

DELFI WAREHOUSE



PROPERTY INFORMATION

SPACE PROPOSAL

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



June 2017

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. 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 DELFI WAREHOUSE

Delfi Warehouse is an industrial property situated on a 2.02 hectare site. It is located within the Pasir Gudang industrial zone which is the largest industrial development in Johor comprising mainly medium and heavy industrial premises.

This property was previously the main raw material storage facility for Delfi Cocoa Malaysia Sdn Bhd, a subsidiary of Barry Callebaut AG.

FACT SHEET

Property	:	Delfi Warehouse
Address	:	PLO 563, Jalan Keluli 8, Pasir Gudang Industrial Estate, 81700 Pasir Gudang, Johor Darul Takzim, Malaysia.
Category	:	Industrial
Land Area	:	2.02 hectares (217,431 square feet)
Land Title	:	Leasehold (unexpired term of approximately 51 years)
Net Lettable Area	:	130,743 square feet

DELFI WAREHOUSE

BUILDING	NET LETTABLE AREA (NLA)	HEIGHT	FLOOR LOADING
Single storey detached factory comprising: <ul style="list-style-type: none">• Warehouse area• Loading/unloading area• Two (2) packaging rooms• Open storage area• Toilets	130,743 square feet	Ground to eaves height : 23 feet	200 pounds per square feet
Other Buildings <ul style="list-style-type: none">• Guard house• Rest area cum prayer room• Pump house• Refuse chamber			

M&E FACILITIES AND SERVICES

ELECTRICAL/POWER



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

PASSENGER LIFTS



N/A

CARGO LIFTS



N/A

LOADING AREA



5 loading bays

FIRE PROTECTION



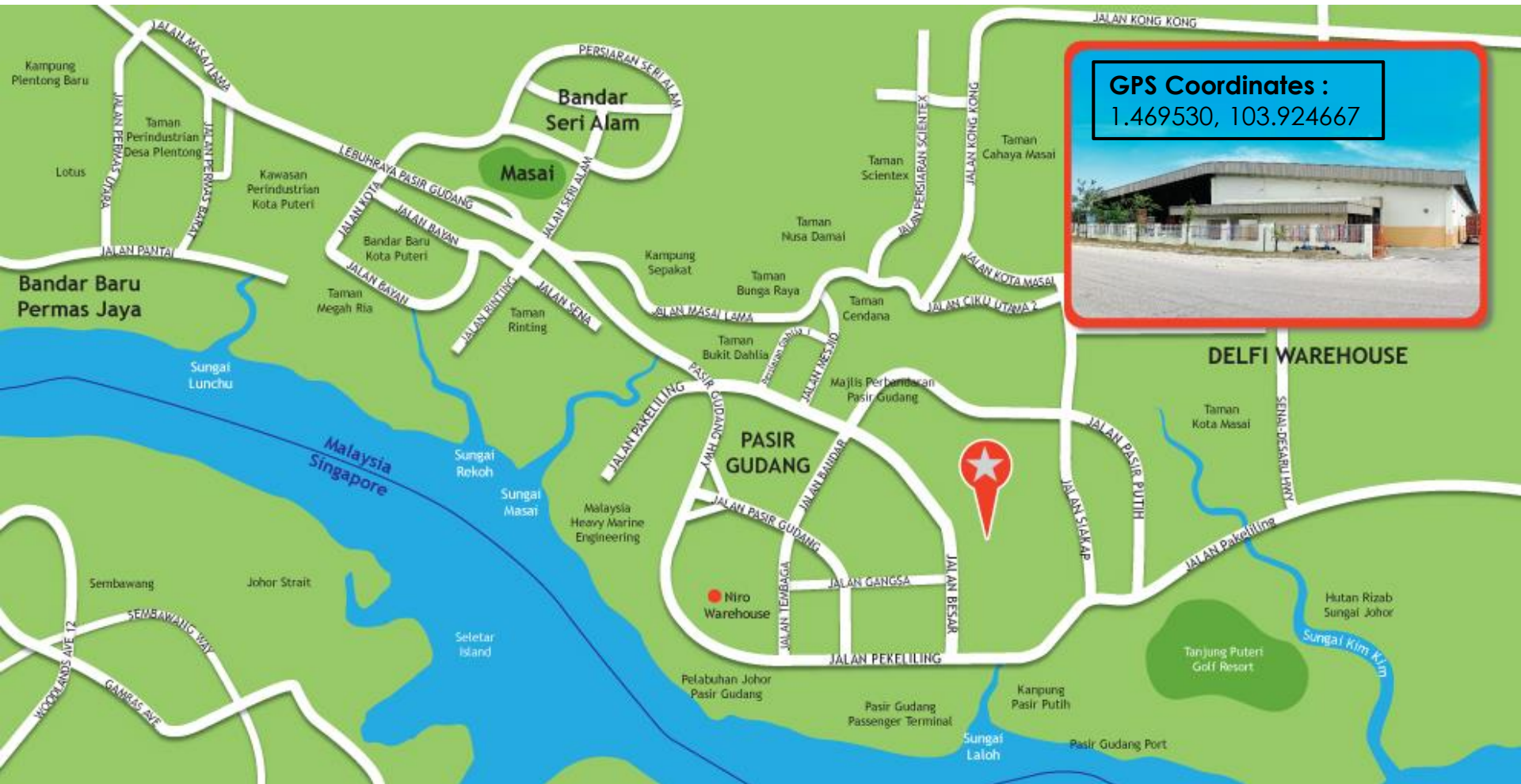
Fire fighting system includes sprinkler system, smoke detectors, fire hose reels, portable fire extinguishers, break glass fire alarm and fire rated doors

