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Y&G Makes Landmark RM477 Million Landbank Expansion for Growth

Y&G Corp Bhd will acquire 584.4 acres of land from the family of its managing director and major shareholder, Datuk Seri Yap Seng Yew, for RM477 million in cash. The purchase, over four times Y\&G's market capitalisation, involves parcels in Sepang and Ujong Permatang, plus a property company holding Sepang land. All transactions are related-party deals.

The acquisitions include 95.02 acres in Sepang for RM206 million, 367 acres in Ujong Permatang for RM189 million, and 86.4 acres via RM82 million purchase of Konsep Wawasan Sdn Bhd. Prices align closely with or slightly below independent valuations. Funding will combine cash reserves and external borrowings, potentially lifting gearing to 1.09 times.

The enlarged landbank strengthens Y\&G's development pipeline and long-term growth prospects. Completion is targeted for the fourth quarter of 2025, subject to shareholder and regulatory approvals. UOB Kay Hian acts as independent adviser for non-interested directors and shareholders.



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Paramount Expands Landbank with RM128.74 Million Kulim Township Deal

Paramount Corp Bhd will acquire four freehold parcels in Bandar Lunas, Kulim, totalling 295.55 acres, for RM128.74 million. The land, near Kulim Hi-Tech Park, will be developed into a township with residential, commercial and industrial components, targeting a gross development value (GDV) of RM946 million. The acquisition, via wholly-owned Paramount Property (Seaview) Sdn Bhd, is from Golden Bluechip Sdn Bhd.

The project is set to capitalise on Kulim's growth, infrastructure connectivity and investment inflows. It will boost Paramount's total GDV to RM5.49 billion. Development costs will be determined after final plans are in place, funded through a mix of internal funds and bank loans. Completion is expected within 12 months, with development starting a year later and finishing in seven years.

This move follows Paramount's RM126.32 million stake purchase in Envictus International Holdings and RM57.84 million Penang land buy for a RM744 million GDV project, reinforcing its strategic growth push.



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Mah Sing Returns to KLCC With RM260 Million Land Buy

Mah Sing Group Bhd is re-entering the KLCC premium property market through the RM260 million acquisition of the Corus Hotel site on Jalan Ampang. The 1.485-acre freehold parcel, within walking distance to the Petronas Twin Towers and major amenities, will be redeveloped into a RM1.28 billion gross development value (GDV) premium serviced apartment project comprising about 1,000 units, priced at RM2,000 per sq ft.

The project, slated for launch in the first half of 2026, targets foreign buyers and investors, aligning with renewed interest in high-end KL properties. Despite the high RM4,019 per sq ft land cost, the 20% land-to-GDV ratio and expected 20% margin are considered reasonable. Funding will be via internal funds and bank borrowings, lifting gearing from 0.17 to 0.23 times.

Analysts from RHB and MBSB Research maintain positive views, citing strategic location, resilient affordable segment sales, and sustained earnings potential with a 4% dividend yield.



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SkyWorld Enters Modular Construction with RM82.7 Million Land Buy

SkyWorld Development Bhd will acquire 26.4 acres of freehold land in Seberang Perai Tengah, Penang, for RM82.7 million via its 70%-owned Prefab Master (Penang) Sdn Bhd. The site will house a factory for prefabricated and prefinished modular systems, supporting affordable housing projects in partnership with the Penang Development Corporation and PDC Properties.

Located 12km from Batu Kawan and 15km from Seberang Jaya, the site offers strong infrastructure, accessibility and proximity to amenities, enabling efficient transport of 3D modular systems to project sites. The factory, expected to be operational in the second half of 2026, will strengthen SkyWorld's capabilities for large-scale developments through manufacturing efficiency and supply chain integration.

CEO Lee Chee Seng said the facility will optimise costs through economies of scale for over 35,000 affordable homes. The purchase will be funded by internal funds and bank borrowings, with completion targeted within three months.



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Axis REIT Expands Portfolio with RM80 Million Port Klang Acquisition

Axis Real Estate Investment Trust (Axis REIT) will acquire a warehouse in Port Klang for RM80 million in cash. The asset includes a single-storey warehouse with an annexed double-storey office, a 1½-storey detached warehouse, and other ancillary buildings on leasehold land. RHB Trustees Bhd, acting for Axis REIT, signed the sale and purchase agreement with TS Worldwide Warehousing Sdn Bhd.

