

D8 LOGISTICS WAREHOUSE



PROPERTY INFORMATION



SPACE PROPOSAL

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

September 2026

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

171,000 square feet

M&E FACILITIES AND SERVICES

ELECTRICAL/POWER



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

LOADING AREA



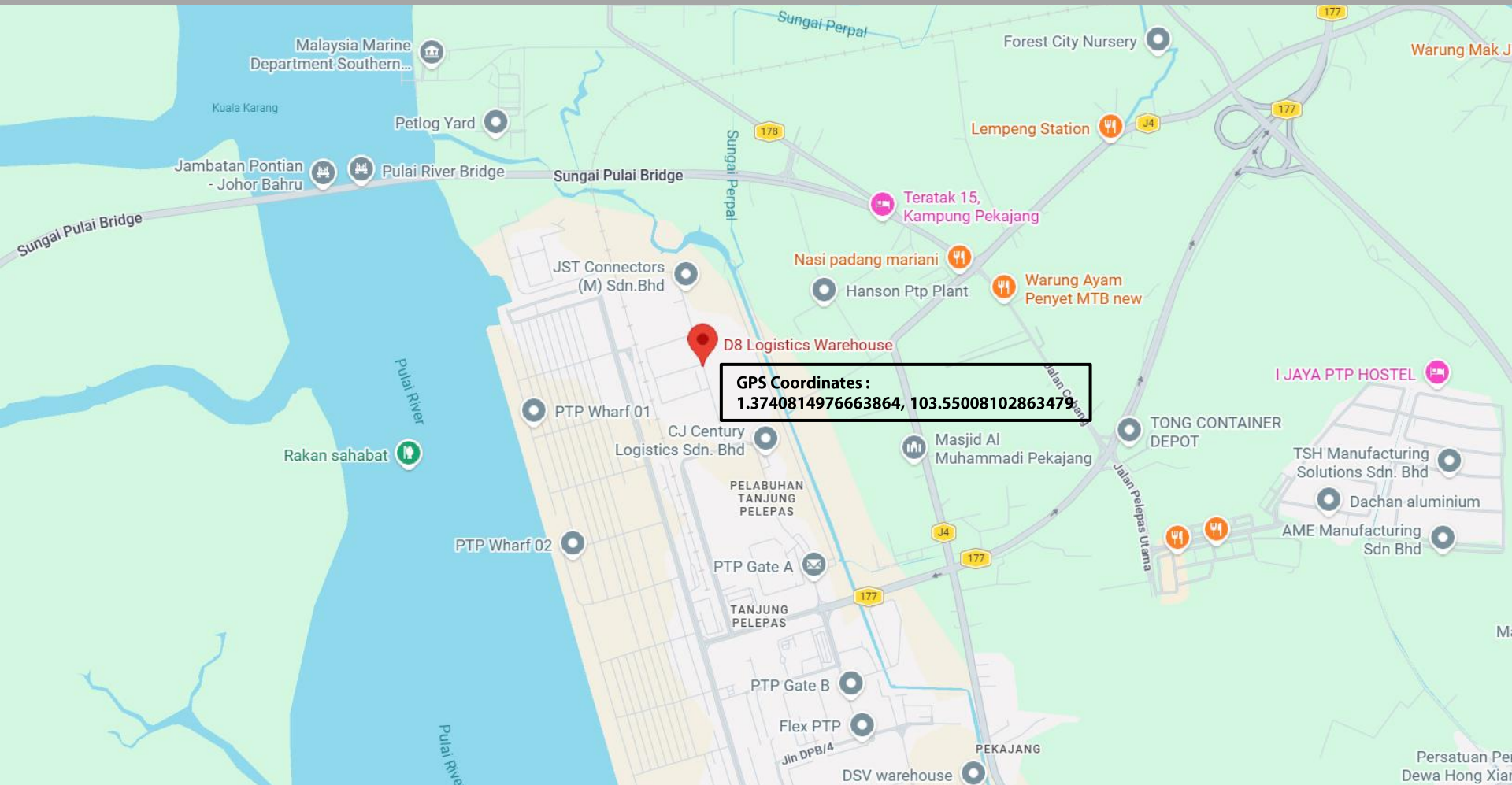
21 loading bays

FIRE PROTECTION



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

