



REAL ESTATE INVESTMENT TRUST

OUR PORTFOLIO

AS AT 31 DECEMBER 2025



OUR PROPERTY MAP

NO. OF PROPERTIES

3



OFFICE

13



OFFICE/INDUSTRIAL

25



MANUFACTURING FACILITY

25



LOGISTICS WAREHOUSE

3



HYPERMARKET

69

TOTAL PROPERTIES



CENTRAL REGION



Office

Crystal Plaza
Menara Axis
Quattro West



Office/Industrial

Axis Business Campus
Axis Business Park
Axis Industrial Facility @ Batu Caves
Axis Industrial Facility 1 @ Shah Alam
Axis Technology Centre
Axis Vista
Axis Vista 2
Fonterra HQ
Infinite Center
Strateq Data Centre
Wisma Academy Parcel
Wisma Kemajuan



Manufacturing Facility

Axis Aerotech Centre @ Subang
Axis Facility 1 @ Bukit Raja
Axis Facility 2 @ Nilai
Axis Facility 3 @ Bukit Raja
Axis Facility 4 @ Bukit Raja
Axis Industrial Facility @ Rawang
Axis Industrial Facility @ Sendayan
Axis Industrial Facility 1 @ Meru
Axis Industrial Facility 2 @ Shah Alam
Axis Shah Alam Distribution Centre 1
Emerson Industrial Facility Nilai



Logistics Warehouse

Axis Facility 2 @ Bukit Raja
Axis Facility 1 @ Pulau Indah
Axis Facility 2 @ Pulau Indah
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



Hypermarket

Axis Hypermarket @ Temerloh

SOUTHERN REGION



Office/Industrial

Indahpura Facility 3



Manufacturing Facility

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
D21 Industrial Facility

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
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



CRYSTAL PLAZA

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

CARRYING VALUE

RM114.0 million

NET LETTABLE AREA

205,176 sq. ft.

PURCHASE PRICE

RM56.4 million

OCCUPANCY RATE

92.49%

PORTFOLIO DETAILS:

Acquisition Date

3 August 2005

Total Investment Outlay

RM74.7 million

Number of Car Park (bays)

250

Major Tenants

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



MENARA AXIS

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

CARRYING VALUE

RM120.0 million

NET LETTABLE AREA

178,971 sq. ft.

PURCHASE PRICE

RM71.4 million

OCCUPANCY RATE

60.33%

PORTFOLIO DETAILS:

Acquisition Date

3 August 2005

Total Investment Outlay

RM98.5 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
- The University of Nottingham in Malaysia Sdn Bhd



QUATTRO WEST

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

CARRYING VALUE

RM61.8 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

RM52.4 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



AXIS BUSINESS CAMPUS

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

CARRYING VALUE

RM81.5 million

NET LETTABLE AREA

155,113 sq. ft.

PURCHASE PRICE

RM32.5 million

OCCUPANCY RATE

69%

PORTFOLIO DETAILS:

Acquisition Date

30 June 2006

Total Investment Outlay

RM63.5 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

RM127.0 million

NET LETTABLE AREA

325,646 sq. ft.

PURCHASE PRICE

RM84.6 million

OCCUPANCY RATE

85.87%

PORTFOLIO DETAILS:

Acquisition Date

3 August 2005

Total Investment Outlay

RM102.5 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

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



AXIS INDUSTRIAL FACILITY @ BATU CAVES

Lot 5, Jalan Perusahaan 1, Kawasan Perindustrian
PKNS, 68100 Batu Caves, Selangor

CARRYING VALUE

RM59.7 million

NET LETTABLE
AREA

71,000 sq. ft.

PURCHASE
PRICE

RM56.0 million

OCCUPANCY
RATE

100%

PORTFOLIO DETAILS:

Acquisition Date

15 July 2024

Total Investment Outlay

RM56.8 million

Number of Car Park (bays)

*

Major Tenants

- Cycle & Carriage Bintang Berhad



AXIS INDUSTRIAL FACILITY 1 @ SHAH ALAM

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

CARRYING VALUE

RM51.7 million

NET LETTABLE
AREA

160,728 sq. ft.

