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Banks Unite to Back Johor-Singapore SEZ with RM2.35 Billion Boost

Six major banks have signed letters of intent with Malaysia's Ministry of Economy to support investment in the Johor-Singapore Special Economic Zone (JS-SEZ), already securing RM2.35 billion in investment interest. These institutions include Maybank, CIMB, CGS International, Sumitomo Mitsui, Bank of America Malaysia, and HSBC Malaysia.

Maybank facilitated LOI submissions from four Singapore-based firms planning long-term investments. The banks will act as key financial conduits, helping clients invest in JS-SEZ, which is envisioned as a hub for innovation, logistics, healthcare, and sustainable industries.

According to Economy Minister Rafizi Ramli, this collaboration signals strong confidence in JS-SEZ, with banks tasked to provide financing, promotion, stakeholder engagement, and market intelligence to drive private-sector participation.

The JS-SEZ aims to attract RM100 billion in projects and create 100,000 jobs over 10 years. To support this, the government offers targeted incentives, including special corporate tax rates, while the banks help extend outreach across key global markets.



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Zero-Tax Family Office Incentive in Forest City Nears Activation

The Securities Commission (SC) expects the zero-tax incentive for single-family offices (SFOs) in Forest City to be gazetted by the Ministry of Finance as early as Thursday. This incentive, announced in September 2024, is aimed at drawing ultra-high-net-worth individuals and family investment entities to Malaysia, offering tailored facilitation and tax benefits on a case-by-case basis.

Though several elements remain under refinement, including qualifying investments, professional criteria, and exclusive visa access, progress is evident. Two family offices—Tan Sri Chua Ma Yu’s ONE KL Management and Yow Kee Family Office—have gone public, signaling investor confidence. Others remain confidential but are already applying.

ONE KL partnered with Maybank to initiate the SFO pilot. Meanwhile, Yow Kee is evaluating broader capital deployment. More offices are expected soon, though their identities may stay private.

The SC, as the primary coordinator for Forest City's SFO framework, also manages visa processes and liaises with regional regulators, supporting seamless cross-border facilitation.



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Tropicana Appoints SOM to Lead Johor's LIDO Waterfront Transformation

Tropicana Corporation Bhd has appointed global design firm Skidmore, Owings & Merrill (SOM) to lead the transformation of the 163-acre Lido Waterfront Boulevard (LIDO) in Johor. This strategic partnership aims to create a sustainable smart city and accelerate the development of a world-class metropolis in Malaysia's Southern region.

The LIDO masterplan will integrate residential, commercial, wellness, education, hospitality, recreational, and lifestyle components. Tropicana sees LIDO as a key project, especially with its proximity to the RTS Link and its strategic location within the Johor-Singapore Special Economic Zone.

This marks Tropicana's second collaboration with SOM, following their success with W Kuala Lumpur & The Residences. The partnership targets new benchmarks in urban livability and innovation, shaping LIDO into a dynamic civic and cultural hub.

SOM brings a legacy of global excellence, with landmark projects like Burj Khalifa and One World Trade Center, and a strong track record in shaping future-ready cities across Asia.



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Haitian Group Invests RM3 Billion in Johor Manufacturing Hub

Haitian Group, a major Chinese industrial equipment manufacturer, has officially broken ground on its first Malaysian project at Eco Business Park II in Iskandar Malaysia. Spanning 92 acres, the site will include manufacturing facilities, a research institute, dormitories, and support amenities. Acquired in 2022 through Haitian Machinery Malaysia, this strategic development marks a strong regional commitment.

The project's total investment is estimated at RM3 billion. Phase 1 construction is slated for completion by late 2026, with operations beginning in 2027. Around 400 employees are expected to be hired, producing advanced injection moulding and computer numerical control machines for Southeast Asia.

The groundbreaking was attended by government and corporate leaders who praised the investment as a catalyst for Johor's growth into a high-technology and knowledge-based hub.

With global operations in over 130 countries and assets worth RM13.53 billion, Haitian's entry reinforces Johor's position as a magnet for strategic, high-value foreign investments.



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Oliver Healthcare Launches Largest Asia-Pacific Plant in Johor

Oliver Healthcare Packaging, a US-based supplier, opened its largest Asia-Pacific facility in Johor's i-Tech Valley, Iskandar Puteri. The 120,000-square-foot plant strengthens the Johor-Singapore Special Economic Zone and serves its growing Asia-Pacific customer base.

