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Negeri Sembilan Drives Catalytic Growth with MVV 2.0 Development Vision

Negeri Sembilan continues to attract high-growth investments through the Central Region Industrial Cluster Development Initiative, which aims to strengthen collaboration across Selangor, Kuala Lumpur, and Malacca. With a focus on electrical and electronics, semiconductors, pharmaceuticals, food tech, and aerospace, the initiative aligns with the New Industrial Master Plan 2030. In 2024, the state secured RM7.25 billion in approved investments, expected to create over 4,600 jobs.

The state's main agenda, Malaysia Vision Valley 2.0, spans 27,000 acres across Seremban and Port Dickson. Phase one prioritises industrial park development, particularly in Parcel A, Nilai. Ongoing infrastructure such as the Nilai-Labu-Enstek road supports this growth.

MVV 2.0 is structured around six catalytic parcels, each with specific economic focuses. These include a smart county in Labu, a high-tech industrial hub in Port Dickson, and the NS Semiconductor Valley in Senawang. Altogether, twelve industrial zones will be developed across 8,423 acres, combining public-private partnerships to ensure inclusive, competitive, and sustainable regional growth.



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Malaysia Launches Madani City to Drive Sustainable Urban Living Vision

Malaysia has unveiled plans for *Madani City*, a 102-acre high-density township in Putrajaya, aimed at promoting sustainable and high-tech urban living. The development will offer 10,000 residential units for over 30,000 residents, integrating AI-driven infrastructure, green mobility, and digital efficiency.

Minister Datuk Seri Dr Zaliha Mustafa highlighted that Madani City is a strategic, long-term investment aligned with the federal *Chase City Vision*, which promotes clean, safe, advanced, and eco-friendly cities across Kuala Lumpur, Putrajaya, and Labuan.

The township will include vertical schools, TVET institutions, financial and healthcare facilities, and security services, all positioned within close reach of residential zones. The plan reflects a commitment to low-carbon urban models that prioritise sustainability, well-being, and public safety.

The groundbreaking is set for June 26, 2025. Phase one will deliver 3,000 residential units and a vertical school, expected to be operational by end-2027.



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Johor's RM27.4 Billion FDI Surge Signals SEZ Momentum

The Johor-Singapore Special Economic Zone (JS-SEZ) is already catalysing investment, with Johor securing RM27.4 billion in foreign direct investment in Q1 2025—a significant rise from RM4 billion in the same period last year. Johor Menteri Besar Datuk Onn Hafiz Ghazi confirmed this surge marks only the beginning of SEZ-led growth.

To support this momentum, the federal government has allocated RM5 million to upgrade infrastructure in the SEZ, including Desaru Coast. Key works include highway widening and continued development of the Rapid Transit System, expected to be operational by 2027.

A new hotel management agreement sees Desaru Coast's flagship resort transitioning from One & Only to Mandarin Oriental, aiming to attract more affluent regional visitors.

Alongside infrastructure, the Johor Talent Development Council is prioritising workforce readiness. Currently, 70% of Desaru Coast's 1,500 employees are Johoreans, reflecting efforts to ensure SEZ development benefits local communities.



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Selangor Aero Park to Anchor KLIA as ASEAN Cargo Powerhouse

Malaysia Airports Holdings and Menteri Besar Selangor Inc have launched Selangor Aero Park (SAP), a 600-acre aerospace industrial zone within KLIA Aeropolis. This initiative supports Malaysia's aim to make KLIA the region's top air cargo hub. The first 200 acres are under development, with GE Aerospace securing half the space for regional engine testing and maintenance facilities.

The remaining 400 acres will be released progressively, depending on infrastructure and investor readiness. Transport Minister Anthony Loke said KLIA's scale and connectivity set it apart in ASEAN, supported by a new partnership with China's Zhengzhou cargo hub.

Selangor Menteri Besar Amirudin Shari said SAP is targeting aerospace giants like Embraer, Boeing, and Airbus, alongside smaller supply chain firms. Selangor already hosts 68% of Malaysia's aerospace activity, a figure set to grow. MAHB's chairman confirmed SAP follows its 99-year lease over KLIA Aeropolis land, projecting RM55.2 billion in revenue and 32,000 jobs by 2030.



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Selangor Rail to Unlock Full Potential of Aero Park Growth

The proposed Selangor Rail project is set to boost the newly launched Selangor Aero Park (SAP), linking key infrastructure including KLIA, Subang Airport, Port Klang, and Pulau Carey. Menteri Besar Datuk Seri Amirudin Shari said this vital connection will position Selangor as a fully integrated aviation and logistics hub.