As part of the deal, TS Worldwide will subdivide the master land, delivering a final area of about 41,248 square metres (10.19 acres) with the buildings in place. TS Worldwide is involved in electricity transmission, distribution, and sales, as well as property rentals and operations.

The purchase will be financed via existing bank facilities and is targeted for completion by the fourth quarter of 2026. This acquisition further strengthens Axis REIT's industrial asset portfolio. The REIT's units closed at RM2.01, valuing the trust at RM4.06 billion.



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PTT Synergy Accelerates Growth with RM2.3 Billion Robotics Expansion

PTT Synergy Group Bhd will invest RM2.3 billion over the next two years to develop four new automated warehouses, strengthening its intralogistics and industrial solutions portfolio. The company, which operates in construction, real estate, and robotics, aims to grow its building storage capacity from 600,000 to two million pallets within three to five years. Its first smart logistics facility, PTT Logistics Hub 1 in Sungai Buloh, offers 168,000 sq ft of warehouse space and 90,000 sq ft for operations, with a capacity of 31,000 pallet positions and is expected to reach full occupancy soon.

The real estate segment has already overtaken construction in profitability, generating RM50 million annually and targeting RM100 million in the near future. The robotics segment is projected to match the RM24 million annual income of the construction division, providing recurring leasing revenue.

PTT Synergy also plans regional expansion, with Thailand as its first overseas market, expected to begin operations by year-end.



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HCK Capital Expands Land Holdings in Prime Setia City BizPark

HCK Capital Group Bhd has signed an agreement to acquire a third freehold land parcel in Setia City BizPark from Bandar Setia Alam Sdn Bhd for RM19.35 million. Measuring 1.23 acres, this purchase raises its total acquisition to 3.66 acres for a combined RM57.99 million in cash, following two earlier purchases agreed last week.

The latest parcel was independently valued at RM19.89 million, with the agreed price reflecting a 2.7% discount. Funding will come from a mix of internally generated funds and bank borrowings. The land sits in the mature Bukit Raja commercial precinct, benefiting from strong connectivity and proximity to established townships.

HCK Capital expects the strategic location and robust demand for commercial properties to boost earnings over the medium and long term. The acquisition is targeted for completion in the first half of 2026. Shares closed at RM2.15, giving the company a market value of RM1.34 billion.



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Ajiya Monetises Industrial Land to Boost Growth and Liquidity

Ajiya Bhd is divesting two industrial land parcels in Hamilton Industrial Park, Nilai, for RM51.94 million. The move aligns with its strategy to monetise non-core assets and strengthen financial flexibility. Subsidiaries Ajiya Safety Glass Sdn Bhd and Asia Roofing Industries Sdn Bhd signed separate sale agreements for the disposals. The combined 15.8 acres are currently under Sime Darby Property (Nilai) Sdn Bhd, pending title transfer.

The first parcel, 9.135 acres, was sold to Kumkang Kind (M) Sdn Bhd for RM29.76 million, while the second, 6.7 acres, was sold to H H Hardware Sdn Bhd for RM22.18 million. Both transactions exceed independent market valuations, delivering estimated gross pro forma gains of RM2.86 million and RM2.51 million respectively.

Proceeds will be channelled into working capital and business expansion over the next 24 months. The disposal is targeted for completion by 4Q2025. Ajiya's shares closed at RM1.75, up 25% year-to-date, valuing the group at RM533 million.



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EPF Reduces Stake in KIP REIT Amid Strong Financial Performance

The Employees Provident Fund (EPF) has ceased to be a substantial shareholder in KIP Real Estate Investment Trust after selling two million shares, reducing its stake to 4.83%. This follows gradual disposals since July, totaling 9.95 million shares or 1.25%. EPF initially became a substantial shareholder in December 2024 with a 6.07% stake acquired via private placement.

Similarly, Hextar Rubber Sdn Bhd also reduced its stake from 11.38% to 1.49% earlier this year. Despite the major unitholder exits, KIP REIT reported robust financials for the fourth quarter ended June 30, 2025, with net property income rising 6.1% to RM28.05 million and revenue up 22.2% to RM39.89 million. For the full year, NPI surged 24.4% to RM96.82 million, supported by a 33.3% revenue increase.