CEO Michael Benevento said the facility improves local sourcing and fills demand gaps in the region's expanding healthcare industry. Malaysia hosts the highest concentration of medical device manufacturing in Asia-Pacific.

General Manager Kenneth De Muynck added the plant supports evolving healthcare needs with a more resilient supply chain. It will create jobs in quality, engineering, logistics, and supply chain roles.

Equipped with advanced ISO-certified cleanrooms, the plant produces medical-grade packaging like pouches and lids. This investment aligns with Oliver's global growth, complementing facilities in China and Singapore that focus on innovation and customer collaboration.



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Arden by Astaka Signals New Phase of Growth in Johor Bahru

Astaka Holdings and Kimlun Corporation have launched Arden, a 68-storey serviced residence in Johor Bahru's One Bukit Senyum development. Positioned within the Johor-Singapore Special Economic Zone, the RM800 million freehold project will include 618 upscale units, priced between RM1,300 and RM1,500 per square foot. Completion is targeted for 2030.

Designed by GDP Architects, Arden will offer over 50 modern facilities and a Hotel Stay Management model, blending urban living with investment value. Strong overseas interest is already emerging due to its leasing flexibility and strategic location.

The development strengthens One Bukit Senyum's momentum, following the completion of The Astaka and Menara MJB. Arden will be followed by a lifestyle mall and five-star hotel, continuing Phase 3's rollout.

Located near the CIQ and future RTS Link, One Bukit Senyum is primed to benefit from deepening Johor-Singapore ties and rising investor confidence under the JS-SEZ framework signed in 2024.



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Strong Demand Drives Full Take-Up for Kew Green 1 at The Kews

WM Senibong Sdn Bhd has fully sold Kew Green 1, the first precinct of its 38-acre The Kews development in Iskandar Puteri, within just three months of launch in December 2024. The 171 link homes, priced between RM1.1 million and RM2.1 million, offer three layouts — Pine, Fir and Elm — and are located just 10 minutes from Singapore via Tuas Second Link.

Blending eco-luxury with modern comforts, Kew Green 1 is GreenRE Gold-rated and features a rooftop garden, lake park, clubhouse and wellness amenities. The homes' design integrates nature and architecture, attracting discerning buyers seeking sustainable, serene living.

Strategically positioned near key lifestyle and business hubs such as Senibong Golf Club, Educity and Nusajaya Tech Park, the development continues to benefit from cross-border demand.

Encouraged by the response, WM Senibong will launch Kew Green 2 in August 2025, offering 160 homes with upgraded typologies, priced from RM1.4 million to RM3.8 million.



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Quayside JBCC Achieves Full Take-Up, Backed by Global Hospitality Partners

Bangsar Heights Pavilion's Quayside JBCC in Johor Bahru has achieved a 100% take-up rate. Located in the Ibrahim International Business District, the 195-metre freehold project includes 482 serviced suites, 24 retail units and 200 hotel suites, with a GDV of RM600 million.

The development partners with Oakwood Hospitality and Hyatt Place to offer strong operational support, professional management and stable rental performance. These partnerships enhance investor confidence and long-term value.

Quayside JBCC sits within the Johor-Singapore Special Economic Zone and is near the upcoming RTS Link, positioning it well for cross-border growth. It also features Malaysia's first transparent cantilevered sky pool and offers full-height glazing with panoramic views.

More than 80% of units were taken up by foreign investors, reflecting trust in BHP's Develop-Operate-Service model. The strong response underscores market confidence in BHP's ability to deliver premium, well-managed assets despite cautious global conditions.



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Trensor Launches First Overseas Plant in Penang for Global Expansion

Trensor Electronics Sdn Bhd, a subsidiary of Trensor Co Ltd, has begun construction of its first overseas manufacturing facility at Penang Technology Park @Bertam. The four-storey plant will span 10,000 square meters with a total investment of RM100 million and is scheduled to begin mass production of automotive pressure sensors before Q2 2026.

At full capacity, the plant will employ over 200 workers and generate more than RM200 million in annual sales. Trensor has also reserved land for future expansion, signaling long-term commitment to Malaysia.

Penang Chief Minister YAB Chow Kon Yeow welcomed the investment, highlighting its contribution to Penang's electrical and electronics ecosystem, especially in automotive electronics. The groundbreaking was supported by MIDA, NCIA, InvestPenang, and local authorities.

