

E-METRO
— LOGISTICS PARK —

**POSITIONED
TO LEAD**

www.sdplog.com



LOGOS

E-METRO

— LOGISTICS PARK —

POSITIONED TO LEAD

Leveraging on the strategic partnership of Sime Darby Property, Malaysia's leading property developer, and LOGOS Property's expertise in developing world-class logistics facilities, this 177-acre freehold logistics development is envisioned to give businesses the perfect setting to grow sustainably and be well positioned to lead.



Artist's Impression Only

LEADING WITH SEAMLESS CONNECTIVITY

Strategically positioned in the heart of Bandar Bukit Raja 2 in Klang Valley just minutes from the West Coast Expressway interchange, E-Metro Logistics Park offers unrivalled connectivity via land, sea and air.

Perfectly positioned for growing businesses



Connected via 4 major expressways to the commercial heart of Malaysia - the Klang Valley.



Close to Port Klang, the second largest sea port in Southeast Asia.



International freighter flight connections via KLIA and Subang Airport.

13km to Shah Alam

15km to Port Klang

25km to Subang Airport

28km to Petaling Jaya

35km to Kuala Lumpur

60km to KLIA/ KLIA2

Legend



Airports



Seaports



Expressways

- 1 West Coast Expressway
- 2 Guthrie Corridor Expressway
- 3 North-South Expressway
- 4 Grand Sepadu Highway
- 5 New Klang Valley Expressway
- 6 Federal Highway
- 7 ELITE Highway
- 8 South Klang Valley Expressway

E-METRO LOGISTICS PARK



LEADING & GROWING SUSTAINABLY

E-Metro Logistics Park is masterplanned with long-term sustainability in mind. Surrounded by the well-established industrial eco-system of Bandar Bukit Raja, this eco-friendly logistics park is equipped with the right essentials that enable businesses here to grow sustainably today and tomorrow.

E-Metro Logistics Park Green Features



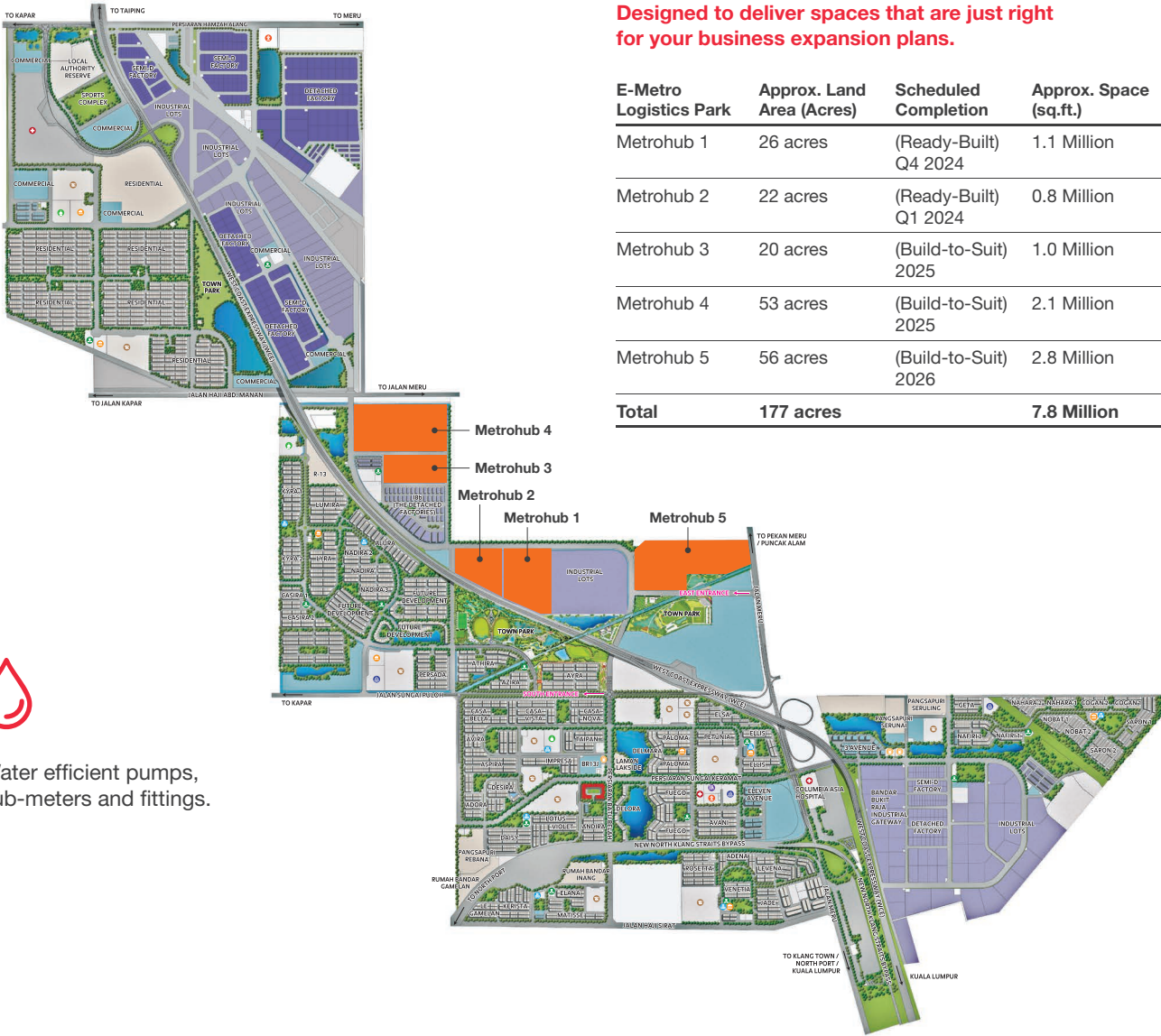
Designed with sustainability in mind (proposed LEED Gold certification).