The share price experienced mild selling pressure, closing at 85 sen and valuing the REIT at RM678.84 million. The outlook remains positive given strong earnings and property revaluation gains.



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Penang Launches Ambitious Digital Economy Master Plan for 2030

Penang aims to boost its GDP from RM116 billion in 2023 to RM156 billion by 2030 under the new Digital Economy Master Plan (DEMP) 2025–2030. The plan targets increasing the digital economy's share to 35% of GDP, attracting RM20 billion in digital investments, and generating 50,000 new digital jobs. It also seeks to raise median household income by 17% and upskill 30% of the workforce.

DEMP focuses on four pillars: Digital Government, Digital Economy, Digital Society, and Digital Foundation, supported by 16 initiatives. Goals include reducing energy intensity by 25% and increasing renewable energy usage to 10%. The plan emphasizes inclusivity, ensuring mature workers and senior citizens benefit from digital tools and training.

Penang's Chief Minister highlighted the plan's alignment with the national 13th Malaysia Plan and its role in sustaining economic resilience. Building on past successes, DEMP reflects a strong, collaborative commitment to making Penang a leading digital-first economy by 2030.



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INFINITY8 Expands Rapidly with New Reserve TRX Workspace in KL

INFINITY8 has launched its largest branch yet, INFINITY8 Reserve TRX, at Exchange 106 in Tun Razak Exchange, reaching near full occupancy within three months. The 30,000 sq ft space offers private offices, breakout areas, and themed meeting rooms tailored for hybrid work. The design features curated art installations and a live Paludarium, creating an inspiring environment.

CEO Lee Sheah Liang emphasized the company's mission to provide more than just workspace, fostering communities that inspire productivity. Since its start in 2017 with a single unit in Johor Bahru, INFINITY8 now serves over 2,000 client companies nationwide, adding 107,000 sq ft of workspace in the past year.

Looking ahead, INFINITY8 plans to open its next site, Reserve Sunway Square, in late 2025. This 24,000 sq ft branch will focus on sustainable growth and long-term business support, further cementing INFINITY8's position in Malaysia's growing coworking market.



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ISP Group Sets New Standard with Advanced Workers' Accommodation in Johor

ISP Group has launched ISP Home DC in Johor Bahru, a purpose-built workers' accommodation designed to improve welfare and public health in Malaysia's industrial sector. The five-storey facility spans 0.74 hectares and houses up to 2,196 workers in 122 well-planned units, exceeding national housing standards.

The development prioritizes safety, hygiene, and dignity with features including personal lockers, shared bathrooms, communal kitchens, and amenities such as a gym, clinic, and minimart. Security measures include 24-hour CCTV, facial recognition, and turnstile access. The facility also holds a provisional GreenRE Silver certification, integrating sustainable design elements like solar energy and rainwater harvesting.

ISP's CEO Eric Ng highlighted the strategic value of investing in worker well-being, linking it to lower turnover and absenteeism. With more projects underway, ISP aims to raise the national benchmark, aligning ESG, worker welfare, and industrial performance as complementary goals for a sustainable workforce.



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Gagasan Nadi Cergas and PNSB to Deliver Over 15,000 Affordable Homes by 2030

Gagasan Nadi Cergas Bhd and Permodalan Negeri Selangor Bhd (PNSB) are set to deliver more than 15,000 affordable Idaman housing units across seven projects by 2030, with a combined gross development value (GDV) of RM4 billion. These projects span Kwasa Damansara, City of Elmina, Bandar Rimbayu, and include Rumah Idaman Bukit Jelutong, recently handed over to homeowners.

In Kwasa Damansara, three projects totaling 8,877 units will be completed between 2027 and 2030, while City of Elmina hosts three projects offering 3,137 units with staggered completion dates from 2027 onwards. Bandar Rimbayu's project will provide 1,932 units, expected to finish by 2030.

The Rumah Idaman Bukit Jelutong development, completed in June 2025 with 1,260 units, was delivered without state government funding. The successful implementation reflects strong collaboration and commitment to affordable housing in Selangor.



