

Come Say Hi To The Future

Introducing OMEGA 1 Bukit Raja, The Largest Smart Warehouse in Malaysia

12 November 2024 - 22 November 2024

The ALP logo is displayed on the side of the large, modern warehouse building. The building has a curved facade and is illuminated with warm, golden light from the setting or rising sun. The logo is in a dark, bold font.

Location

Address

ALP OMEGA 1 Bukit Raja

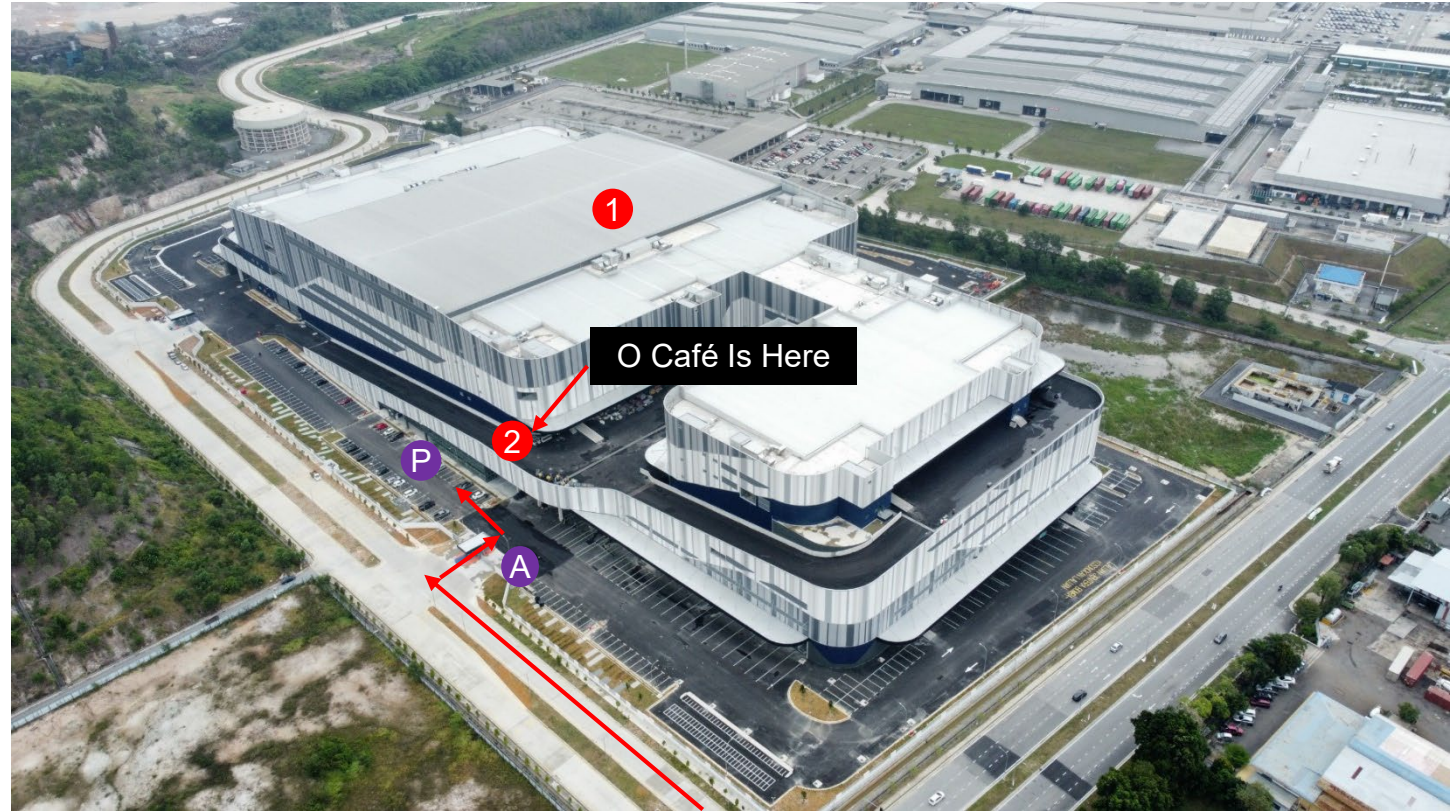
OMEGA 1 Bukit Raja, 2, Jalan Keluli 2B/KU2,
Taman Perindustrian Bukit Raja Selatan,
41050 Klang, Selangor, Malaysia



