

ISSUE 213

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EPF investing in development of pre-leased logistics hub in Klang

The Employees Provident Fund (EPF) is investing in the development of a 100% pre-leased logistics hub in Bukit Raja, Klang.

In a statement on Thursday (Oct 6), EPF said it has entered into a shareholders agreement with Ally Logistic Property Co Ltd. (ALP) for the logistics hub.

The EPF will invest up to 70% stake in the joint venture company, ALP BR (Malaysia) Sdn Bhd. (ALP BR). The remaining 30% will be held by ALP.

The fund said the hub will be located on 27 acres of freehold land and equipped with the Automated Storage and Retrieval System (ASRS) technology, providing increased efficiency and flexibility for tenants.

It said the hub is expected to be completed by the third quarter of 2024, with a gross floor area of more than 1.8 million square feet and 100 thousand pallet positions in the shared ASRS zone.

Upon completion of the construction, ALP BR will lease out the entire warehouse to ALP under a 15-year master lease agreement. EPF chief executive officer Datuk Seri Amir Hamzah Azizan said the asset will provide the EPF with the opportunity to invest in prime quality logistics asset and generate stable rental income for both the EPF and ALP.

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TSR to sell land in Port Dickson for RM24m cash

TSR Capital Bhd has proposed to dispose of a piece of land measuring 22,134 sq m in Port Dickson, Negeri Sembilan, with a building erected on it for RM23.8 million cash.

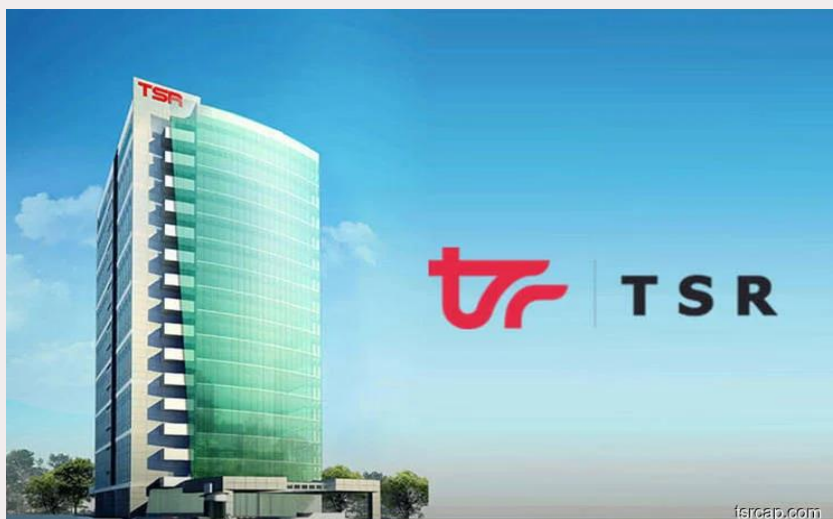
The 11-year-old property on-site, with 75,000 sq ft of floor area, is currently tenanted by TF Value-Mart Sdn Bhd for the business of a supermarket-cum-department store, with a rental income of RM99,825 per month.

TSR Capital's wholly owned subsidiary TSR Ocean Park Sdn Bhd has entered into an agreement with NTS Development Sdn Bhd for the disposal.

With the sale, TSR Capital is expected to record a net gain on disposal of RM6.57 million.

"The property is currently tenanted and is not used for TSR Group's existing operation. As such, the disposal will not affect the operations of the group.

"Nonetheless, the board takes cognisance of the loss of rental income upon completion of the disposal but is of the view that it is in the best interest of TSR Group having considered the rationale and benefits mentioned above," TSR Capital said in a Bursa Malaysia filing. [READ MORE](#)



Farm Fresh fulfils condition for land purchase in Negeri Sembilan

Dairy producer Farm Fresh Bhd has obtained the state authority's consent for the transfer of a freehold industrial land in Bandar Baru Enstek, Negeri Sembilan to the group to set up a manufacturing hub.

"The condition precedent for the sale and purchase agreement (SPA) has been fulfilled on Sept 29, 2022 and the SPA has now become unconditional," the group said in a filing with Bursa Malaysia.

The acquisition of the land from THP Enstek Development Sdn Bhd for RM18.24 million is expected to be completed within three months from the unconditional date, the group added.

Farm Fresh will use the land to establish a new manufacturing hub in the greater central region of Peninsular Malaysia to increase the group's existing production capacity for dairy and plant-based products, and for other new adjacent product offerings. [READ MORE](#)



EXAL Group launches SÓL Estate in Kuching

EXAL Group has launched SÓL Estate, a new landed residential development project in Kuching, Sarawak.

SÓL Estate is EXAL's "first foray into the Malaysian market", stated the developer in a media release.

The development will span 30 acres and is valued at RM356 million while featuring 269 bespoke homes to be built in three phases.

