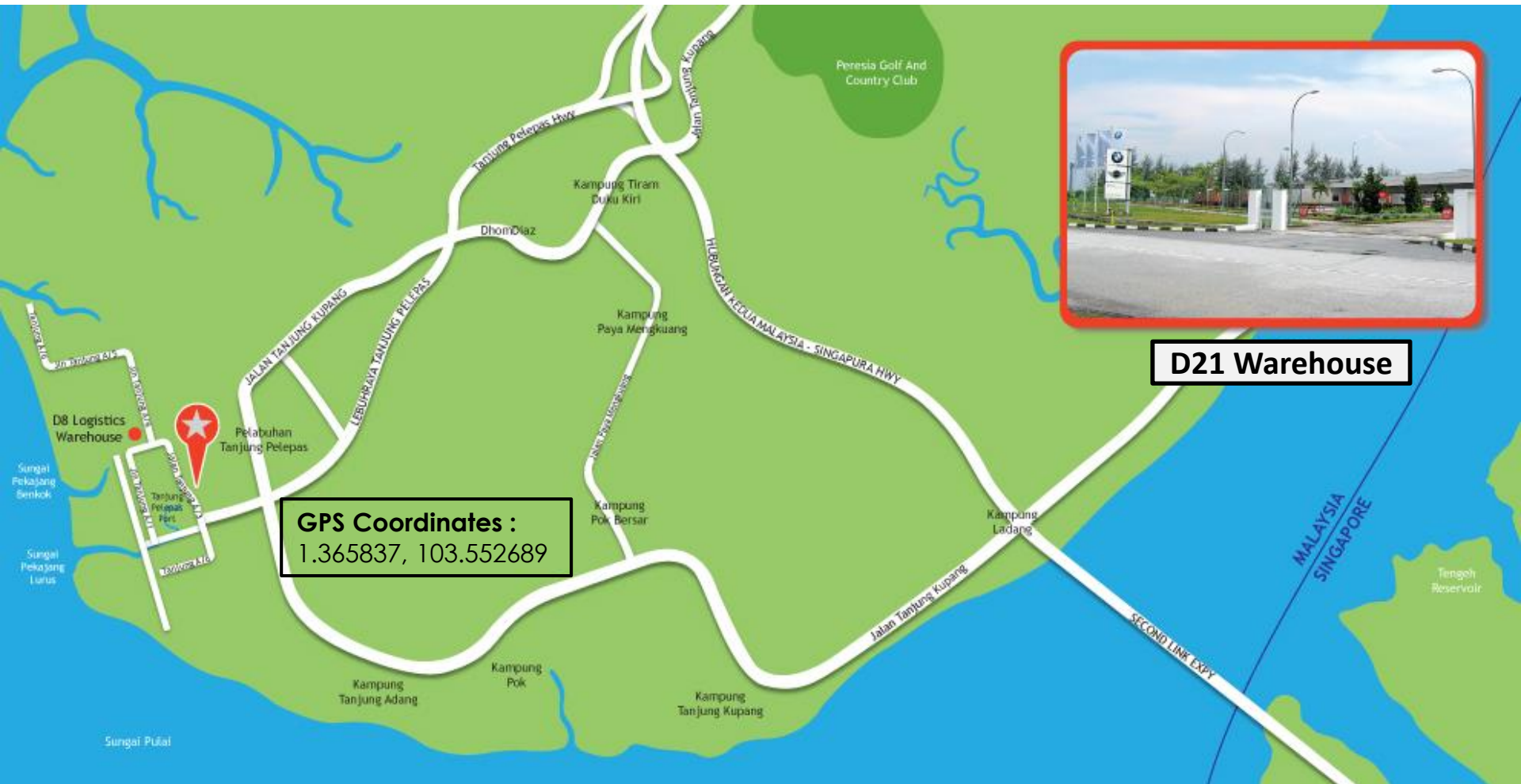
Warehouse: **22 loading bays** equipped with dock levellers

SECURITY SERVICES



- **24-hour** security patrolling supplemented with CCTV System
- Compound is secured with anti-climb/anti-cut fencing
- Ingress & egress installed with automatic barrier boom gate

LOCATION



The property is located within Distripark Phase A, Port of Tanjung Pelepas. PTP is the nation's largest container terminal incorporating commercial and industrial Free Trade Zones (FTZ).