Google Map



Waze



Areas

(1) ALP Omega 1 Bukit Raja
(2) O Café & ALP Office

(A) Gate A
(P) Parking area



Company Overview

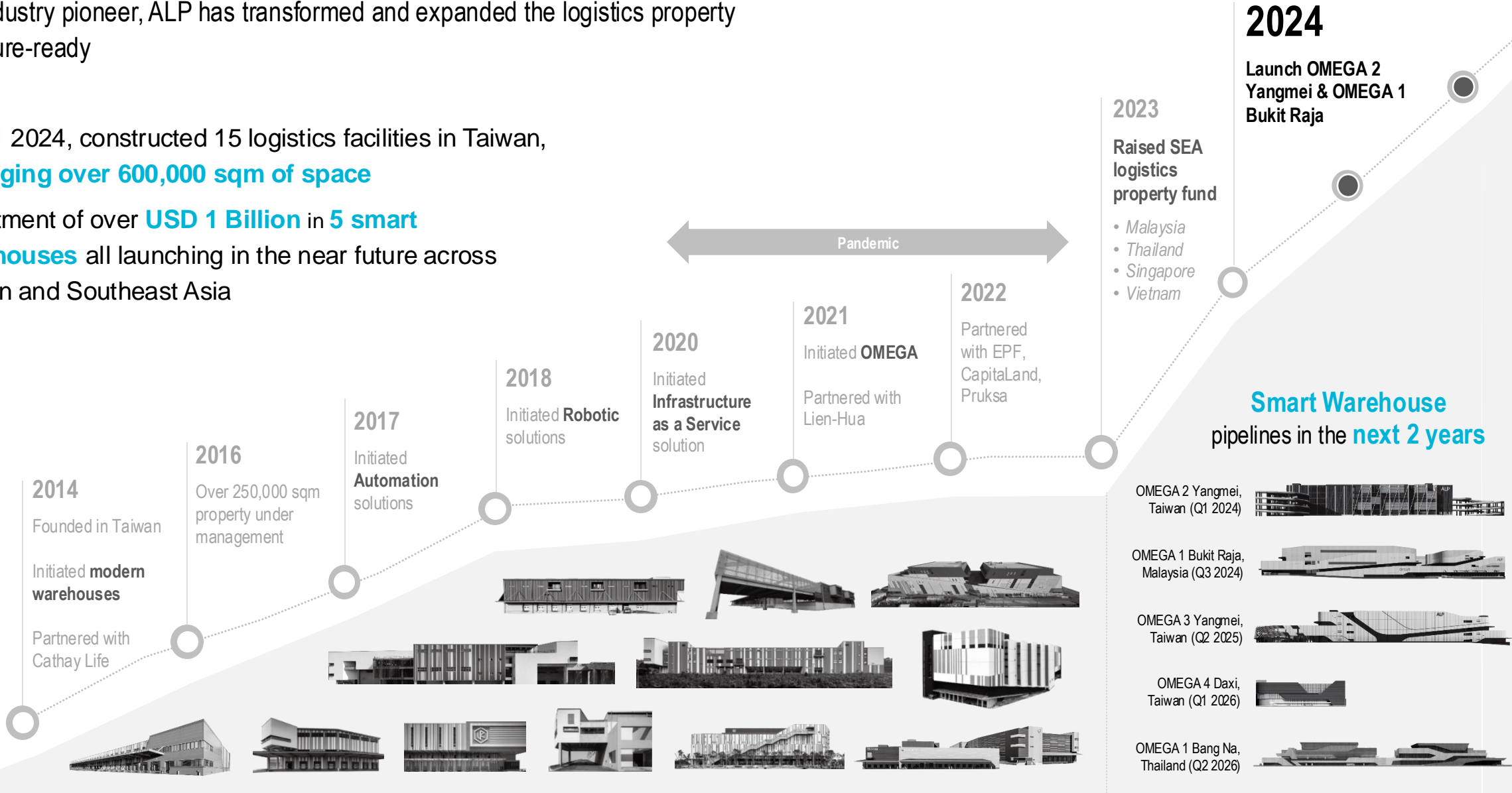
ALP, the Largest Logistics Developer in Taiwan



As an industry pioneer, ALP has transformed and expanded the logistics property to be future-ready

- Till H1 2024, constructed 15 logistics facilities in Taiwan, **managing over 600,000 sqm of space**
- Investment of over **USD 1 Billion** in **5 smart warehouses** all launching in the near future across Taiwan and Southeast Asia