SECURITY SERVICES



- **24-hour** security patrolling supplemented with CCTV System
- Ingress & egress installed with sliding gate

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.

LOCATION

ABOUT PASIR GUDANG INDUSTRIAL ESTATE

- Pasir Gudang Industrial Estate, where Delfi Warehouse is located, is an established industrial area also developed by Johor Corporation (Jcorp) and it covers an area of about 3,587 acres. This industrial estate caters to all categories of industrial factories.

ABOUT PASIR GUDANG TOWNSHIP

- The Pasir Gudang locality, which is also developed by Johor Corporation, is a comprehensive integrated industrial township covering about 32,450 acres of land.
- It is improved with various industrial projects, port facilities, institutional premises, resorts & hotels, residential areas and further complimented by a mid-size town centre.

SERVICES AND AMENITIES

- This Town Centre currently accommodates the 18-storey Majlis Perbandaran Pasir Gudang office known as Menara Aqabah;
- A 3-storey Kompleks Pusat Bandar Pasir Gudang consisting of the local bus/taxi terminal on the lower ground floor and several commercial units above;
- A few rows of 2 to 4-storey shop offices;
- A business class hotel;
- The Pasir Gudang Motor Racing Circuit;
- The Jcorp Stadium and various other supporting facilities.

LOCATION



CONNECTIVITY

CONNECTED TO MAJOR HIGHWAYS

- 4.8 km to Pasir Gudang Highway
- 5.6 km to Johor Bahru East Coast Highway
- 7.2 km to Senai-Desaru Expressway
- 18.3 km to Eastern Dispersal Link (EDL)
- 21 km to Tebrau Highway
- 22.4 km to North-South Expressway

CLOSE TO COMMERCIAL CENTRES

- 3 km to Pasir Gudang Town Centre
- 35 km to Johor Bahru City Centre
- 58.7 km to Senai International Airport
- 23 km to Johor CIQ / Southern Integrated Gateway Complex

ACCESSIBILITY TO PORTS

- 7 km to Pasir Gudang Port
- 13.7 km to Tanjung Langsat Port

CONNECTED TO RAILWAY NETWORK

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

SURROUNDINGS

NEIGHBOURING DEVELOPMENTS

- Notable developments in this vicinity would include Johor Port, Tanjung Langsat Port, Malaysia Marine & Heavy Engineering (MHHE), Tanjung Puteri Gold & Country Resort, Bukit Layang-Layang, Taman Tanjung Puteri, Taman Pasir Emas, Taman Mawar, Taman Bukit Dahlia, Taman Air Baru, Taman Pasir Emas, Taman Pasir Putih and Kampung Pasir Putih to name a few.

NEIGHBOURING PREMISES

- Prominent industrial names here also include Alfagomma Mardec Sdn Bhd, Chugoku Paints (M) Sdn Bhd, Dunlop Hiflex Sdn Bhd, Isolite Ceramic Fibres Sdn Bhd, Seiko Electric (M) Sdn Bhd, Umicore Malaysia Sdn Bhd and World Kitchen ATG (M) Sdn Bhd to name a few.

