

Z E R I N
PROPERTIES

ISSUE 332

CORPORATE REAL ESTATE HIGHLIGHTS

AUGUST 2025

<https://zerinproperties.com>



13MP Targets Growth With Bold Reforms and Inclusive Investments

Malaysia's 13th Plan sets an annual GDP growth target of 4.5% to 5.5% from 2026 to 2030, supported by RM430 billion in development expenditure. This follows a 5.2% average growth during 2021 to 2024. The government aims to reduce the fiscal deficit to below 3% of GDP by 2030. Prime Minister Anwar Ibrahim affirmed the plan's measurable targets and strategic direction in Parliament.

To realise the plan, RM611 billion will be mobilised, including RM120 billion from government-linked firms and RM61 billion through public-private partnerships. Of the RM430 billion devex, RM227 billion is allocated for economic sectors such as infrastructure, transport and housing, RM133 billion for social sectors including education and health, RM51 billion for national security, and RM17 billion for governance.

The plan forecasts 6% annual growth in private investment and 5.8% growth in exports. Anchored on AI, human development and national sovereignty, the plan outlines over 600 initiatives for structural reform and inclusive growth.



[Read More](#)



Malaysia Rolls Out Major Housing Reforms Under 13th Plan

Malaysia's 13th Plan prioritises housing reform with the creation of a national single housing agency and a new rent-to-own model to expand access to affordable homes and reduce living costs. The reforms focus on increasing supply, improving financing access, and strengthening sectoral regulation and management.

Key strategies include boosting liveable housing supply, enhancing homeownership for targeted groups, and improving regulatory effectiveness. Existing housing schemes will be upgraded with flexible financing terms, while a new Residential Tenancy Act and long-term housing plans for senior citizens will be introduced. A housing consortium will also be explored to support the rent-to-own initiative.

As of March 2025, 179,769 affordable homes have been completed, with over 312,000 more in progress. Housing loans totalling RM17.86 billion have benefitted over 76,000 borrowers. Prime Minister Anwar Ibrahim reaffirmed the government's commitment to build one million affordable homes by 2035, while also enhancing existing programmes to improve quality and liveability.



[**Read More**](#)



Education Infrastructure Boosted in 13th Plan to Ease Overcrowding

Under the 13th Malaysia Plan, school construction will become a prerequisite for planning approvals in new large-scale housing developments. The move aims to tackle overcrowding and land shortages for education facilities, especially in urban centres. This initiative reflects the government's proactive stance in aligning urban development with education needs.

Prime Minister Anwar Ibrahim announced that RM67 billion will be allocated to the education sector, covering new school construction, upgrades to existing institutions, and improvements to community and higher education facilities. The plan also includes expanding vertical schools to address space constraints in densely populated areas.

As of 2025, the government has upgraded 1,200 dilapidated schools nationwide. The plan also targets raising preschool and secondary school enrolment to 98 percent, exceeding global averages. This education-focused infrastructure push is part of a broader effort to enhance quality of life, strengthen public services, and support long-term social development.



[**Read More**](#)



RM11.3 Billion in Manufacturing Projects Begin Operations Across Malaysia

A total of 11 manufacturing projects worth RM11.3 billion have commenced operations under the Madani government's leadership, according to Investment, Trade and Industry Minister Tengku Datuk Seri Zafrul Abdul Aziz. These operational projects form part of a larger wave of approved investments that reflect growing investor confidence.

In addition to those already running, more projects are still under construction, suggesting sustained momentum in Malaysia's industrial sector. Zafrul highlighted the positive trend through a social media update, noting the broader scope of incoming investments beyond the initial 11 facilities.

Among the companies launching operations are INV New Material Technology (RM3.2 billion), Alliance Contract Manufacturing (RM1.5 billion), Chery Corporate Malaysia (RM1.4 billion), Dominant OptoTechnologies (RM1 billion), and Cosmx Technology Malaysia (RM921 million). These investments strengthen Malaysia's position in advanced manufacturing, reinforcing its reputation as a preferred destination for high-value industrial activity.



[Read More](#)



Malaysia Secures RM2.97 Billion Digital Investments from Leading Chinese Firms

Malaysia has secured RM2.97 billion in confirmed digital investments from top Chinese technology companies, creating over 6,800 high-value digital jobs nationwide, said Digital Minister Gobind Singh Deo. This achievement stems from a recent high-level mission to China during the World Artificial Intelligence Conference 2025 in Shanghai, underscoring Malaysia's growing role in regional digital transformation and innovation.

Key players such as Baidu, China Mobile International, and Inspur Group have committed to advancing Malaysia's tech ecosystem through cutting-edge technologies and expertise. The mission strengthened the Malaysia Digital initiative, fostering strategic partnerships and investments in Selangor, Johor, and Perak, positioning the country as an ASEAN digital innovation hub.

