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Budget 2026 Prioritises Infrastructure, Civil Service Housing and Green Transition

Budget 2026 Malaysia, themed “Accelerating Inclusive and Sustainable Growth”, was tabled on 10 October 2025 by Prime Minister and Finance Minister Datuk Seri Anwar Ibrahim. The budget focuses on advancing inclusive growth, fiscal discipline, and sustainability while addressing cost-of-living challenges and enhancing economic competitiveness. GDP growth is projected at 4.0% to 4.8% in 2025 and 4.0% to 4.5% in 2026, supported by resilient domestic demand, private sector investment, and improving global conditions.

Total expenditure for 2026 stands at RM470 billion, up from RM452 billion, comprising RM338.2 billion for operating expenditure and RM81 billion for development. Additional allocations include RM30 billion from GLIC investments, RM10 billion from public-private initiatives, and RM10.8 billion from statutory bodies and MOF Inc. The spending priorities focus on healthcare, education, digital transformation, renewable energy, and infrastructure.

The fiscal deficit is expected to narrow to 3.5% of GDP in 2026, with federal revenue projected at RM343.1 billion. The budget underscores prudent spending, stronger governance, and the strategic reallocation of subsidy savings toward productivity enhancement, social protection, and green transition programmes, reinforcing Malaysia’s long-term sustainable and inclusive development.



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Budget 2026 Focuses on Affordable Housing and Community Development

Under Budget 2026, the government will allocate RM672 million to continue building affordable homes through the *Residensi Rakyat* and *Rumah Mesra Rakyat* programmes. Prime Minister Datuk Seri Anwar Ibrahim said several projects, including Ayer Lanas in Kelantan and Masai in Johor, will be completed next year, benefiting 33,000 residents. To widen homeownership access, the housing credit guarantee scheme will be doubled to RM20 billion, assisting 80,000 first-time buyers, particularly gig workers and the self-employed.

Stamp duty exemptions for homes priced up to RM500,000 will be extended until December 2027, while a 4 to 8 per cent flat stamp duty will be imposed on property purchases by foreign buyers, excluding permanent residents. The government will also offer a special tax deduction of up to RM10 million for converting commercial buildings into residential units.

In addition, RM500 million will repair 3,300 homes, RM143 million will upgrade public housing, and RM95 million will enhance public facilities.



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Malaysia Strengthens High-Value Economy Through Strategic Investments

Malaysia is charting a path toward a high-value economy by prioritising strategic investments in semiconductors, clean energy and digital technology. Budget 2026 focuses on attracting quality investments through the ASEAN Business Entity status, the Investor Pass for foreign investors and the Outcome-Based Incentive Framework under NIMP 2030. These measures aim to foster skilled employment, strengthen regional competitiveness and sustain economic resilience amid global challenges.

The government will expand high-value industries through targeted co-investment and development funds. RM200 million has been allocated under the Strategic Co-Investment Fund, RM180 million under the NIMP Industrial Development Fund, and RM550 million by Khazanah and KWAP to build the semiconductor ecosystem. BPMB will provide RM500 million for R&D, while the SemiconStart incubator supports local semiconductor startups.

Government-linked investors will raise domestic investments to RM30 billion under GEAR-uP. Airport upgrades worth RM2.3 billion, the Selangor Aero Park, and MyCIF's ASEAN expansion reinforce Malaysia's ambition for sustainable, innovation-driven growth.



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Iskandar Investment Berhad Backs Budget 2026 to Drive Johor's Growth and Innovation

Iskandar Investment Bhd (IIB) reaffirmed its commitment to fully support Budget 2026 through initiatives that drive regional economic growth, talent development and green innovation. It welcomed the government's focus on advancing southern Johor through the Johor-Singapore Special Economic Zone (JS-SEZ), describing it as a strategic move to strengthen Malaysia's international investment position. The introduction of the Invest Malaysia Facilitation Centre-Johor and the Johor Super Lane is expected to enhance investment efficiency and governance.

JS-SEZ has recorded approved investments of RM37.1 billion in the first half of 2025, representing 66 per cent of Johor's total, including RM25.5 billion in foreign direct investments. IIB said this demonstrates strong investor confidence and reinforces Johor's standing as Malaysia's leading investment hub.

IIB also supports Khazanah Nasional's RM200 million K-Youth Programme, targeting 11,000 youths for training in key industries. Collaboration with UTM and MIDA on AI and innovation further strengthens Johor's digital ecosystem.



