

Z E R I N
P R O P E R T I E S



ISSUE 275

CORPORATE REAL ESTATE HIGHLIGHTS

MARCH 2024

<https://www.zerinproperties.com>



Kumpulan Perangsang Selangor Berhad (KPS) has entered a conditional sale and purchase agreement with Perbadanan Kemajuan Negeri Selangor to sell "Plaza Perangsang" for RM46 million.

This constitutes a related party transaction due to PKNS's substantial shareholding in KPS and connection to Darul Ehsan Investment Group Berhad.

The property, comprising a 26-storey tower block and 4-storey podium block with a 3-storey basement car park, is currently leased to external third parties and a PKNS subsidiary. KPS will assign its tenancy rights to PKNS upon completion. KPS will retain an office on Level 17 and enter into a tenancy agreement with PKNS.

The sale aligns with KPS's strategy to monetize non-core assets, enhance working capital, and reduce borrowings. Funds will be allocated for refurbishment or redevelopment to maintain property value.



[Read More](#)



Tropicana buys RM224 mil Kota Damansara land from PKNS for RM2.8 bil project

Tropicana Corp Bhd is acquiring a leasehold land in Kota Damansara for RM224 million, intending to develop it into a residential area with four to five tower blocks of serviced apartments, estimated at RM2.8 billion in gross development value. Adjacent to Tropicana Gardens, the 7.79-acre land offers promising development potential.

The acquisition aims to capitalize on Tropicana Gardens' success, leveraging its amenities and maturity. Tropicana Kajang Hill Sdn Bhd, a wholly-owned subsidiary, has signed a sale and purchase agreement with Perbadanan Kemajuan Negeri Selangor (PKNS) for the land.

The development is planned in multiple phases, expecting around 3,200 serviced apartments with condominium facilities and retail components. Tropicana anticipates the project to boost future earnings and growth prospects, reinforcing its project pipeline for sustainable growth.

[!\[\]\(a03a7eb2f4046e1d3c76772003e549ea_img.jpg\) Read More](#)



MCE to dispose of land in Setia Alam for RM44 mil cash

MCE Holdings Bhd, an automotive electronic parts manufacturer, is selling a freehold land in Setia Alam, Selangor, for RM43.69 million cash.

Through its unit Vantage Realm Sdn Bhd, MCE entered a conditional sale and purchase agreement with Grant Ascent Sdn Bhd, an indirect wholly owned unit of Mega First Corp Bhd. The disposal is estimated to yield a net pro forma gain of RM5.85 million.

The land, spanning approximately 13,263.38 sq m, was acquired in 2014 for the development of a medical center. However, MCE has opted against proceeding with the healthcare project, choosing instead to focus on its core automotive business.

The proceeds will be utilized for working capital, with the proposed disposal anticipated to conclude in the fourth quarter of 2024, subject to unforeseen circumstances.



[Read More](#)



AEON Co (M) Bhd plans to open a new store near Malaysia International Trade and Exhibition Centre (MITEC) by 2025 and another at Setia City Mall, Shah Alam, next month.

Chief Operating Officer Naoya Okada revealed the commitment to expand the business, including renovating three existing AEON stores. Renovation has begun at AEON Bandar Puchong and IOI Mall Puchong, slated for completion this year, with plans for renovation in Johor and the northern region.

Currently operating 28 malls, 34 stores, seven MaxValu, 64 AEON Wellness, and 45 DAISO outlets nationwide, AEON aims to attract new customers, especially the younger demographic, through 2024 expansion. Despite cost pressures, AEON remains focused on growth.



[Read More](#)



Metrojaya at Mid Valley Megamall to close for renovation from Feb 27

Malayan United Industries Bhd's (MUI Group) Metrojaya department store at Mid Valley Megamall will undergo renovations starting Tuesday and is set to reopen in September as MJ by Metrojaya.

According to MUI Group chairman Andrew Khoo, the rebranding aims to align with current retail trends while upholding Metrojaya's commitment to quality and fashion. The renovation will coincide with updates to Metrojaya's house brands like The East India Company, Somerset Bay, and Cape Cod, catering to a new generation of fashion-conscious consumers.

Additionally, Metrojaya has introduced new brands such as Indie, a batik fashion line, Benjamin Barker for menswear, and Scentses+Co, an online fragrance subscription platform expanding into physical retail to offer international fragrance brands. This strategic move reflects Metrojaya's proactive approach to remain competitive in the evolving retail landscape.



[Read More](#)



Padang Residences launched in RM3.09b Kota Semarak mixed development in KL

TH Properties Sdn Bhd and Malaysian Resources Corp Bhd (MRCB) jointly launched Padang Residences, a serviced apartment under their 70:30 joint-venture company, 59 Inc Sdn Bhd.

Situated within the RM3.09 billion Kota Semarak mixed development in Kuala Lumpur, Padang Residences is part of a 27-acre leasehold project to be completed in three phases by June 2027. The development includes serviced apartments, shop offices, and a retail mall.

With four towers spanning 7.26 acres, Padang Residences offers 1,226 units ranging from 802 sq ft to 2,400 sq ft, priced between RM580,000 to RM1.45 million. Additionally, 100 units are allocated for Federal Territories Affordable Housing Project (Rumawip) at RM300,000 each.