Minister Gobind highlighted the rising importance of AI agents and announced plans to launch the ASEAN AI Safety Network during Malaysia's ASEAN chairmanship. He emphasized responsible AI deployment through certification frameworks that align technology with national priorities, ethics, and public trust, preparing Malaysia for a digital future grounded in values.



[**Read More**](#)



Johor Secures RM1.34 Billion Investment in Singapore Special Economic Zone

Johor has secured RM1.34 billion in investment commitments from five Singapore-based companies under the Johor-Singapore Special Economic Zone (JS-SEZ), with another RM78 million in potential deals under negotiation. These investments are coordinated through the Malaysian Investment Facilitation Centre's Johor branch, which has attracted interest from 70 companies across several countries.

Menteri Besar Datuk Onn Hafiz Ghazi highlighted ongoing efforts to strengthen bilateral ties with Singapore, including discussions on the JS-SEZ master plan. Key proposals include establishing a free trade zone, improving cross-border goods and talent movement, and developing a second Rapid Transit System link to enhance connectivity.

Johor is committed to progressive policies that promote inclusive and sustainable growth, addressing issues such as rising living costs and infrastructure improvements. Onn Hafiz expressed confidence that cooperation between Johor, Malaysia, and Singapore will continue to foster mutually beneficial regional development and a prosperous future for all stakeholders.



[Read More](#)



Bursa Construction Index Surges on 13MP Infrastructure Spending Boost

Bursa Malaysia's Construction Index jumped 3.1 percent following the announcement of RM430 billion development expenditure under the 13th Malaysia Plan. This placed the construction sector at the top of the market, outpacing all other indices. Major gainers included Ekovest, Gamuda, WCT, Econpile, IJM, and Bina Puri. The broader KLCI also rose by 1.33 percent to close at 1,533.35, driven by investor confidence in long-term infrastructure growth.

The 13MP outlines major transport projects across Peninsular and East Malaysia, including the East Coast Rail Link, Gemas–Johor Bahru rail, Penang LRT Mutiara Line, and Trans–Borneo feasibility study. Upgrades to Penang and Miri airports are also planned. Johor's Electrified Economic Rail Transit and the cross-border RTS Link will enhance regional and cross-border mobility.

Analysts expect infrastructure momentum to pick up from Q4 2025 and accelerate into 2026 and 2027. Investment banks remain bullish on construction stocks, favouring firms like Gamuda, IJM, and Sunway Construction.



[Read More](#)



Johor and Singapore Explore RTS 2 to Strengthen Cross-Border Link

Johor and Singapore are discussing the proposal for a second Rapid Transit System (RTS 2) to link Tuas and Iskandar Puteri. The matter was raised during a meeting between Johor Menteri Besar Datuk Onn Hafiz Ghazi and Singapore Prime Minister Lawrence Wong at The Istana. The meeting underlined both countries' commitment to deepen bilateral ties and advance strategic cooperation.

The proposed RTS 2 complements the ongoing 4km RTS Link connecting Bukit Chagar in Johor Bahru and Woodlands North in Singapore, which is on track for completion by December 2026. Operations are expected to begin in early 2027, with a capacity to move up to 10,000 passengers per hour in each direction.

The meeting was part of Onn Hafiz's three-day official visit to Singapore, hosted by Foreign Minister Dr Vivian Balakrishnan. Both sides view enhanced connectivity as key to regional economic integration and long-term partnership.



[Read More](#)



Kita Selangor Rail Moves Ahead with Funding and Partnership Plans

The Kita Selangor Rail project has entered a key phase, focusing on financing strategies and identifying suitable investment partners. Selangor Menteri Besar Datuk Seri Amirudin Shari said this step is crucial to ensuring sustainable implementation and long-term public benefits. The integrated rail network aims to deliver seamless connectivity across the state, including a direct link to the Selangor Aero Park in Sepang.

The project is expected to ease traffic congestion, improve workforce mobility, and boost economic growth by enhancing accessibility to key areas. Amirudin chaired a meeting with the State Economic Planning Unit and consultant HSS Integrated Sdn Bhd to explore potential collaborations and refine the project's scope.

Announced during the 2024 State Budget with a RM3 million feasibility study allocation, the rail initiative will be developed in stages over 10 years. The state government remains committed to an inclusive, integrated public transport system for a progressive Selangor.



[Read More](#)



Government Reviews Options to Revive Stalled MEX II Highway Project

The government is finalising discussions with the receivers of MEX II Sdn Bhd to determine the best path forward for the delayed Maju Expressway extension (MEX II). Talks focus on a comprehensive solution that includes construction costs, cash flow, traffic impact, toll rates and project viability. A central agency, alongside key ministries, is coordinating the planning and financial model.

