

**Z E R I N**  
**PROPERTIES**

**ISSUE 330**

**CORPORATE REAL ESTATE HIGHLIGHTS**

**JULY 2025**

<https://zerinproperties.com>



## **Pahang Secures RM4 Billion in 1H2025, Leading East Coast Growth**

Pahang has recorded RM4 billion in realised investments in the first half of 2025, the highest among east coast states. This places the state ahead of Terengganu and Kelantan, reflecting its strong investment appeal. Alongside this, Pahang secured RM3.5 billion in committed investments, underscoring investor confidence in its economic stability and supportive business environment.

Moreover, the state is projected to achieve RM38.4 billion in high-impact investments for the year. These gains are concentrated in key sectors such as manufacturing, oil and gas, and tourism, which continue to anchor economic growth. In 2024, Pahang's gross domestic product grew by 5.7 percent—exceeding the national average—reaching RM68.7 billion in value.

Since 2018, Pahang's GDP has expanded by 23 percent, supported by stable governance, forward-looking policies, and modern infrastructure. The state's development strategy, known as Pahang 1st Aspiration, aims to ensure broad-based progress and shared prosperity for all its people.



**[Read More](#)**



## **KIP REIT Expands Retail Portfolio with RM118 Million Acquisition Plan**

KIP REIT has received unitholder approval to acquire four retail properties in Selangor and Kuantan for RM118 million. The new assets—KIPMall Desa Coalfields, Lotus's Indera Mahkota, and two commercial buildings—are expected to generate RM11.3 million in revenue and RM8 million in net property income annually, equal to about 12 percent of its 9MFY2025 performance.

To support the acquisitions, KIP REIT is conducting a private placement to raise RM132 million. Proceeds will partly fund the purchases, finance upgrades to KIPMall Tampoi, and cover related costs. The assets offer a projected yield of 6.8 percent and are backed by long-term leases. Completion is targeted by early September.

CEO Valerie Ong stated that this expansion will strengthen the trust's retail income base, improve earnings visibility, and support sustainable distribution per unit growth. The enlarged portfolio will reach RM1.6 billion in value, with over 3.4 million square feet of net lettable space.



**[Read More](#)**



## **AME REIT Delivers Strong Start Backed by Strategic Acquisitions**

AME Real Estate Investment Trust reported an 11.5% year-on-year rise in net property income to RM12.74 million in 1QFY2026, driven by new acquisitions and higher rental renewals. Revenue increased 14.7% to RM14.14 million, while distributable income rose 7.1% to RM10.38 million. A distribution of 1.96 sen per unit, up from 1.84 sen, will be paid on August 29.

The REIT expects continued momentum, with four fully-leased assets in i-Park @ Senai Airport City and i-TechValley at SILC set to be added this financial year. These follow the recent completion of i-TechValley 34. The expanding pipeline is expected to boost rental income and reinforce long-term growth, said CEO Chan Wai Leo.

As of June 30, the portfolio comprises 39 properties, including 36 industrial assets across AME's Iskandar Malaysia parks. With a market value of RM773.5 million, AME REIT remains well-positioned to benefit from strong demand in Malaysia's industrial sector.



**[Read More](#)**



PELABURAN HARTANAH BERHAD

A REAL ESTATE INVESTMENT HOLDING COMPANY

OFFICIAL ACCOUNT



## **PHB Expands Industrial Portfolio with RM247 Million Acquisitions**

Pelaburan Hartanah Bhd (PHB) has acquired two prime industrial assets in Kedah and Johor for RM247 million, aligning with its strategy to diversify and strengthen portfolio performance. The Kedah property, located in Kulim Hi-Tech Park, spans 0.809 hectares and is fully leased to global glass specialist Schott Glass. The Johor asset, situated in the Port of Tanjung Pelepas logistics hub, covers 3.804 hectares and is tenanted by global logistics player Maersk.

These acquisitions mark PHB's growing focus on high-value industrial corridors beyond the Klang Valley. Group managing director and CEO Mohamad Damshal Awang Damit highlighted their stable long-term lease structures and strategic locations, underscoring their potential to deliver resilient income streams and support sustainable returns.

The newly acquired properties raise PHB's industrial exposure to 10% of its overall investment portfolio. This move reinforces PHB's commitment to optimising sectoral allocation and meeting long-term growth objectives for Amanah Hartanah Bumiputera investors.