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Kuala Lumpur Targets 762,500 Housing Units by 2040 with Inclusive Plans

Kuala Lumpur City Hall (DBKL) aims to provide up to 762,500 housing units by 2040, according to the Kuala Lumpur Local Plan 2040 (PTKL2040), focusing on urban residents' well-being. In 2020, the housing stock was 500,803 units, including open market and affordable housing. Future development will respond to population growth and diverse needs, including youth, low- and middle-income families, seniors, and vulnerable groups.

PTKL2040 commits at least 40% of new housing to affordable units, divided between rental schemes like PPR and ownership programs such as Residensi Wilayah and PRIMA. The plan also introduces housing types suited for young workers, dual-income couples, and the elderly, promoting inclusivity.

DBKL has allocated Residential Zone 4 for affordable housing, ensuring integration with public transport and environmental sustainability. Pricing aligns with national policies, capping units at RM300,000, with specific schemes like Residensi MADANI set at RM200,000 for standard 800 sq ft units to meet varied urban needs.



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Residensi Aman MADANI Launches Major Affordable Housing in Cheras

Prime Minister Dato' Seri Anwar Ibrahim officiated the groundbreaking of Residensi Aman MADANI, a significant affordable housing project in Bandar Sri Permaisuri, Cheras. Spanning 13.48 acres, it will offer 3,438 units valued at RM1.03 billion. Each unit measures 900 square feet with three bedrooms and two bathrooms, priced at RM300,000.

The development includes facilities like a swimming pool, gym, multipurpose hall, and spaces for micro-entrepreneurs, supporting sustainability and inclusivity under the MADANI principles. Pesona Metro Holdings secured RM205 million financing from Maybank Islamic Berhad to ensure project delivery.

Project leaders emphasized creating practical, affordable homes with low maintenance costs. Green features such as rooftop solar panels, rainwater harvesting, and energy-efficient designs are planned, aiming for GreenRE certification. Completion is scheduled in two phases over five years, marking a key milestone in Klang Valley's affordable housing landscape.



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Mah Sing's M Grand Minori Achieves Strong Sales Amid Strategic Location

Mah Sing Group's first premium M Grand Series project, M Grand Minori, achieved a 90% take-up rate for Phase 1 of Tower A shortly after launching its sales gallery. Located on 5.99 acres in Taman Pelangi, Johor, this RM1.5 billion freehold mixed-use development features two towers of serviced apartments and a retail podium. Units range from studios to three-bedroom layouts, some with a dual-key concept, catering to professionals, investors, and cross-border commuters.

Strategically 3 km from the upcoming Bukit Chagar RTS station offering direct access to Singapore, the project benefits from the Johor-Singapore Special Economic Zone's economic growth. Facilities include 41 amenities such as a gym, infinity pool, co-working lounge, and children's play areas. Sustainability features comprise EV charging, rainwater harvesting, and an automated waste system, with GreenRE certification.

Mah Sing's leadership highlights the development's smart, connected lifestyle, with residents enjoying proximity to schools, hospitals, retail malls, and essential services within a 5 to 7 km radius.



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Mah Sing Expands M Series with Smart, Sustainable M Aurora Project

Mah Sing Group is launching M Aurora, a freehold serviced residence on Old Klang Road, continuing the success of its M Series. Targeting first-time buyers and urban upgraders, this RM660 million transit-oriented development spans 2.12 hectares and was acquired last year for RM112.97 million. The project offers smart home features, modern design, and value-driven pricing, appealing to city dwellers seeking accessible homes.

Old Klang Road is a well-connected corridor with direct access to major highways and the upcoming MRT3 Circle Line, just 2.5 km away and expected by 2032. This enhanced connectivity supports long-term property value growth, attracting single professionals and small families who prefer convenient, secure, and low-maintenance high-rise living.

M Aurora has secured provisional GreenRE Silver certification, underscoring Mah Sing's commitment to sustainability. The development emphasizes eco-conscious design and energy efficiency while maintaining the M Series' hallmark features that resonate strongly with urban homebuyers.