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Johor's Growth Strengthens REIT Prospects and Regional Integration

Johor is rapidly emerging as a prime retail and industrial hub, supported by large-scale infrastructure projects and robust cross-border spending from Singapore. According to Maybank Investment Bank, the Johor Bahru–Singapore Rapid Transit System and the Johor–Singapore Special Economic Zone will enhance connectivity and business integration, reinforcing long-term growth. These developments are expected to lift property values and sustain tenant demand, benefiting REITs with assets in the region.

Retail assets such as Paradigm Mall Johor Bahru, Komtar JBCC and Mid Valley Southkey continue to perform strongly, driven by Singaporean shoppers and stable occupancy. Paradigm REIT, Al-Salam REIT, CLMT, AME REIT and Axis REIT are positioned to gain from positive rental trends and asset enhancements.

In the industrial sector, Johor's cost advantage and proximity to Singapore attract precision manufacturing, logistics and E&E tenants. High occupancy and portfolio expansion plans signal strong investor confidence and sustained regional momentum.



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The image shows the MIDA logo in the upper left corner, with a red arrow pointing right. The background features a low-angle shot of modern skyscrapers with glass facades under a clear sky.

MIDA

MIDA and JETRO Seal Three-Year Partnership after RM12.79 Billion Leads at Expo 2025

The Malaysian Investment Development Authority (MIDA) and the Japan External Trade Organisation (JETRO) have formalised a three-year Memorandum of Cooperation, marking the close of Expo 2025 Osaka. The agreement aims to strengthen bilateral collaboration and promote sustainable investments while enhancing supply chain resilience between Malaysia and Japan.

During the six-month expo, MIDA secured RM12.79 billion in Japanese-led investment leads across key sectors including semiconductors, renewable energy, medical devices and advanced manufacturing. These sectors align closely with Malaysia's New Industrial Master Plan 2030 and Japan's Green and Digital Transformation agendas, reflecting shared national priorities in innovation and sustainability.

The cooperation framework will create structured mechanisms to translate these investment leads into operational projects. It also reinforces Malaysia's strategic partnership with Japan, positioning both nations to capture future opportunities in high-value industries and drive long-term growth through technology, sustainability and regional economic integration.



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Twelve-Storey Wisma HELP in Damansara Heights Up for Tender Sale

A 12-storey commercial property in Damansara Heights, Kuala Lumpur, has been placed on the market through a tender exercise closing in late October. The vacant building occupies a 1.04-acre freehold site with a gross floor area of 222,000 sq ft and 185 parking bays, offering strong redevelopment potential. Market sources estimate it could fetch between RM50 million and RM60 million, reflecting about RM540 to RM550 per sq ft.

Built in 1983, the property's current plot ratio of 1:5 may be increased to six or seven under redevelopment, adding to its investment appeal. Located at the intersection of Jalan Dungun and Jalan Gelenggang, the building sits within a well-established commercial enclave surrounded by high-value transactions in recent years.

The sale highlights continued investor interest in Damansara Heights, where limited freehold parcels and redevelopment opportunities are driving sustained demand from institutional and private buyers alike.



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Colform Expands to Peninsular Malaysia with Pulau Indah Land Acquisition

An East Malaysia-based manufacturer is expanding to Peninsular Malaysia with the acquisition of a 99-year leasehold industrial land in Pulau Indah Industrial Park, Klang, for RM25.2 million. The 29,595-square-metre site will house a new production facility and office complex, serving as the company's central operations hub. This move marks a milestone in its long-term strategy to strengthen its manufacturing base and enhance national presence.

The site's proximity to Port Klang's terminals, major highways, and both Kuala Lumpur International and Subang airports offers strong logistics advantages. This expansion is expected to streamline operations, improve cost efficiency, and strengthen nationwide distribution capabilities, supporting future growth across Malaysia.

The expansion coincides with Malaysia's robust construction recovery, which recorded RM86.8 billion in total work value for the first half of 2025, up 14.7 per cent year-on-year. Continued infrastructure growth will sustain demand for building materials, supporting the company's core business momentum.



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Paragon Globe Acquires Johor Land for RM11 Million in Cash from Shareholders

Paragon Globe Bhd has entered into a related-party transaction to acquire three parcels of land in Simpang Renggam, Johor, for RM11.48 million in cash from its executive chairman Datuk Sri Edwin Tan Pei Seng and Datuk Seri Godwin Tan Pei Poh. The 11.84-hectare site, owned through Common Development (M) Sdn Bhd, will support the company's plans to develop affordable housing aligned with the Johor Housing Development Corporation's (PKPJ) requirements.