In Our First **10** Years



Pandemic

Smart Warehouse pipelines in the next 2 years

ALP broadens beyond real estate, leading industry-level change



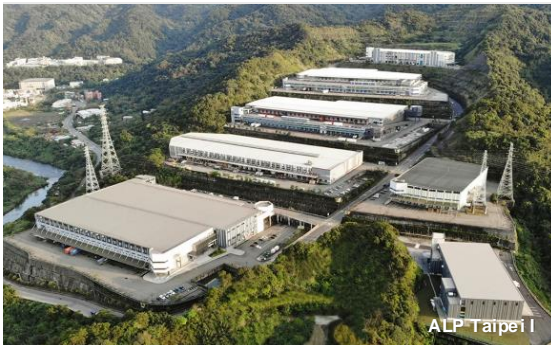
ALP leverages logistics real estate as our initial advantage, integrating expertise in automation solutions and IT development capabilities to introduce smart warehouse infrastructure from Taiwan to Southeast Asia

Taiwan (HQ)

Southeast Asia Market

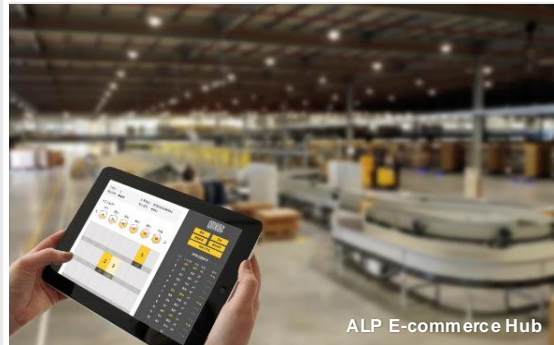
I. Logistics Real Estate

- Largest logistics developer in Taiwan
- Comprehensive logistics facility knowhow



II. Technology Integration

- Utilize automation solutions to manage scale
- Optimize supply chain through technology



III. IT and Data Analytics

- Dedicate team to continuously develop system capabilities
- Leverage data analytics for insight and system improvement



IV. Warehouse Operations

- Expertise throughout the logistics value chain
- Harness logistics data as essential resources