MEX II was launched in 2016 as a three-lane dual carriageway connecting the MEX Putrajaya Interchange to the KLIA highway but failed to meet its 2019 completion deadline due to financial constraints. The concessionaire, a Maju Holdings subsidiary, defaulted on sukuk payments in 2021 and was placed under receivership in 2022.

The project has since come under MACC scrutiny, with seizures linked to alleged corruption. The Works Minister confirmed the project is privately funded under a build-operate-transfer model, with progress verified directly by sukuk holders and independent parties.



[Read More](#)



Johor Leads Malaysia with 42 New Data Centre Projects Approved

Johor approved 42 data centre construction projects in the second quarter of 2025, strengthening its position as a key hub for digital investment and high-tech economic growth in the region. This development supports initiatives like the Johor-Singapore Special Economic Zone and the Johor Digital Plan, driving the state's transformation into a knowledge-based economy.

The state government prioritises data centre development in industrial zones such as Ibrahim Technopolis, Sedenak, and Pasir Gudang, which offer strategic advantages including access to highways, power grids, water supply, ports, and airports. Johor has allocated over 7,600 acres of land for these projects, with 600 acres in IBTEC alone dedicated to data centres. To prevent land conflicts, approvals in residential areas are being limited.

Johor enforces strict, approval processes based on technical and environmental standards. It is also the first state in Malaysia to adopt Tier 4 data centre technology, ensuring high reliability and sustainability with advanced cooling and wastewater recycling systems.



[Read More](#)



APAC Data Centre Power Demand to Double by 2030, Moody's Reports

Moody's Ratings projects data centre power demand in Asia-Pacific to grow at a 15% to 20% compound annual rate over the next five to six years, with installed capacity rising from 36 gigawatts in 2024 to 92 gigawatts by 2030. This surge will require significant investment in power generation, storage, and grid infrastructure amid challenges of growth, decarbonisation, and affordability.

The agency expects utilities to spend between US\ \$90 billion and US\ \$110 billion on capital projects to meet rising demand, supported by cost recovery mechanisms. Investments in grid expansion, renewable energy, and storage will be crucial to provide reliable, continuous power while advancing energy transition goals.

While data centre power demand in smaller markets like Malaysia will drive sharp investment increases, larger markets such as India and China will absorb demand within existing pipelines. Overall, data centre electricity consumption is expected to remain a small portion of total demand, increasing moderately in China and India, with Japan relying on fossil fuels until alternative sources expand.



[Read More](#)



SkyGate and NJH Form JV to Boost Precision Manufacturing in Penang

SkyGate Solutions Bhd has partnered with Singapore's New Jin Hai Pte Ltd to create a precision manufacturing business in George Town, Penang. The new company, SkyGate NHJ Technology Sdn Bhd, will be majority-owned by SkyGate's unit with a 51% stake, while NJH holds 49%. The joint venture capitalises on NJH's digitalised production expertise to support Malaysia's growing semiconductor industry.

SkyGate is committing RM19.55 million of the total RM38.34 million capital for the venture. These funds will be used to establish the factory, develop the workforce, and cover operational expenses. This investment reflects the company's strategic push into high-precision engineering aligned with expanding industrial demand.

The partnership aims to leverage combined strengths in metal forming machinery and machine tools to strengthen Malaysia's position in advanced manufacturing. This joint venture supports local industry growth while incorporating modern digital technologies for competitive production.



[Read More](#)



Penang Advances with GBS By The Sea Innovation Hub

Penang has launched the RM296 million GBS By The Sea development at Technoplex Bayan Lepas, reinforcing its position as a business and technology hub. Spanning 290,000 square feet, this fourth project under the global business services (GBS) initiative is already fully occupied. Global players such as AMD, Celestica and Microsoft have set up operations here, creating over 1,000 high-value jobs in R\&D, digital services and engineering.

Chief Minister Chow Kon Yeow emphasised that this project reflects Penang's shift to a knowledge-based economy. The facility includes modern workspaces, a gym, cafeteria and a six-storey car park with 800 bays. It aligns with the 13th Malaysia Plan's push for locally driven, high-growth initiatives, signalling Penang's forward-looking development.

Looking ahead, Penang Development Corporation is planning the RM500 million GBS at Technoplex, offering over 400,000 square feet. With 16 percent already pre-booked, investor confidence remains strong and consistent with Penang's tech-driven ambitions.



[**Read More**](#)



AmBank Commits RM222.8 Million to Drive Penang's Industrial Growth

AmBank Islamic has extended RM222.8 million in financing to Suling Hill Development Sdn Bhd, a joint venture between AME Elite Consortium's subsidiary Northern Industrial Park Sdn Bhd and Majestic Gen Sdn Bhd. This significant funding will catalyse the development of Northern TechValley @ BKE, a freehold, green-inspired industrial park in Suling Hill, Seberang Perai Tengah, Penang.

