



Fuji Logistics Malaysia

Kulim Logistics Centre 2

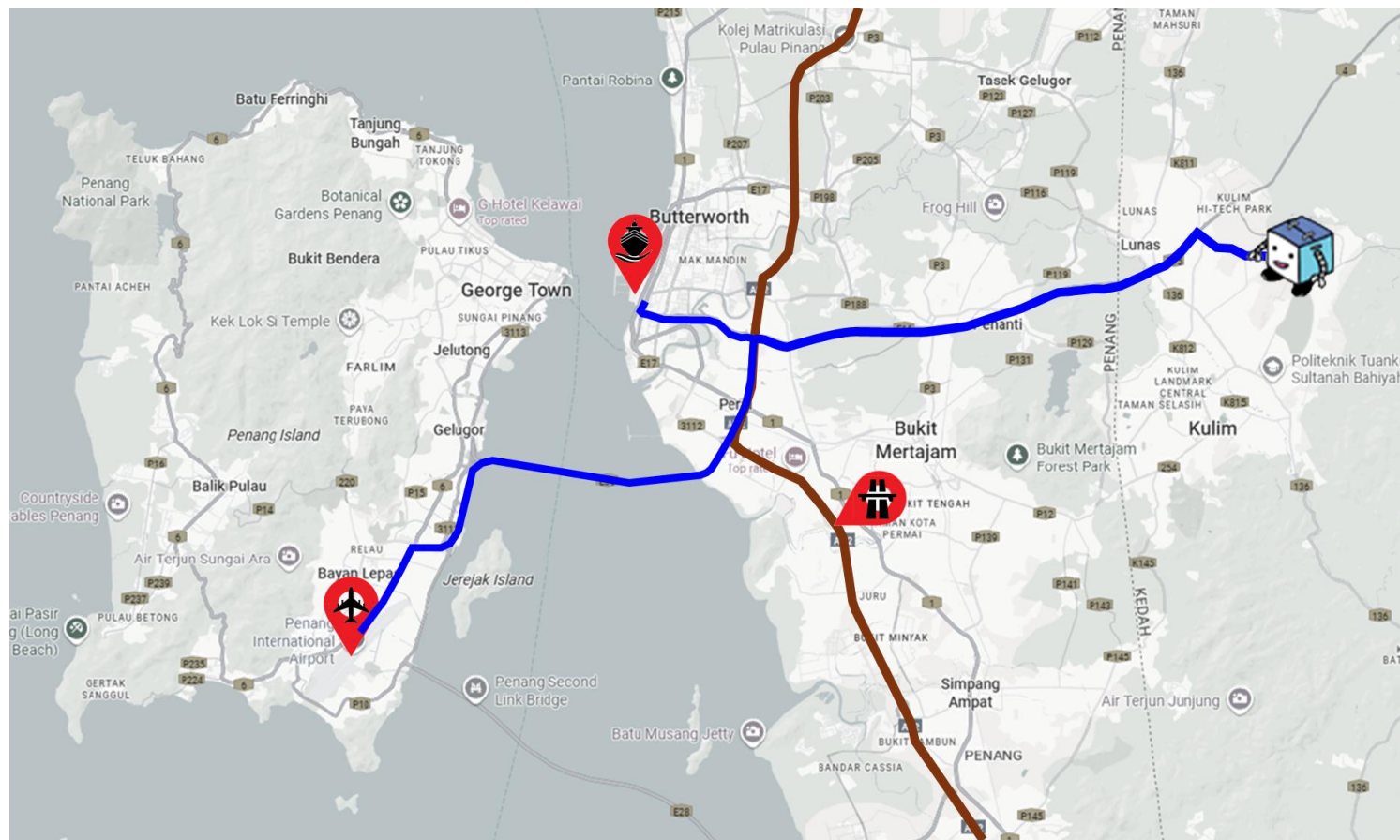
Benchmark of excellence in modern logistics architecture -
combining functionality, safety, and innovation

Its clean, expansive design supports flexible warehousing and
logistics solutions for global supply chains