PURCHASE
PRICE

RM52.5 million

OCCUPANCY
RATE

71.41%

PORTFOLIO DETAILS:

Acquisition Date

18 December 2014

Total Investment Outlay

RM54.3 million

Number of Car Park (bays)

88

Major Tenants

- Asia Pacific Aircraft Component Services Sdn Bhd
- Eaton Industries Sdn Bhd



AXIS TECHNOLOGY CENTRE

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

CARRYING VALUE

RM70.3 million

**NET LETTABLE
AREA**

170,730 sq. ft.

**PURCHASE
PRICE**

RM49.0 million

**OCCUPANCY
RATE**

97.01%

PORTFOLIO DETAILS:

Acquisition Date

15 November 2010

Total Investment Outlay

RM59.0 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



AXIS VISTA

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

CARRYING VALUE

RM62.0 million

**NET LETTABLE
AREA**

118,557 sq. ft.

**PURCHASE
PRICE**

RM32.0 million

**OCCUPANCY
RATE**

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

*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



AXIS VISTA 2

Lot 19, Jalan 51A/219, Off Federal Highway,
46100 Petaling Jaya, Selangor

CARRYING VALUE

RM70.5 million

**NET LETTABLE
AREA**

156,000 sq. ft.

**PURCHASE
PRICE**

RM69.0 million

**OCCUPANCY
RATE**

100%

PORTFOLIO DETAILS:

Acquisition Date

15 July 2024

Total Investment Outlay

RM70.0 million

Number of Car Park (bays)

*

Major Tenants

- Cycle & Carriage Bintang Berhad



FONTERRA HQ

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

CARRYING VALUE

RM25.3 million

**NET LETTABLE
AREA**

35,710 sq. ft.

**PURCHASE
PRICE**

RM7.2 million

**OCCUPANCY
RATE**

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



INFINITE CENTER

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

CARRYING VALUE

RM47.3 million

**NET LETTABLE
AREA**

140,417 sq. ft.

**PURCHASE
PRICE**

RM25.5 million

**OCCUPANCY
RATE**

94.97%

PORTFOLIO DETAILS:

Acquisition Date

3 August 2005

Total Investment Outlay

RM37.4 million

Number of Car Park (bays)

182

Major Tenants

- Konica Minolta Business Solutions (M) Sdn Bhd
- MLS Med Services Sdn Bhd
- Procurri Malaysia Sdn Bhd



STRATEQ DATA CENTRE

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

CARRYING VALUE

RM70.1 million

**NET LETTABLE
AREA**

104,903 sq. ft.

**PURCHASE
PRICE**

RM37.0 million

**OCCUPANCY
RATE**

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

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



WISMA ACADEMY PARCEL

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

CARRYING VALUE

RM76.0 million

NET LETTABLE AREA

235,040 sq. ft.

PURCHASE PRICE

RM73.0 million

OCCUPANCY RATE

82.03%

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](#)
- [CompAsia Sdn Bhd](#)
- [Ingram Micro Malaysia Sdn Bhd](#)



WISMA KEMAJUAN

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

CARRYING VALUE

RM70.0 million

NET LETTABLE AREA

198,777 sq. ft.

PURCHASE PRICE

RM29.0 million

OCCUPANCY RATE

70.04%

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](#)



AXIS AEROTECH CENTRE @ SUBANG

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

CARRYING VALUE

RM104.0 million

NET LETTABLE AREA	TOTAL INVESTMENT OUTLAY	OCCUPANCY RATE
178,979 sq. ft.	RM73.0 million	100%

PORTFOLIO DETAILS:

Acquisition Date

7 February 2018

Number of Car Park (bays)

*

Major Tenants

- Upeca Aerotech Sdn Bhd



AXIS FACILITY 1 @ BUKIT RAJA

Lot 1, Solok Waja 2, Kawasan Industri Bukit Raja,
41050 Klang, Selangor

CARRYING VALUE

RM51.0 million

NET LETTABLE AREA	PURCHASE PRICE	OCCUPANCY RATE
199,500 sq. ft.	RM49.0 million	100%

PORTFOLIO DETAILS:

Acquisition Date

31 May 2024

Total Investment Outlay

RM49.9 million

Number of Car Park (bays)

*

Major Tenants

- Amsteel Mills Sdn Bhd

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



AXIS FACILITY 2 @ NILAI

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

CARRYING VALUE

RM55.0 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

RM51.1 million

Number of Car Park (bays)

*

Major Tenants

- K-Plastics Industries Sdn Bhd



AXIS FACILITY 3 @ BUKIT RAJA

Lot 6, Solok Waja 2, Kawasan Perusahaan Bukit
Raja, 41050 Klang, Selangor

CARRYING VALUE

RM314.0 million

NET LETTABLE AREA

924,000 sq. ft.

PURCHASE PRICE

RM313.0 million

OCCUPANCY RATE

100%

PORTFOLIO DETAILS:

Acquisition Date

8 October 2024

Total Investment Outlay

RM317.3 million

Number of Car Park (bays)

*

Major Tenants

- Amsteel Mills Sdn Bhd



AXIS FACILITY 4 @ BUKIT RAJA

PT59358, Jalan Waja, Kawasan Perusahaan
Bukit Raja, 41300 Klang, Selangor

CARRYING VALUE

RM39.0 million

**NET LETTABLE
AREA**
0 sq. ft.

**PURCHASE
PRICE**
RM38.8 million

**OCCUPANCY
RATE**
0%

PORTFOLIO DETAILS:

Acquisition Date
5 December 2025

Total Investment Outlay
RM39.5 million

Number of Car Park (bays)
Nil

Major Tenants

In the process of developing
the storage yard to maximise
its potential use



AXIS INDUSTRIAL FACILITY @ RAWANG

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

CARRYING VALUE

RM64.0 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
RM52.7 million

Number of Car Park (bays)
*

Major Tenants

- Shuangfei Wire Harness
Sdn Bhd

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



AXIS INDUSTRIAL FACILITY @ SENDAYAN

PT11653, Jalan Techvalley 1/2, Kawasan
Perindustrian Sendayan Techvalley, 71950
Seremban, Negeri Sembilan

CARRYING VALUE

RM52.0 million

**NET LETTABLE
AREA**

105,311 sq. ft

**PURCHASE
PRICE**

RM48.0 million

**OCCUPANCY
RATE**

100%

PORTFOLIO DETAILS:

Acquisition Date

23 July 2024

Total Investment Outlay

RM49.0 million

Number of Car Park (bays)

*

Major Tenants

- Sandvik Equipment Sdn Bhd



AXIS INDUSTRIAL FACILITY 1 @ MERU

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

CARRYING VALUE

RM43.6 million

**NET LETTABLE
AREA**

193,015 sq. ft.

**PURCHASE
PRICE**

RM41.0 million

**OCCUPANCY
RATE**

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

RM19.5 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



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

RM44.0 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

RM23.4 million

Number of Car Park (bays)

*

Major Tenants

- Upeca Aerotech Sdn Bhd

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



EMERSON INDUSTRIAL FACILITY NILAI

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

CARRYING VALUE

RM48.5 million

NET LETTABLE AREA

291,642 sq. ft.

PURCHASE PRICE

RM26.5 million

OCCUPANCY RATE

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



AXIS FACILITY 2 @ BUKIT RAJA

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

CARRYING VALUE

RM53.5 million

NET LETTABLE AREA

150,692 sq. ft.

PURCHASE PRICE

RM37.0 million

OCCUPANCY RATE

100%

PORTFOLIO DETAILS:

Acquisition Date

17 March 2020

Total Investment Outlay

RM47.8 million

Number of Car Park (bays)

*

Major Tenants

- Atlas Lines Services (M) Sdn Bhd



**AXIS FACILITY 1 @
PULAU INDAH**

**AXIS FACILITY 2 @
PULAU INDAH**



AXIS FACILITY 1 @ PULAU INDAH

PT 64238, Jalan Perigi Nenas 7/2 KS11,
Taman Perindustrian Pulau Indah,
42920 Pelabuhan Klang, Selangor