Energy-efficient features such as solar power generation, LED lighting, enhanced thermal insulation, etc.



Water efficient pumps, sub-meters and fittings.



125-acre lush parkland within Bandar Bukit Raja.



Artist's Impression Only

Comprehensive amenities such as commercial hubs, healthcare, public transportation and accommodation within a 15km radius.

Bandar Bukit Raja is an award-winning masterplanned township with all the right infrastructure and amenities in place.

LEADING IN LOGISTICS



This integrated logistics park provides the perfect setting for e-commerce players, 3PL operators, freight service providers, retailers and light industrial companies to grow in.



8 million sq.ft. of prime industrial & logistics space.



Ready-built & Build-to-suit solutions.

Development Vision

Approx. 8 million sq.ft. of space to cater to the growing demand for quality industrial & logistics facilities.

To provide sustainable & integrated logistics solutions – Ready-Built & customised Build-to-Suit facilities.

Designed for operational efficiency & automation adaptability.

Emphasis on sustainability with green building certification targets.



LEADING WITH WORLD-CLASS FACILITIES

Gain the competitive edge by positioning your business within this state-of-the-art logistics park. Envisioned with reliable utilities infrastructure and world-class facilities that enhance efficiency, E-Metro Logistics Park is where your business will be well positioned to lead.



Equipped with essential utilities infrastructure.



Vehicular traffic segregation for enhanced safety.



High-speed internet ready.



24-hours multi-tiered security.



Proposed cafeteria facilities.



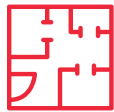


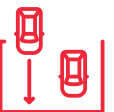


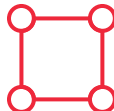



METROHUB 1



Metrohub 1 is the first phase of an integrated hub in E-Metro Logistics Park. Spanning 1.1 million sq. ft., this facility is envisioned to give businesses here the space to grow sustainably and be positioned to lead well into the future.

- 2-storey ready-built logistics facility with approx. 1.1 million sq.ft. of space.
- Direct access from Jalan Meru & Jalan Abdul Manan.
- Designed with sustainability in mind (proposed LEED Gold certification).
- 120ft. wide main junction road with segregated traffic management for heavy and light passenger vehicles.
- Target completion in Q4 2024.

Development Features

	Design flexibility for subdivision of space & expansion (In configurations of approx. 100,000 sq.ft.).		Provision of utility capacity to cater for automation – 300 Amps.
	Clear racking height – Level 1 (11.2m) & Level 2 (10m).		Ample carpark spaces
	Floor Loading – Level 1 (3tonne/m²) & Level 2 (2.5tonne/m²).		Provision of ample loading bays and vehicular traffic segregation for enhanced safety.
	Columns grid – 11.4m x 11.4m (Level 1) & 11.4m x 22.8m (Level 2).		Advanced fire fighting provisions - NFPA standards, ESFR sprinkler system.
	Ramp designed with headroom clearance of 4.75m.		Multi-tiered security (CCTV & patrols).

LAYOUT PLAN
(LEVEL 1)

Warehouse with Mezzanine space
(approx. 491,100 sq.ft.)

Warehouse – approx. 470,000 sq.ft.
Mezzanine – approx. 21,100 sq.ft.

Loading Bays	128 Bays
Column Grid	11.4m x 11.4m
Floor Loading	30kN/m ² (3ton/m ²)
Clear Racking Height	11.2m

- LEGEND
- A

Heavy Vehicles Entrance/Exit

B

Guard House

C

Cafeteria & Drivers' Rest Lounge

D

Sales Gallery

E

Circular Ramp

F

TNB Sub-station

G

Staircase

H

EV Charging Stations
- Ample Provision of Loading Bays

Service Cores/Lifts

Carpark

Trucks Temporary Parking

Light Vehicles Entrance/Exit

Heavy Vehicles Only



LAYOUT PLAN
(LEVEL 2)

Warehouse with Mezzanine space
(approx. 511,200 sq.ft.)

Warehouse – approx. 505,000 sq.ft.
Mezzanine – approx. 6,200 sq.ft.