Green features such as electric vehicle charging stations and rainwater harvesting systems will be incorporated. Targeting urban dwellers, young professionals, and small families, Padang Residences is expected to be completed by February 2027.



[Read More](#)



Distinctive World to unveil TuJu@Duta North with RM750mil GDV in early March

Distinctive World Sdn Bhd, a property joint venture between Distinctive Capital Sdn Bhd and Eccaz Sdn Bhd, is set to launch TuJu@Duta North on March 3.

The condominium project boasts a gross development value (GDV) of RM750 million spread across 4.52 acres. Completion is slated for the third quarter (3Q) of 2027. With units ranging from 710 to 1,442 square feet and starting at RM440,960, the development targets modern buyers.

Strategically located with easy access to the city via Jalan Kuching and major expressways, it offers promising investment prospects. The project has already achieved a 30% take-up rate among potential buyers.

Emphasizing multi-generational living, the development features inter-connectable and dual-key units, offering buyers versatility in unit configurations. TuJu @ Duta North comprises 41-storey twin towers with 932 configurable homes organized into Tower A, Tower B, and Annexe Block.



[Read More](#)



Southern Score wins RM618m contract to build two apartment blocks

Southern Score Builders Bhd, formerly known as G Neptune Bhd, has won a contract amounting to RM618.24 million to construct two blocks of apartment suites in Setapak, Kuala Lumpur.

The contract was awarded by property developer Platinum Victory Development Sdn Bhd, said Southern Score in a bourse filing on Wednesday.

The group said the two 47-storey blocks will comprise 946 units and 1,136 units of apartment suites respectively. The project also includes 55 units of commercial space.

"The project is expected to contribute positively to the net assets and earnings per share of the company and its group of companies for the financial year ending June 30, 2024 onwards until the completion of the project," Southern Score said.



[Read More](#)



EcoWorld to launch three duduk series projects this year

EcoWorld Development Group Bhd (EcoWorld) unveiled plans to launch three duduk series projects in 2024 during the Se.duduk D’Kajang sales gallery opening. The projects, including Riang @ D’Eco Majestic, Santai @ D’Eco Spring, and Se.duduk D’Kajang, are set for a third-quarter 2024 launch.

Positioned as the first EcoWorld project outside of its townships, Se.duduk D’Kajang spans 6.92 acres and boasts a GDV of RM500 million. Comprising residential and commercial components, it will offer 1,220 units across five towers with studio apartments starting at RM270,000 and larger units below RM500,000.

Se.duduk D’Kajang is expected to be completed by 3Q2027. The duduk series, initiated in 2020, aims to provide affordable homes with lifestyle amenities.



[Read More](#)



Ancubic Group Launches GDV RM2.5 Billion Mixed Development Project

Ancubic Group launched the sales gallery of Ancubic Harmoni, a mixed-use development in Tanjung Dua Belas, Selangor, spread over 33 acres.

The RM2.5 billion project encompasses low-rise commercial projects, residential developments, medical facilities, and learning centers, divided into nine parcels and developed in four phases.

Phase 1, comprising Parcels 1, 2, and 8, focuses on commercial components. Parcel 1 includes Botanical Pavilion, offering 46 units of 3½- and four-storey shops. Parcel 2 features serviced apartments, office spaces, and retail units, while Parcel 8 includes SoHo apartments and retail units under the Village Pavilion development.

Ancubic Group also signed a collaboration agreement with Village Grocer for tenancy in Village Pavilion. Details regarding selling prices are yet to be disclosed.



[Read More](#)



Majestic Group rebranded to Majestic Gen Sdn Bhd during the launch ceremony at EQ Kuala Lumpur hotel, aiming to establish a prominent position in the real estate industry.

With plans to unlock its 530 acres of undeveloped land, the company announced 15 upcoming projects with a gross development value (GDV) of RM3.3 billion for 2024 and 2025. These projects will encompass residential, commercial, and industrial developments across various states. Emphasizing sustainability, Majestic Gen will integrate energy-efficient solutions and seek GreenRE certification for its properties.

The first project, a serviced apartment on Jalan Klang Lama, is slated for a 3Q2024 launch. Additionally, the company will relocate its office to Pavilion Damansara in 2Q2024. Majestic Residences, launched in October 2023, achieved a remarkable 90% take-up rate, reflecting the company's adaptability and diligence in the property market. Situated on Jalan Dewan Sultan Sulaiman, Majestic Residences has a GDV of RM384 million.



[Read More](#)



Affinity Equity Partners to start bidding for Penang's Island Hospital valued at RM4b — WSJ

Affinity Equity Partners will initiate a bidding process in April for the sale of Island Hospital, a prominent healthcare provider in Penang, Malaysia. The sale is expected to exceed US\$800 million (RM3.81 billion).

Foreign and domestic companies, along with international private-equity firms, have shown interest in acquiring the hospital, which is estimated to be valued at RM4 billion.

Initially planned in 2020 but delayed due to the Covid-19 pandemic, the sale gains traction following the recent US\$1.2 billion sale of Ramsay Sime Darby Health Care. Island Hospital, boasting 600 beds and specialty services such as cardiology and pediatrics, also caters to medical tourism in Southeast Asia.

The sale process is anticipated to conclude within four to six months, reflecting the growing attractiveness of the healthcare sector in Asia for private-equity investors and companies seeking expansion opportunities.



[Read More](#)