The proposed development will follow PKPJ's planning and design guidelines, reinforcing Paragon Globe's commitment to accessible and well-planned housing. Strategically located along Jalan Besar, the land enjoys strong connectivity via the North-South Expressway and is surrounded by established residential, commercial and industrial zones, offering an ideal environment for community growth.

This acquisition broadens Paragon Globe's portfolio, balancing residential, industrial and affordable housing segments while diversifying revenue and strengthening long-term growth prospects. The transaction is expected to be completed within nine months.



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Loke Yew Family's Changkat Kia Peng Land Up for Tender at RM3,000 psf

Three adjoining plots of freehold commercial land along Jalan Changkat Kia Peng in Kuala Lumpur City Centre have been offered for sale by tender. Spanning a total of 3.55 acres, the plots are registered under Amanda Louise Loke Kwai Lin, great-granddaughter of the prominent tycoon Loke Yew. Industry experts estimate the land could fetch around RM3,000 per sq ft, reflecting its prime location and strong market value. The family has previously sold several strategic sites in Kuala Lumpur at comparable rates.

Situated minutes from the Kuala Lumpur Convention Centre, Petronas Twin Towers and Conlay MRT station, the land enjoys dual frontage to Jalan Changkat Kia Peng and Jalan Kia Peng. This feature enhances accessibility and offers greater design flexibility for future development. Surrounded by established hospitality, residential and diplomatic properties, the area combines prestige with a tranquil setting.

Given its freehold tenure, commercial zoning and 1:10 plot ratio, the site presents an exceptional investment opportunity for large-scale integrated development.



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Matrix Concepts and Golog Partner to Develop RM8 Billion Industrial Park

Matrix Concepts has signed a memorandum of understanding with a logistics company to jointly develop the 618-acre China-Malaysia Air Silk Road Dual Hub Industrial Park in MVV TechValley, Negeri Sembilan. The project, valued at RM8 billion, will be developed in three phases, with construction expected to begin within 24 months following the finalisation of the agreement. The first phase covers a 106-acre logistics hub featuring advanced AI and IoT systems for real-time monitoring and temperature-sensitive cargo management.

The collaboration builds on recent strategic partnerships with Chinese firms to enhance air cargo connectivity and industrial development between China and Malaysia. The initiative aims to strengthen global trade integration and support high-value industrial activities in the region.

Located within the 1,000-acre MVV TechValley and the broader Malaysia Vision Valley 2.0, the project reinforces Negeri Sembilan's position as a regional logistics and innovation hub with global linkages.



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Selangor Launches IoT-Enabled Industrial Park to Drive Industry 4.0 Growth

Selangor has launched the IoT Enabled Industrial Park (IEIP) to accelerate its transition toward Industry 4.0 and strengthen its economic contribution, which already accounts for 26.2% of Malaysia's GDP. The initiative promotes the use of smart technologies and automation across 17 selected industrial parks, including Pulau Indah Industrial Park, Banting Industrial City, and Subang Aerotech Park, supported by 5G connectivity and AI integration.

The IEIP aims to build fully automated factories where connected systems enhance productivity, sustainability and competitiveness. It includes plans for private 5G networks and IoT infrastructure to monitor air quality, energy and water consumption, while encouraging industries to voluntarily share environmental data with the state government for improved compliance and emission reduction.

Aligned with the Selangor Development Plan, MyDigital Blueprint and NIMP 2030, the IEIP provides a clear roadmap for smart manufacturing. Invest Selangor will lead efforts to attract local and international investors.



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Tenstorrent Expands Global AI Operations with New Offices in Malaysia

US-based artificial intelligence company Tenstorrent is expanding into Malaysia as part of its global growth strategy. The firm plans to establish offices in Kuala Lumpur and contract manufacturing operations in Penang, supported by Malaysia's strong infrastructure and skilled talent base. Incorporation is expected within a year, with hiring to grow from 10 to 100 employees in phases. The multimillion-ringgit investment reflects Tenstorrent's confidence in Malaysia's potential as a hub for advanced technology and data centre development.

The Malaysian offices will focus on AI hardware design, engineering and professional services, potentially becoming Tenstorrent's largest base in Southeast Asia. The company aims to deliver efficient, low-power AI systems for use across data centres, robotics and automotive sectors.