ACCESSIBILITY

CONNECTED TO MAJOR HIGHWAYS

- 5.5 km to Second Link Expressway (SLE)
- 30 km to North-South Expressway

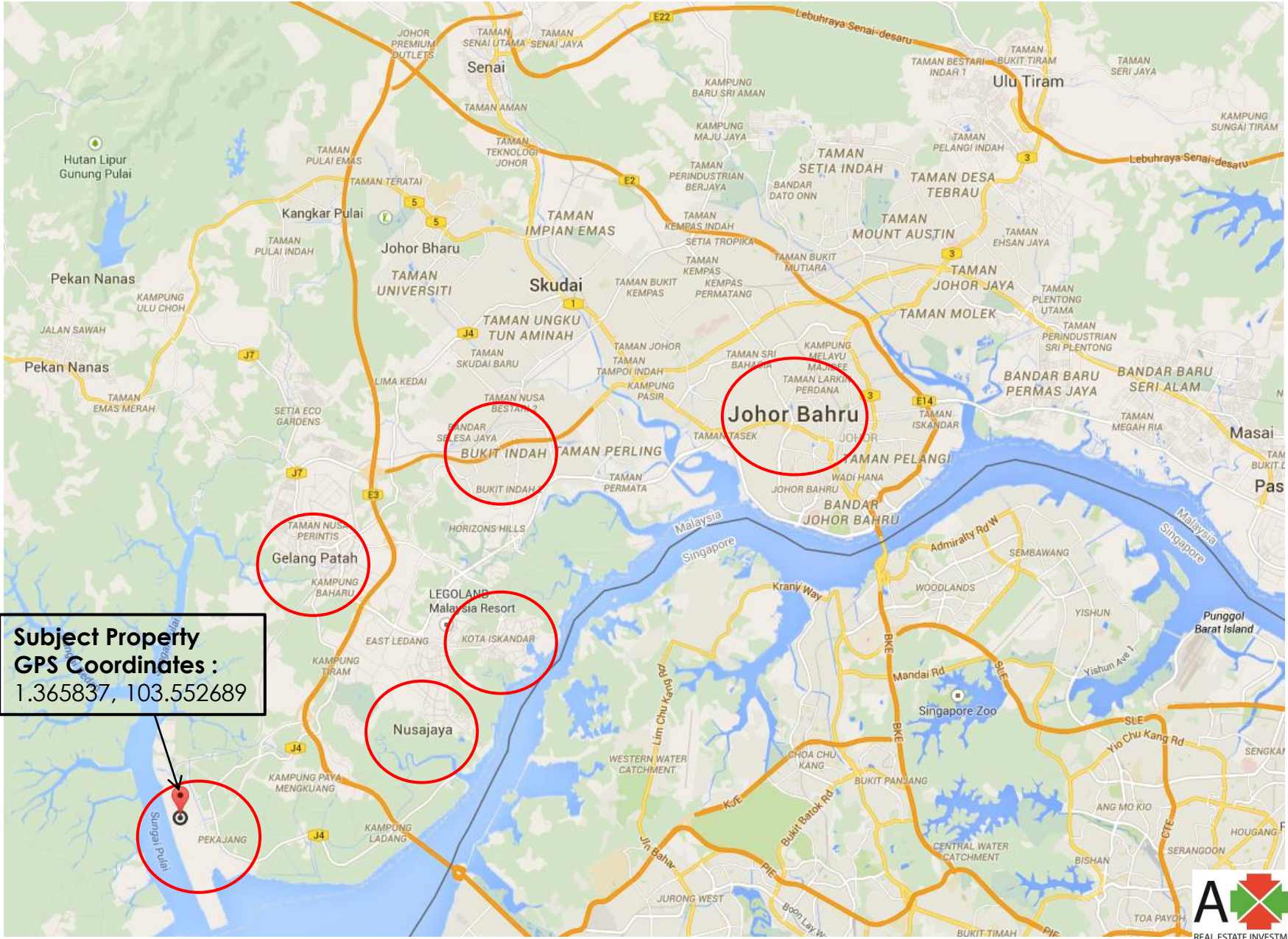
CONNECTED TO COMMERCIAL CENTRES

- 14.4 km to Bandar Nusajaya
- 16.0 km to Kota Iskandar (Johor State New Administrative Centre)
- 11.5 km to Gelang Patah Town
- 21.0 km to Bukit Indah Township
- 40.0 km to Johor Bahru City Centre
- 30.0 km to Senai Airport
- 13.3 km to Second Crossing (to Singapore)

CONNECTED TO RAILWAY NETWORK

- Connected to the national rail grid with access to the northern, central and southern regions of Peninsular Malaysia.

LOCATION



**Subject Property
GPS Coordinates :**
1.365837, 103.552689

SURROUNDINGS

- **Notable neighbouring premises** includes Rui Sdn Bhd and Schenker Logistics (M) Sdn Bhd located adjacent of the subject property and Specialised Technology Resources Inc located across Jalan Tanjung A/3. The premises of Jibri Logistics Sdn Bhd, Geodis Sdn Bhd and Dawco Logistics Sdn Bhd are located close to the subject property.
- **Other premises** in the vicinity include Century Total Logistics Sdn Bhd, Tiong Nam Trading & Transport (M) Sdn Bhd, Flextronics, Ciba Vision Johor Sdn Bhd and JB Cocoa Sdn Bhd.
- **Housing Developments** nearby include Leading Heights and East Ledang, 2 exclusive residential developments located nearby. These housing developments together with Horizon Hills are several residential developments sited within Bandar Nusajaya.