Loading Bays	62 Bays
Column Grid	11.4m x 22.8m
Floor Loading	25kN/m ² (2.5ton/m ²)
Clear Racking Height	10m

- LEGEND
- A

Ramp to Level 2

B

Cafeteria & Drivers' Rest Lounge

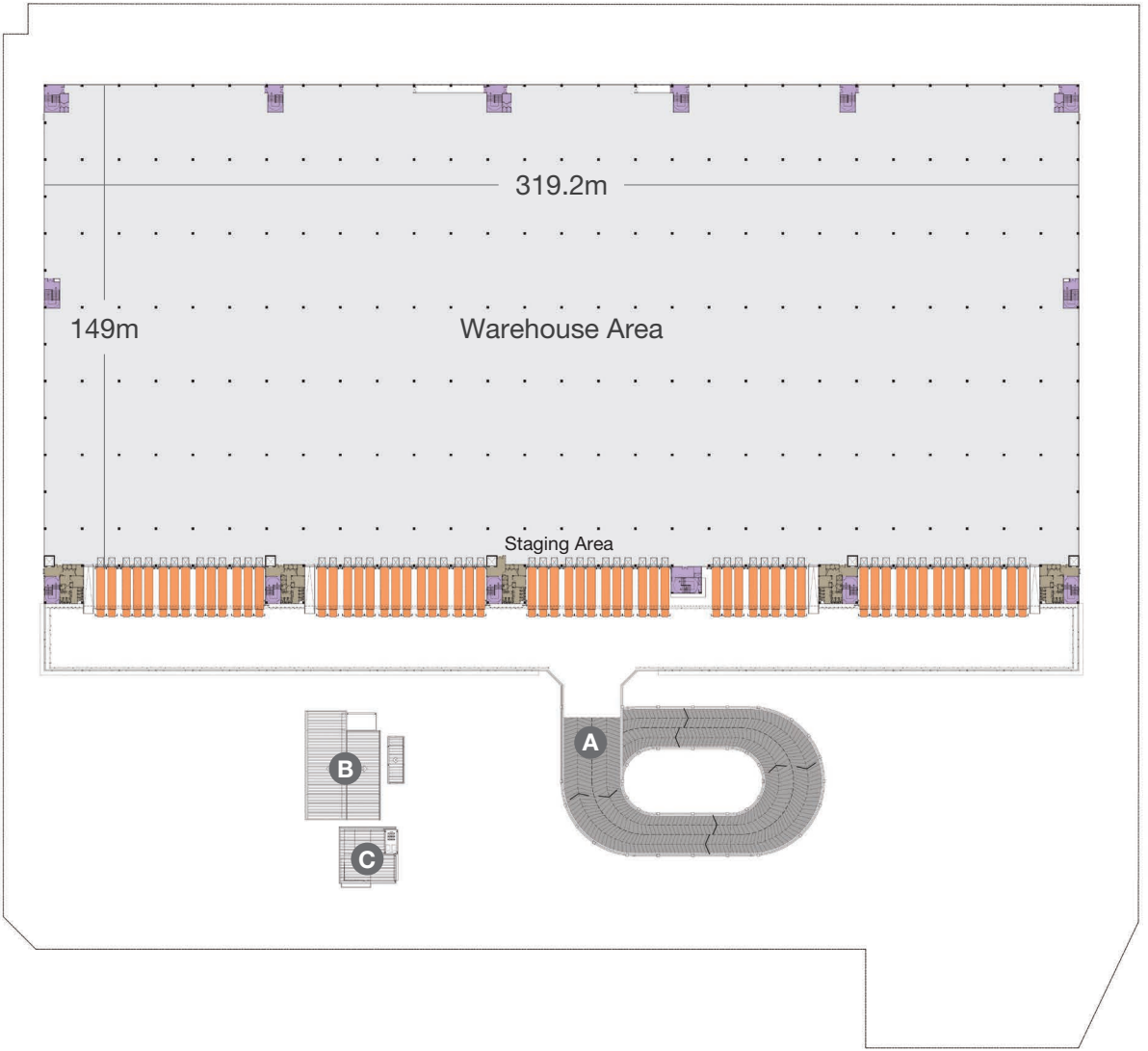
C

Sales Gallery

Ample Provision of Loading Bays

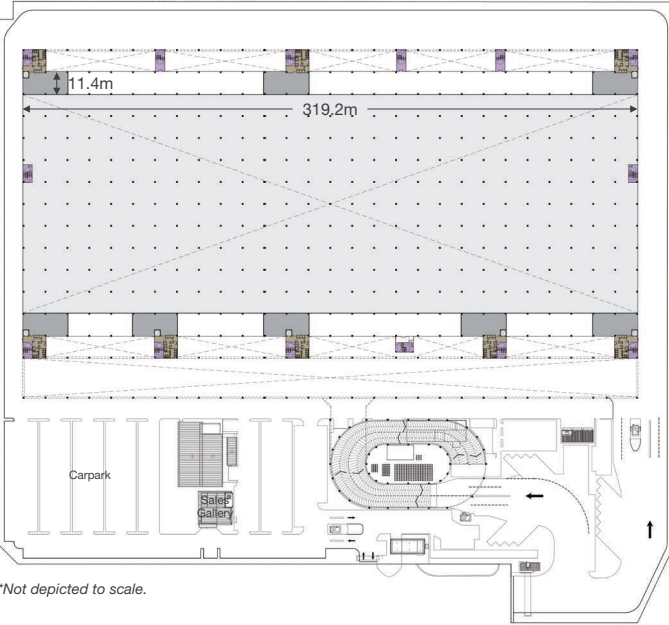
Service Cores/Lifts

Staircase



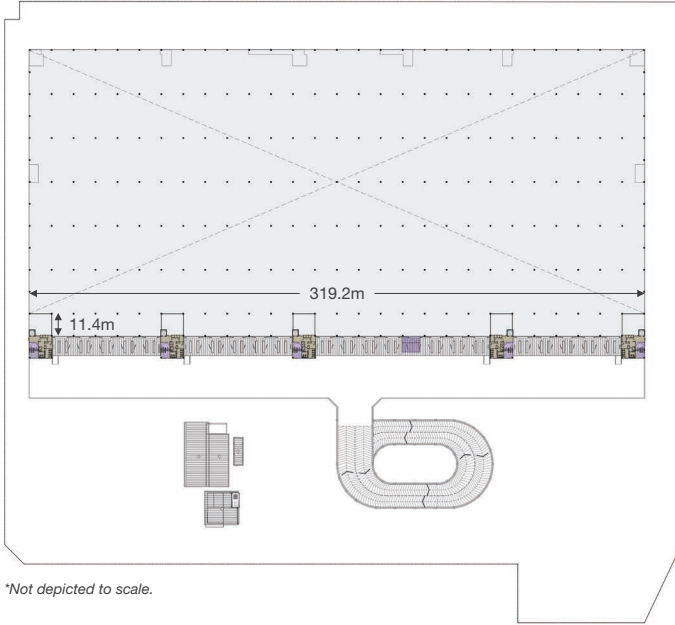
LAYOUT PLAN
(MEZZANINE LEVEL)

Level 1 (Mezzanine) - Approx. 21,100 sq.ft.



Floor Loading	5kN/m ² (0.5ton/m ²)
Height	5.5m

Level 2 (Mezzanine) - Approx. 6,200 sq.ft.

