

OVERVIEW OF 12 PROPERTIES UNDER AMANAHRAYA REIT (CONT'D)



RHF Stone Factory, Nusajaya

Location

The property is located within Southern Industries and Logistic Clusters (SILC) in Nusajaya, Johor. Nusajaya is located about 30 kilometres to the south-west of Johor Bahru city centre and about 4 kilometres to the north of Gelang Patah town centre.

Address

No. 11, Jalan Bioteknologi 3, Kawasan Perindustrian SILC, 79200 Nusajaya, Johor

Title Details

Lot PTD 6861 held under Title No. HSD 479596, Mukim of Jelutong, District of Johor Bahru, State of Johor

Property type

Industrial Factory

Description

A single storey factory annexed with three storey office building

Age of property

Approximately 10 years

Tenure

Freehold

Lease period

9+3 years commencing from March 2019

Total Land Area

130,685 sq.ft.

Gross Built-up Area

107,666 sq.ft.

Net lettable area

95,035 sq.ft.

Existing use

Factory

Parking spaces

Available within the compound of the property

Date of acquisition

20 April 2016

Cost of acquisition

RM24,000,000.00

Valuation as at December 2022

RM26,800,000.00

Valuer

Savills (Malaysia) Sdn Bhd

Carrying Amount

RM26,800,000.00

Master Lessee

RHF Stone Sdn Bhd

Occupancy rate

100%

Property Manager

Hartamas Asset Management Sdn Bhd