MAIN ENTRANCE



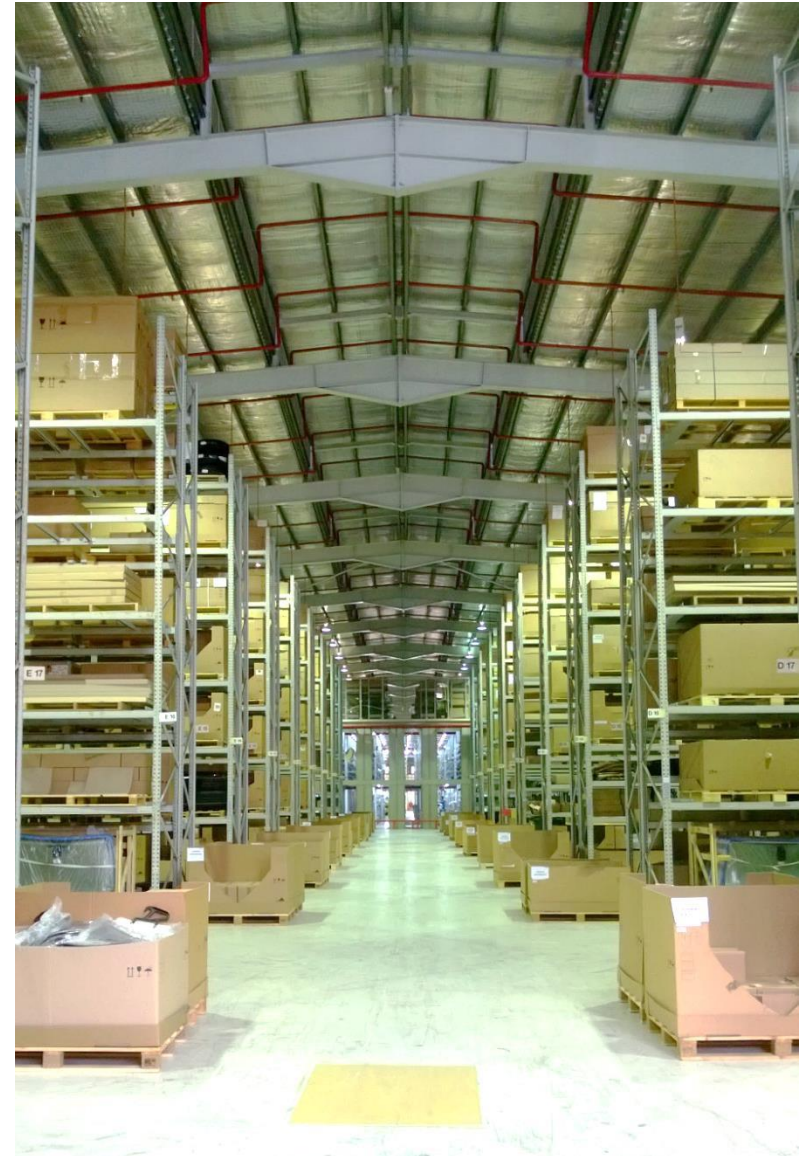
EXTERNAL VIEW OF OFFICE ANNEXE

BUILDING PHOTOS



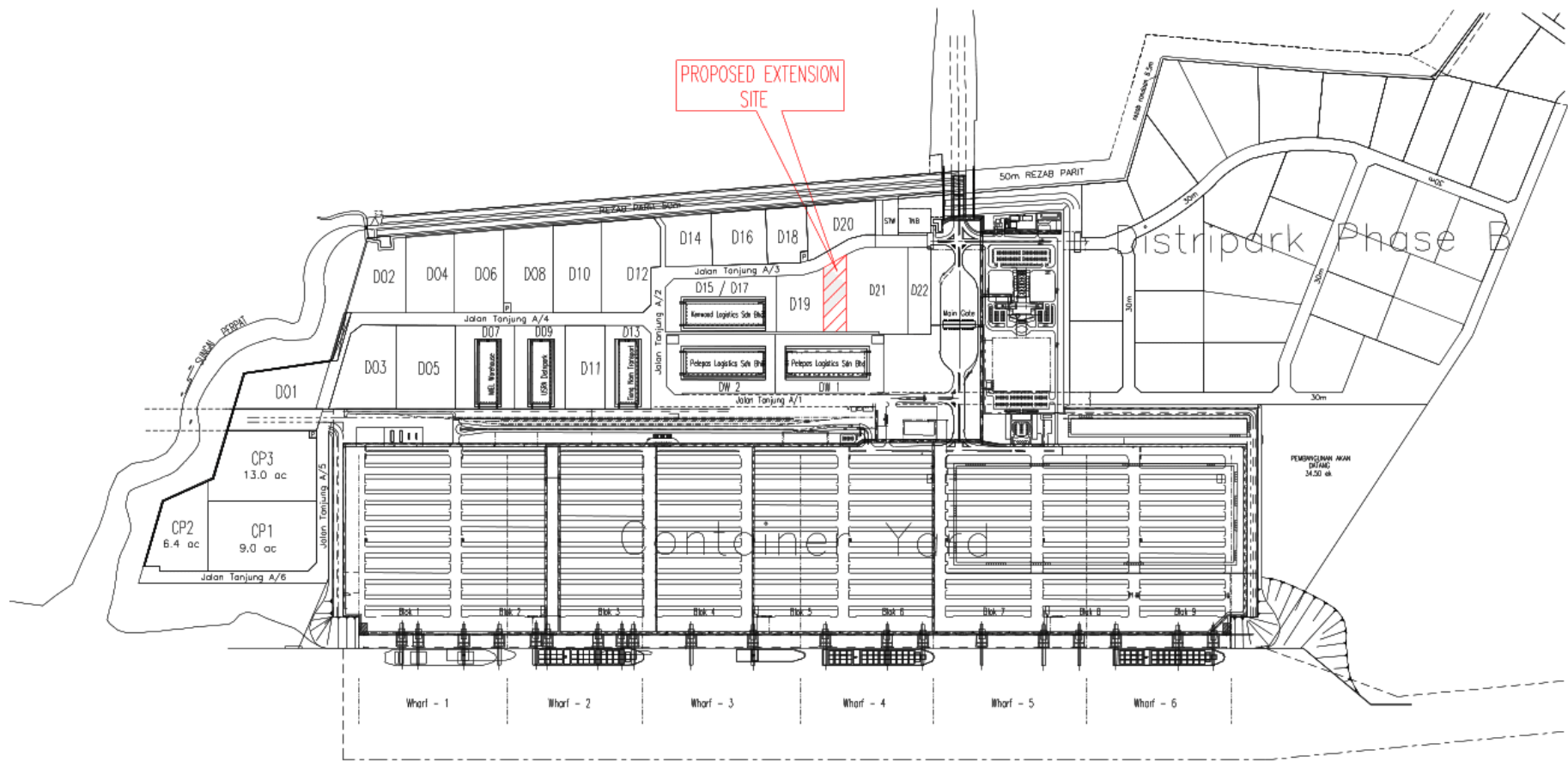
EXTERNAL VIEW OF WAREHOUSE

BUILDING PHOTOS



INTERNAL VIEW OF WAREHOUSE