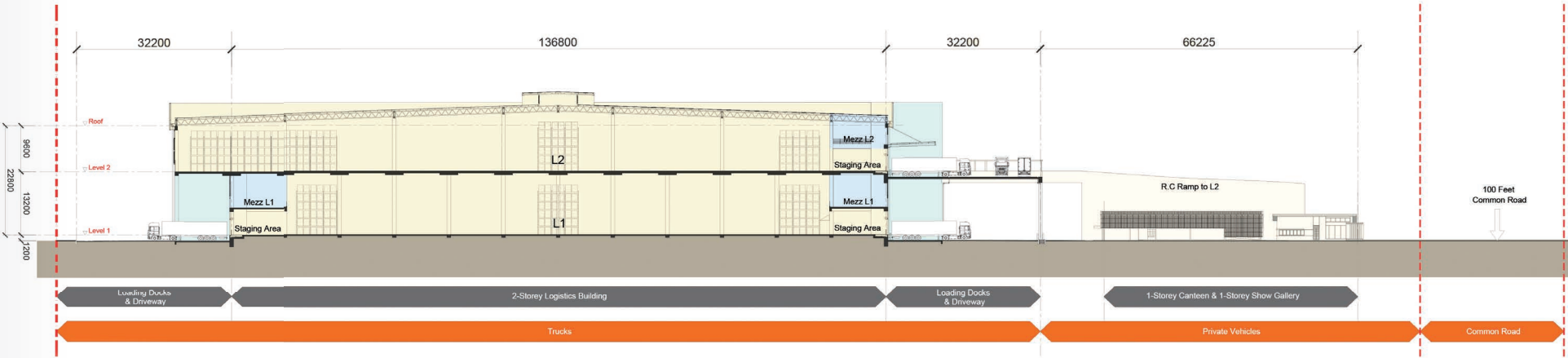


Floor Loading	5kN/m ² (0.5ton/m ²)
Height	4.5m

LEGEND

- Service Cores/Lifts
- Staircase

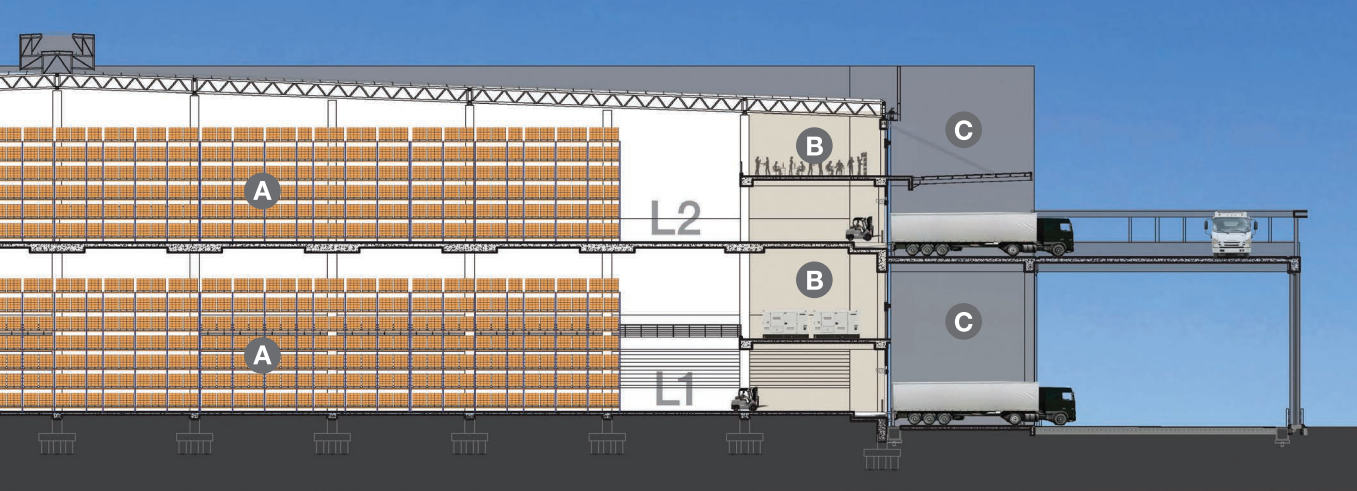
BUILDING
ELEVATION



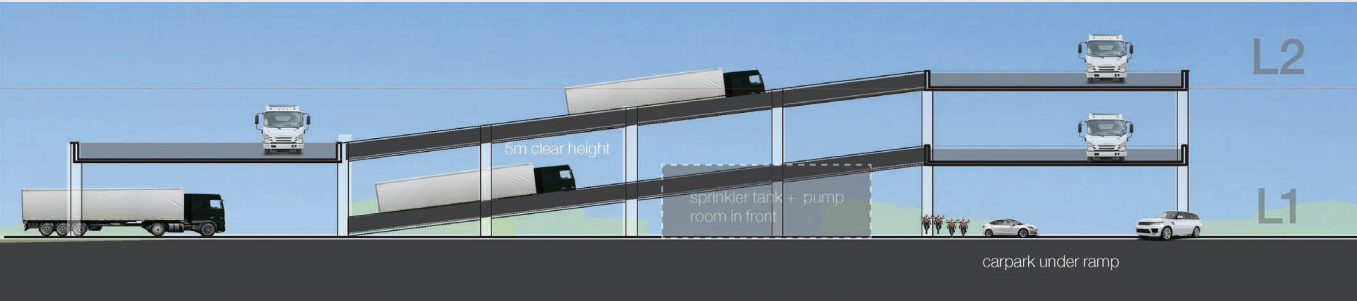
Legend

- Nature of Building & Usage
- Vehicle Separation

BUILDING
ELEVATION



Sectional view of trucks access via the ramp.



PROPOSED GREEN BUILDING
(SUSTAINABILITY) FEATURES

Metrohub 1



METROHUB 2



Metrohub 2 is designed to be a versatile, multi tenanted logistics facility consisting of 2 ready-built blocks. This state-of-the-art facility will offer 7 warehouse spaces that range from 75,000 sq.ft. to 230,000 sq.ft.

- 2 Blocks (A1 & A2) of 2-storey ready-built logistics facility with approx. 820,000 sq.ft. of space.
- Separate & guarded access to Block A1 & A2.
- Subdivision flexibility to smaller configurations - 40,000 sq.ft.
- Target completion of Metrohub 2 - Q1 2024

Development Features



Mezzanine office provision - space flexibility as office (floor loading 3.5kN/m²).