**[Read More](#)**



## **PTT Synergy Expands with RM60 Million Land Buy in Rawang**

PTT Synergy, through its unit PTT Logistics Hub 2, is acquiring eight industrial land parcels in Rawang, Selangor, for RM60 million. The agreements, signed with Koperasi Kakitangan Bank Rakyat on July 18, support the group's expansion into high-value warehouse solutions. The move aligns with PTT's strategy to offer total intralogistics services across warehousing and distribution.

The group plans to build a single-storey industrial facility equipped with Automated Storage and Retrieval System equipment. The project, estimated to cost RM270 million, will begin on July 31 and is scheduled for completion within 18 months. Once developed, the facility is intended for lease to a third party, with expected annual rental returns of RM22.2 million.

Funding will come from a mix of internal reserves and bank borrowings. Upon completion, the project is expected to enhance PTT Synergy's long-term revenue and profitability. The acquisition is expected to conclude within four months.



**[Read More](#)**



## **Luxchem Acquires Klang Industrial Land to Boost Rental Income**

Luxchem Corp is acquiring five leasehold industrial plots in Klang's Mukim Kapar for RM45.59 million in cash. The acquisition, via its unit Luxchem Trading, involves three plots from Leisure Harvest and two from Excellent Delight. This strategic move aims to optimise the group's surplus cash by investing in income-generating real estate instead of low-yield deposits.

Spanning 40,340 square metres, the land is tenanted under a nine-year lease generating RM2.3 million in annual rent, with a 10 percent rental escalation every three years. The recurring income is expected to strengthen Luxchem's earnings base and improve cash flow visibility. Completion is targeted within four months, with the purchase financed through internal funds and bank borrowings.

The land, now structurally enhanced for container depot use, was acquired at RM1,130 per square metre. While no independent valuation was done, the pricing is supported by verbal appraisals and market reviews, positioning Luxchem for long-term yield or future development.



**[Read More](#)**



## **Greenfield Sells Banting Land to Unlock Capital and Strengthen Gearing**

Greenfield Bhd is selling a leasehold industrial land parcel in Banting, Selangor, for RM8 million. Its subsidiary, Greenfield Industries, signed a sale and purchase agreement with Filtermation (MFG) for the 10,660 square metre vacant land located in Olak Lempit Industrial Park. The sale aligns with the group's strategy to monetise non-core assets and improve its financial position.

Originally acquired in 2014 for RM4.04 million, the land carried a net book value of RM3.59 million as of December 2024. The disposal will generate a gain of RM4.36 million, representing a strong capital return and efficient asset use.

Proceeds from the transaction will be channelled into working capital and to enhance the group's gearing ratio. The deal is expected to be completed by the end of 2025, contributing positively to Greenfield's balance sheet while allowing greater focus on core business priorities.



**[Read More](#)**



## **TT Vision Expands in Penang with New RM25.1 Million Lease**

TT Vision Holdings Bhd has signed a 60-year lease with Penang Development Corporation for a 3.6-acre plot in Bayan Lepas Industrial Park, with a total consideration of RM25.1 million. The agreement is pending state approval for converting the leasehold title to freehold. This move supports the company's expansion plans as its current capacity is projected to reach full utilisation by 2027.

The new facility will focus on producing equipment for the semiconductor, solar and battery sectors. Strategically located near TT Vision's existing operations, major customers and the Penang International Airport, the site will enhance manufacturing and logistics efficiency. The lease rate is fixed at RM160 per sq ft, reflecting market conditions and the area's value.

Development is expected to conclude within 18 months, funded through internal cash and bank borrowings. TT Vision's market capitalisation stood at RM270.98 million following a 1.8% share price increase on Wednesday.