FLOOR PLANS : LOCATION OF SITE

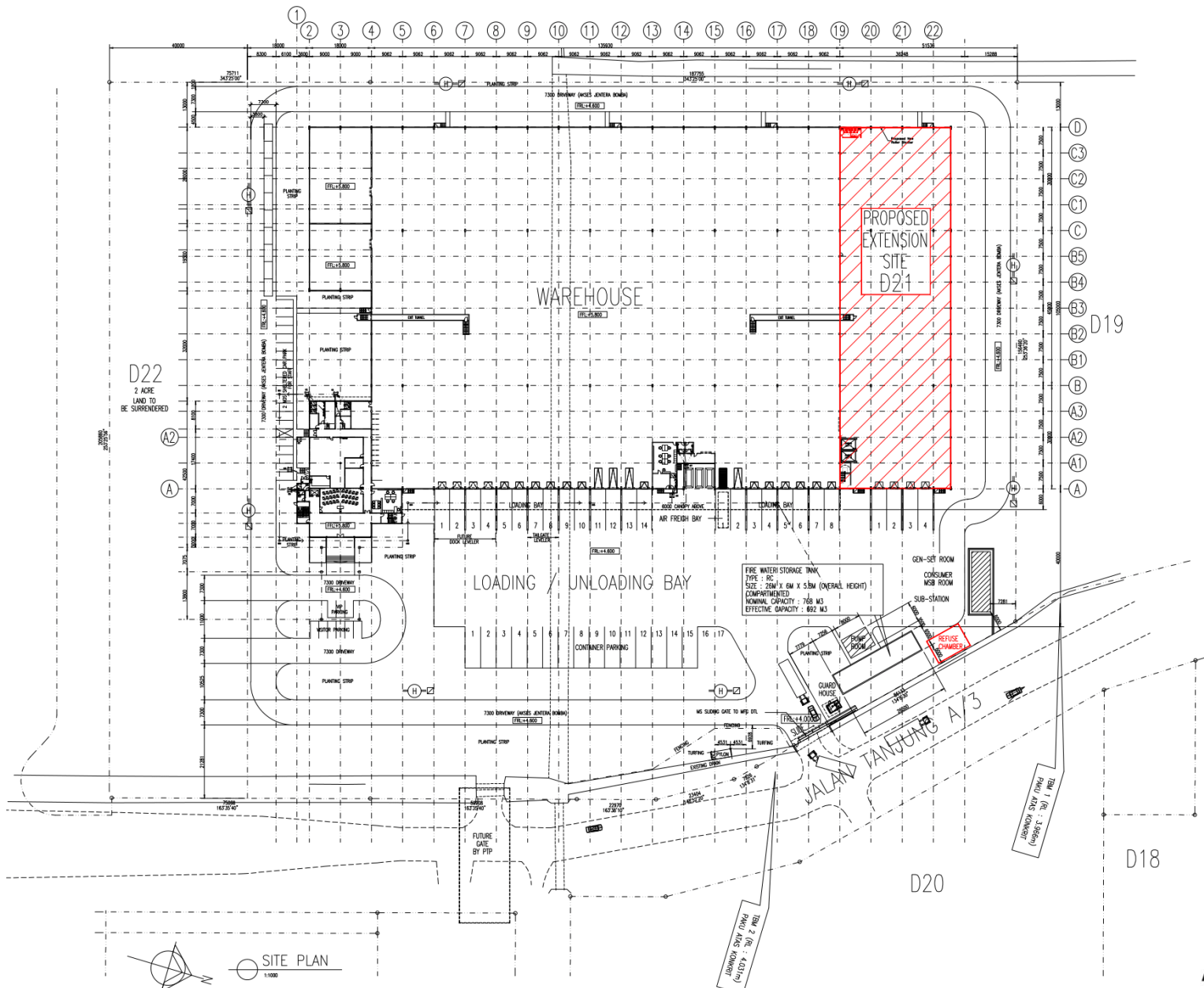


TURNING BASIN

LOCATION PLAN
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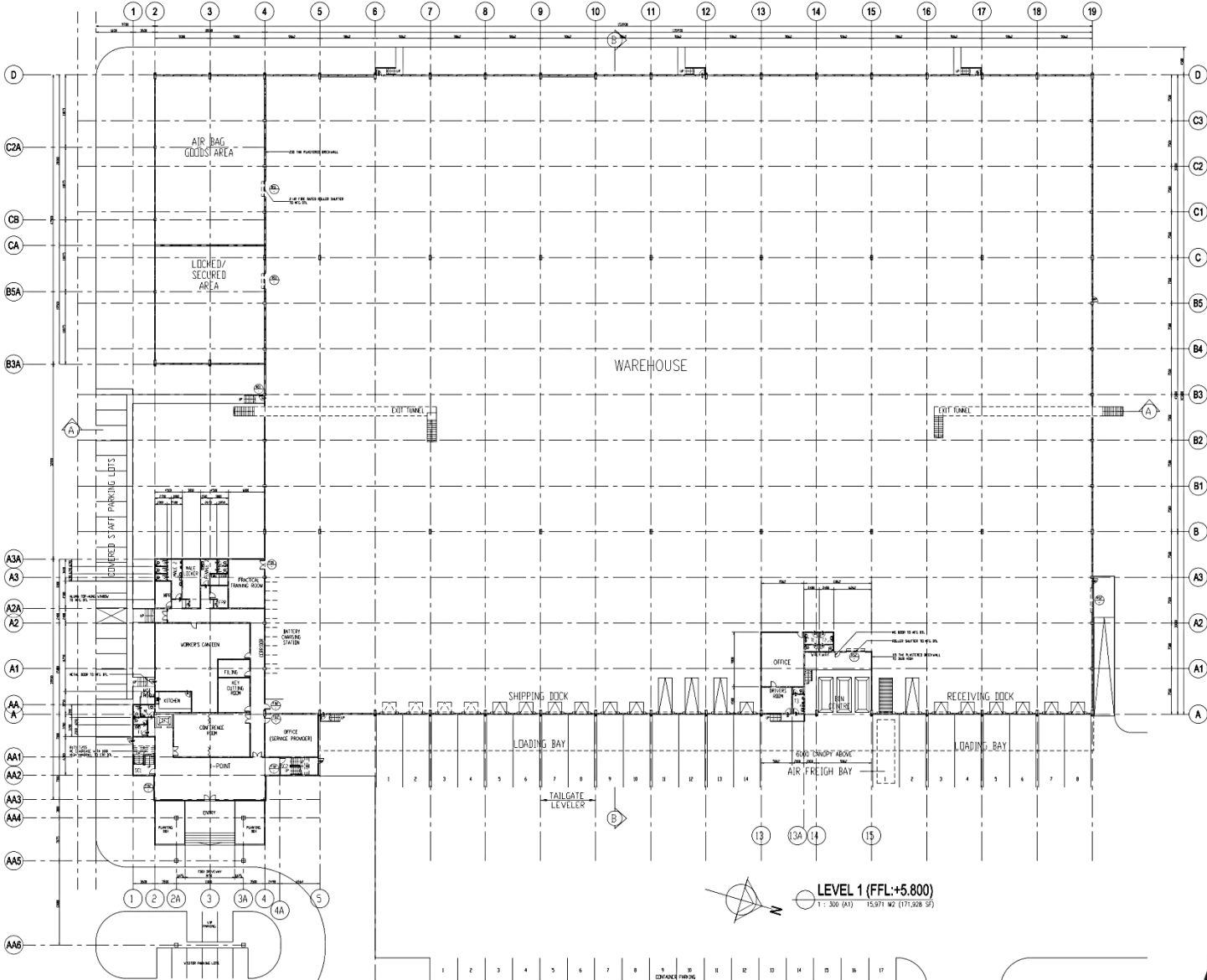
FLOOR PLANS : SITE PLAN