Spanning 175.6 acres, Northern TechValley is positioned as a next-generation integrated industrial ecosystem, highlighting AME's strategic entry into northern Malaysia. The project is projected to deliver a Gross Development Value of RM1.3 billion, supporting the country's industrialisation goals while aligning with sustainability trends and growing investor demand for ESG-focused developments.

This move underpins AmBank's ongoing commitment to infrastructure growth and sustainable financing. Moreover, it reflects increasing institutional confidence in Penang's industrial potential, further reinforcing the state's position as a high-impact investment destination in Malaysia's northern corridor.



[Read More](#)



Eco Business Park V Sets New Standard for Industrial Growth and Connectivity

Eco Business Park V (EBP V) in Klang Valley, developed by EcoWorld, is a RM3.5 billion green industrial park spanning 311 hectares. Strategically located in Puncak Alam, it integrates residential, commercial, and industrial zones, providing businesses with workforce access, liveability, and strong logistics connections. Over 400 companies across sectors like FMCG, e-commerce, and electronics operate here, fueling economic growth and job creation.

Connectivity is a key strength, with seamless access to major highways, Port Klang, and expressways ensuring smooth logistics. EBP V is divided into five precincts catering to diverse business needs, from SMEs to large enterprises, offering land plots, built-to-suit, and lease options. East and West Gates are fully sold, while North and Central Gates near completion, and South Gate will launch in late 2024.

EBP V also embraces digital infrastructure, with plans for a hyperscale data centre supporting AI and cloud ambitions. Combined with on-site worker accommodations, security, and streamlined business support, EBP V is poised to drive Malaysia's industrial future.



[Read More](#)



GRIP Kota Puteri Phase 1 Launches with Strategic Industrial Offerings

PKNS has unveiled Phase 1 of GRIP Kota Puteri, a 373-acre industrial development featuring 52 modern semi-detached factory units and 13 industrial land lots. Land parcels range from 3.71 to 6.62 acres, while factory units span two sizes with built-up areas of 8,727 and 10,623 square feet. Facilities include coworking spaces, high-speed internet, and a professional club.

The showcase event at Galeria SA Sentral drew over 70 real estate and industry professionals who explored the project's layout and features. Strategically located in Section 11, Kota Puteri, GRIP offers direct access to LATAR, WCE, GCE, NKVE, and the upcoming ECRL. Its location supports manufacturing, logistics, and distribution across key industrial hubs.

GRIP holds Managed Industrial Park status, offering fast-track approvals, tax exemptions, and 100 percent foreign ownership. With GreenRE certification and robust infrastructure including 42MW power, water, gas, and 5G coverage, it ensures long-term operational stability and low flood risk.



[Read More](#)



Axis REIT Plans RM80 Million Warehouse Acquisition in Port Klang

Axis Real Estate Investment Trust (Axis REIT) has proposed to acquire a warehouse in Port Klang for RM80 million in cash. The property includes a single-storey detached warehouse, an annexed double-storey office, a 1½-storey detached warehouse, and ancillary buildings on a leasehold land parcel.

The trustee, RHB Trustees Bhd, has signed a sale and purchase agreement with TS Worldwide Warehousing Sdn Bhd, which will subdivide the land to deliver about 41,248 square metres (10.19 acres) with buildings. TS Worldwide operates in rental and electricity transmission and distribution.

The acquisition will be funded through existing bank financing and is expected to complete by the fourth quarter of 2026. Axis REIT's share price closed up 1.01% at RM2.01, valuing the REIT at RM4.06 billion, reflecting investor confidence in the strategic acquisition.



[Read More](#)



Axis REIT Raises Dividends Amid Strong Earnings Growth

Axis Real Estate Investment Trust (Axis REIT) will distribute RM8.8 million in net gain from the disposal of The Annex over three quarters in FY2025. This totals 0.43 sen per unit, split across 2Q (0.14 sen), 3Q (0.14 sen), and 4Q (0.15 sen). The trust also declared a 2QFY2025 dividend of 2.65 sen per unit, up from 2.25 sen last year, backed by a 20.5% year-on-year rise in net income, excluding disposal gains.

Net income for the quarter rose to RM46.95 million, driven by contributions from newly acquired assets, new tenancies, and rental revisions. Total trust income increased 17.9% to RM90.25 million. Year-to-date dividends reached 5.15 sen, compared to 4.55 sen previously. Assets under management hit RM5.21 billion, with a 97% portfolio occupancy rate.

Axis REIT continues to pursue strategic acquisitions, including a RM38.8 million storage yard, and maintains a RM430 million pipeline. The manager remains confident in sustaining performance for FY2025.