General Manager Zhou Wenbo credited Penang's infrastructure, talent pool, and supportive governance for driving the decision. The facility will boost Trensor's reach across Southeast Asia and global export markets.



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Acme to Unlock RM22 Million Value Through Penang Land Sale

Acme Holdings Bhd is selling a 5.86-acre industrial property with a building in Perai, Penang, to Nation Robo Sdn Bhd for RM22 million in cash. The deal, expected to close in the second half of 2025, will generate a pro forma gain of RM14.14 million for Acme.

The property had a net book value of RM3.75 million as of March 2024 and was appraised at RM21 million in July 2024. Acme plans to use RM12 million of the proceeds to repay bank borrowings, RM5.89 million to settle trade creditors and support working capital, with the remainder covering transaction costs and taxes.

This sale will reduce Acme's gearing ratio and improve cash flow, strengthening its financial position. The move aligns with the company's strategy to unlock asset value and enhance balance sheet efficiency.

Nation Robo, the buyer, is equally owned by Ooi Eng Leong and Tan Ah Geok. Acme's shares closed steady at 14 sen, valuing the company at RM51.46 million.



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Paradigm REIT's IPO Set to Raise RM560 Million for WCT

Paradigm Real Estate Investment Trust has launched its Main Market IPO, aiming to raise up to RM560 million. Priced indicatively at RM1 per unit, the offer includes retail and institutional tranches. Applications close on May 23, with pricing finalised on May 27 and listing set for June 10.

The REIT will not receive proceeds, as all funds will go to WCT Holdings Bhd, its sponsor. Paradigm owns three nearly fully occupied malls worth RM2.4 billion: Bukit Tinggi, Paradigm Petaling Jaya and Paradigm Johor Bahru.

The offering includes 254.66 million retail units, with allocations for WCT shareholders, eligible persons, and the Malaysian public. Institutional investors will receive 305.34 million units via bookbuilding, including a portion for Bumiputera investors.

Post-listing, WCT's Tan Sri Desmond Lim will hold 60.7% of Paradigm. Maybank Investment Bank leads the IPO process, supported by CGS International, AmInvestment Bank and RHB Investment Bank.



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YNH and Sunway REIT Extend Aeon Mall Seri Manjung Sale Completion Timeline

YNH Property and Sunway REIT have agreed to extend the completion of the RM138 million sale of Aeon Mall Seri Manjung by four months. Originally due by August 20, 2025, the new timeline gives YNH until the third quarter to fulfill additional conditions.

The updated agreement requires YNH to provide renewed fire safety certification, updated fitness certificates for 23 lifts and escalators, and registration of the mall's generator set. All other sale terms remain unchanged.

The mall remains fully leased to AEON Co (M) Bhd until December 2037, offering stable income potential for Sunway REIT. YNH expects to gain RM12.03 million from the sale, which will support loan repayment and working capital.

Previously, YNH sold 163 Retail Park to Sunway REIT for RM215 million. On May 15, YNH shares closed at 38.5 sen, while Sunway REIT's shares rose to RM2, reflecting continued investor confidence.



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Saint-Gobain's RM200 Million Expansion Boosts Perak's Manufacturing Sector

Saint-Gobain Prima Sdn. Bhd., the Malaysian arm of Saint-Gobain Group, will invest over RM200 million from 2025 to 2029 to develop advanced manufacturing facilities at Kanthan Industrial Park, Chemor, Perak. This expansion aims to leverage Perak's abundant raw materials by producing building materials locally, enhancing economic value and creating quality jobs.

Dato' Seri Saarani Mohamad, Perak's Menteri Besar, emphasized that this investment transforms raw materials into high-value products, benefiting the state's economy and workforce. Saint-Gobain Malaysia and Singapore CEO Lynette Siow highlighted that the expansion strengthens local industry and supports sustainable building solutions, reinforcing the company's regional commitment.

This move builds on Saint-Gobain's 20-year presence in Malaysia, including its 2023 acquisition of Hume Cemboard Industries, now Saint-Gobain Prima. The expansion aligns with Saint-Gobain's global mission of "Making the World a Better Home" and its target to achieve carbon neutrality by 2050.



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HORIBA Builds First Malaysian Manufacturing Plant to Boost MFC Supply

HORIBA Group will set up its first Malaysian manufacturing facility in Kedah, focused on producing mass flow controllers (MFCs). This expansion shifts its presence from a representative office in Penang to a full-scale operation, with production starting in January 2026.