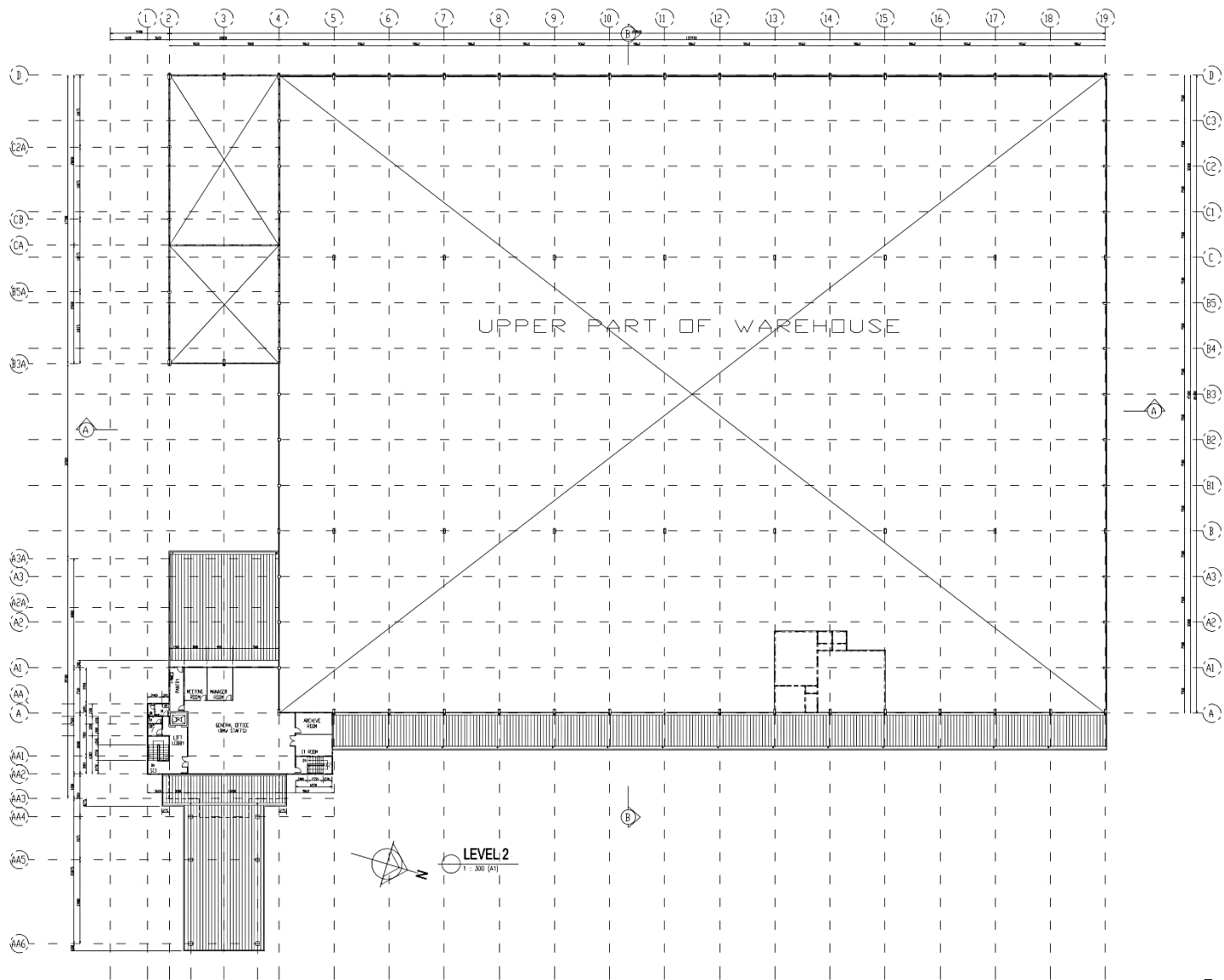


 SITE PLAN
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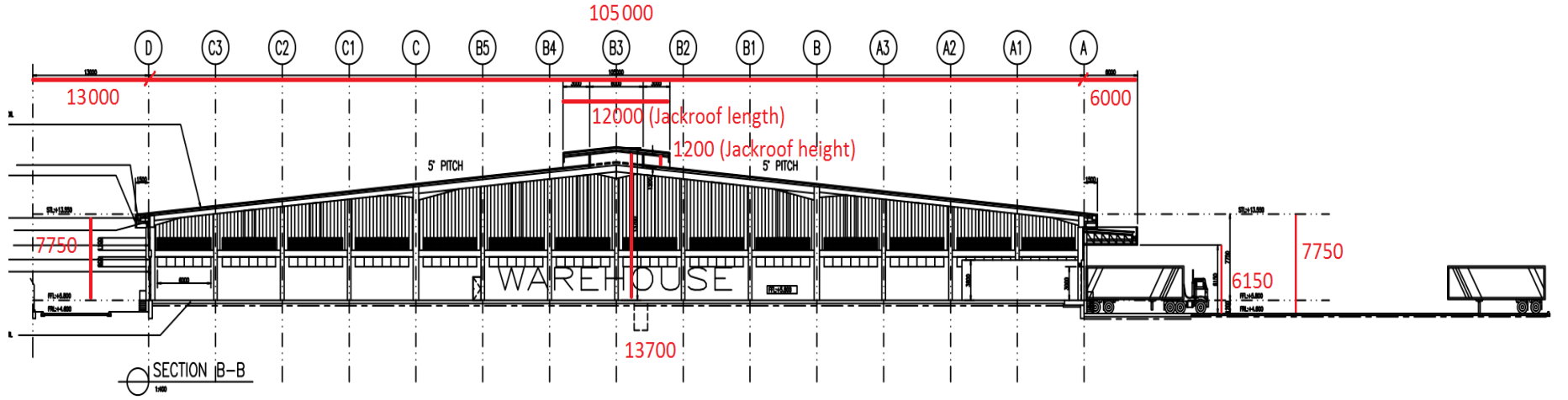
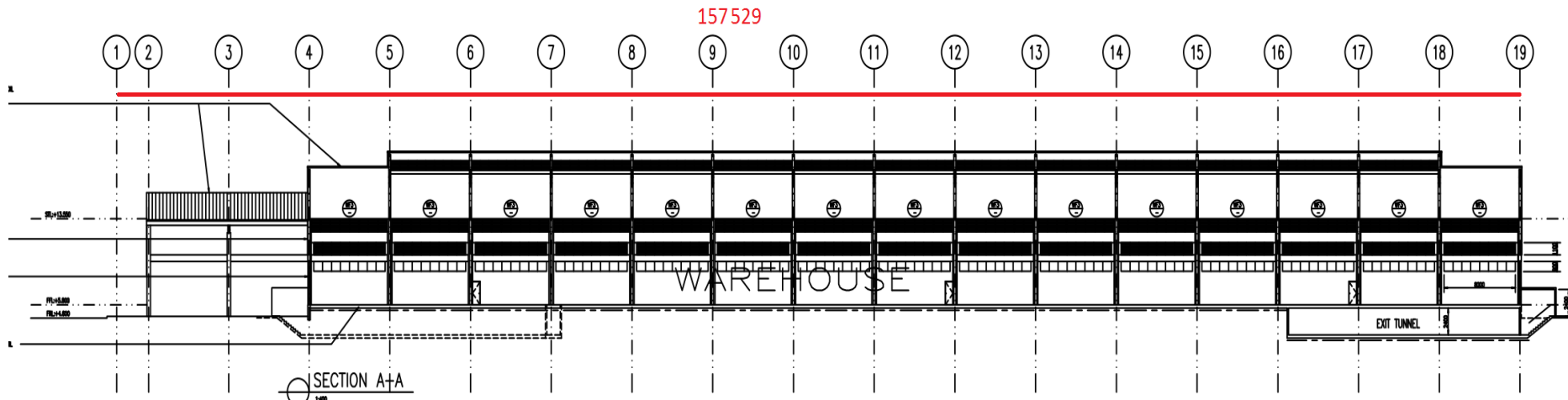
FLOOR PLANS : LEVEL 1