[Read More](#)



AmFIRST REIT Delivers Strong Income Growth and Higher Occupancy

AmFIRST Real Estate Investment Trust reported a 45.4% year-on-year increase in realised net income for 1Q FY2026, reaching RM5.1 million. Gross revenue rose 7.6% quarter-on-quarter to RM27 million, while net property income grew 17.3%. Realised earnings per unit jumped 47% to 0.75 sen. The solid performance was supported by higher rental and carpark income, alongside a one-off compensation gain.

Committed occupancy rose from 84.7% to 88.8% as at June 30, 2025, driven by new tenancies at Menara AmBank, Wisma AmFIRST, Prima 9 and Jaya 99. This increase is expected to sustain rental income growth over the coming quarters. While property expenses edged up due to higher repair and assessment charges, the impact was cushioned by lower electricity costs.

The REIT stands to gain from Bank Negara Malaysia's 25 basis point rate cut, potentially saving RM1.3 million annually. Looking forward, AmFIRST aims to boost performance through revenue growth and cost optimisation.



[Read More](#)



YTL REIT Maintains Stable Growth Across Core Hospitality Markets

YTL Hospitality REIT remains confident in the resilience of the hospitality sector across Malaysia, Australia and Japan, supported by sustained demand and strategic portfolio management. For FY2025, it posted a 0.9% rise in net property income to RM292.07 million, despite a 1.2% decline in revenue. Malaysian assets led the performance, driven by contributions from refurbished AC Hotels and renewed leases, including JW Marriott Hotel and Hotel Stripes.

Revenue in Malaysia rose 5.9% to RM163.1 million, with net property income up 6% to RM154.9 million. Meanwhile, earnings in Australia and Japan declined due to repair-related disruptions and softer income. Total assets reached RM5.44 billion, including 4,915 rooms across the three markets. A RM124 million revaluation surplus in May 2025 lifted investment property value to RM5.06 billion.

YTL-REIT declared a full-year distribution of 7.75 sen per unit, reflecting a 100.4% payout. With gearing at 42.8% and debt headroom of RM621 million, the group remains well-positioned for future acquisitions.



[Read More](#)



KIP REIT Charts Steady Growth with High Occupancy and Expansion Plans

KIP REIT reported a record portfolio occupancy of 96.7% in FY25, driven by resilient demand and strong tenant mix. KIPMall Senawang saw occupancy rise to 96.3% following the entry of ST Rosyam, while KIPMall Bangi rebounded to 93.9% after adding pickleball courts. Management is confident in maintaining stable occupancy across all malls.

Growth continues through active asset enhancement, strategic partnerships, and acquisitions. At KIPMall Tampoi, upgrades will add 10,000 square feet by February 2026. A partnership with AEON Co for the expansion of AEON Mall Kinta City is also progressing, with completion targeted in 2027. Meanwhile, acquisitions of three industrial and four retail assets, worth RM193.7 million in total, are on track, supported by a RM132 million private placement.

KIP REIT delivered a 7% rental reversion in FY25 and expects 7 to 10% in FY26. The 8% SST impact is expected to be minimal. Despite earnings dilution from new units, FY26 and FY27 DPU are projected to grow steadily.



[Read More](#)



TANCO
HOLDINGS BERHAD

Tanco Advances Port Dickson Free Zone With Strategic Land Deal

Tanco Holdings and Menteri Besar Negeri Sembilan (Inc) have formalised a supplemental agreement to structure the acquisition and financing for the 600-hectare Port Dickson Free Zone. MBINS acquired the first 300 acres directly from SD Guthrie for RM88.5 million, and will hold the land on behalf of joint venture company PDFZ Sdn Bhd, co-owned by Tanco's subsidiary and MBINS. Development will proceed once land registration is complete.

MBINS has 12 months from June 24 to negotiate either a second joint venture or direct acquisition for another 300 acres, and aims to secure the full 624-hectare site within three years. Land costs are fixed at RM6.77 per square foot, subject to final re-measurement. Tanco Land will provide shareholder advances to fund acquisition and costs, while MBINS facilitates land security and receives indemnities from Tanco.

PDFZ will complement Tanco's AI-powered container port, already approved, marking a major step in expanding its logistics and industrial footprint.



[Read More](#)



BWYS Unlocks Value With RM67 Million Industrial Asset Disposal

BWYS Group has signed a sale and purchase agreement with Yusin Machinery for the disposal of industrial properties in Banting, Selangor, for RM67 million in cash. The 339,386 square foot site includes office and factory buildings, acquired in 2019 for RM28 million. The disposal is expected to generate a gain of RM33.8 million for BWYS in the financial year ending December 31, 2026.