The move aligns with Malaysia's growing position as a semiconductor hub, supported by skilled talent, strong government policies, and a stable business environment. Kedah and Penang have become key locations for global semiconductor investments.

HORIBA Malaysia President Yohei Kawamura said the government's focus on semiconductor development has attracted global players and created a strong ecosystem. The facility will help HORIBA meet long-term demand and strengthen its global supply network.

The site will also house the Analytical Solution Plaza, providing advanced solutions in material analysis and semiconductor monitoring. This investment supports HORIBA's MLMAP2028 plan and aims to grow its 60 percent share in the global MFC market.



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Widad's Damansara Heights Sale Offers Strategic Upside for Buyer

Widad Group Bhd has sold its 12-storey office building in Damansara Heights for RM41.5 million to Richfield Builder, a subsidiary of Dhaya Maju Infrastructure. While the capital gain is modest at 9.2 percent over 11 years, Zerine Properties CEO Previndran Singhe sees long-term upside for the buyer, including leasing potential and asset repositioning.

Despite leasehold and zoning limits, the building's large floor plates offer scope for strategic refurbishment, potentially boosting appeal among businesses seeking competitively priced space in a prestigious area.

With a gross floor area of 132,945 sq ft and estimated net floor area of 93,000 sq ft, the transaction equates to around RM446 per sq ft, aligning with local en bloc benchmarks.

The building's age, lease terms, and lack of transit access weigh on pricing, yet the sale remains market-consistent. Widad plans to use proceeds to repay RM40 million in debt and strengthen its balance sheet.



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Gamuda Expands Cove Township with RM249 Million Land Acquisition

Gamuda Bhd is acquiring 336 acres of leasehold land for RM248.7 million near Gamuda Cove in Selangor. The acquisition, from Gagasan Ilmu Sdn Bhd, is expected to be completed by the second quarter of 2026.

The new parcels, priced at RM17 per square foot, will support a RM2.2 billion gross development value, focusing on landed residential and commercial offerings. This expansion ensures continuity as most of the existing Gamuda Cove inventory has already been launched.

Situated within a 1,500-acre township flanked by natural reserves, Gamuda Cove aims to deliver over 5,000 homes by 2026. The land boost allows Gamuda to meet rising demand while strengthening the township's appeal for residents and investors alike.

In parallel, the upcoming ASAI Gamuda Cove hotel, developed with Dusit International, will elevate the lifestyle offering. At market close on May 16, Gamuda shares were at RM4.59, with a market cap of RM26.47 billion.



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LBS and Oriental Plan RM7 Billion Mixed-Use Project in Melaka

LBS Bina Group and Oriental Holdings have signed a memorandum of understanding to jointly develop a mixed-use project in Klebang, Melaka, with an estimated GDV of RM7 billion. The development will cover 561 acres and roll out in four phases over 15 years.

The project aims to transform the coastal site into an industrial and commercial hub. Oriental, the landowner, will receive either 17% of the GDV from property sales or a minimum of RM1.2 billion, whichever is higher.

Strategically located near Tanjung Bruas Port and within the Straits of Melaka Waterfront Economic Zone, the site offers excellent connectivity via Melaka Sentral, Melaka International Airport, and Ayer Keroh Toll Plaza.

LBS sees this as a long-term growth opportunity in Melaka, while Oriental expects to benefit from LBS' development expertise and networks. Both companies are confident in the project's potential to support economic and infrastructure expansion in the region.



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Bina Darulaman Secures RM100 Million to Drive Kedah Township Project

Bina Darulaman Bhd has secured RM100 million in banking facilities from Bank Rakyat to fund the Darulaman Saujana township in Kubang Pasu, Kedah. The project spans 204.41 acres and focuses on affordable housing development.

The financing includes a RM3 million open cash line, RM5 million in bank guarantees, and RM92 million in bridging tranches. This financial package will support the company's efforts to meet regional housing demand and drive long-term growth.

According to Bina Darulaman, the facilities are expected to contribute positively to its earnings once fully utilised, enhancing revenue across the company and its subsidiaries.

On Monday, shares in Bina Darulaman rose 1.92% to 26.5 sen, bringing its market capitalisation to RM80.52 million. The funding marks a significant milestone for the Kedah government-linked developer and strengthens its role in state-backed urban expansion.