**OMEGA 1 Bukit Raja,
Malaysia**

OMEGA

Smart Warehouse with Automation Built-in

Location and Accessibility

OMEGA 1 Bukit Raja

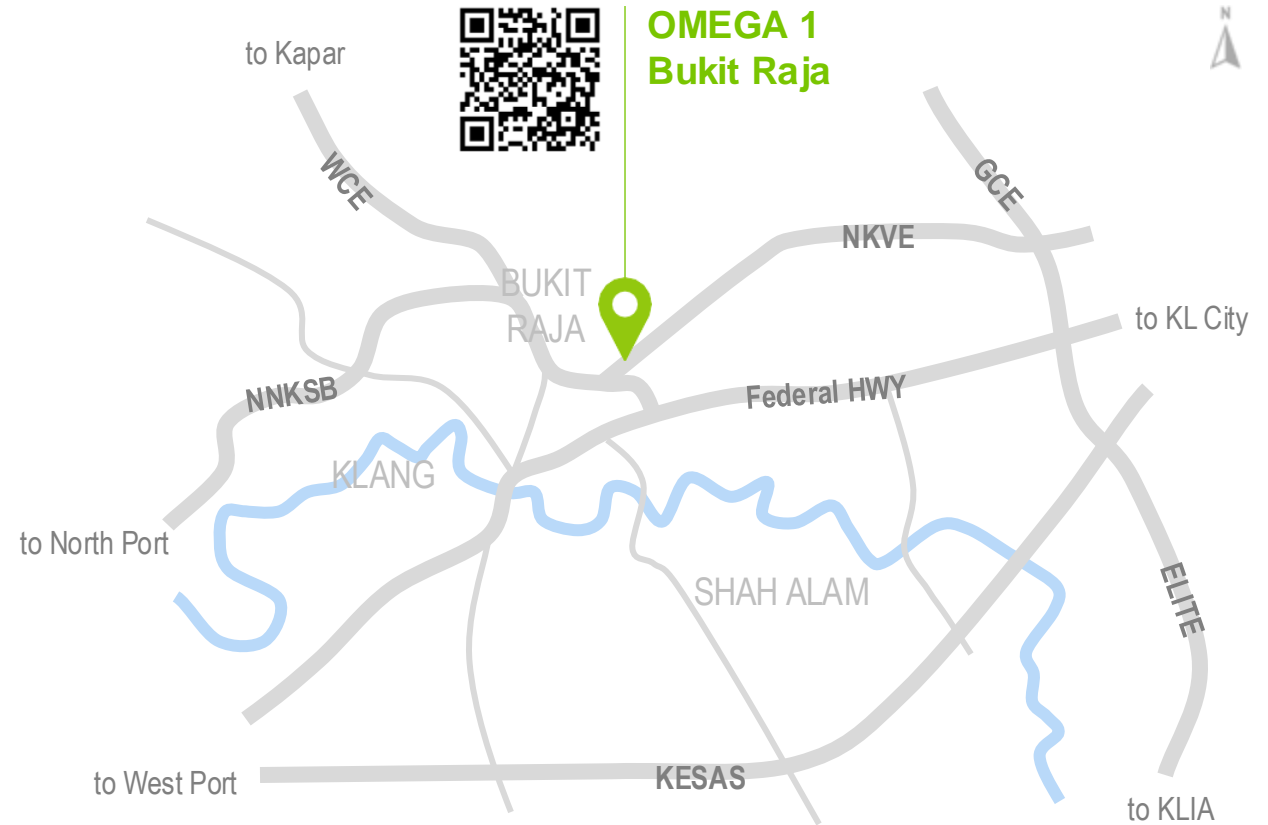


Strategic Location

OMEGA 1 Bukit Raja is strategically positioned within Bukit Raja, Selangor, which provides supply chain operators with the best alternative route and benefits tenants and customers to interact with suppliers.

Well Served By Network Highways

- West Coast Expressway (WCE)
- North Klang Valley Expressway (NKVE)
- Federal Highway
- New North Klang Straits Bypass (NNKSB)



OMEGA 1 Bukit Raja

Target Completion: Q3 2024 (obtain CCC)



Address	OMEGA 1 Bukit Raja, 2, Jalan Keluli 2B/KU2, Taman Perindustrian Bukit Raja Selatan, Klang, Selangor
Zoning	Medium Industrial
Net Leasing Area	Over 1.2 million sqft
AS/RS Pallet Positions	Over 100,000 pallets
Live Floor Loading	Up to 30 kN/sqm
Clear Height	Up to 12.5m
No. of Docks	Over 200 docks

Note: Artist's Impression for Illustrative Purposes Only.

Automated Storage and Retrieval System (AS/RS) Explained

Efficiently and securely store items in a compact footprint while also allow users to easily and quickly retrieve items when needed.



Benefits of using AS/RS

- 3 Times Faster Than Manual Forklift
- Improved Accuracy and Productivity
- Reduced Safety Risks For Employees
(reducing the need to lift and move heavy or bulky items)
- Inventory Security

Comparing OMEGA with Traditional Warehouse

OMEGA features an integrated Automated Storage and Retrieval System (AS/RS), enabling multiple supply chains to coexist and benefit from industry clustering and automation

Open Warehouse NLA Over 1,200,000 sqft offer flexible leasing options to accommodate business growth

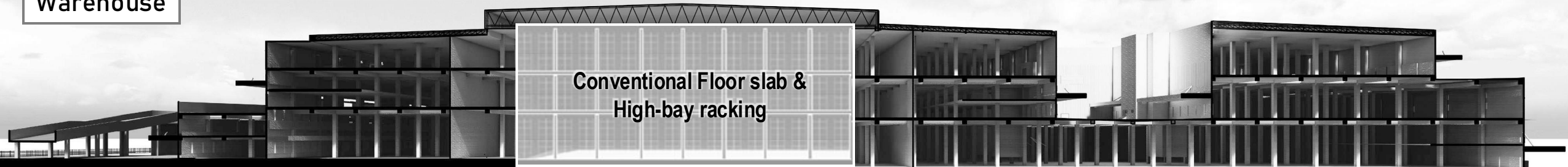
OMEGA

AS/RS Zone Over 100,000 AS/RS pallet positions built-in



V.S.

Multi-floor Warehouse



Conventional Floor slab & High-bay racking

Comparing OMEGA with Traditional Warehouse

The warehouse serves two primary functions: storage and handling. OMEGA aims to boost operational efficiency through automation solutions and well-defined operational areas.