Utility capacity to cater for automation - 300Amps.



Facilities block - cafeteria, surau, parking (Approx. 5,000 sq.ft.).



Ramp access to Level 2 (12m width).



Ample carpark spaces (Approx. 500 bays).



Loading bays with dock leveller (89 bays & 17 truck parking bays).



NFPA standard, ESFR sprinkler system.



Guarded with CCTV surveillance at common areas.

Metrohub 2

Block A1 (Available Date – Q1 2024)	
WH 1	233,000 sq.ft.*
WH 2	104,000 sq.ft.*
WH 3	104,000 sq.ft.*
Total	441,000 sq.ft.*

Block A2 (Available Date – Q2 2024)	
WH 4	76,500 sq.ft.*
WH 5	87,000 sq.ft.*
WH 6	82,000 sq.ft.*
WH 7	93,000 sq.ft.*
Total	338,500 sq.ft.*

*Approx. Space



LAYOUT PLAN
(LEVEL 1)

Warehouse 1, 4 & 5
(approx. 396,500 sq.ft.)

Floor Loading	30kN/m ² (3ton/m ²)
Clear Racking Height	11.75m
Column Grid	11.5m x 12.0m
A1 - WH 1 Loading Bays - Truck Bays	29 Bays 17 Bays
A2 - WH 4 Loading Bays - WH 5 Loading Bays	9 Bays 9 Bays

LEGEND

- GH Guard House
- C Cafeteria
- Ample Provision of Loading Bays
- Truck Bays
- Outdoor Carpark
- Light Vehicles
- Heavy Vehicles