INDUSTRIAL ESTATES

- Kawasan Perindustrian Tanjung Langsat is another industrial area which is located to the west of the Pasir Gudang Industrial Estate. It also offers about another 3,000 acres of industrial activities here.
- Pasir Gudang and Tanjung Langsat industrial estates are both well-supported by an excellent network of roads via the Senai-Desaru Expressway and Coastal Highway, the Johor and Tanjung Langsat Ports and also good railway connectivity.
- These industrial estates will further offer security, environment, communications, utilities and various other features. They also become the main foundation and catalyst for sustainable growth and future success for the Pasir Gudang vicinity

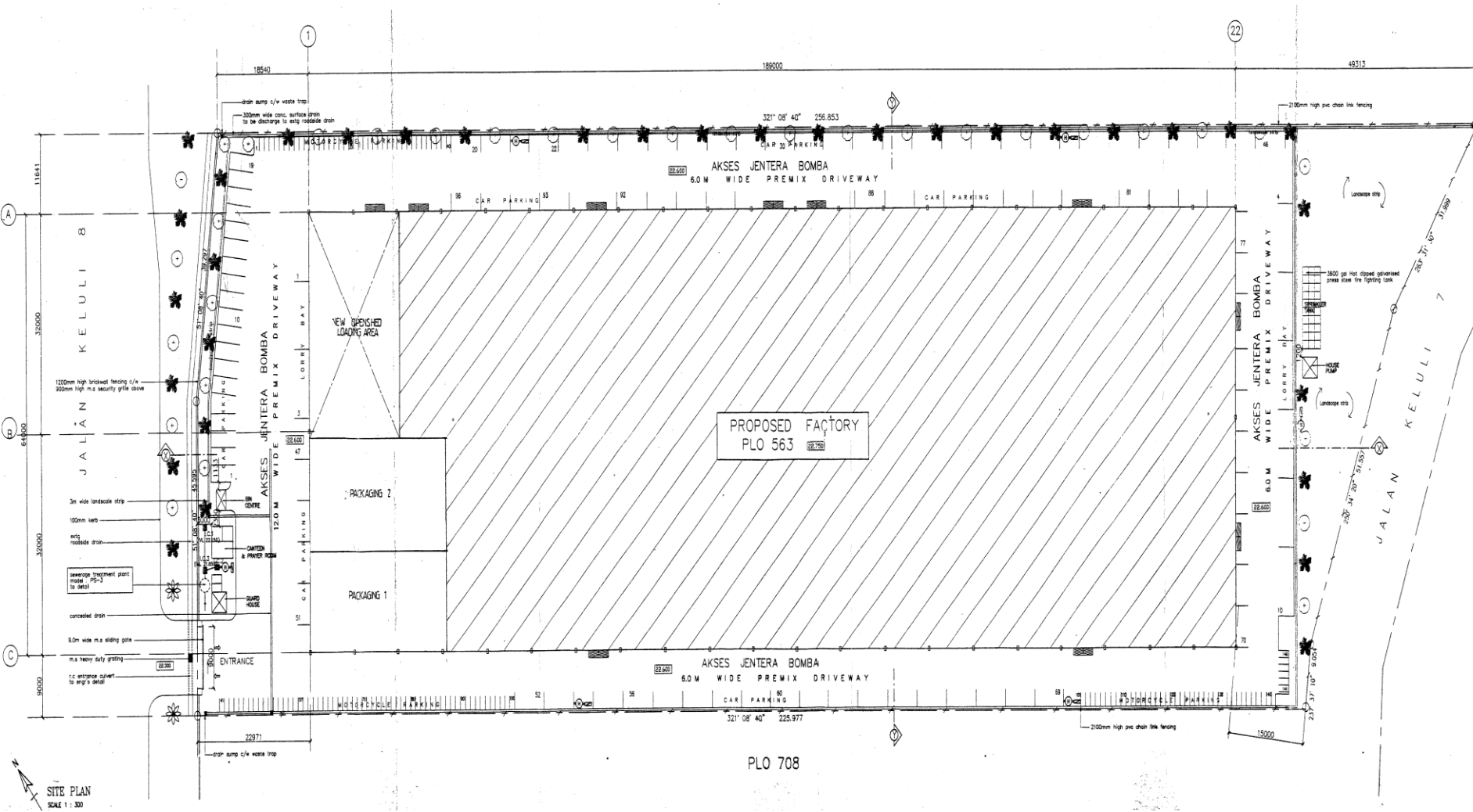
BUILDING PHOTOS



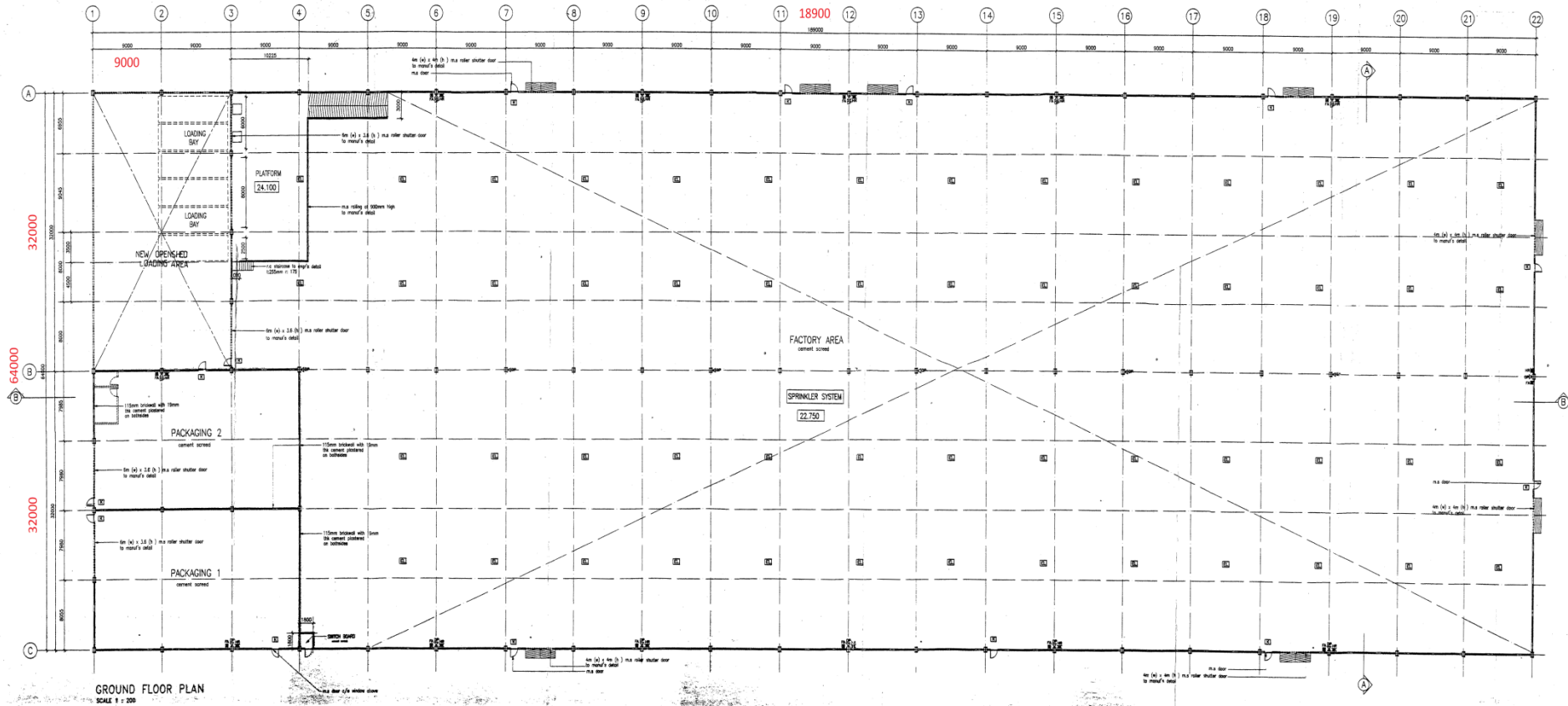
General view of the single story detached warehouse