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Nestcon Wins RM44 Million Earthworks Job in Seremban Township

Nestcon Bhd has secured a RM44.12 million subcontract from Matrix Excelcon Sdn Bhd for site clearing and earthworks at a 1,382-acre mixed development in Seremban, Negeri Sembilan. Matrix Excelcon is the construction arm of Matrix Concepts Holdings Bhd.

The project will span 32 months, beginning on May 15 and scheduled for completion by January 14, 2028. This award reflects Nestcon's expanding role in large-scale infrastructure works.

With this latest job, Nestcon has secured five projects so far in 2025, raising its total contract value to RM455.43 million. This growing pipeline supports Nestcon's business momentum and reinforces investor confidence.

As of Tuesday, Nestcon shares remained unchanged at 37.5 sen, valuing the company at RM264.49 million. The subcontract signals the company's steady progress in capturing new opportunities across Malaysia's property and construction sectors.



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TCS Group Secures RM217 Million Contract for Subang Jaya Project

TCS Group Holdings Bhd has won a RM216.9 million contract to build two 48-storey serviced apartment blocks in Subang Jaya. The contract was awarded to its subsidiary, TCS Construction Sdn Bhd, by Bandar Raya Developments Bhd (BRDB). The construction is planned to take 35 months.

Managing director Datuk Tee Chai Seng expressed satisfaction with the continued partnership with BRDB. He highlighted that this project underlines the group's solid track record in quality delivery and timely completion. This confidence supports TCS Group's reputation in the market.

Looking forward, Tee remains optimistic about the construction sector's prospects. He noted growing opportunities in both Peninsular and East Malaysia, signaling potential future growth for the company.

Despite the positive news, TCS Group's shares closed 3.2% lower at 15 sen, with a market capitalisation of RM90.1 million on the ACE Market.



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OSK Property Launches BAYU @ Mori Park in Shah Alam TOD

OSK Property has launched BAYU @ Mori Park, the second phase of its 15.28-acre transit oriented development in Section 13, Shah Alam. Spanning 3.41 acres, this phase includes 841 serviced apartments from 550 to 958 square feet, with prices starting at RM250,000. The development also features 187 flexi suites between 571 and 732 square feet, priced from RM349,000.

The project caters to a wide range of buyers, offering one- to four-bedroom units, including dual-key and terrace options. Additionally, there are 35 commercial spaces available for lease, supporting mixed-use vibrancy within the community.

Residents will have access to over 25 facilities, such as an Olympic-length pool, sensory playground, gym, yoga zone, multipurpose hall and urban farming area. These are spread across Levels 8 and 9 to promote wellness and community living.

Strategically located 800 metres from the upcoming LRT3 Stadium Shah Alam station, the project encourages sustainable mobility. Completion is expected by May 2029.



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Oriental Interest Unveils Halaman Phase One in RM1 Billion Myra Tenuman

Oriental Interest's residential brand Myra launched the first phase of its Halaman collection at the RM1 billion Myra Tenuman development in Alam Impian, Shah Alam. The phase includes 54 semi-detached homes and 16 bungalows with a GDV of RM165.5 million. Bungalows range from 6,652 to 8,826 sq ft land and up to 3,982 sq ft built-up, priced from RM3 million. Semi-detached lots range from 4,166 to 7,535 sq ft with built-ups up to 3,376 sq ft, priced from RM2 million. Completion is expected by June 2027.

Security measures include perimeter fencing and a future guarded neighbourhood, with fees managed by residents. The 70-acre Myra Tenuman township will feature landed homes, serviced apartments, commercial areas, and public spaces.

A new home and renovation financing package with RHB Bank offers up to 120% financing, including 30% for renovations such as solar panel installation, supporting sustainability goals. The scheme applies to new and existing customers and extends to other Myra properties.

This marks Myra's final Alam Impian parcel, developed with partners Naza TTDI and Triterra.



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Melati Ehsan Launches Khaya Residences Sales Gallery with Strong Industry Support

Melati Ehsan Group, through Bayu Mantap Sdn Bhd, unveiled the sales gallery for Khaya Residences, a 61-storey serviced apartment development with 795 units. The event was attended by key industry leaders, including Melati Ehsan's executive chairman Tan Sri Yap Suan Chee and former Tenaga Nasional chairmen Tan Sri Leo Moggie and Datuk Seri Mahdzir Khalid.