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Inta Bina Secures RM264.5 Million Contract for High-Rise Residential Project

Inta Bina Group Berhad's wholly-owned subsidiary has been awarded a RM264.5 million contract to construct two 40-storey serviced apartment blocks in Segambut, Kuala Lumpur. The project, commissioned by GDP Architects on behalf of 368 Segambut Sdn Bhd—a JV between IJM Land and FCW Holdings—will deliver a total of 1,143 units.

The development features Block A with 453 units and Block B with 665 units, each offering facilities from levels 7 to 37. Construction is set to begin on 18 August 2025 and is expected to be completed within 38 months by 17 October 2028.

Inta Bina anticipates no significant risks beyond standard construction operations. The project is expected to contribute positively to the Group's earnings. Funding will be drawn from internal resources and external borrowings, supporting the company's financial strategy while expanding its presence in Kuala Lumpur's high-rise residential market.



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EcoFirst Faces Legal Challenge Over Strata Title Delays in Seri Kembangan

EcoFirst Consolidated Bhd's subsidiary, Pujian Development, along with developer Wize Platinum, faces a lawsuit from 46 purchasers of The Academia @ South City Plaza in Seri Kembangan. The suit concerns a delay exceeding 12 years in obtaining strata titles since the project's completion in August 2012.

The purchasers claim significant losses from this delay, including reduced capital appreciation and lack of legal ownership. They seek to compel the defendants to obtain and transfer the strata titles, and to pay RM7.59 million in compensation, calculated at 5% per annum on the total purchase price during the delay.

EcoFirst stated it will contest the case and does not expect any material operational impact. The Academia development includes 416 units across two 13-storey serviced apartment blocks. EcoFirst's shares closed steady at 39.5 sen, valuing the group at RM471.31 million. The potential liability is limited to the compensation sought.



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LBS Bina Launches Satellite Gallery for Cameron Highlands Development

LBS Bina Group has opened a satellite sales gallery in Petaling Jaya to provide easier access for Klang Valley buyers interested in its Centrum Iris development in Cameron Highlands. The gallery offers scale models, layout previews, and personalised consultations with sales representatives.

This launch coincides with LBS' "A Celebration of 100 Years @ Cameron Highlands" campaign, running from August to December 2025. Eligible buyers can enter a lucky draw with prizes worth RM100,000, including a seven-day UK holiday and various lifestyle rewards. Winners will be announced in February 2026.

Centrum Iris, the latest phase of Cameron Centrum township, features 705 residential and 26 commercial units with a RM472 million gross development value. Strategically located in Brinchang, it is Cameron Highlands' first GreenRE Silver-certified project, offering EV charging bays, rooftop cafés, and 47 lifestyle facilities. LBS aims to make homeownership more accessible while supporting key growth areas nationwide.



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WCT Land and Maybank Launch 120% Financing for GreenRE Developments

WCT Land, the property arm of WCT Holdings, has partnered with Maybank to offer up to 120% financing for buyers of its GreenRE-certified projects, easing affordability amid rising living costs. The initiative includes a 95% loan margin plus 5% for ancillary costs, with Maybank's MyDeco Financing providing up to 30% extra funding (capped at RM250,000) for interior design and furnishings.

This financing plan targets eligible buyers of Aras Residences and Maple Residences in W City OUG, Kuala Lumpur, and Adison Serviced Apartments in W City Larkinton, Johor Bahru. Buyers can choose conventional or Islamic financing with flexible repayment terms up to 10 years or until age 70.

WCT aims to make sustainable living more accessible, supporting Malaysia's net-zero emission goals by 2050. Aras Residences, launched last month with a 30% take-up rate, features 1,272 units and is scheduled for completion in Q4 2029.



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Exsim Group Completes 22 Macalisterz, Plans New Serviced Apartment Launch

Exsim Group delivered vacant possession for 22 Macalisterz @ George Town, its first residential project in Penang, on August 9. This 36-storey development features 418 serviced residence units, blending modern living with a restored colonial mansion. With a gross development value of RM266 million, unit sizes range from 340 to 497 sq ft, priced between RM491,000 and RM736,800. Facilities are divided into three zones, including a Sky Infinity Pool, coworking space, and gym, supported by 232 parking bays.

Additionally, Exsim's Noordinz Suites @ George Town, launched in early 2024 and targeting completion in 3Q 2027, is fully sold. This 29-storey serviced apartment offers 603 units sized 377 to 603 sq ft, with prices from RM626,500 to RM956,300.