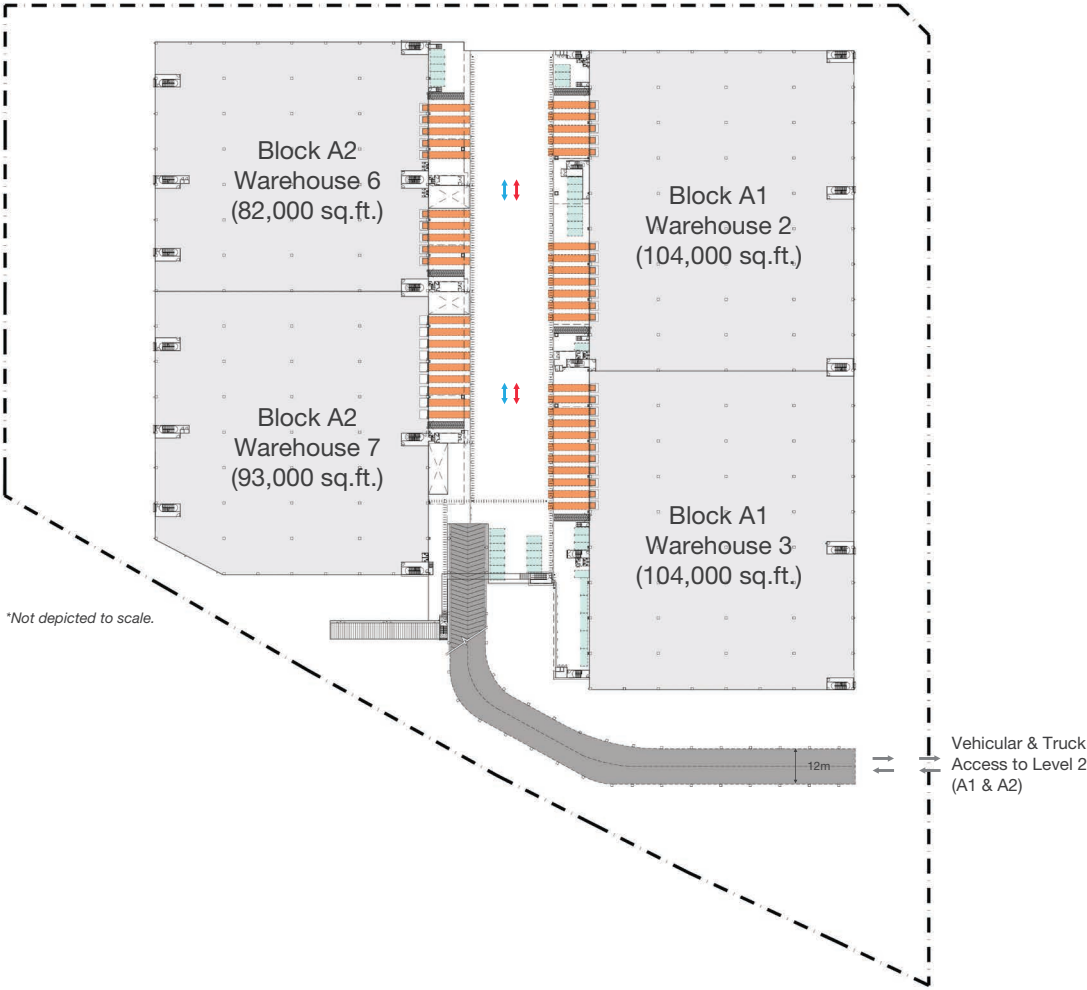


LAYOUT PLAN
(LEVEL 2)

Warehouse 2, 3, 6 & 7
(approx. 383,000 sq.ft.)

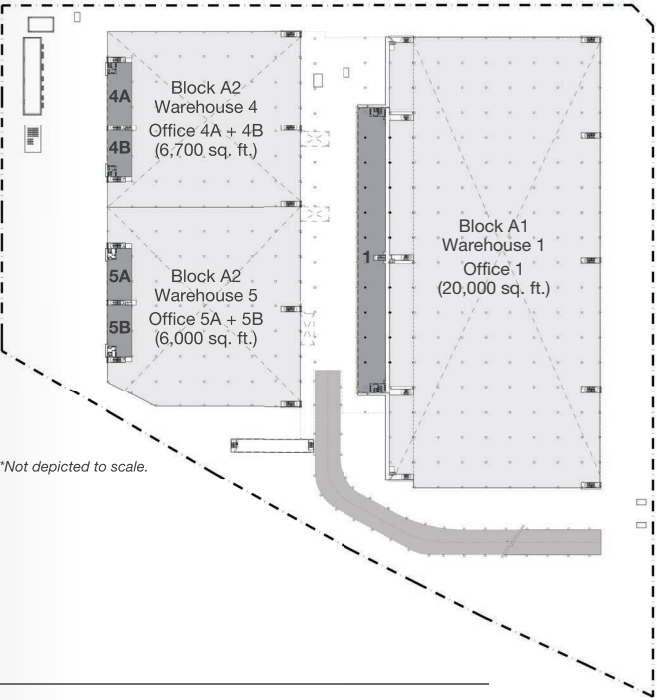
Floor Loading	25kN/m ² (2.5ton/m ²)
Clear Racking Height	10.6m
Column Grid	23.0m x 12.0m
A1 - WH 2 Loading Bays	12 Bays
- WH 3 Loading Bays	11 Bays
A2 - WH 6 Loading Bays	10 Bays
- WH 7 Loading Bays	9 Bays

- LEGEND
- Ample Provision of Loading Bays
 - Outdoor Carpark
 - Light Vehicles
 - Heavy Vehicles