Though aware of financial challenges, the state government offers full technical and intellectual support, awaiting Federal Cabinet approval. The rail line spans 200 kilometres with spur lines to Westport, Klang, Putra Heights, and Unisel Bestari Jaya, and will be developed in phases over a decade.

Amirudin highlighted that SAP's 243-hectare footprint is a strategic launchpad for strengthening Selangor's dominance in Malaysia's aerospace sector, which already contributes 68% of national activity.

He added that SAP aims to attract global aerospace giants and elevate local SMEs into certified suppliers, enhancing Malaysia's share in high-value aerospace production and supply chains.



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Econpile Wins RM42.8 Million Contract for Penang LRT Works

Econpile Holdings Bhd has secured a RM42.82 million subcontract for piling works on the Mutiara Line LRT project in Penang. Awarded by Irama Duta Sdn Bhd, the scope covers bored piling and related works from East Jelutong to Gelugor.

Work is scheduled to begin on August 1, with practical completion set for October 31, 2027. The project is expected to contribute positively to Econpile's revenue and earnings starting from the financial year ending June 30, 2026.

This marks Econpile's fourth contract win this year. Previous awards include RM40.11 million for bridge construction, RM35.8 million for piling and substructure works, and RM27.23 million for additional substructure works.

Despite recent contract gains, Econpile's share price remained unchanged at 28.5 sen on Thursday. The group's market capitalisation stands at RM404 million, although the stock has declined 39.36% year-to-date.



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Tata Eyes Malaysian OSAT Entry to Boost Global Chip Ambitions

Tata Electronics is exploring the acquisition of a semiconductor or OSAT plant in Malaysia, a move that could invigorate the country's tech sector and expand its role in global chip assembly, testing, and packaging. PublicInvest Research views this as a strategic step toward enhancing Malaysia's semiconductor footprint.

According to The Economic Times, Tata is in talks with X-Fab, Dagang Nexchange (DNEX), and Globetronics Technology. The aim is to build local expertise before scaling operations in India, aligning with Apple's broader supply chain shift away from China.

Tata Electronics, a wholly owned unit of Tata Sons, plays a growing role in Apple's iPhone production. The company, led by KC Ang—formerly of SilTerra—is also responding to shifting US-China trade dynamics by expanding outside India.

Malaysia's established ecosystem and competitive entry costs make players like Globetronics and SilTerra attractive targets. Discussions have been ongoing since April.



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HASAN.VC Launches Venture Studio to Boost AI Startup Investment

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IOI Properties to Fully Acquire Singapore's South Beach Consortium

IOI Properties Group is acquiring the remaining 50.1% stake in Scottsdale Properties for S\$834.22 million (RM2.75 billion). This move will give IOI full ownership of Scottsdale through its unit, IOI Consolidated (Singapore). The acquisition values Scottsdale's South Beach property at S\$2.75 billion (RM9.05 billion).

The property includes 508,869 sq ft of Grade-A office space, 30,797 sq ft retail, and a 634-room JW Marriott hotel. IOI expects completion in the second half of 2025, funded by internal resources and bank borrowings. The acquisition supports IOI's strategy to boost recurring income from investment and hospitality assets in Singapore.

This mature, income-generating asset will enhance IOI's position as a premium office landlord and complement its IOI Central Boulevard Towers project. The acquisition is expected to increase IOI's earnings per share from 37.45 sen to 46.88 sen, driven by a one-off revaluation gain and full earnings consolidation.



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Nestcon Revises Property Development Plans, Eyes New Revenue Streams

Nestcon Bhd will revise and delay its diversification into property development, requiring more time for due diligence on two land parcels linked to its RM211.7 million serviced apartment joint venture with Kumpulan Wilayah Sejati. Details of the amended plan will be announced later and require shareholder approval before submission to Bursa Malaysia.

Separately, Nestcon will proceed with a RM15.1 million related-party acquisition of three office units in its Nest 2 Residences project, which will serve as its new corporate headquarters to support business growth. The seller is partly owned by Nestcon's managing director.

Both projects will be funded through internal cash and bank loans. Nestcon will submit the acquisition draft circular to Bursa Securities separately.

For Q1 ended March 2025, Nestcon reported a net profit of RM2.74 million, a 74% increase year-on-year, despite shares closing slightly lower at 36 sen.



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Revenue Group Sells Industrial Asset to Boost Financial Efficiency

Revenue Group Bhd is selling its industrial property in Taman Bukit Maluri, Kuala Lumpur, for RM23 million. The leasehold site, expiring in 2079, includes a single-storey factory and double-storey office with a combined gross floor area of 23,000 sq ft.