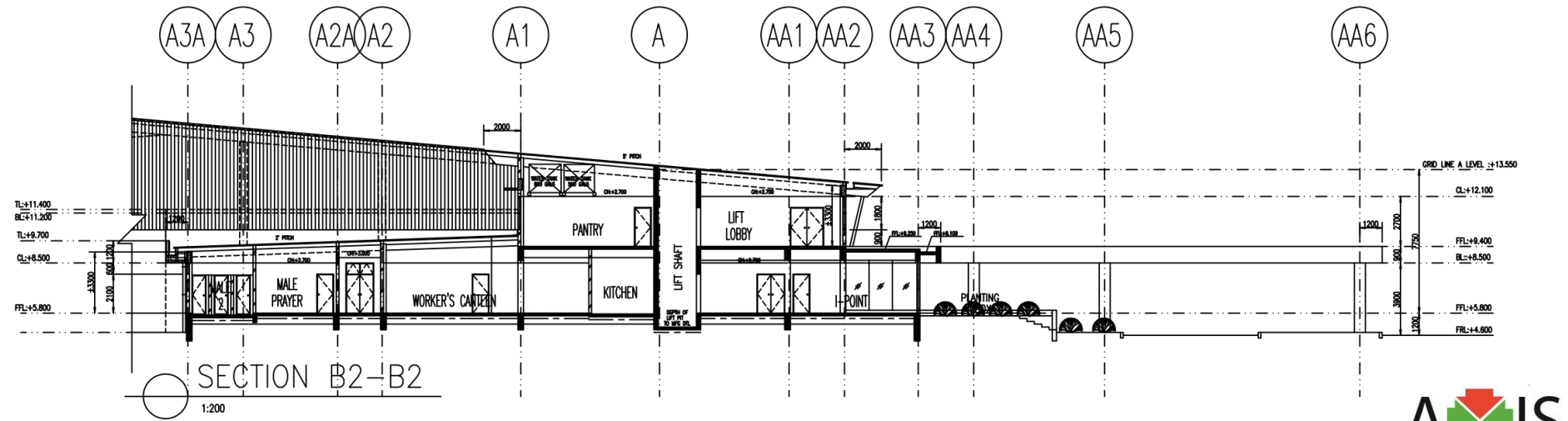
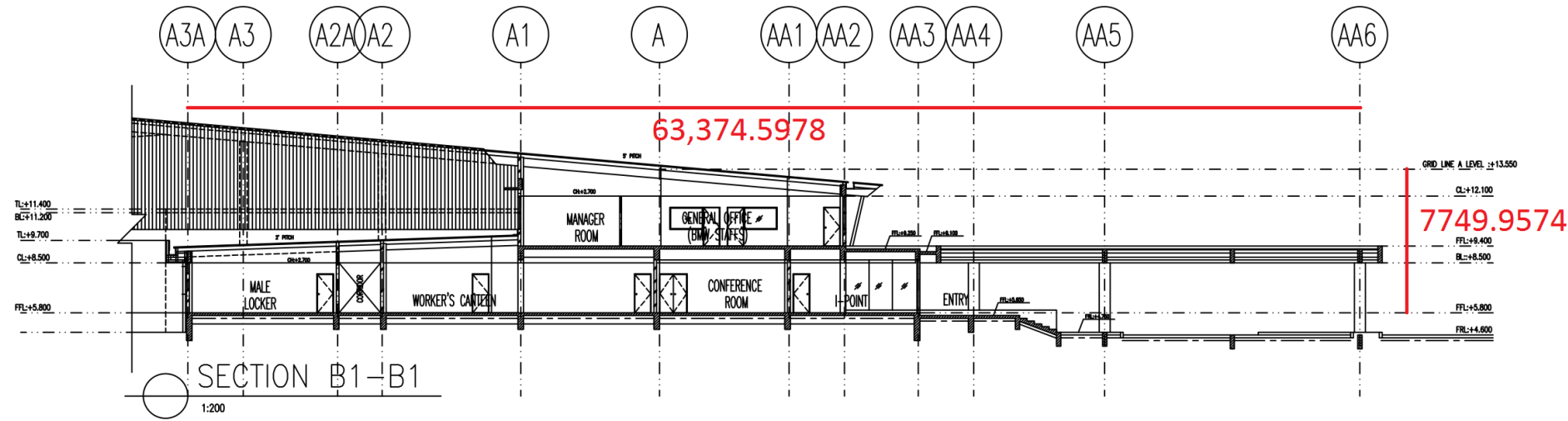
FLOOR PLANS : LEVEL 2