Strategically Located

Maximum Logistics Efficiency

- 20 mins to **PLUS North-South Highway** (21 km)
 - Direct connection to Malaysia's logistics corridor
- 30 mins to **Penang Port** (26 km)
 - Seamless gateway for import/export operations
- 50 mins to **Penang International Airport** (45 km)
 - Fast access for air cargo & express shipments





Strategic Elevation: The Highland Advantage

Strategic Logistics Hub

Located at Center of Kulim Hi-Tech Park
allowed Centralized & Efficient Dispatch

Operate Above the Fray

Elevated geography inherently eliminated
the risk of flooding

Enhanced Security

A more isolated location can be easier to
secure and monitor



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Bonded Status



- Bonded License approved under Customs Act 1967, Section 65 (Under application status)

Security



- 24-hour Security guarded
- State of Art CCTV Surveillance System with footage retention period until 90 days
- Equip with SECOM Alarm System

M.H.E.



- Drive Recorder
 - Improve safety
 - Monitor Operation
 - Recording
- Camera(CamView)
 - Enhanced Visibility
 - Accident Prevention
 - Reduced Downtime

W.M.S.



- Realtime visibility on Inventory
- Warehouse Operation Support by wireless handy terminals and QR Code
- Customised Reporting Format
- Support Information for Analysis purposes
- Remote Access enabling decision making



Well-Planned Loading Bays

This new warehouse features **18 fully equipped loading bays** designed for efficient goods handling and high-volume logistics operations.

- Allows simultaneous loading/unloading of multiple vehicles
- Wide driveways and ample manoeuvring space for trailers
- Designed to reduce vehicle turnaround time
- Provides safe and efficient material handling

High-Performance Building Envelope Solution

- Unmatched Thermal Efficiency
 - Achieves an exceptional **U-Value of $< 0.40 \text{ W/m}^2\text{K}$**
 - Significantly lower HVAC energy consumption, leading to substantial cost savings and a **reduced carbon footprint**
- Extreme Weather Resilience
 - Multi-layer build-up creates an incredibly strong and stable diaphragm
- Robust Construction & Total Peace of Mind
 - Designed & Certified for Wind Speed up to 33.50 m/s (over 120 km/h or 75 mph)
- Seamless Roofing & Longevity
 - Concealed installation method provides exceptional resistance against leaks and corrosion