An independent valuer placed the market value at RM22 million using both Cost and Comparison Approaches, with the land valued at RM19 million. The building value was derived using the Depreciated Replacement Cost Method.

Currently tenanted to Line Clear Express Sdn Bhd at RM20,000 per month, the lease runs from July 2024 to June 2025, with renewal options. Despite the sale, Revenue Group confirmed there will be no operational disruption.

The disposal is expected to yield a RM1 million gain and reduce bank borrowings. This will help lower annual interest expenses by RM0.83 million, strengthening the group's financial position.



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Ta Win Sells Factory to Streamline Operations and Reduce Borrowings

Ta Win Holdings is disposing of a 16,178 sq m industrial land with a detached factory in Port Klang to Metal Recovery Industries for RM44.5 million. The leasehold property was acquired in February 2022 for RM35 million and had a carrying value of RM7.43 million as of September 2023.

The facility, once used for copper wire and rod production, ceased operations in November 2024 due to rising costs and prolonged losses. Ta Win considers the RM3.6 million net loss reasonable, citing the property's limited market appeal.

Proceeds from the sale will be used strategically, with RM23.31 million allocated to working capital and RM18.72 million for debt repayment, including a RM18.7 million loan secured on the facility.

Despite ongoing financial challenges, including 12 straight quarters of losses, the group aims to ease its RM135 million debt burden while preserving RM37.1 million in cash reserves.



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CapitaLand Malaysia Trust Plans RM250 Million Private Placement

CapitaLand Malaysia Trust (CLMT) will raise up to RM250 million through a private placement of 435.4 million new units, representing 14.9% of its total issued units. The new units will be offered to institutional investors including EPF, KWAP and ASB, with pricing determined via bookbuilding.

Based on an illustrative price of 57.41 sen per unit, proceeds will primarily repay RM246.1 million in borrowings. The move aligns with CLMT's strategy to optimise its financing ratio and enhance financial headroom for future acquisitions.

Following the exercise, expected by Q3 2025, CLMT's gearing will reduce to 39.6% from 41.3%. The trust's portfolio spans 4.3 million square feet across six retail malls and two logistics assets.

Major unitholders may subscribe to maintain their stakes, subject to non-interested unitholder approval. The placement will not trigger a mandatory general offer and will preserve CLMT's 44.1% public spread compliance.



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Kompleks Arena Seremban Set to Launch as Mixed-Use Landmark

Kompleks Arena Seremban, a RM250 million mixed-use development in central Seremban, will officially open on June 28. Developed by Karisma Perwira Sdn Bhd, a subsidiary of the Lee Tian Hock Yong Chou Lian Foundation, the project is poised to become a major urban and commercial hub in Negri Sembilan.

The integrated 1.8-hectare development spans 650,000 square feet and includes five main components: a stadium, hotel, office block, commercial space and serviced apartments. The centerpiece is Karisma Arena, a seven-storey indoor stadium with a 3,000-seat capacity, opening on June 8, with bookings beginning in July.

Completed facilities include the 99-room Arena Premier Hotel and Menara Karisma, a seven-storey office block. Arena Square features 10 commercial lots, while Arena Residences will offer 195 serviced apartments by year-end. Managed by Matrix Concepts Holdings Bhd, the complex targets a broad user base and aims to be a lifestyle and business destination.



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Loob Bhd to List on Bursa, Expands Tealive and Bask Bear

Loob Bhd, the operator of Tealive and Bask Bear, is heading for a Main Market listing on Bursa Malaysia. Proceeds from its IPO will fund 12 new Tealive stores, 13 Bask Bear outlets and repay borrowings. The exercise involves a public issue of 58.46 million new shares and an offer for sale of 292.3 million existing shares, representing 30% of its enlarged share base of 1.17 billion shares.

Loob owns 831 Tealive stores and 135 Bask Bear outlets across Malaysia, along with 121 Tealive franchises in seven countries. It also sells sparkling water machines and gas cylinders. In FY2024, Loob posted RM51.6 million in profit and RM591.24 million in revenue.

Uttama Ltd, currently the largest shareholder with a 30% stake, will offer 233.84 million shares and see its holding reduced to 8.5%. Maybank and AmInvestment Bank are joint bookrunners and underwriters for the listing.



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EssilorLuxottica Expands Malaysia Presence with Optical Retail Acquisition

EssilorLuxottica has agreed to acquire A-Look, Seen, and OWL optical retail stores in Malaysia, pending completion by June 2025. This acquisition will add over 90 stores to its portfolio, strengthening its retail footprint.