**[Read More](#)**



## **Malaysia's Data Centre Investment Hits RM144 Billion by March 2025**

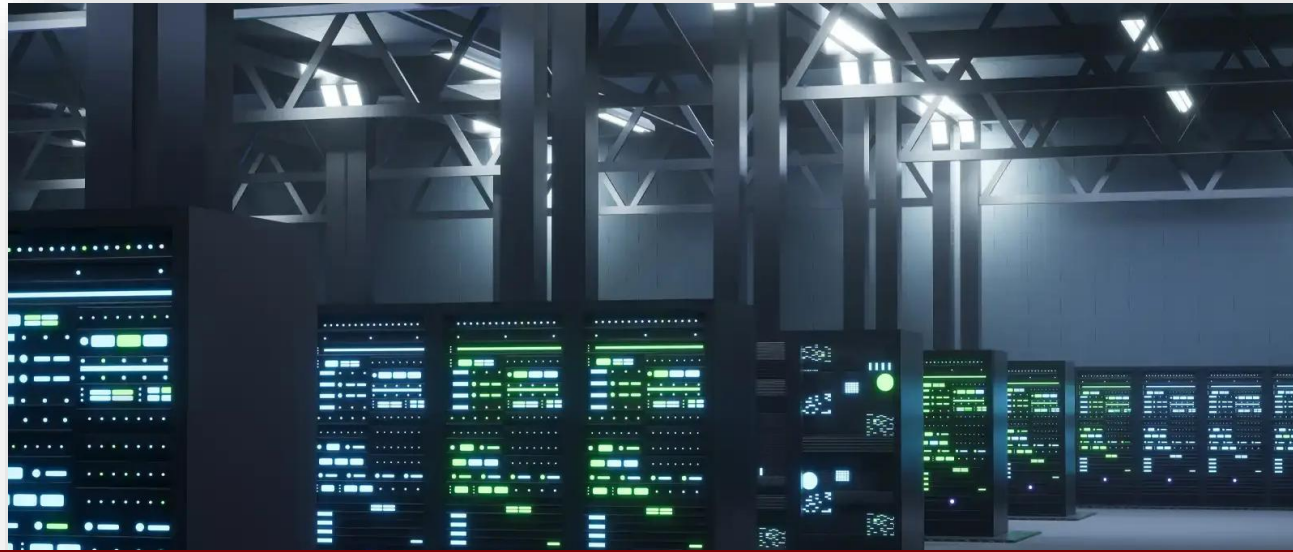
From 2021 to March 2025, Malaysia secured 25 approved data centre projects worth RM144.4 billion under the Digital Ecosystem Acceleration Scheme. These investments are expected to create 1,429 specialised jobs, including engineers, data scientists, and cybersecurity professionals. Notably, over half of the positions will offer monthly salaries above RM5,000, strengthening the country's high-income workforce.

To gauge the broader impact, the Ministry of Investment, Trade and Industry (Miti) will conduct a survey on the data centre sector's economic spillovers. It will collect data across four segments: data centre operators, tech and content providers, telecom and mobile networks, as well as equipment and service providers. This aims to better understand the industry's influence on Malaysia's digital economy.

Furthermore, global tech firms have committed to creating around 67,000 direct and indirect jobs. The government is also promoting vertical integration between the data centre and semiconductor sectors to deepen local value creation.



**[Read More](#)**



## **Gamuda and MN Holdings Poised to Lead RM10 Billion Data Centre Projects**

Gamuda and MN Holdings are expected to benefit most from RM10 billion worth of upcoming data centre contracts in Selangor, according to Maybank Investment Bank. Eco World and Sime Darby Property will award four major projects within two months, with combined capacity of 500 megawatts. Contracts are evenly split between core and shell works and mechanical, electrical and plumbing packages, with Pearl Computing, linked to Google, awarding the latter.

Gamuda is the frontrunner for core and shell jobs, backed by its strong precast capabilities and solid track record. While IJM and Sunway Construction remain contenders, their share price impact is projected to be moderate. MN Holdings is expected to gain from downstream subcontracting and ongoing MEP opportunities, building on its existing work with Gamuda.

With continued client expansion despite AI chip export risks, MN Holdings also benefits from Tenaga Nasional's grid upgrades and solar project tenders. Maybank IB maintains a "buy" rating, citing strong fundamentals and long-term growth outlook.



**[Read More](#)**



## **YNH Exits Segambut Project, Chin Hin Takes Full Ownership**

YNH Property Bhd has terminated a joint development deal with Chin Hin Group Property Bhd for a serviced apartment project in Segambut, Kuala Lumpur. Instead, YNH will sell the entire 6.49-acre parcel to Chin Hin through a direct land transaction. This new arrangement replaces the original agreement signed in April 2024, which had planned a RM685.1 million project.

All parties, including landowner New York Empire Sdn Bhd, have mutually agreed to revoke the earlier agreement. The RM52 million security deposit paid by Chin Hin will now be used as the full purchase consideration. YNH will exit the project entirely, while Chin Hin assumes full development control moving forward.

Chin Hin intends to develop the land into a residential or mixed-use project, supporting its strategy of acquiring sites in high-growth areas. The move allows both parties to realign their priorities without further obligations.