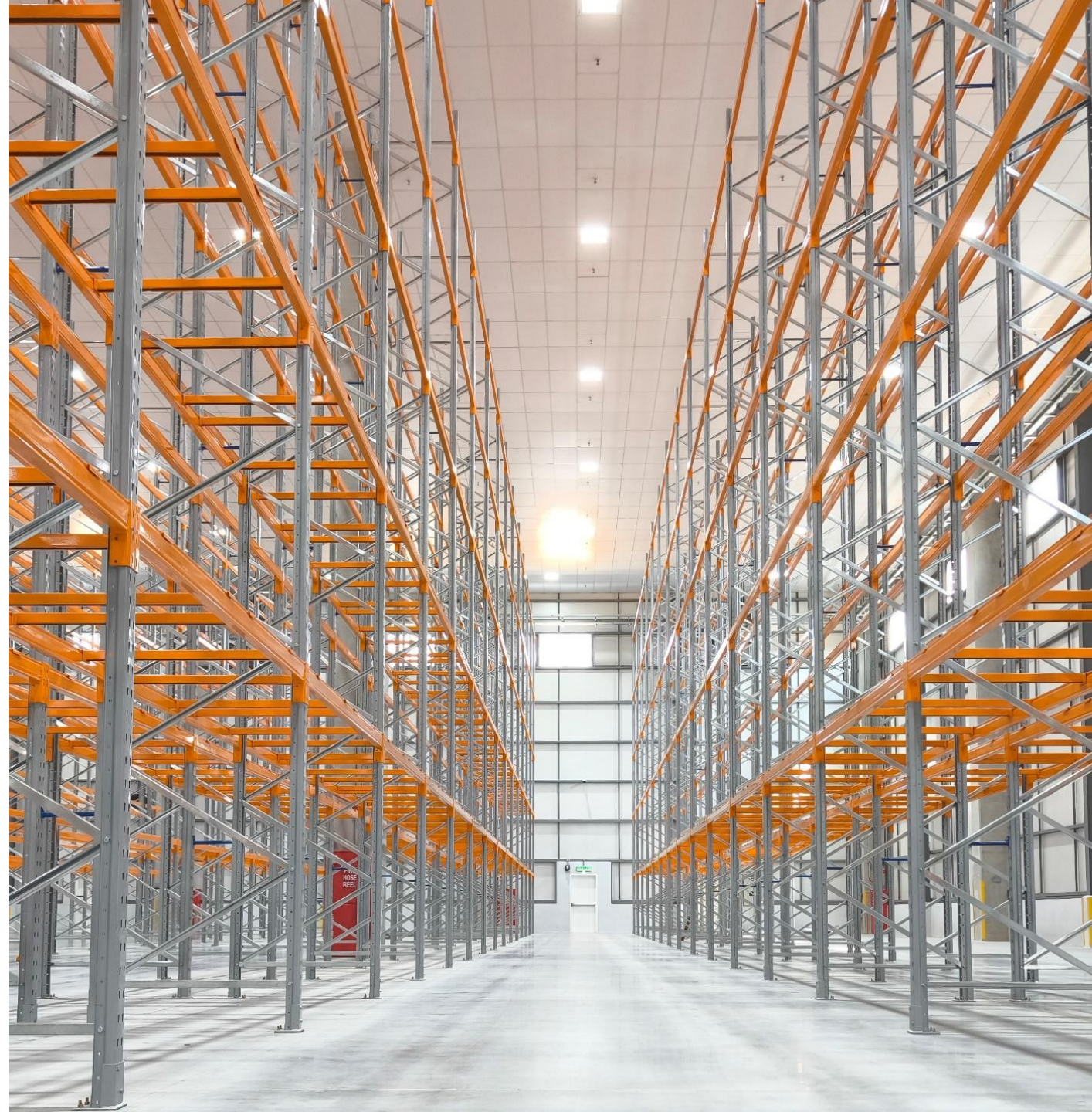
Super Flat Floor with Enhanced Surface Strength

- Designed and constructed to **flat floor standards**, ensuring precision for racking and equipment operation. Achieved min **FF45 / FL 30** and above.
- Treated **with industrial-grade floor hardener and densifier** for superior surface strength and wear resistance.
- Delivers **dust-free, low-maintenance performance** — ideal for logistics and high-mobility operations.
- Improved light reflectivity **enhances illumination and visual comfort**.

ESFR Fire Protection System

Integrates an **ESFR sprinkler system** capable of early-stage fire suppression, achieving a **waiver for in-rack sprinklers**.

- Improves storage space utilization,
- simplifies maintenance, and
- ensures robust safety compliance for high-rack storage operations



ESFR Fire Protection System

The warehouse is equipped with a state-of-the-art **ESFR (Early Suppression, Fast Response) sprinkler system**.

- Eliminates the need of in-rack sprinklers with robust safety compliance
- Rapid detection and suppression minimise potential damage and downtime
- Maximised usable storage space and operational efficiency
- Enhanced safety for goods, equipment, and personnel





Industrial-Grade Warehouse with Stable 11kV Power Supply

This warehouse is equipped with a dedicated 11kV high-voltage power supply, ensuring stable and reliable electricity for operations with heavy power demands. The robust power infrastructure also offers flexibility for future expansion, ensuring long-term operational efficiency and reliability.

Genset

Unparalleled Backup Support

The facility is equipped with a **750 kVA standby generator**, providing a reliable and continuous backup power supply in the event of a power outage.

- Full operational load for a **minimum of 12 hours** without interruption.
- Ensures seamless automatic switchover during power failures, maintaining uninterrupted operation of critical systems such as lighting, ventilation, and essential machinery
- Dependable backup solution guarantees business continuity, operational safety



Designed For The Future

The warehouse is designed with an adaptable infrastructure that allows easy upgrades to both **ACMV systems** and **electrical power supply**.

- Enabling future enhancements to meet evolving operational requirements or higher energy demands
- Ensures long-term flexibility
- Minimal structural modifications

**Empowering Your Business with a Warehouse That Delivers
Performance, Reliability and Precision.**



Fuji Logistics

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