At the handover event, Exsim announced plans for a new serviced apartment, The Lighthauz, while its hospitality arm received a Malaysia Book of Records recognition for the largest short-stay management chain.



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Malaysia's Construction Sector Sustains Strong Growth in 2025

Malaysia's construction sector grew steadily by 12.9% in Q2 2025, with work valued at RM43.9 billion, following a 16.6% rise in Q1, says the Department of Statistics. Growth was led by special trade activities and non-residential buildings, expanding 22.2% and 16.2% respectively. Residential buildings also contributed 13.9%, while civil engineering grew 7.5%.

Civil engineering accounted for RM16.3 billion or 37.1% of work done, mainly in utilities and infrastructure. Non-residential and residential buildings contributed RM12.4 billion and RM10 billion respectively, with special trade activities adding RM5.2 billion. The private sector drove growth with RM28.2 billion or 64.2%, maintaining strong momentum in non-residential and special trades. Public sector work rose 3.1%, fueled by special trades.

Selangor, Johor, Sarawak, and Federal Territories made up 61.1% of work value. The sector posted RM86.8 billion in H1 2025, up 14.7% year-on-year, supported by strong gains across all sub-sectors.



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IJM Land's The Light Waterfront: Penang's Premier Integrated Seafront City

IJM Land's The Light Waterfront is a 195-acre development on Penang Island's east coast, combining luxury living, connectivity, and sustainability. Phase 1, launched in 2007, offered premium waterfront residences, all sold by 2017. Phase 2 spans 100 acres and includes a convention centre, shopping mall, hotels, offices, and more residences. The Penang Waterfront Convention Centre will be the largest in northern Malaysia, while retail and office spaces are leasing well. Residential projects like Waterside and Mezzo Residences are complete, with Lightwater Residence due in 2029.

The upcoming Merione development will mix retail, offices, and homes with flexible work-live units, ideal for entrepreneurs. It will connect to public transit and retail areas. IJM Land plans further branded residences and hospitality over the next decade and will keep key properties as investments for steady income.

Sustainability and smart building technology are priorities. IJM Land aims to make The Light Waterfront a landmark, modern, and self-sustaining city in Penang.



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Vivax-Metrotech Strengthens Regional Presence with RM48 Million Penang Facility

Vivax-Metrotech Corporation (VXMT), a global leader in utility locating and inspection technologies, has launched a RM48 million manufacturing facility in Penang, creating 175 high-skilled jobs. The plant houses 16 assembly production lines and specialised clean rooms, enabling precision manufacturing for telecommunications, water, gas, and electrical utilities.

The Malaysian Investment Development Authority (MIDA) noted that the investment supports the 13th Malaysia Plan and New Industrial Master Plan 2030, reinforcing Malaysia's high-tech manufacturing capabilities and VXMT's Southeast Asian supply chain. MIDA will continue facilitating VXMT's expansion to ensure operational growth and industrial contribution.

VXMT chairman and CEO Christian Stolz highlighted Malaysia's strategic location, skilled workforce, and quality standards as key factors in choosing Penang. This expansion marks a strategic step in scaling regional operations, advancing technological capabilities, and strengthening Malaysia's role as a hub for advanced manufacturing in the utility technology sector.



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IOI Properties Positioned for Strong Growth Amid Market Optimism

IOI Properties Group Bhd (IOIPG) shares rose in early trade to RM2.21, supported by positive sentiment and strong growth prospects. Analysts see IOIPG as undervalued, projecting a 15.6% compound annual growth rate in core earnings from FY2024 to FY2027, driven by an expanding investment property portfolio and contributions from W Residences. The Johor-Singapore Special Economic Zone is expected to further boost property demand, with IOIPG holding over 1,214 hectares of land in Johor.

Earnings quality has improved following the addition of new investment properties and the launch of IOI Central Boulevard Towers in July 2024. The planned acquisition of the remaining stake in the South Beach development is anticipated to be earnings-accretive, despite potential short-term gearing increases.

By FY2027, property investment is forecast to contribute 47% of EBIT, the highest in its sector. IOIPG is also exploring dual REIT listings for assets in Malaysia and Singapore, potentially unlocking significant value.



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