**[Read More](#)**



## **Chin Hin Plans RM685 Million High-Rise in Kuala Lumpur**

Chin Hin Group Property Bhd has detailed its planned acquisition of a land parcel for a high-rise development with a GDV of RM685.1 million. The land, currently occupied by a driving school, will be vacated by the vendor before construction begins. The proposed project includes 2,434 serviced apartment units, car parks and amenities, with construction expected to start in December 2025 and complete by December 2030. The total development cost is estimated at RM575 million.

The RM52 million purchase price was determined based on prevailing land values and development potential. CHGP also clarified a prior sale agreement between the vendor and Frazel Group Sdn Bhd, which had lodged a caveat. A revocation deed was signed in April 2024, allowing RM24 million of the security deposit to settle the matter and remove the caveat.

Funding will be sourced from borrowings, internal funds, development sales proceeds and support from CHGP's subsidiary, BKG Development Sdn Bhd.



**[Read More](#)**



## **Master Tec and Senari Synergy Explore Cable Plant in Sarawak**

Master Tec Group Bhd has signed a memorandum of understanding with Senari Synergy Sdn Bhd to jointly assess establishing a cable manufacturing facility in Sarawak. The one-year collaboration will focus on a feasibility study for the proposed venture, with Senari leading local authority engagement and site identification.

Master Tec will contribute technical expertise, leveraging its experience operating three plants in Melaka with a combined annual capacity of 9,500 tonnes of wires and cables. The companies also plan joint marketing and stakeholder outreach during the study.

This initiative aligns with Master Tec's strategy to expand its presence in Borneo and build strategic partnerships to support long-term growth. As of the latest close, Master Tec shares remained at RM1.06, with a market capitalization of RM1.08 billion. Despite this, the stock has declined 13.1% year to date.



**[Read More](#)**



## **168 Park Selayang Delivers Block A Nine Months Ahead of Schedule**

168 Park Selayang, formerly Selayang Star City, has delivered vacant possession of its fully sold Block A (Lush Residence) on July 1—nine months earlier than planned. The project comprises three residential towers and a retail mall, and it was revived by Infra Segi as part of a broader national effort to resolve stalled developments.

Construction milestones include Block C handed over in August 2024 and the retail mall opening in December 2024. The remaining tower, Block B—a 49-storey building—is on track for completion in October 2026, with an 85 percent sales target by June 2026. Block A includes 477 serviced apartments and had been originally slated for February 2026 completion.

According to CEO Edward Lum, early delivery underscores the company's commitment to restoring trust and delivering on its promises. The project is closely monitored by the Ministry of Housing and Local Government, and it has set the stage for further redevelopment projects in Klang Valley, with upcoming launches in northern Petaling Jaya in 2026.



**[Read More](#)**



## **Luminar Residence: A Connected, Lifestyle-Focused Urban Investment**

Luminar Residence marks the first phase of Federal Avenue, a freehold, mixed-use development by BRDB Developments in Subang. With a GDV of RM463 million, the project offers 751 serviced apartments across two towers, with practical layouts ranging from 549 to 1,389 square feet. Prices start from RM356,000. The development is supported by direct access to the Federal Highway, multiple expressways, nearby rail stations, and a planned shuttle service, ensuring seamless connectivity across the Klang Valley.

Residents will enjoy a 0.77-hectare lifestyle podium with curated facilities such as a pool, sports zones, reading and games rooms, pet-friendly areas, and a large community park. Sustainable features include EV charging bays, rainwater harvesting, solar panels, and digital locksets. BRDB also commits to high-quality urban design that encourages community living and long-term value creation.

With over 2,000 registrants and expected yields of 4 to 5 percent, Luminar is positioned as both a smart investment and a complete lifestyle address.