FLOOR PLANS : SITE PLAN



FLOOR PLANS : GROUND FLOOR PLAN

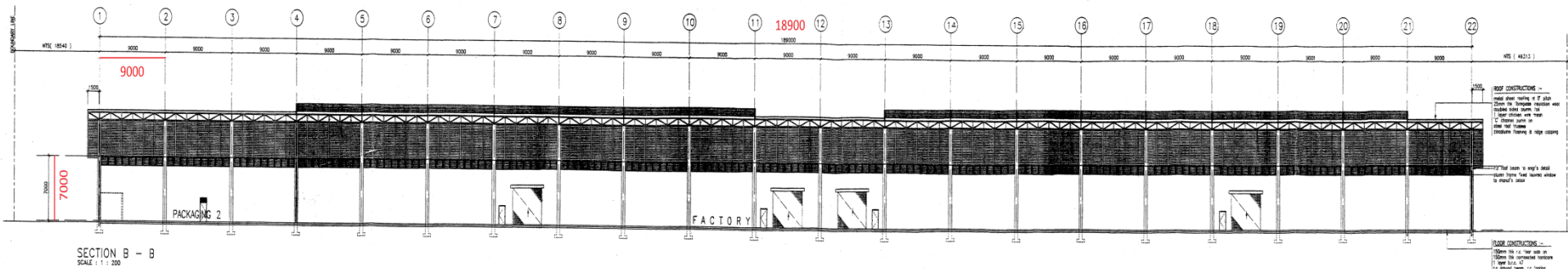


Level	GFA	NLA	Eaves Height	Use
Ground	145,000 sq ft	130,743 sq ft	23 feet	Warehouse

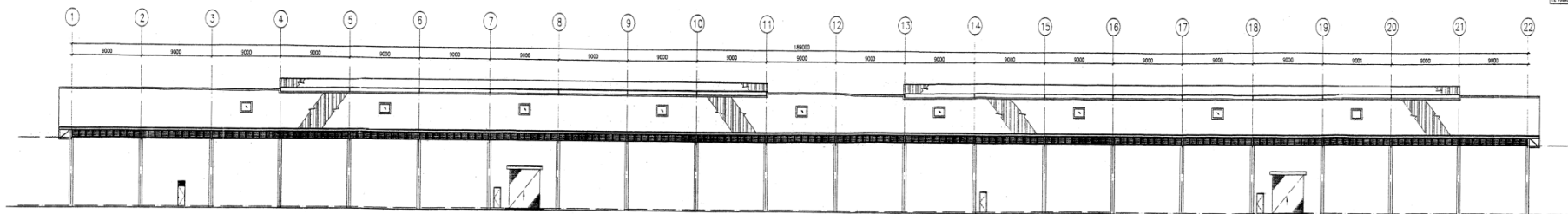
PLAN OF PRAYER & CANTINE
SCALE 1 : 100



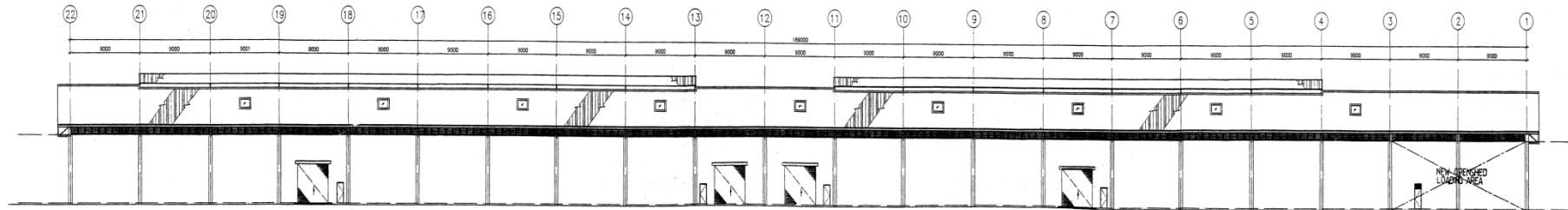
FLOOR PLANS : LEFT & RIGHT SIDE ELEVATION PLAN