The group plans to use RM37.9 million of the proceeds to repay bank borrowings, saving RM1.1 million in annual interest. Another RM24 million will support raw material purchases and operations, while RM5.1 million will cover disposal-related expenses. This move aligns with BWYS's strategy to reallocate resources and improve operational efficiency.

Managing director Kang Beng Hai said the sale presents a timely opportunity to unlock investment value. The proposed disposal is expected to be completed in the first quarter of 2026, subject to shareholder and regulatory approvals.



[Read More](#)



HCK Capital Acquires Prime Land to Boost Future Earnings

HCK Capital Group, through its indirect unit Reside Capital, is acquiring two parcels of freehold land in Setia City BizPark, Selangor, from Bandar Setia Alam for RM38.64 million in cash. The first 1.2107-acre plot is priced at RM19.51 million, while the second 1.2199-acre plot costs RM19.13 million. Both sale and purchase agreements are conditional.

The transaction requires approvals including from the Economic Planning Unit if the purchase exceeds RM20 million, and separate land titles and consent from the State Authority where necessary. The acquisition is projected to conclude in the first half of 2026, subject to all conditions being met.

HCK Capital expects the strategic location and rising demand for commercial properties in the area to support future earnings growth. As of the latest trading day, the group's share price held steady at RM2.16, reflecting a market capitalisation of RM1.35 billion.



[Read More](#)



YBS Expands Penang Footprint with Strategic Industrial Property Purchase

YBS International, via its subsidiary Oriental Fastech Manufacturing, is acquiring an industrial property in Perai, Penang for RM23.5 million. The site, already tenanted and in use by OFM, includes a semi-detached factory with 61,586 square feet of built-up area on leasehold land expiring in 2032. The acquisition will be financed through a mix of internal funds and bank borrowings.

This move supports YBS's ongoing expansion strategy, underpinned by rising customer demand. The property is strategically located near YBS's current plants and supply chain, which is expected to enhance logistics, operational coordination and management efficiency. The deal also aligns with the company's goal to strengthen production capacity and accommodate long-term growth.

The acquisition does not require shareholder approval and is slated for completion within three months. While the deal will not significantly impact FY2026 earnings, it will raise YBS's net gearing from 0.39 to 0.53 times.



[Read More](#)



Paramount Expands Penang Landbank with RM57.8 Million Acquisition

Paramount Corp is acquiring 18.97 acres of freehold land in Bandar Cassia, Penang, from Penang Development Corp for RM57.84 million. The move supports its goal of sustainable growth in the northern region, expanding its total landbank to 358.9 acres and lifting its remaining gross development value to RM5.5 billion. The new project alone is expected to generate RM744 million in GDV.

The land lies within 600 meters of Paramount's Utopolis Batu Kawan and will be developed into serviced apartments, semi-detached townhouses, and shop offices. Construction is scheduled to begin in 2027 and complete by 2033. Paramount plans to fund the acquisition through internal funds and bank borrowings.

Group CEO Jeffrey Chew affirmed the company's confidence in the long-term prospects of Bandar Cassia. The project is poised to strengthen Paramount's earnings and contribute to Penang's liveability and economic dynamism once fully developed.



[Read More](#)



LaLaport BBCC Boosts Retail Mix with New Japanese Brands

LaLaport Bukit Bintang City Centre has added five new Japanese brands to enhance its retail appeal. Regal, Global Work, earth music and ecology, and Over Print have opened stores offering premium footwear and apparel. A fifth brand, 3Coins, will launch on August 16, featuring lifestyle and home décor products. These additions align with LaLaport's plan to refresh its retail mix with a blend of fashion, culture and entertainment.

Complementing the new retail offerings are campaigns featuring RM70,000 in prizes, limited edition merchandise and seasonal shopping vouchers. Shoppers can also enjoy temporary discounts. The newly launched Mitsui Outlet Park BBCC on Level 3 brings 30 branded outlets, while Level 4 hosts the entertainment hub Molly Fantasy, which includes exclusive attractions like Pokemon Mezastar Stadium and Taiko no Tatsujin Dojo.

Connectivity is a core strength, with LaLaport Transportation Hub launching bus services to regional destinations and shuttle links to both KLIA and Subang Airport, further enhancing access.



[Read More](#)



Focus Point Eyes Steady Growth Amid SST and Market Shifts

Focus Point Holdings expects an additional RM300,000 in monthly rental costs due to the expanded sales and service tax, though it remains optimistic. Annual rental expenses currently stand between RM30 million and RM40 million. To manage the impact, the group is implementing cost rationalisation efforts, including workforce adjustments and bulk procurement to support marketing and supplier negotiations.

Despite higher operating costs, the group's optical business continues to perform well, supported by a stronger ringgit and ongoing store expansion. Five new outlets have opened this year, with five more planned, bringing the total to around 208. Focus Point operates various optical brands targeting different demographics and continues to build brand visibility through mall roadshows and campaigns.