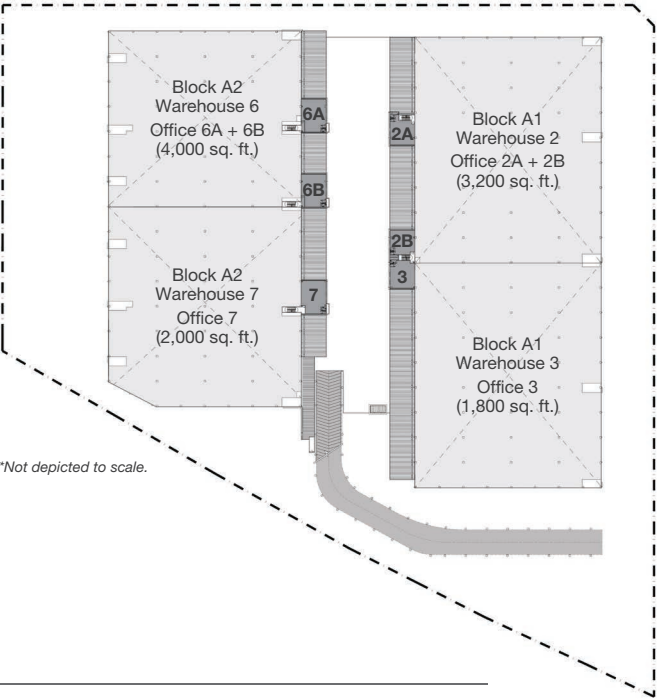
LAYOUT PLAN
(MEZZANINE LEVEL)

Level 1 (Mezzanine) - Approx. 32,700 sq.ft.



Floor Loading	3.5kN/m ² (0.35ton/m ²)
Height	4.65m

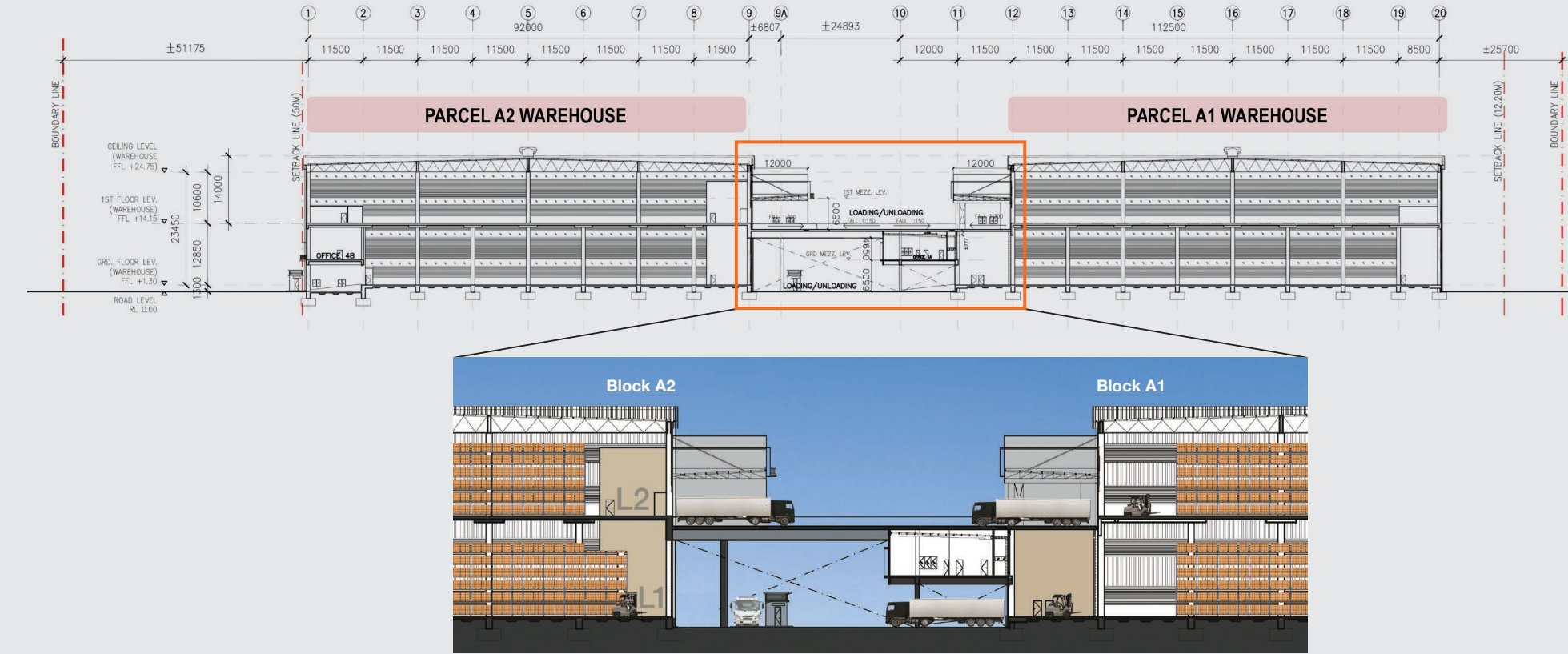
Level 2 (Mezzanine) - Approx. 11,000 sq.ft.



Floor Loading	3.5kN/m ² (0.35ton/m ²)
Height	3.5m

BUILDING
ELEVATION

Part section between Block A1 & A2.



BUILDING
ELEVATION



Ground level view



Aerial view

A SYNERGY OF LEADING DEVELOPERS

E-Metro Logistics Park is the maiden development of SDPLOG. A joint venture initiative between Sime Darby Property and LOGOS Property, SDPLOG is a synergistic fund management platform that develops and invests in world-class industrial & logistics assets within Bandar Bukit Raja 2 in Klang Valley, Malaysia.