CARRYING VALUE
RM113.0 million

NET LETTABLE AREA	PURCHASE PRICE	OCCUPANCY RATE
301,228.40 sq. ft.	RM110.075 million	100%

PORTFOLIO DETAILS:

Acquisition Date

11 October 2024

Total Investment Outlay

RM111.6 million

Number of Car Park (bays)

*

Major Tenants

- Malconrep Depot (M) 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



AXIS FACILITY 2 @ PULAU INDAH

PT 64237, Jalan Perigi Nenas 7/2 KS11,
Taman Perindustrian Pulau Indah,
42920 Pelabuhan Klang, Selangor

CARRYING VALUE
RM49.5 million

NET LETTABLE AREA	PURCHASE PRICE	OCCUPANCY RATE
132,214.48 sq. ft.	RM48.569 million	100%

PORTFOLIO DETAILS:

Acquisition Date

26 November 2024

Total Investment Outlay

RM49.2 million

Number of Car Park (bays)

*

Major Tenants

- Malconrep Depot (M) Sdn Bhd



AXIS MEGA DISTRIBUTION CENTRE

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

CARRYING VALUE

RM455.0 million

PORTFOLIO DETAILS:

Acquisition Date
15 October 2010

Total Investment Outlay
RM381.0 million

Purchase Price (before development)
RM85.0 million

	NET LETTABLE AREA	NO. OF CAR PARK (BAYS)	OCCUPANCY RATE	MAJOR TENANTS
Phase 1	515,000 sq. ft.	*	100%	• Nestlé Products Sdn Bhd
Phase 2	509,040 sq. ft.	**		• Mixue Malaysia Sdn Bhd • Tiong Nam Logistics Sdn Bhd



AXIS NORTHPORT DISTRIBUTION CENTRE 1

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

CARRYING VALUE

RM99.0 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

RM68.1 million

Number of Car Park (bays)

*

Major Tenants

- Northport (Malaysia) Bhd



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

RM54.0 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

RM48.0 million

Number of Car Park (bays)

**

Major Tenants

- Greenway Links Sdn Bhd
- Total Logistics Services (M) 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



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

RM211.6 million

NET LETTABLE AREA	PURCHASE PRICE	OCCUPANCY RATE
689,219 sq. ft.	RM183.0 million	96.20%

PORTFOLIO DETAILS:

Acquisition Date

18 December 2014

Total Investment Outlay

RM205.7 million

Number of Car Park (bays)

**

Major Tenants

- Furi Global Sdn Bhd
- LF Logistics Services (M) Sdn Bhd



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

RM97.7 million

NET LETTABLE AREA	PURCHASE PRICE	OCCUPANCY RATE
262,000 sq. ft.	RM87.0 million	100%

PORTFOLIO DETAILS:

Acquisition Date

4 June 2018

Total Investment Outlay

RM88.9 million

Number of Car Park (bays)

*

Major Tenants

- J&T Express (Malaysia) Sdn Bhd



AXIS SHAH ALAM DISTRIBUTION CENTRE 5

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

CARRYING VALUE

RM102.0 million

NET LETTABLE AREA

285,249 sq. ft.

PURCHASE PRICE

RM95.0 million

OCCUPANCY RATE

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

RM121.6 million

NET LETTABLE AREA

456,435 sq. ft.

PURCHASE PRICE

RM71.8 million

OCCUPANCY RATE

0%

PORTFOLIO DETAILS:

Acquisition Date

14 December 2009

Total Investment Outlay

RM81.0 million

Number of Car Park (bays)

*

Major Tenants

Marketing activities in progress

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



BUKIT RAJA DISTRIBUTION CENTRE 2

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

CARRYING VALUE
RM270.5 million

NET LETTABLE AREA	TOTAL INVESTMENT OUTLAY	OCCUPANCY RATE
620,096 sq. ft.	RM236.4 million	100%

PORTFOLIO DETAILS:

Acquisition Date

31 March 2021

Purchase Price

(before development)

RM120.0 million

Number of Car Park (bays)

*

Major Tenants

- SPX Xpress (Malaysia)
Sdn Bhd



SENAWANG INDUSTRIAL FACILITY

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

CARRYING VALUE
RM26.8 million

NET LETTABLE AREA	PURCHASE PRICE	OCCUPANCY RATE
148,011 sq. ft.	RM18.5 million	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



AXIS FACILITY @ BATU KAWAN

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

CARRYING VALUE

RM19.8 million

TOTAL INVESTMENT OUTLAY

RM15.1 million

NET LETTABLE AREA

44,000 sq. ft.