The F\&B segment under Komugi, contributing 15% to group revenue, remains cautious on new expansion. However, the group continues B2B supply to retailers like Family Mart and Starbucks, while exploring new partnerships to extend its reach.



[Read More](#)



IJM Land's Enlace Shoppes Sets Sustainable Retail Experience in KL

IJM Land and Amona Group have signed MOUs with 16 tenants for Enlace Shoppes, the retail section of the 18.18-acre Enlace mixed-use development in Pantai Sentral Park, Kuala Lumpur. Phase 1, with a net lettable area of 99,335 sq ft, is expected to open in 2029. Upon completion, the total NLA will reach approximately 315,000 sq ft, anchored by Jaya Grocer alongside tenants spanning fitness, dining, wellness, and retail.

Designed to serve the community, Enlace Shoppes integrates natural landscaping that complements nearby Taman Rimba Bukit Kerinchi Urban Park. It features a forest dining concept with tree-lined pedestrian paths, promoting a seamless indoor-outdoor retail experience.

Sustainability is core to the project, with eco-friendly materials, energy-efficient systems, rainwater harvesting, and drought-resistant landscaping. The development also includes accessibility features and 24-hour security, reflecting a commitment to safety and environmental responsibility while enhancing lifestyle convenience for residents and visitors.



[**Read More**](#)



Paramount Expands F&B Reach with Strategic Envictus Stake Acquisition

IJM Land and Amona Group have signed MOUs with 16 tenants for Enlace Shoppes, the retail section of the 18.18-acre Enlace mixed-use development in Pantai Sentral Park, Kuala Lumpur. Phase 1, with a net lettable area of 99,335 sq ft, is expected to open in 2029. Upon completion, the total NLA will reach approximately 315,000 sq ft, anchored by Jaya Grocer alongside tenants spanning fitness, dining, wellness, and retail.

Designed to serve the community, Enlace Shoppes integrates natural landscaping that complements nearby Taman Rimba Bukit Kerinchi Urban Park. It features a forest dining concept with tree-lined pedestrian paths, promoting a seamless indoor-outdoor retail experience.

Sustainability is core to the project, with eco-friendly materials, energy-efficient systems, rainwater harvesting, and drought-resistant landscaping. The development also includes accessibility features and 24-hour security, reflecting a commitment to safety and environmental responsibility while enhancing lifestyle convenience for residents and visitors.



[Read More](#)



Government Revives Major Abandoned Housing Projects Nationwide

Restoration work for the long-idle Residensi Hektar Gombak project, comprising 2,400 residential units, has officially begun and is expected to complete by 2027. The project had been stalled since 2018 due to various challenges. The Housing and Local Government Ministry, aligned with Malaysia Madani goals, secured RM125 million in new funding to revive this significant development.

This initiative forms part of a broader government effort, including a special task force, to address abandoned housing projects nationwide. To date, 1,127 projects affecting over 135,000 buyers with a combined value exceeding RM106 billion have been successfully revived. Other notable revivals include long-abandoned projects in Selangor and Sabah.

Minister Nga Kor Ming emphasized the government's commitment to citizen welfare through proactive collaboration. He warned that developers failing to complete Residensi Hektar Gombak by 2027 risk blacklisting, ensuring accountability and industry integrity. The government hopes the public acknowledges these efforts and the dedication of civil servants involved.



[Read More](#)



Sunway Property Launches RM1.1 Billion LakeHills Vertical Development

Sunway Property has broken ground on Sunway LakeHills, a landmark RM1.1 billion high-rise project within the 88-acre Sunway Lenang Heights masterplan in Johor Bahru. Positioned as the precinct's crown jewel, the development offers 1,200 premium units across two 46-storey and one 33-storey towers. Featuring private lifts, innovative layouts, and resort-style amenities, the project redefines elevated urban living amid serene lakeside and panoramic city views. Completion is targeted for 2029.

The development emphasizes privacy and wellness with a low-density layout, 88 recreational facilities, and sustainable design elements aligned with GreenRE and CASBEE standards. Feng Shui Master Louis Loh highlighted the site's rare "Five Element Soil" status, symbolizing prosperity and harmony. Strategically located near major highways and the upcoming RTS Bukit Chagar station, residents enjoy seamless connectivity to Johor Bahru city center, Singapore, and key lifestyle and business hubs.

This project advances Sunway's Southern Region growth strategy, supporting Johor's emergence as an international gateway city and delivering a future-ready, vibrant community for discerning homeowners and investors.