Tenstorrent also commended Malaysia's commitment to AI education and industrial adoption, recognising the nation's readiness to build scalable, locally driven AI solutions for the global market.



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UOA Development Unveils Retail Partners for Bamboo Hills Podium

UOA Development has announced its first 11 retail partners for the 130,000 sq ft Retail Podium at Bamboo Hills Residences, which is set to open in 2027. The line-up includes Jaya Grocer as anchor tenant alongside several well-known brands, offering a comprehensive mix of groceries, dining, wellness and lifestyle services tailored to modern community needs.

The podium will serve residents of Bamboo Hills Residences, a freehold development comprising 2,517 units across three blocks, and forms part of the larger Bamboo Hills integrated township. It follows the successful completion of the Bamboo Hills Dining Enclave, a landscaped dining destination featuring open-air pavilions and outdoor spaces.

Strategically located, Bamboo Hills Residences will connect directly to the Kentonmen MRT Station through a link bridge, supporting the developer's broader vision for a vibrant, transit-oriented township with strong accessibility and community-focused amenities.



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Imperio Group Brings Cold Storage to Alor Setar with Tenz Emporium Lease

Imperio Group has signed a lease agreement with GCH Retail (Malaysia) Sdn Bhd to open a Cold Storage outlet at Tenz Emporium in Alor Setar, marking the supermarket chain's first entry into Kedah. The outlet will occupy 17,205 sq ft in a refurbished building formerly known as the Tai Kuan cinema, with handover targeted by end-December ahead of Chinese New Year 2026. Cold Storage will serve as the anchor tenant for the first phase of The Tenz master plan.

The Tenz is a RM350 million mixed-use development that combines residential, hospitality and commercial components within a landscaped setting designed to promote "15-minute living." It features a six-storey podium with three towers comprising Vivre Residence, Vaycay Suites, Tenz Commons retail space and an Ibis Styles hotel — the city's first international hotel brand.

Imperio said the collaboration supports efforts to revitalise Alor Setar's city centre and transform heritage sites for contemporary community use.



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GameOn Expands with CapitaLand and EcoWorld to Launch Flagship Centres

GameOn Theme Park has partnered with CapitaLand Malaysia and Eco World Development Group Bhd to open new family entertainment centres in the Klang Valley, strengthening its national footprint. At a tenancy signing ceremony held at the NextGen Theme Park in 1 Utama, GameOn announced its flagship outlet at CapitaLand's The Mines Shopping Mall in Seri Kembangan, scheduled to open in November. The 70,000 sq ft centre will feature over 30 attractions, including obstacle courses, creative play zones, art areas and gaming arenas.

Following this, GameOn will introduce its Kidpreneur concept at EcoWorld's The Labs in Bukit Bintang City Centre, slated to open in March 2026. Spanning 32,000 sq ft, Kidpreneur will provide interactive experiences that help children explore real-world careers and learn financial literacy through role play.

Recognised by the Malaysia Book of Records as the fastest-growing entertainment centre, GameOn plans to open up to ten outlets nationwide within two years.



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S P Setia and Mitsui Fudosan Launch RM1.3 Billion EcoHill JV

S P Setia, through its subsidiary Setia EcoHill, has partnered with Mitsui Fudosan (Asia) Malaysia to jointly develop a 113-acre residential project in Setia EcoHill, Semenyih, with an estimated gross development value of RM1.3 billion. The joint venture, named Setia MF EcoHill, will deliver 683 bungalow, semi-detached and cluster homes in phases starting from 2026.

The collaboration marks a renewed partnership between both developers following their earlier venture at Setia Federal Hill. S P Setia's president and CEO said the project will enhance Setia EcoHill's appeal and market strength, positioning it for long-term growth among homeowners and investors alike.

For Mitsui Fudosan, this project represents its first landed housing venture in Malaysia. The developer aims to combine its design expertise with S P Setia's township development experience to create sustainable, high-quality homes within the thriving Setia EcoHill community launched in 2013.



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YNH Property to Earn RM105 Million from Bangsar South Joint Venture

YNH Property expects to gain RM105 million in profit from its joint venture with Genland to develop a residential project in Bangsar South. The project, named Residensi Bangsar South, will feature 374 units on a 7,235-square-metre site owned by Genland. YNH will receive its entitlement progressively as it continues to participate in the project's development.