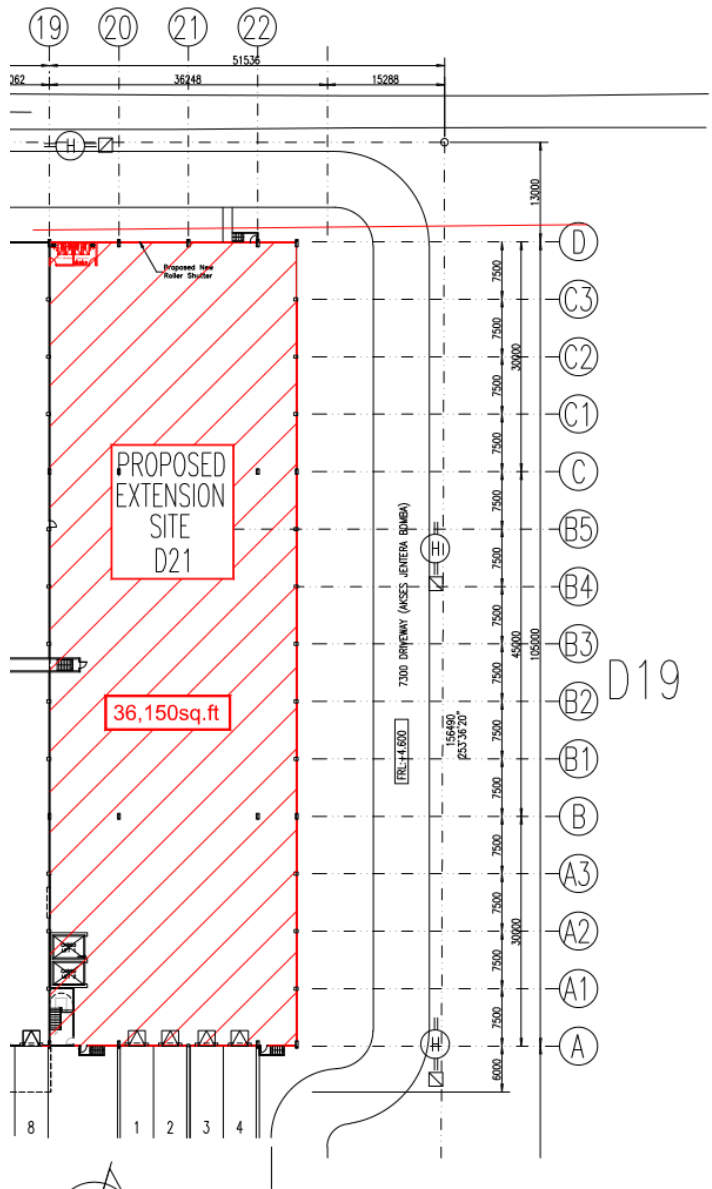
FLOOR PLANS : WAREHOUSE SECTION



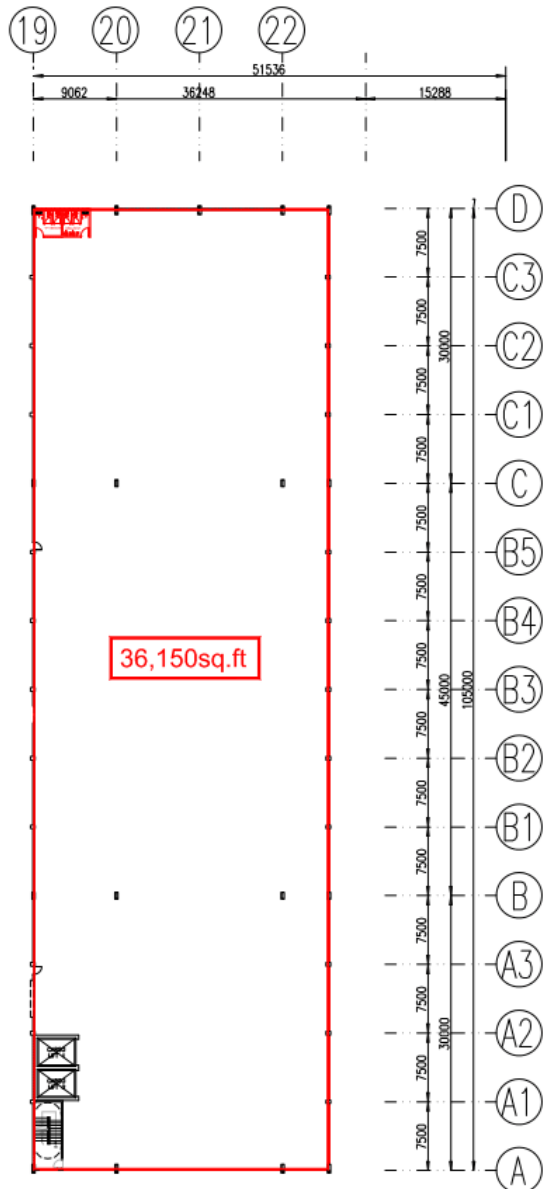
FLOOR PLANS : OFFICE SECTION



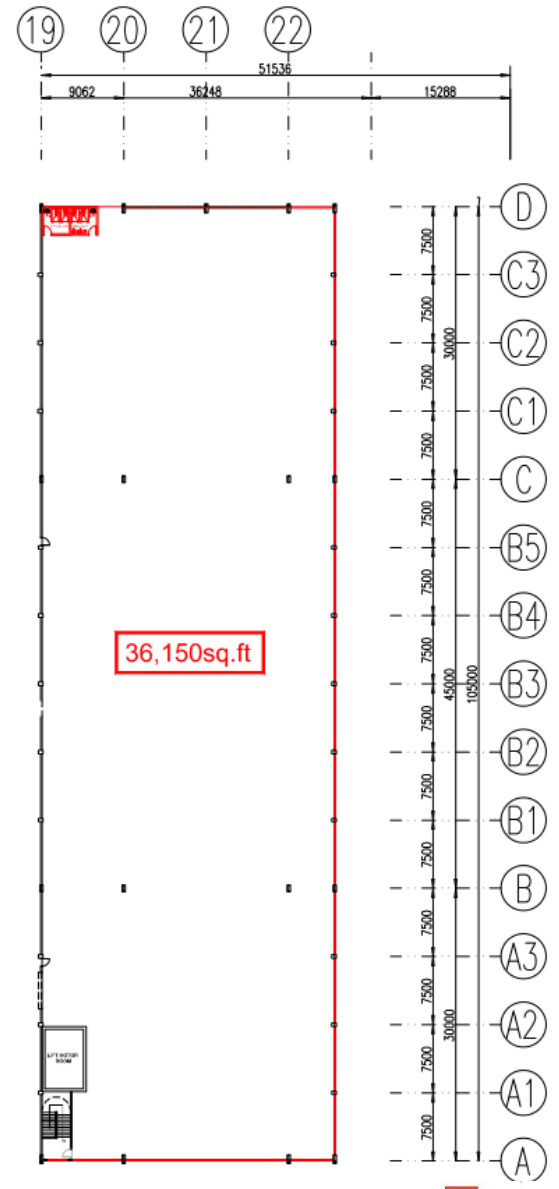
FLOOR PLANS : PROPOSED EXTENSION



GROUND FLOOR PLAN

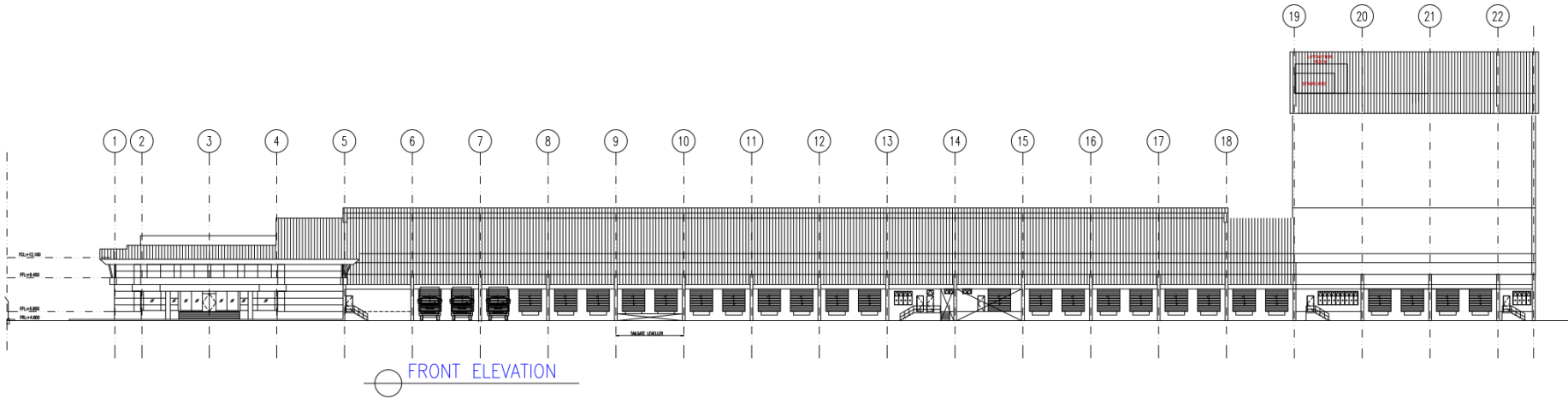
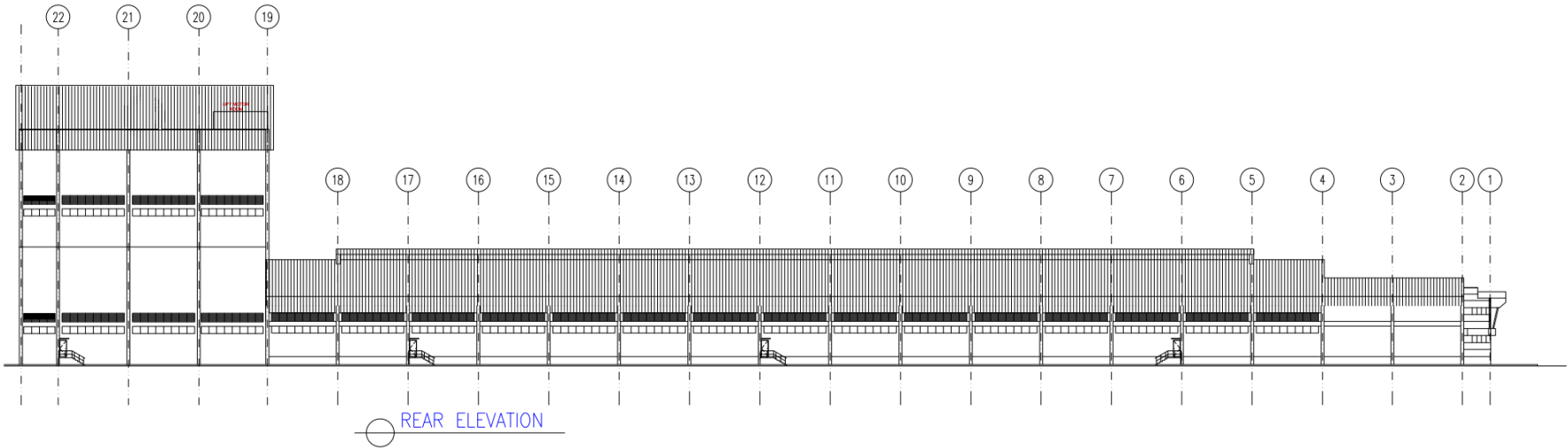


FIRST FLOOR PLAN



ROOF PLAN

FLOOR PLANS : PROPOSED EXTENSION ELEVATION



WHY CHOOSE AXIS-REIT?

- ✓ Malaysia's leading Real Estate Investment Trust with over 7,000,000 sq. ft. in space under management. A strong focus on owning grade A logistics assets.
- ✓ 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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