[**Read More**](#)



Paramount Embun Hills Project Sets New Benchmark in Penang Development

Paramount Property's latest project, Paramount Embun Hills in Bukit Mertajam, is off to a strong start, with 45% of its residential phase one units sold and the entire commercial portion fully taken up. The freehold township spans 28 hectares and includes 566 residential units and 30 shop offices. Prices for terrace and cluster homes range between RM800,000 and RM900,000. Construction is underway, with completion expected by 2029.

The project emphasizes sustainability through solar energy use, responsible waste management, water conservation, and biodiversity preservation with over 550 native trees. This marks Paramount's third development in Penang, aiming to boost economic vibrancy in the northern region. The commercial units, The Shoppes at Embun Hills, sold out on launch day, reflecting strong investor confidence.

Penang's Chief Minister highlighted the project's alignment with the Penang2030 vision for balanced, green, and family-focused growth. The state also extended a homeownership discount to support the real estate market and promote affordable housing.



[Read More](#)



IJM Land Launches Ikon Residences in Seremban 2 Growth Corridor

IJM Land is set to launch Ikon Residences, a 44-storey freehold development in Seremban 2. This integrated project features 778 residential units, 15 retail lots, and 30 lifestyle facilities, making it the township's first high-rise offering. Surrounded by established amenities and healthcare centres, the development sits in a mature, well-connected neighbourhood.

Designed as a complete lifestyle hub, Ikon Residences offers living, working and leisure spaces within walking distance. Residents will benefit from on-site cafés, grocers and services, as well as accessibility via PLUS, ELITE and LEKAS highways, and a toll-free route to KLIA. Units range from 472 to 1,188 square feet, including dual-key layouts and flexi spaces to suit young professionals, families, and retirees.

Resort-style features include a lap pool, gym, badminton courts, co-working areas and round-the-clock security. Strategically located within the MVV 2.0 corridor, the project is positioned to attract Klang Valley buyers seeking affordability and a higher quality of life.



[Read More](#)



Bandar Seri Milian Township to Drive Rural Growth in Sabah

A major township project, Bandar Seri Milian, is set to transform Kinabatangan through a 157.48-acre mixed development in Pekan Kota Kinabatangan. The RM366 million project is a collaboration between Kinabatangan District Council and Sunmow Construction, with full funding from the developer. The groundbreaking ceremony will be officiated by Sabah Chief Minister Datuk Seri Hajiji Noor on August 15.

Spanning three phases over 15 years, the plan includes affordable housing, roads, utilities, a new district council complex, schools, a community hall, and areas for commerce and light industry. The development aims to provide essential infrastructure while creating a well-rounded and sustainable township for the region.

This initiative aligns with the Sabah Maju Jaya (SMJ) blueprint to promote balanced development and inclusive prosperity. With strong developer backing and government support, Bandar Seri Milian is expected to attract investment, generate employment, and serve as a catalyst for long-term economic growth in rural Sabah.



[Read More](#)



Idaman Bukit Jelutong Fully Taken Up, Handing Over on August 8

Idaman Bukit Jelutong, part of the Rumah Selangorku (RSKU) initiative, has achieved full take-up and will be officially handed over to buyers on August 8. Developed by Gagasan Nadi Cergas through Nadi Cergas Sdn Bhd, the project sits on 10.5 acres in Bukit Jelutong, Shah Alam. It features 1,260 units across three towers, priced at RM250,000 per unit with modern furnishings and comprehensive facilities.

Designed for the M40 income group, the development addresses the housing affordability gap. Since its 2022 launch, it has received over 6,000 applications. PNSB Construction Sdn Bhd highlighted its prime location surrounded by landed homes priced between RM600,000 and RM1.2 million, and positioned this project to match condominium standards while remaining accessible.

As part of the broader Idaman initiative, Selangor targets 60,000 affordable units by 2027. Currently, 24 projects with 39,000 units are approved, with 6,079 units delivered and another 8,000 expected this year.



[Read More](#)



HCK Tower in Damansara Perdana Redefines Premium Business Ecosystem

HCK Tower, located in the heart of Damansara Perdana, offers more than just Grade-A office space. Developed by HCK Capital, it forms part of Empire City Damansara, a self-sustaining integrated ecosystem that includes hotels, residences, and offices such as KPJ and MyEG. This strategic location connects seamlessly to major highways like LDP, DASH, and Penchala Link, providing easy access to key commercial areas including Mont Kiara, Petaling Jaya, and Kuala Lumpur City Centre.

The tower also benefits from excellent public transport options, nearby MRT stations, and shuttle services, ensuring convenient commutes. With 9,000 parking bays and six drop-off zones, access remains smooth even during peak hours.

HCK Tower's upcoming direct link to the 2.5 million sq ft Hextar World Mall, launching in late 2025, will add retail, dining, and entertainment right at the doorstep. This 38-storey tower blends prestige, connectivity, and lifestyle into a thriving business hub for discerning entrepreneurs.



[Read More](#)