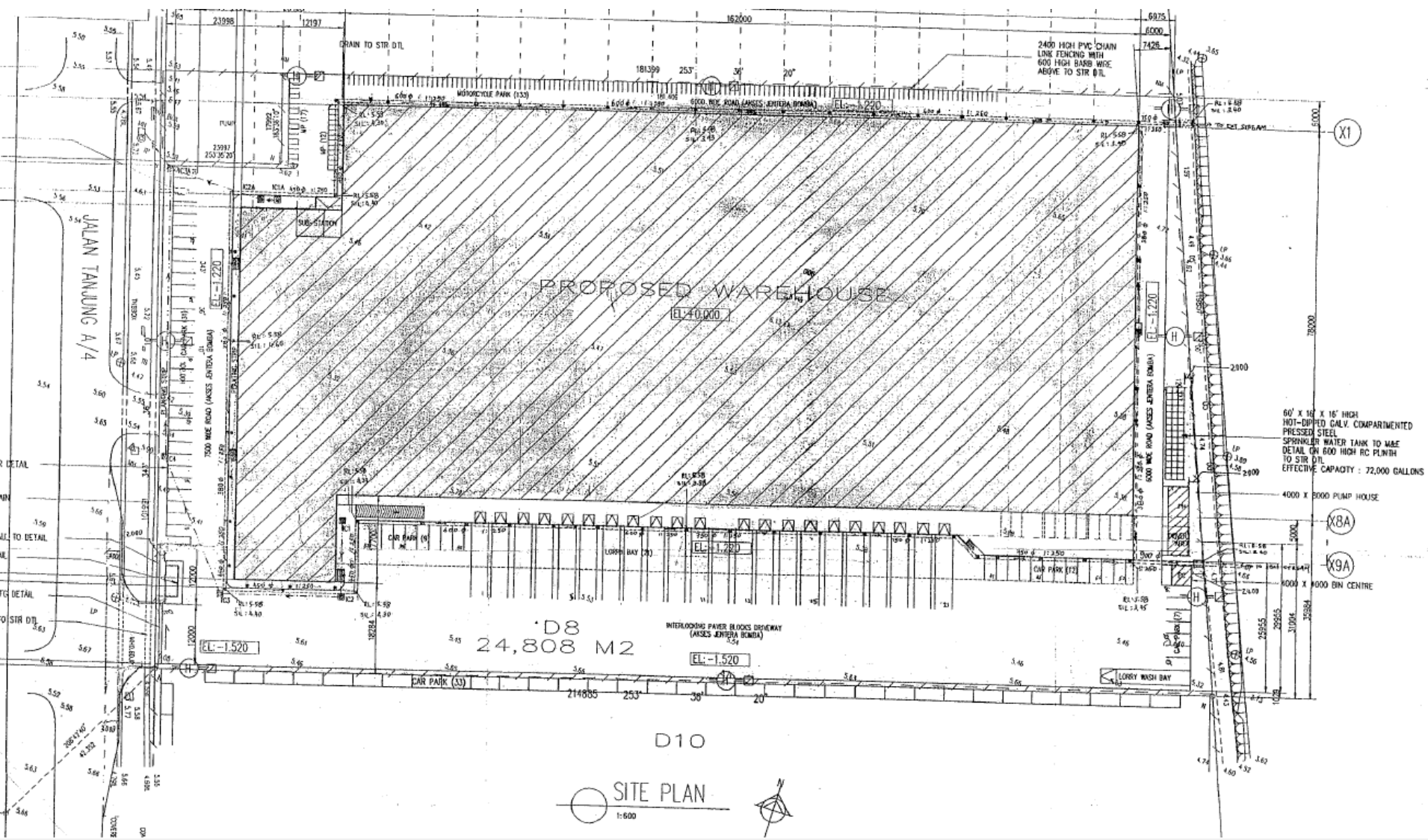
LOCATION



GPS Coordinates :
1.3740814976663864, 103.55008102863479

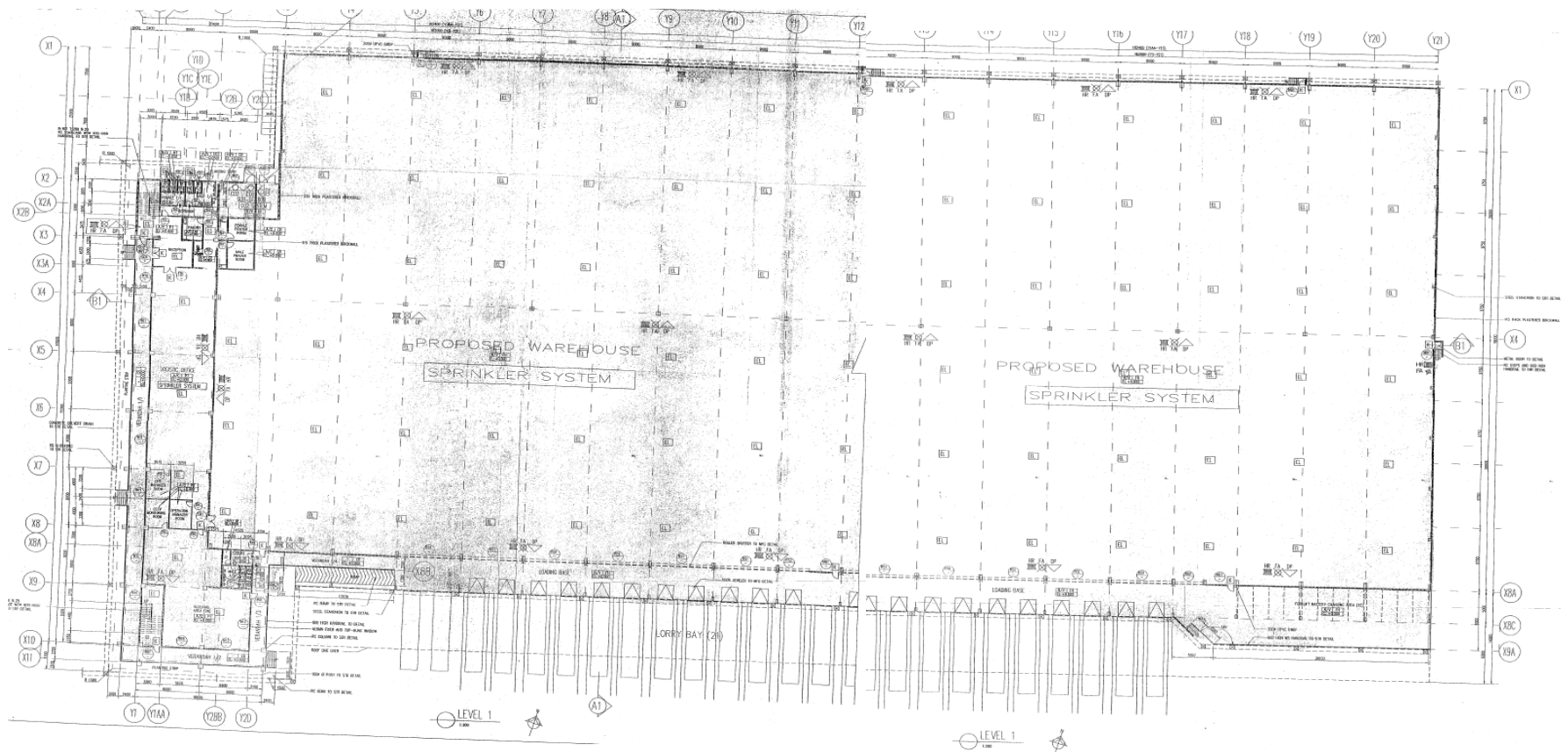
The property is located along Jalan Tanjung A/4, within the Port of Tanjung Pelepas.