FOR STORAGE

Unit Load AS/RS systems configured with pallet rack and crane travel through the aisle and moves vertically and horizontally to storage picking positions



40m-height
Automated Storage
and Retrieval
System (AS/RS)

FOR HANDLING

Space for receiving, putaway, picking, packing, dispatch, returns, and any other related warehousing activities

Development Features: Open Warehouse and Common Areas

OMEGA 1 Bukit Raja



Automatic ESFR Sprinkler Systems

Early Suppression Fast Response (ESFR) type of sprinkler heads installed in the open warehouse area



Onsite Service & Management Team

ALP engineering team will be available on-site to promptly address client issues



Shared Guard Services & CCTV Surveillance

Gated and guarded with 2 guard houses at the entrance and CCTV surveillance in common areas



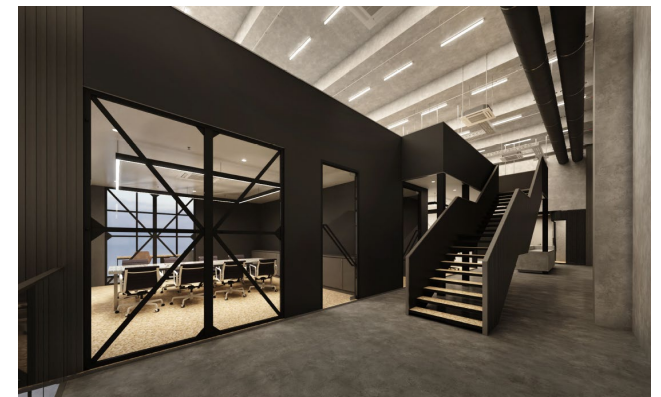
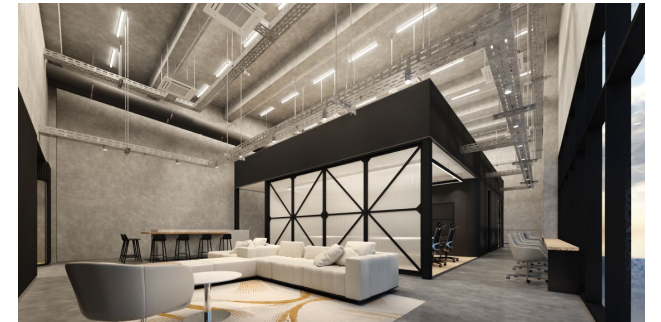
Cafe & Multipurpose Area

Office, meeting room, prayer room, drivers' toilet, and cafe.



Exclusive Design of OMEGA 1 Bukit Raja Facilities

ALP Office and O Café



Green Features

OMEGA 1 Bukit Raja



GreenRE Certified Building

Focus on Environmental, Social, and Governance (ESG) principles



Reducing 70% Lighting Needs

Minimum lighting for pallet storage in AS/RS zone



Energy Efficient

Equipped with LED lighting and rainwater harvesting system



Solar Panels

Structure readiness for future installation of solar panels



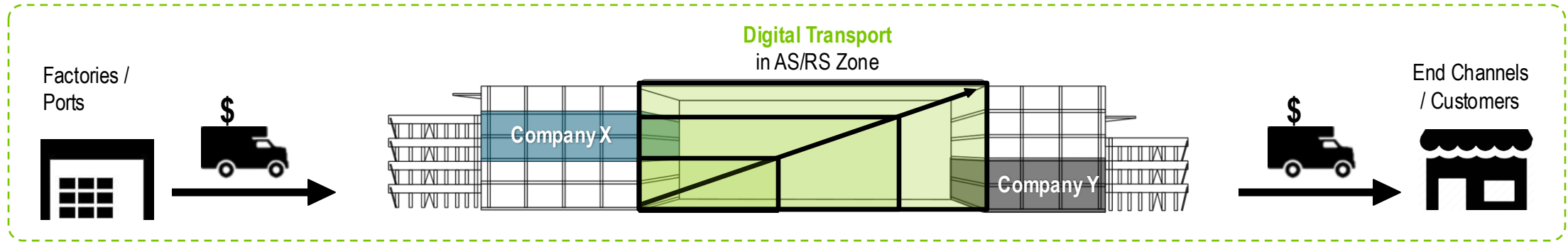
High Solar Reflective Index (SRI) Roof

Install high SRI roof to reduce solar heat absorption and maintain a cooler indoor ambient air temperature without using air conditioner



OMEGA, a smart warehouse with automation built-in

Engineered through in-depth knowledge of logistics operation, building design, and automation, creating the link between industry and technology