OCCUPANCY RATE

100%

PORTFOLIO DETAILS:

Acquisition Date
19 December 2019

Number of Car Park (bays)

*

Major Tenants

- Federal Express Services (M) Sdn Bhd

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



BAYAN LEPAS DISTRIBUTION CENTRE

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

CARRYING VALUE

RM74.0 million

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

RM51.1 million

Number of Car Park (bays)

*

Major Tenants

- DHL Properties (Malaysia) Sdn Bhd



SEBERANG PRAI LOGISTICS WAREHOUSE 1

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

CARRYING VALUE

RM27.0 million

NET LETTABLE AREA	PURCHASE PRICE	OCCUPANCY RATE
106,092 sq. ft.	RM17.4 million	100%

PORTFOLIO DETAILS:

Acquisition Date

5 March 2010

Total Investment Outlay

RM17.9 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

RM10.6 million

NET LETTABLE AREA	PURCHASE PRICE	OCCUPANCY RATE
41,893 sq. ft.	RM6.9 million	0%

PORTFOLIO DETAILS:

Acquisition Date

5 March 2010

Total Investment Outlay

RM7.4 million

Number of Car Park (bays)

*

Major Tenants

Tenancy commencing
1 March 2026

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



SEBERANG PRAI LOGISTICS WAREHOUSE 3

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

CARRYING VALUE
RM85.0 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
RM65.0 million
Number of Car Park (bays)
*

Major Tenants

- Schenker Logistics (Malaysia) Sdn Bhd



AXIS HYPERMARKET @ SUNGAI PETANI

Jalan Lencongan Barat
08000 Sungai Petani, Kedah

CARRYING VALUE
RM53.3 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
RM39.3 million
Number of Car Park (bays)
*

Major Tenants

- TF Value-Mart Sdn Bhd



WASCO FACILITY @ KUANTAN

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

CARRYING VALUE

RM165.0 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

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



AXIS HYPERMARKET @ TEMERLOH

Temerloh Mall, Jalan Jaya, 28000 Temerloh, Pahang

CARRYING VALUE

RM28.2 million

NET LETTABLE AREA

93,854 sq. ft.

PURCHASE PRICE

RM25.8 million

OCCUPANCY RATE

100%

PORTFOLIO DETAILS:

Acquisition Date

16 January 2024

Total Investment Outlay

RM26.3 million

Number of Car Park (bays)

*

Major Tenants

- TF Value-Mart Sdn Bhd



INDAHPURA FACILITY 3

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

CARRYING VALUE

RM8.1 million

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)

*

Major Tenants

- Perodua Sales Sdn Bhd

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



BEYONICS I-PARK CAMPUS - BLOCK A

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

CARRYING VALUE

RM21.0 million

NET LETTABLE AREA	PURCHASE PRICE	OCCUPANCY RATE
67,260 sq. ft.	RM14.2 million	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



BEYONICS I-PARK CAMPUS - BLOCK B

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

CARRYING VALUE

RM19.0 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, Kulajaya, Johor

CARRYING VALUE

RM17.5 million

**NET LETTABLE
AREA**
55,476 sq. ft.

**PURCHASE
PRICE**
RM11.7 million

**OCCUPANCY
RATE**
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



BEYONICS I-PARK CAMPUS - BLOCK D

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

CARRYING VALUE

RM31.0 million

**NET LETTABLE
AREA**
104,606 sq. ft.

**PURCHASE
PRICE**
RM22.1 million

**OCCUPANCY
RATE**
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

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



BEYONICS I-PARK CAMPUS - BLOCK E

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

CARRYING VALUE

RM39.8 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
RM32.2 million

Number of Car Park (bays)

*

Major Tenants

- Beyonics Precision (Malaysia) Sdn Bhd



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

RM17.5 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



D21 INDUSTRIAL FACILITY

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

CARRYING VALUE

RM52.3 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

RM51.1 million

Number of Car Park (bays)

*

Major Tenants

- PerkinElmer Manufacturing Sdn Bhd



FCI SENAI

PL0 205, Jalan Cyber 14, Kawasan Perindustrian Senai IV, 81400 Johor

CARRYING VALUE

RM27.2 million

**NET LETTABLE
AREA**

136,619 sq. ft.