**[Read More](#)**



## **Tropicana Launches Clarissa Suites, Final Phase in Langkawi Project**

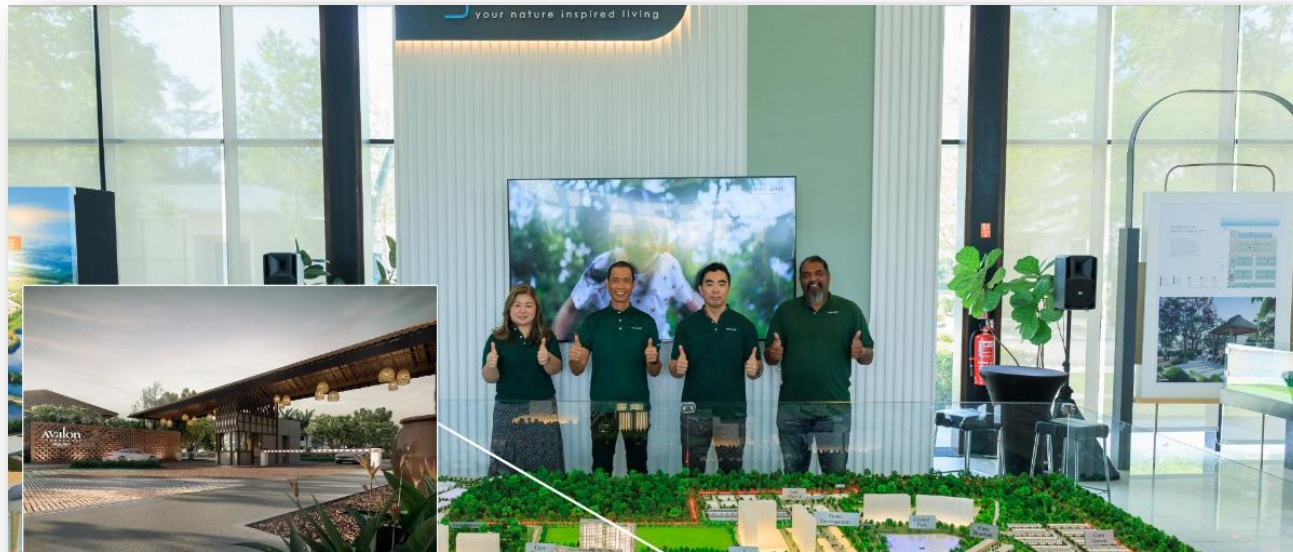
Tropicana Corporation has launched Clarissa Serviced Suites, the final phase of its Tropicana Cenang development in Pantai Cenang, Langkawi. The 40-storey freehold tower carries a gross development value of RM922.6 million and offers 806 fully furnished serviced suites, with unit sizes ranging from 536 to 1,356 square feet. It follows the strong market response to earlier phases, Assana and Merissa, which both achieved full take-up.

Each unit at Clarissa includes built-in kitchen and sanitary fittings, appliances and move-in-ready furnishings. The development features low-density layouts with separate lift lobbies, seven beachwalk shops, a sea-fronting infinity pool, a rooftop restaurant, viewing deck, and direct access to both the beach and Cenang Street. Family-oriented amenities are also included.

As part of its CSR efforts, Tropicana will donate RM200 per unit sold, amounting to RM160,000 over three years, to support local communities, schools, medical aid and elderly care in Langkawi.



**[Read More](#)**



## **Avalon Phase 1 Fully Taken Up, Boosts Avaland's Growth Momentum**

Avaland has achieved full take-up for Phase 1 of Avalon, a 166-unit Balinese-inspired residential development in its Cybersouth township. Valued at RM151 million in gross development, this launch marks the final landed component in the 25-acre Avalon precinct. The full development will offer 343 units across three layouts, with built-ups from 2,004 to 2,454 square feet and prices beginning at RM784,600.

Avaland credits strong demand to its focus on design quality and sustainable living. The developer highlighted that registration for Phase 2 will open soon, with continued interest expected. Avalon enhances the overall Cybersouth masterplan and supports Avaland's strategy of delivering value-driven, purposeful communities.

So far in 2024, Avaland has launched five major projects with a total GDV of RM1.8 billion and is targeting RM1.3 billion more in launches. Land acquisitions in Petaling Jaya and Kuala Lumpur will contribute RM1.2 billion in GDV for future mixed-use developments.



**[Read More](#)**



## **Selangor Dredging Unveils DaMai Residences in Taman Melawati**

Selangor Dredging has launched DaMai, a 17-storey mid-rise residential project in Taman Melawati, Kuala Lumpur. Built on a 7.158-acre freehold site, DaMai offers 306 spacious units ranging from 2,056 to 5,038 square feet. Notably, it introduces a “parking at your doorstep” concept through a dedicated speed ramp, allowing direct car access from Levels 4 to 16. Each unit includes up to six parking bays to suit multi-vehicle and multigenerational households.

The project combines landed-home comfort with condominium amenities. All units feature family areas, powder rooms and private terraces, while select penthouses come with rooftop openings. A one-acre rooftop garden crowns the development, offering yoga decks, viewing platforms, garden swings and a 700-meter jogging trail with a natural elevation gain.