PLANS : SITE PLAN



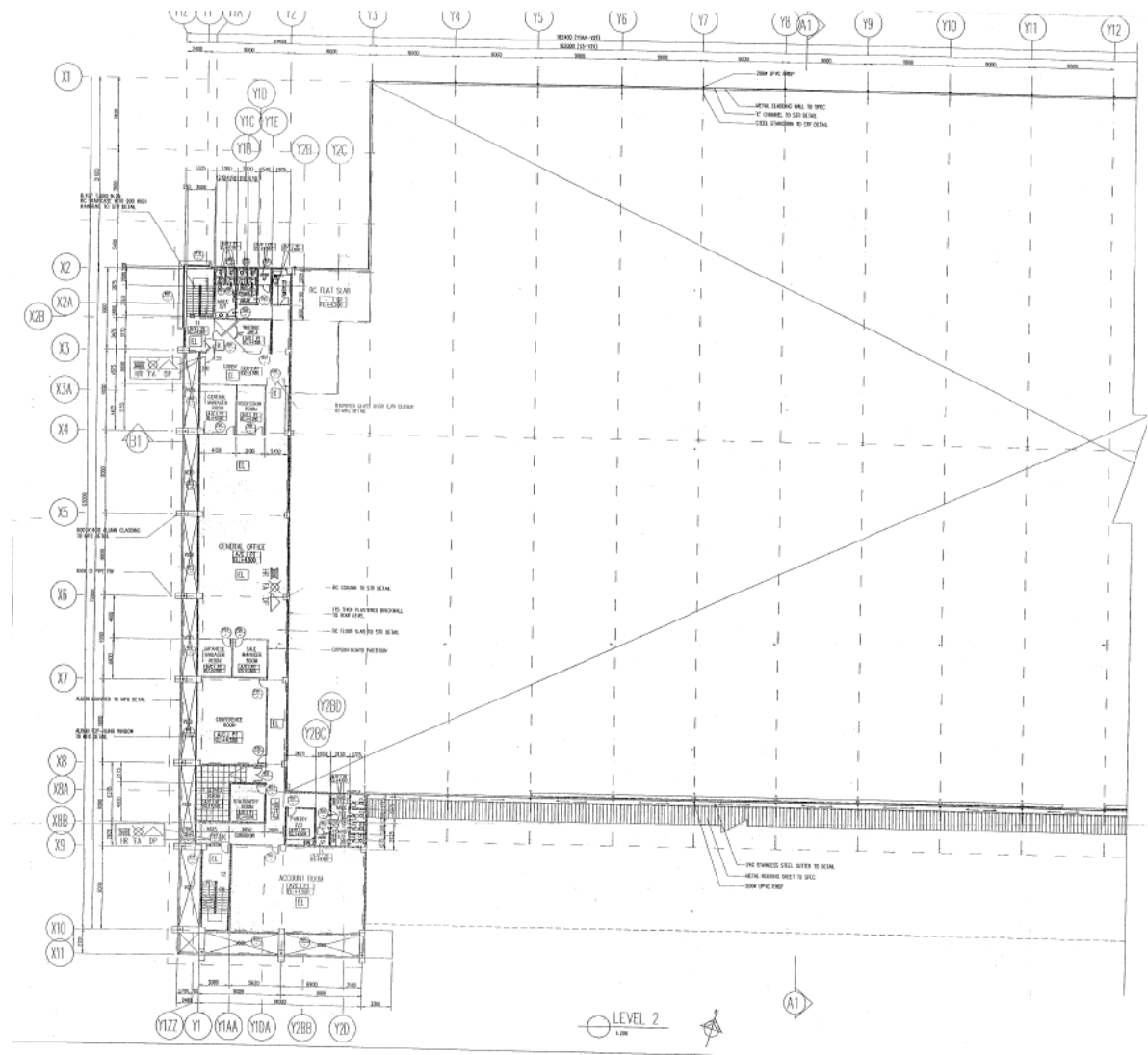
SITE PLAN
1:500

FLOOR PLANS : GROUND FLOOR PLAN



Premises	Floor Loading	Eaves Height	Use	Minimum Throughput Contribution (MTC) Requirement	Availability
Warehouse – 153,764 sq ft	30 kN per s. metre	25 feet	Warehouse	4,406 TEU per annum	Mid of June 2027
Office - 17,236 sq ft					
Total - 171,000 sq ft					

FLOOR PLANS : FIRST FLOOR PLAN



WHY CHOOSE AXIS-REIT?

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, 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

CONTACT INFORMATION

To request further information regarding this project, kindly contact:

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