SECTION B - B
SCALE : 1 : 200

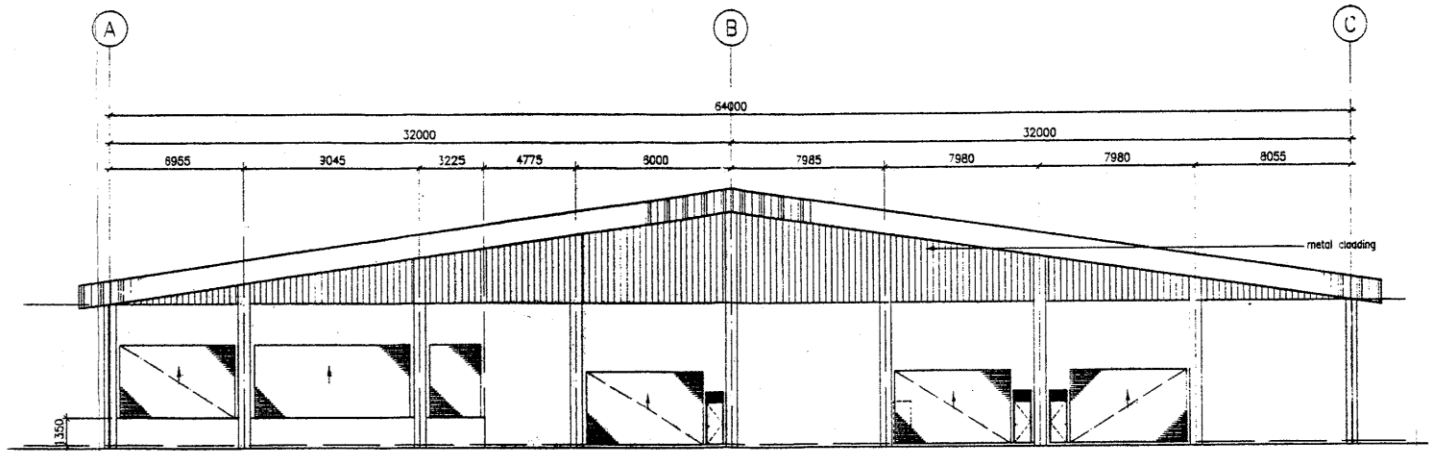


RIGHT SIDE ELEVATION
SCALE : 1 : 200

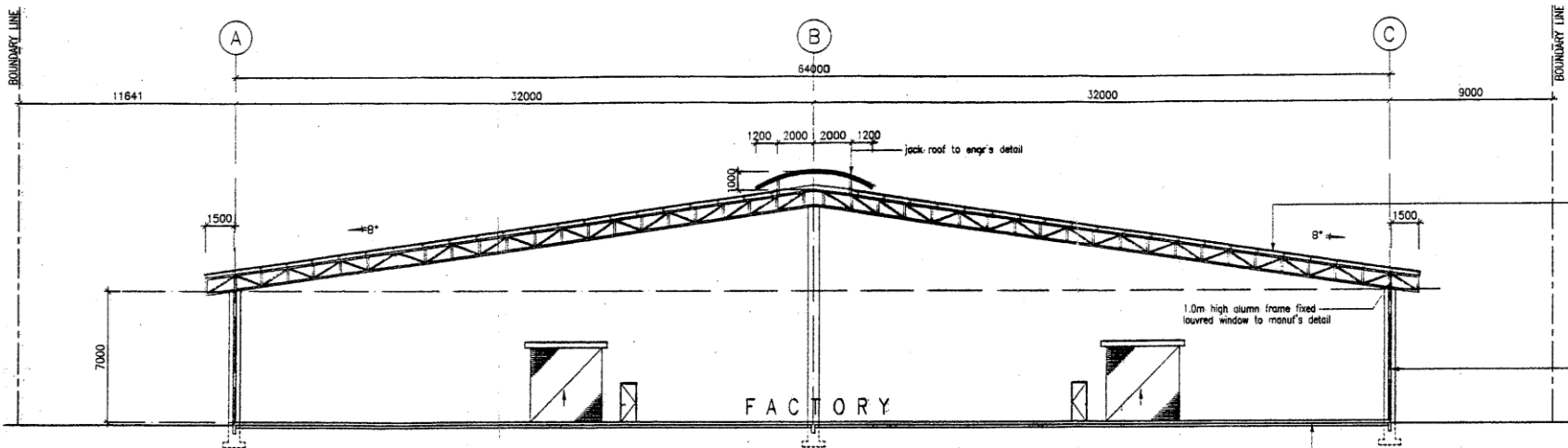


LEFT SIDE ELEVATION
SCALE : 1 : 200

FLOOR PLANS : REAR & FRONT ELEVATION PLAN



FRONT ELEVATION
SCALE : 1 : 200



SECTION A - A
SCALE : 1 : 200

ROOF CONSTRUCTIONS :-
metal sheet roofing at 8° pitch
25mm thick fibreglass insulation wool
doubled sided clump foil
1 layer chicken wire mesh
C channel purlin on
steel roof trusses
zincalume flashing & ridge capping

115mm brickwall with 19mm
thick cement plastered
on bothsides

FLOOR CONSTRUCTIONS :-
150mm thick r.c floor slab on
150mm thick compacted hardcore
1 layer bit.c. A7
r.c ground beam, r.c footing
r.c foundation to engr's detail

WHY CHOOSE AXIS-REIT?

WHY CHOOSE AXIS?

- ✓ 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.
- ✓ Office and warehouse space provider for Fujifilm, Fuji Xerox, Konica Minolta, Nippon Express, DHL, Philips, DB Schenker, Hitachi eBworx, BMW 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 project, kindly contact:

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