The design, inspired by traditional anyaman craft, integrates woven motifs throughout. DaMai also includes lifestyle facilities and is built to international earthquake-resistant standards for enhanced structural resilience.



**[Read More](#)**



## **Sime Darby Unveils Casira 3 in Bandar Bukit Raja**

Casira 3 by Sime Darby Property is the latest landed residential project in Bandar Bukit Raja, Klang. These 20 by 75 feet homes start from 1,700 square feet and come in three layouts, all with four bedrooms and four bathrooms. Each home includes a ground-floor senior suite with wheelchair-friendly access, while selected units offer backyards and corner plots. Skylight roofing enhances the interiors with natural lighting, complementing open layouts and generous shared and private spaces. Prices start from RM797,888 and units are move-in ready.

The development spans 3.56 hectares of parkland, with a lake, jogging paths, and children's play zones that promote a balanced lifestyle. The lush surroundings support outdoor family time just steps from home.

Modern comforts include parcel drop boxes, EV charger isolator points, air-conditioning and water heater power points throughout. Casira 3 also enjoys excellent connectivity via four major highways, offering ease of travel across Klang Valley.



**[Read More](#)**



## **Mah Sing Tops Out RM790 Million M Nova in Kepong**

Mah Sing Group has topped out its RM790 million M Nova development in Kepong, marking 68% construction progress and aiming for full completion by the second quarter of 2026. As its third project in the area, following Lakeville Residence and M Luna, M Nova underscores Mah Sing's focus on value-driven homes with modern features and strong connectivity. The group plans to expand its M Series by acquiring strategic land to meet urban housing demand.

M Nova comprises three serviced residence blocks with unit sizes from 700 to 1,000 square feet, offering two to four-bedroom layouts. The development also includes 11 retail lots and a drive-through retail feature. Residents will benefit from 20 lifestyle amenities such as a pool deck, co-working spaces, outdoor fitness zones and a reflexology garden.

The project has secured a provisional GreenRE Bronze certificate and incorporates solar panels, rainwater harvesting, low-VOC materials and effective ventilation. It has recorded 3.5 million safe man-hours without Lost Time Injuries.



**[Read More](#)**



## **Melati Ehsan Accelerates Growth With Khaya Residences Launch**

Melati Ehsan Group is expanding its property development arm after launching the RM960 million Khaya Residences in Bangsar. Executive director Samuel Yap shared plans to increase project launches from one to as many as three per year. This move supports the group's aim to grow its residential and commercial portfolio. Khaya Residences will feature 795 serviced apartments in a 61-storey tower, with unit sizes ranging from 630 to 2,427 square feet.

A key highlight is the Signature X-Suites with private terraces shaped by the building's curved design. Located beside Menara TNB Bangsar, which the group also built, the project includes a retail podium with cafés, dining and a premium supermarket. The adjacent office tower is Green Building Index certified and will house major tenants such as Tenaga Nasional.

Melati Ehsan's construction arm holds a RM1.8 billion order book. It plans to tap into its 20-acre land bank across Klang Valley and Johor for future growth.



**[Read More](#)**



## **SkyWorld Launches Landmark Affordable Housing Project in Seberang Jaya**

SkyWorld Development has officially launched SkyWorld Pearlmont in Seberang Jaya, its first project in Penang and the largest under the Rumah Bakat MADANI initiative. The groundbreaking was officiated by Prime Minister Anwar Ibrahim, just eight months after a joint development agreement with Penang Development Corporation. This public-private effort aims to deliver over 35,000 affordable homes nationwide while promoting rapid, inclusive urban growth.

SkyWorld Pearlmont will pioneer PPVC technology in Penang, enabling faster, higher-quality, and environmentally friendly construction. The development will also feature Malaysia's first vertical school within an affordable housing project, catering to urban families seeking convenience. Buyers will benefit from a 10-year waterproofing and piping warranty, capped maintenance fees, and an 85 percent QLASSIC score.

Spread across 31 acres, Phase 1A will offer 1,846 freehold units priced from RM328,000, complemented by a 10-acre park, modern amenities, and smart community features. The project sets a national benchmark for scalable, sustainable, and inclusive housing.