Khaya Residences offers units ranging from 630 to 2,427 square feet, with 1- to 3+1-bedroom layouts. Exclusive Signature X-Suites include private terraces up to 876 square feet. The project sits beside the Gold-certified Menara TNB Bangsar office building, highlighting its prime location.

The development promises a blend of luxury and tranquility, aiming to attract those seeking privacy and a refined lifestyle. Facilities include a 50-metre lap pool, gym, Jacuzzi, children's pool, and pickleball court.

Well connected by major highways, Khaya Residences benefits from strong growth potential, supported by successful public-private collaboration and a dynamic surrounding environment.



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Sime Darby Property Achieves Full Sales for The Nine, Elmina Green Phase

Sime Darby Property Bhd sold all 192 units of its latest phase at The Nine, Elmina Green on launch day, confirming strong demand for wellness-focused, multigenerational living. The phase carries a gross development value of RM198.2 million, with completion expected by June 2026.

Each double-storey linked home offers four bedrooms, four bathrooms, and an open-plan design with a 12-foot backyard. Built-ups range from 2,000 to 2,342 square feet, priced from RM921,888. The design supports extended family living with versatile indoor and outdoor spaces.

Apollo Leong, COO for township development, attributed the success to buyer confidence and the appeal of thoughtful, sustainable communities like the City of Elmina. The project attracts first-time buyers, upgraders, and multigenerational families, benefiting from proximity to amenities and good connectivity via major expressways.

This achievement reinforces Sime Darby's commitment to sustainability and liveability, with plans underway to launch the next phase, Elmina Ridge 2.



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Dawn KLCC Reaches 91 Percent Take-Up in Prime KL Address

Dawn KLCC, a RM892 million project by Dawn Land Sdn Bhd, has recorded a strong 91% take-up rate since its April 2024 launch. This 68-storey development is a 70:30 joint venture between Chin Hin Group Property and Fiamma Holdings, which share common majority shareholders and directors.

Located next to the Saloma Bridge and within walking distance to major LRT stations, Dawn KLCC offers 468 office suites and 492 serviced apartments. Units range from 348 to 835 square feet, including dual-key and two-bedroom layouts. Selling prices begin at RM713,000, with completion targeted for the second quarter of 2029.

Most buyers are Malaysian, with 20% from China, Taiwan and the Middle East. Facilities include a rooftop sky bar, co-working zones, landscaped decks, and smart home technology. The project has also secured provisional GreenRE Gold certification, reflecting its sustainable design.

Despite a compact site, innovative vertical zoning maximises views and space efficiency.



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Magma, Chagee Partner to Launch 300 Premium Tea Outlets in Malaysia

Magma Group Bhd has partnered with Nasdaq-listed Chagee to enter Malaysia's premium tea market. A joint venture, Chagee Magma Sdn Bhd, has been established with Chagee holding 60% and Magma 40%. The venture will lead operations and drive expansion efforts, including the rollout of branded retail outlets and commercial initiatives.

Over the next three years, the goal is to open 300 directly managed Chagee outlets across Malaysia, making it the brand's largest market outside China. Magma's wholly owned unit, Magma Chain Management Sdn Bhd, signed the joint venture and subscription agreements with Chagee (M) Sdn Bhd.

The initiative aligns with Magma's strategy to diversify into lifestyle and consumer sectors, aiming to unlock new revenue sources. CEO Datuk Seri Thomas Liang Chee Fong highlighted the synergy between Chagee's operational strength and Magma's local market expertise.

Magma's investment will be funded internally. The company is currently navigating losses but remains optimistic about growth.



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Malaysia Proposes New Law to Protect Mixed and Commercial Property Buyers

Malaysia plans to introduce a Real Property Development Act to safeguard buyers of mixed-use and commercial properties. The current Housing Development Act from 1966 only covers residential projects, leaving buyers of commercial and mixed developments without legal protection.

Minister Nga Kor Ming highlighted that affected buyers often lack legal recourse when projects are abandoned. The new law will extend protections to emerging property types like small-office-flexible-offices and small-office-versatile-offices, which can also serve as residences.

The act will expand the 1966 legislation to include certain commercial developments and introduce an Option to Purchase framework. This framework allows buyers to terminate sale agreements if development progress is unsatisfactory, enhancing consumer rights and promoting accountability.

This move aims to modernize property laws, reflecting evolving market trends and offering greater security for buyers and clarity for developers in Malaysia's urban property sector.



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