Sime Darby Property is a leading property developer with a strong success rate of developing sustainable communities / developments, Sime Darby Property has a wide reach that encompasses assets and operations across the country. It marks its presence in the UK as part of a Malaysian consortium to develop the iconic Battersea Power Station Project in central London. As a responsible corporate player, Sime Darby Property and its philanthropic arm, Yayasan Sime Darby (YSD) actively implement various initiatives to assist underprivileged communities living within and nearby its townships. A multi award-winning property group with numerous international and local accolades, Sime Darby Property is a constituent of the MSCI ACWI Small Cap Index with MSCI ESG Rating of BBB and is rated by the Carbon Disclosure Project.

For more information, please visit simedarbyproperty.com

LOGOS

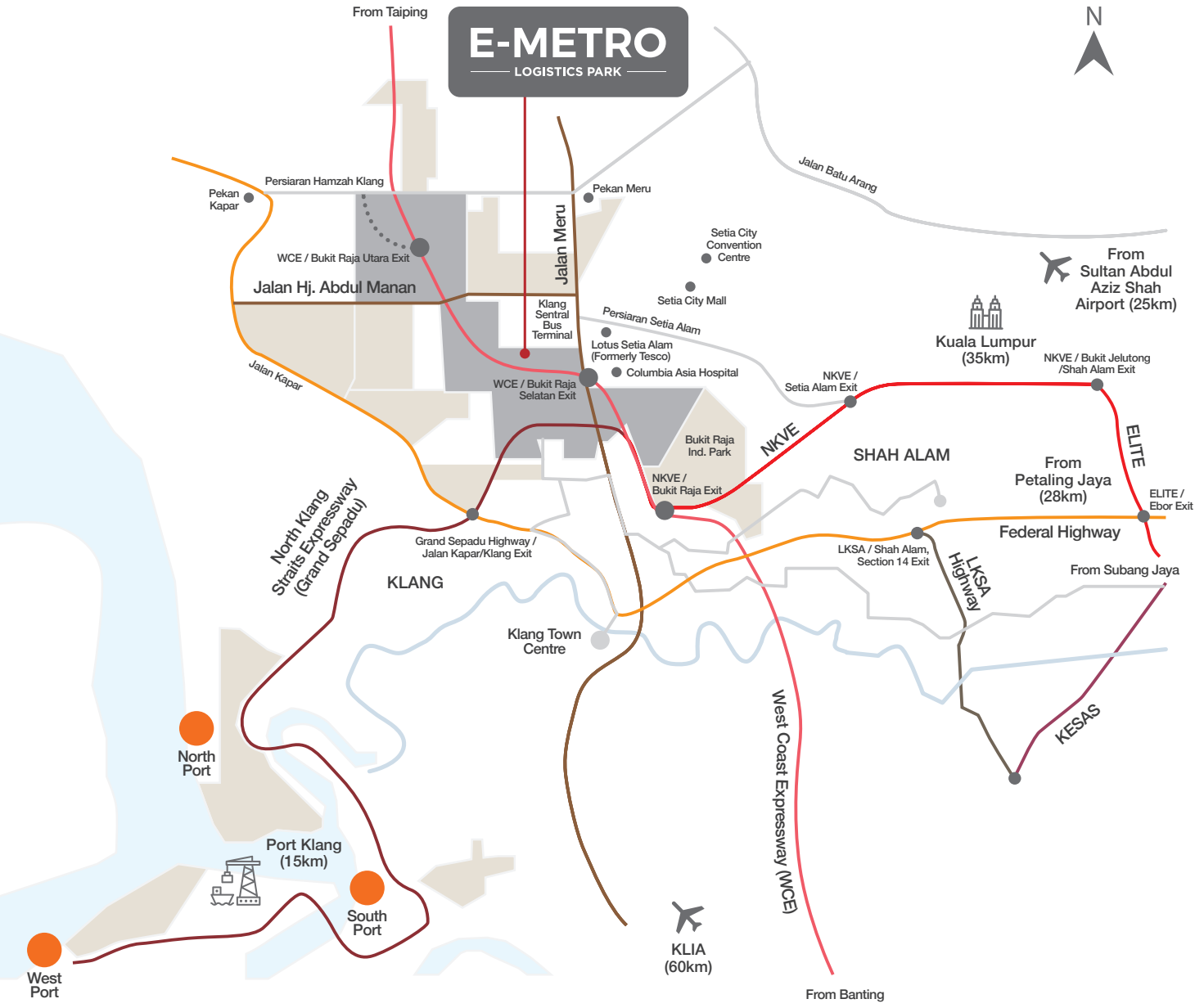
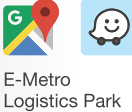
LOGOS is a dynamic and growing logistics specialist with operations across 10 countries in Asia Pacific. LOGOS' shareholders comprise ESR Group, APAC's largest real asset manager powered by the New Economy and the third largest listed real estate investment manager globally, and its Founders, John Marsh and Trent Iliffe. LOGOS manages every aspect of logistics real estate, including investment management, sourcing land or facilities and undertaking development and asset management, on behalf of some of the world's leading global real estate investors. LOGOS has circa 98 million sq.ft. of property owned and under development, with a total completed value of over US\$19.6 billion, across 31 ventures.

For more information, please visit logosproperty.com

GETTING HERE

Legend

- Industrial Zones
- Bandar Bukit Raja
- Ports





Artist's Impression Only

Contact Us

For more information and enquiries, please get in touch with:

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