Smart

Pay As You Use Model
Future Expansion Flexibility

Simple

OPEX Replaces CAPEX
Automation Solution Design

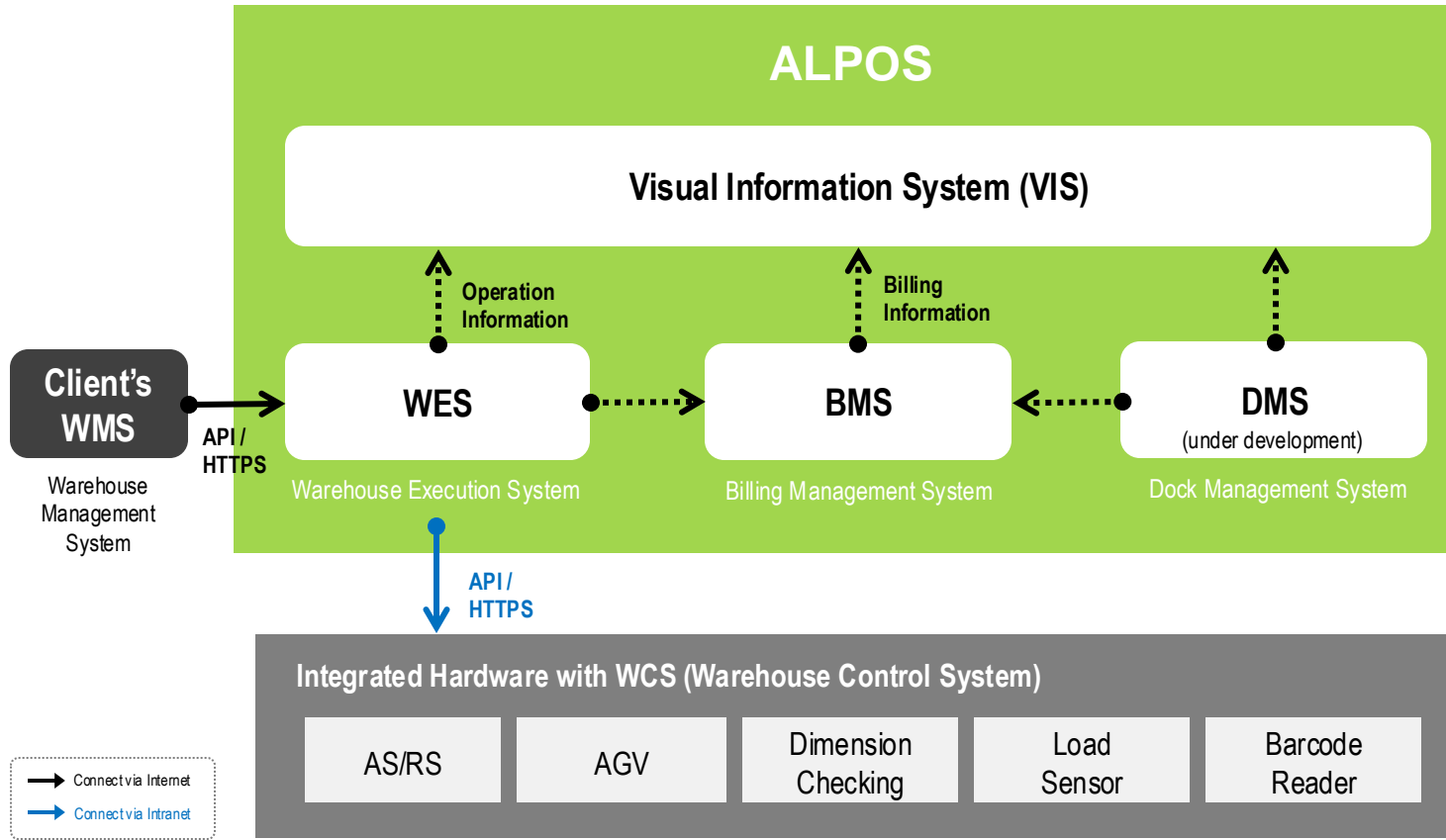
Sustainable

Digital Transport
Carbon Footprint Reduction

ALP's in-house strategic IT platform: ALPOS



ALPOS is the brain of OMEGA, allowing clients' Warehouse Management Systems (WMS) to seamlessly integrate with OMEGA's automation solutions



ALP
Change For Better