**[Read More](#)**



## **SkyAwani PRIMA Offers Seamless, Stylish Urban Living in Brickfields**

SkyWorld Development, in collaboration with PRIMA, launched SkyAwani PRIMA Residences in Brickfields. The RM192 million project comprises 492 well-planned units, each measuring 900 square feet and priced at RM390,000. Strategically located on a 1.97-acre leasehold site, the development drew strong interest with 3,000 applicants during its launch, and 492 buyers were selected through a balloting process.

To ease homeownership, SkyWorld introduced the Maybank MyDeco Financing scheme, offering up to 120% financing capped at RM250,000. The extra 30% is allocated for interior design, fittings, and furnishings, enabling homeowners to plan and personalise their spaces from day one. This feature enhances buyer convenience and supports a streamlined, modern living journey.

SkyWorld continues to deliver practical, accessible homes that meet evolving lifestyle needs. With this latest addition to the Awani Series, the developer reinforces its commitment to build affordable homes that offer both value and quality in prime city locations.



**[Read More](#)**



## **Nadi 3A Boosts Commercial Appeal in Setia EcoHill 2 Township**

Setia EcoHill 2, a 409-hectare township in Semenyih, continues to evolve with the launch of Nadi 3A, the latest addition to Setia Commerce Square. This new commercial phase recorded a 70% take-up during its launch weekend, reflecting rising investor confidence in the area. Positioned as the central business hub, Nadi 3A offers 44 shop units with generous layouts and strategic design, enhancing visibility and functionality.

Spanning 2.23 hectares with a GDV of RM95.4 million, Nadi 3A prioritises business needs with wide frontages, 1,144 parking bays and proximity to major highways including Lekas and PLUS. Its location benefits from a growing residential catchment of over 10,000 homes by 2035, creating a robust demand base for retail and services.

S P Setia's investment in landscape upgrades and infrastructure connectivity underscores the township's long-term vision. With prices from RM1.79 million and attractive buyer incentives, Nadi 3A offers strong prospects for capital growth and business sustainability.



**[Read More](#)**



## Retail Growth Slows but Sector Remains Resilient in 2025

Malaysia's retail sector grew 5.6 percent in the first quarter of 2025, boosted by festive spending and strong tourism. However, Retail Group Malaysia revised the 2025 retail growth forecast down to 3.1 percent, citing weaker second-quarter prospects and broader challenges. While fashion and convenience stores performed well, other subsectors, like personal care and home goods, recorded declines. A 1 percent contraction is expected in the second quarter.

Malaysia's economy grew 4.4 percent in the first quarter, supported by strong domestic demand, a stable labour market, and steady government spending. Inflation stayed moderate at 1.5 percent, although prices for food and services rose faster.

New policies such as SST changes, electricity tariff hikes, and minimum wage increases may raise business costs. Despite this, mini-markets and F&B outlets remain optimistic. Most small retailers are shielded from e-invoicing and EPF changes. Overall, the sector shows resilience despite shifting conditions.



[Read More](#)



## **CelcomDigi Unveils Next-Generation Life Stores in Kuala Lumpur**

CelcomDigi has launched its new flagship Life stores at The Gardens Mall and Sunway Pyramid, redefining telco retail in Malaysia. These 3,500-square-foot outlets represent a shift beyond traditional connectivity, offering an immersive, tech-driven experience for a wide range of customers.

The Life stores house over 20 partners and feature a “store within a store” concept, including exclusive zones by Samsung and Disney. This format provides interactive showcases of smart home solutions, wearables, and augmented reality, appealing to both digital natives and first-time users. The stores are designed to foster personalised engagement and highlight CelcomDigi’s expanding product ecosystem.

While only two stores are open for now, the initiative complements CelcomDigi’s broader retail network of 10,000 touchpoints, including 61 branded and over 300 partner outlets. Though further expansion is unconfirmed, the launch signals a focused strategy to elevate customer experiences through innovation and collaboration.



**[Read More](#)**



## **Hextar World Unveils Eight Tenants Ahead of Q4 2025 Launch**

Hextar World at Empire City has announced eight anchor tenants and confirmed its opening in the fourth quarter of 2025. The lineup includes Village Grocer, Miami Beach, Jungle Gym, Ballet Theatre Malaysia, Sport Planet, Playa Racquet Club, La Boca, and 91 Sports Arena.

These additions support Hextar World's concept as The Exploratorium, blending entertainment, community, and wellness. Miami Beach, Malaysia's first indoor beach with a day-night cycle, will span 160,000 square feet. Village Grocer and Jungle Gym will occupy 28,000 and 12,000 square feet respectively. Other highlights include Ballet Theatre Malaysia's new venue and dedicated pickleball facilities by Playa Racquet Club and 91 Sports Arena.