SÓL Estate is located along Arang Road West in Batu Kawa, with phase 1 already underway and scheduled for completion by December 2024. It will comprise 74 bespoke homes -- 42 double-storey duplexes and 32 double-storey courtyard homes.

According to EXAL, the development "features modular interior styling spaces which feature progressive designs that can stand the test of items" while the "layouts blur the boundaries between interior and exterior spaces creating a greater connection to nature whilst delivering highly functional homes".

The development is also gated and guarded and each home comes with a 10-year roof leak warranty. [READ MORE](#)



MRANTI Park Master Plan will spur country's IR4.0 capability, says PM

The new MRANTI Park Master Plan will spur Malaysia's capability to face the fourth Industrial Revolution (IR 4.0), said Prime Minister Datuk Seri Ismail Sabri Yaakob.

He said the master plan also focuses on the latest technology, ranging from Internet of Things (IOT), Internet Protocol (IP) services and laboratories to contract manufacturing facilities with advanced technology.

"MRANTI Park will be equipped with modern infrastructure, including high-speed broadband and 5G technology, as well as incentives and funding opportunities. It is also designed to attract young professionals and create a stable pathway for highly skilled talents."

The MRANTI Park, located about 15 kilometres from Bandar Malaysia, plays a role in coordinating research and development (R&D) output to the market through an integrated ecosystem, which centralises all technological and innovation activities locally.

Ismail Sabri said MRANTI Park saw cooperation with five economic corridors, namely the Northern Corridor Economic Region (NCER), East Coast Economic Region (ECER), Sabah Development Corridor (SDC), Iskandar Malaysia and the Sarawak Corridor of Renewable Energy (SCORE), in promoting and adopting R&D technology output, as well as commercialisation.

He said the 686-acre (277.61-hectare) area also attracted the interest of many technology companies, including Intervenn Biosciences, Dedikasi Aba Biosciences, BoomGrow, Spygene Laboratories, Vivantis Technologies and Reszon. [READ MORE](#)



DK-MY Properties to hand over DK Impian in mid-October

DK-MY Properties Sdn Bhd aims to hand over in mid-October its dual-key small-office home-office (SoHo) development — DK Impian — in Subang Bestari, Shah Alam, Selangor.

Launched in 2018 at a starting price of RM335,920, 95% of the units were sold.

DK Impian is a 14-storey development with 658 SoHo units. Built-ups range from 592 to 893 sq ft. Some of the facilities include a swimming pool, Jacuzzi, and a children's playground.

"DK Impian is a development that offers affordable compact living, with every space well utilised to provide the best and most comfortable living conditions for our homebuyers," said DK-MY Properties managing director Danny Koek in a press statement on Monday (Oct 3).

He added that the project was completed in September, and has obtained vacant possession. It is ready for the handover to homebuyers, where they will be invited to a buyer appreciation carnival for a preview of the completed project. [READ MORE](#)



dk Impian
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Sunway Property secures RM800mil in bookings for Signature developments

Sunway Bhd's property development arm, Sunway Property, has recorded RM800 million in bookings for its eight Signature developments from the recent Signature Series 2022 Campaign.

Achieving a whopping 1,131 unit bookings, the campaign ended last month and featured eight of Sunway Property's Signature projects - Sunway Alishan, Sunway Flora, Jernih Residence, Sunway Artessa, Sunway d'hill, Sunway Serene, Sunway Velocity Two and Sunway Belfield which are all located in prime locations around the Klang Valley.

Sunway Property central region senior executive director Chong Sau Min attributed the success of the campaign to the increasing interest in integrated, holistic, and sustainable homes in strategic locations with great access and connectivity.

Post-pandemic, families are looking for homes that can accommodate their new everyday lifestyles.

"Each of our developments is aligned to Sunway Property's enhanced Sunway Design and Development Architecture, which ensures that sustainability, innovation, health and wellness, as well as lifestyle and new experience features are integrated into the homes for our homebuyers," he said in a statement today. [READ MORE](#)



Gamuda Land aims to launch five new projects annually from 2023

Gamuda Land, the property arm of Gamuda Bhd, has plans to launch an average of five new overseas projects per annum from the financial year 2023 onwards.

Gamuda Land chief executive officer Ngan Chee Meng said in its five-year plan, it would likely achieve 25 projects in total given the growing population and prospects in countries where it currently operates, including Australia, the United Kingdom (UK), Vietnam and Singapore.

"This is part of our strategy to achieve RM8 billion annual sales in the next five years. We are expanding in these countries and places that we are familiar with and have good knowledge of,"

For prospects in Malaysia, Ngan said that property trends are leaning more towards environmental and sustainable living conditions as people have become more discerning.

"People are worried about floods, and most of our projects have parks and lakes reserved as a sponge that retains water.

"There is also a lot of expectation from townships, where people want to have security guards, gated neighbourhoods, shopping centres and other amenities nearby," he said, adding that it would continue to give more added value to the natural space. [READ MORE](#)