The move will enhance EssilorLuxottica's understanding of the Malaysian market by integrating these multi-branded, omnichannel stores into its network. A-Look, founded in 2003, operates across Peninsular and East Malaysia. Seen focuses on luxury eyewear, while OWL targets younger consumers with trendy prescription glasses.

This strategic acquisition complements EssilorLuxottica's existing wholesale and retail operations in Malaysia. It also supports the group's broader ambition to expand consumer access throughout the dynamic Asia Pacific region. The deal reinforces the company's position as a key player in eyewear, leveraging well-known brands like Ray-Ban and Oakley.

The transaction value remains undisclosed and is subject to usual closing conditions.



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Penang Launches Inclusive MADANI Property Policy to Boost Market

Penang's state government has introduced the MADANI Property Policy under the MADANI Home Ownership Campaign (MOC) to revitalise the property market. Running from June 1, 2025, to May 31, 2026, the policy aims to drive homeownership and encourage strategic development approvals.

A central feature is a 5% discount initially targeted at Indian Muslim buyers for unsold residential and commercial units. Following public feedback, the state executive council will review this to potentially extend the discount to all buyers, promoting inclusivity and social justice. The policy also launches Rumah MutiaraKu Type D, capped at RM400,000, for households earning up to RM15,000 monthly, ensuring affordable housing is preserved for genuine buyers.

Developer incentives include reduced contribution rates and exemptions from social impact assessments and certain charges, designed to lower compliance costs and streamline approvals. This comprehensive approach supports a more sustainable, competitive, and inclusive property ecosystem in Penang.



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Second Home Plan Boosts Revamped MM2H for Global Applicants

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New Housing to Rise Near Transport Hubs for Better Mobility

Prime Minister Datuk Seri Anwar Ibrahim has proposed that new people's housing projects be built on or near public transport stations. This move is expected to enhance accessibility, reduce reliance on private vehicles and promote a more sustainable urban lifestyle, particularly for lower-income groups.

Anwar highlighted the need for legal amendments to realise this vision, citing Kota Madani as an early model focused on integrated vertical development and centralised amenities. He made the remarks during the Malaysia Madani Scholars' Forum, which gathered government leaders, academics and industry experts.

The Prime Minister also stressed the value of open discourse in shaping inclusive policies, noting he would bring forum insights to the Cabinet.

Transport Minister Anthony Loke added that this policy shift would require rethinking urban planning. New guidelines are being explored to allow housing near stations and reduce parking requirements, aligning infrastructure with modern mobility goals.



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Amberwood Resort Residences Launch Strengthens Johor Bahru Property Market

PIJ Property Development, Fiamma Holdings, and Chin Hin Group Property jointly launched Amberwood Resort Residences in Larkin, Johor Bahru. The leasehold project covers 3.49 acres and features two towers with a total of 824 serviced apartment units. Units range from 560 to 872 square feet with 1+1 to 3+1 bedroom options, priced from RM390,000. Each unit is equipped with a smart home system for lighting, air-conditioning, and security control.

The collaboration leverages PIJ Property's local expertise, Fiamma's strong development track record, and Chin Hin's project management and marketing capabilities. The location offers excellent connectivity, situated 8 km from the upcoming Bukit Chagar RTS station linking Johor Bahru to Singapore.

Residents benefit from proximity to key amenities, including shopping centres, hospitals, schools, and recreational facilities. The project's strategic location and integrated features make it an attractive investment in Johor's growing property market.



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Strong Demand for UEM Sunrise's Allegro Premium Homes in Cyberjaya

UEM Sunrise saw strong demand on the first day of sales preview for Allegro, a premium freehold landed development in Symphony Hills, Cyberjaya. On May 31, 23 of 68 exclusive homes were sold, achieving a 34% take-up rate and RM46.8 million in sales against a GDV of RM142 million.

Allegro spans 11 acres with low-density, gated living offering semi-detached Twin and Grand Villas. Units range from 2,866 to 5,115 square feet and feature multi-generational layouts, resort-style bathrooms, EV-ready car porches, rainwater harvesting, and private lifts in selected homes.

Located at Symphony Hills' highest point, the development is surrounded by gardens and recreational facilities. It reflects UEM Sunrise's commitment to sustainability, and innovative design. Scheduled for completion in 2027, Allegro is part of the ongoing enhancement of the 98-acre integrated township. The reopening of The Opera House clubhouse this month with upgraded amenities will further strengthen community living. Demand reflects buyers' preference for future-proof, lifestyle-driven homes with a connection to nature.



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