Datuk Eddie Ong, Group CEO of Hextar, said the tenants reflect its vision of creating an integrated, active-lifestyle hub. With strong brand partnerships and diverse offerings, Hextar World aims to redefine urban destinations and set a new industry benchmark.



**[Read More](#)**



## **Common Ground Opens KLCC Flagship to Expand Premium Network**

Common Ground has launched its newest flagship coworking space, Common Ground KLCC, at Menara Darussalam. Spanning 15,000 square feet, the space is its 16th in Malaysia and can host over 300 members. Strategically positioned next to the Grand Hyatt, it offers seamless access to key city landmarks and public transport links.

The new location strengthens Common Ground's value proposition through a partnership with the Grand Hyatt Kuala Lumpur. Members enjoy exclusive access to the hotel's fitness centre and swimming pool, a dedicated cafe, special rates for rooms and dining, and the option to hold catered events with the hotel's events team.

Facilities at Common Ground KLCC include private offices for teams of four to more than 20, a 20-seat boardroom, digitally equipped meeting rooms, and up to 50 hot desking spots. Members also gain access to over 45 Common Ground locations across 11 cities in the Asia-Pacific region.



**[Read More](#)**



## **MRT3 Final Alignment Approved with Reduced Land Acquisitions**

Transport Minister Anthony Loke has approved the final alignment for the MRT3 Circle Line, a 51-kilometre orbital route that completes the Klang Valley Mass Rapid Transit network. The project will feature 31 stations, integrating with MRT, LRT, KTM and Monorail lines through 10 key interchange points. MRT Corp confirmed that 40 kilometres will be elevated and 11 kilometres underground.

The number of land parcels required has been reduced from 1,012 to 690 to minimise disruption to local communities. This follows public feedback from over 45,000 responses during a three-month inspection period, where more than 90 percent supported the project. MRT Corp will now begin land acquisition, targeting completion by end-2026.

Chief Executive Datuk Mohd Zarif Hashim thanked stakeholders for their collaboration. MRT Corp is also exploring public-private partnerships to fund the project, in line with the government's fiscal direction under Budget 2025 prioritising impactful infrastructure development.



**[Read More](#)**



## Balanced Urban Growth Anchored in PTKL 2040 Framework

The Kuala Lumpur Local Plan 2040 (PTKL 2040) sets a clear direction for equitable urban growth, blending luxury development with accessible housing. Anchored by the “Kuala Lumpur for All” vision, it mandates developers with land over five acres to provide genuinely affordable homes, ensuring inclusivity is more than a slogan. The plan also requires at least 30% of land in large residential projects to be reserved for open spaces, promoting quality of life.

Launched by Prime Minister Datuk Seri Anwar Ibrahim, PTKL 2040 outlines designated zones for residential, commercial, green, and industrial use. This zoning aims to prevent community displacement while supporting sustainable expansion. The comprehensive map and guidelines serve as a key reference for all stakeholders, including government agencies, developers, and investors.

The plan, effective since June 11, was formulated under the Federal Territory (Planning) Act 1982 and aligns with the Malaysia MADANI principles. It integrates physical, economic, social, and environmental goals.



[\*\*Read More\*\*](#)



## Malaysia Launches First Digital Property Valuation Platform

Infomina Bhd has launched ValuationXchange, Malaysia's first industry-recognised digital property valuation platform, in partnership with Geolytik Tech Sdn Bhd. The joint entity, Infomina Geolytik Sdn Bhd, aims to transform property valuation and financing through digitalisation, improving transparency and efficiency across the sector. The platform is endorsed by PEPS Ventures Bhd, the commercial arm of Malaysia's property valuers and consultants association.

ValuationXchange streamlines collaboration between valuers, real estate agents and banks, supporting faster, more accurate financing decisions. It allows pre-validation of buyer credentials, helping reduce loan rejections and processing times. Built on banking-grade infrastructure, the platform meets Bank Negara's Risk Management in Technology standards while adhering to Malaysian Valuation Standards.

Currently onboarding partners nationwide, Infomina Geolytik is positioned at the intersection of fintech and proptech. The initiative also aligns with the government's MyDIGITAL strategy, leveraging secure infrastructure and data intelligence to modernise Malaysia's traditionally underserved valuation market.



[\*\*Read More\*\*](#)