**PURCHASE
PRICE**

RM12.3 million

**OCCUPANCY
RATE**

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



INDAHPURA FACILITY 1

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

CARRYING VALUE

RM9.5 million

**NET LETTABLE
AREA**

33,448 sq. ft.

**PURCHASE
PRICE**

RM7.2 million

**OCCUPANCY
RATE**

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

RM10.0 million

**NET LETTABLE
AREA**

35,339 sq. ft.

**PURCHASE
PRICE**

RM8.5 million

**OCCUPANCY
RATE**

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



INDAHPURA FACILITY 4

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

CARRYING VALUE

RM19.0 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

RM43.0 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



NUSAJAYA TECH PARK FACILITY 2

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

CARRYING VALUE

RM16.5 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



D8 LOGISTICS WAREHOUSE

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

CARRYING VALUE

RM41.5 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



D37C LOGISTICS WAREHOUSE

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

CARRYING VALUE

RM69.0 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



DW1 LOGISTICS WAREHOUSE

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

CARRYING VALUE

RM396.2 million

**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)

*

Major Tenants

- Equalbase PTP Sdn Bhd

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



KERRY WAREHOUSE

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

CARRYING VALUE

RM41.0 million

NET LETTABLE AREA	PURCHASE PRICE	OCCUPANCY RATE
163,000 sq. ft.	RM33.0 million	100%

PORTFOLIO DETAILS:

Acquisition Date

24 July 2017

Total Investment Outlay

RM36.4 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

RM30.6 million

NET LETTABLE AREA	PURCHASE PRICE	OCCUPANCY RATE
167,193 sq. ft.	RM14.5 million	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



PASIR GUDANG LOGISTICS WAREHOUSE 1

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

CARRYING VALUE

RM24.7 million

NET LETTABLE AREA	PURCHASE PRICE	OCCUPANCY RATE
130,743 sq. ft.	RM12.5 million	100%

PORTFOLIO DETAILS:

Acquisition Date

4 August 2008

Total Investment Outlay

RM14.0 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

RM42.5 million

NET LETTABLE AREA	PURCHASE PRICE	OCCUPANCY RATE
262,348 sq. ft.	RM32.0 million	100%

PORTFOLIO DETAILS:

Acquisition Date

7 March 2022

Total Investment Outlay

RM33.2 million

Number of Car Park (bays)

*

Major Tenants

- DSV Solutions (DC) Sdn Bhd
- Niro Ceramic Sales & Services (M) Sdn Bhd
- Sankyu (Malaysia) Sdn Bhd

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



XIN HWA WAREHOUSE @ PASIR GUDANG

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

CARRYING VALUE

RM86.4 million

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)
*

Major Tenants

- Xin Hwa Trading & Transport Sdn Bhd



AXIS HYPERMARKET @ JOHOR

No. 1, Jalan Bukit Indah 15, 81200 Johor

CARRYING VALUE

RM114.8 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

- Lotus's Stores (Malaysia) Sdn Bhd

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



REAL ESTATE INVESTMENT TRUST

Prepared by:

Axis REIT Managers Berhad (200401010947 (649450-W))

As the Manager of Axis-REIT

Penthouse Menara Axis
No. 2, Jalan 51A/223
46100 Petaling Jaya
Selangor Darul Ehsan, Malaysia

Tel : +603 7958 4882
Fax : +603 7957 6881
E-mail : info@axis-reit.com.my

SPACE FOR LEASE ENQUIRIES

Tel : +6012 216 6328 / +6012 453 7772 / +6012 703 2630 / +6012 537 5465
E-mail : spacestolet@axis-reit.com.my