The land, initially owned by YNH, was sold to Genland for RM26.75 million to settle a bank loan, resulting in a loss of RM9.7 million. An independent valuation in 2023 placed the land's value at RM22.6 million. Under the agreement, the landowner's entitlement is 18% of the project's RM408.2 million gross development value, with a minimum guarantee of RM60 million.

The new JV follows YNH's decision to cancel a prior partnership and sell another Kuala Lumpur land parcel. As of June, YNH's net gearing ratio stood at 0.83 times.



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Sunway Property Launches Transit-Focused Projects in Kuala Lumpur and Johor

Sunway Property has unveiled two new freehold developments — Sunway Cochrane in Kuala Lumpur and Sunway Majestic in Johor Bahru — to meet growing demand for connected, lifestyle-oriented urban living. Sunway Cochrane, a 5.4-acre transit-oriented project located 60 metres from the Cochrane MRT station, features two towers of serviced apartments ranging from 650 to 1,001 sq ft with over 40 lifestyle amenities and direct MRT access. It integrates seamlessly with the Sunway Velocity ecosystem, offering access to healthcare, retail, and education facilities.

Guided by Sunway's Design and Development Architecture framework, Sunway Cochrane emphasises sustainability, innovation, and long-term value, with smart-home features, EV charging, and GreenRE certification. The development opens for public preview on Oct 11, 2025.

Meanwhile, Sunway Majestic introduces Johor Bahru's first city-centre SoHo apartments. The 46-storey project features 1,012 flexible units, strong connectivity to the RTS Link, and curated facilities, reflecting robust cross-border housing demand and long-term investor confidence.



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TA Global Breaks Ground on RM3 Billion Ativo Annexe Development

TA Global has commenced construction on three major components – Amaya Residences, The Arden, and DA Central Mall – within its RM3 billion Ativo Annexe development in Bandar Sri Damansara. Spanning 15 acres, Ativo Annexe forms part of the 48-acre Damansara Avenue masterplan, designed as an integrated township combining residential, commercial, retail, and wellness spaces.

The RM1 billion Amaya Residences will feature two 63-storey towers with 1,268 units and over 100 lifestyle facilities. The Arden, valued at RM446 million, will offer 455 office suites across 38 floors, while DA Central Mall will provide 420,000 sq ft of curated retail and dining experiences. Construction contracts worth RM1.16 billion have been awarded, with progressive completion expected by 2028.

These projects, alongside RM993.5 million recently awarded for other developments, bring TA Global's total contracts to RM2.15 billion in 2025, reinforcing its strong growth trajectory and RM6 billion development pipeline.



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TA Global to Launch The Arden in Q1 2026, Redefining Modern Offices

TA Global Bhd is set to launch The Arden, its latest Grade A strata-titled office tower, in Bandar Sri Damansara during the first quarter of next year. The project forms part of the 48-acre Damansara Avenue mixed-use development, comprising two parcels. Phase 1 has already seen full take-up of Ativo Plaza, Azelia Residence and Ativo Suites. The Arden will be the final component within Ativo Annexe alongside Amaya Residences, DA Central Mall, a hotel and a wellness hub, all linked to the Sri Damansara Sentral MRT station.

With a gross development value of RM446 million, The Arden features 455 office units across 38 storeys, ranging from 495 to 3,111 sq ft and priced from RM1,066 psf. The development offers premium shared facilities including co-working areas, event spaces, meeting rooms, a sky infinity pool, gym, and sky lounges.

Designed for sustainability, The Arden targets GreenRE certification, integrating energy-efficient systems, rainwater harvesting and EV charging stations.



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EMKAY Group Enters Bangi Market with The Ayu Residences Launch

EMKAY Group is set to debut The Ayu Residences, marking its first residential venture in Bangi. The low-density development is located within the established 898-acre freehold township of Bandar Seri Putra in South Bangi, offering residents a balance of connectivity and community living. The township is well served by infrastructure and enjoys direct access via the Putra Mahkota Interchange on the North-South Expressway.

The Ayu Residences features 11-storey low-rise blocks, beginning with Block 1, now open for sale. Units are thoughtfully designed with three bedrooms, two bathrooms, dual kitchens, and multipurpose balconies, catering to modern family needs.

Priced from RM390,000, the project underscores EMKAY Group's strategy to expand its footprint into high-demand suburban markets while delivering affordable and quality homes. The development strengthens the group's residential portfolio and reaffirms its long-term commitment to sustainable township living in the Klang Valley.



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KHK Land Introduces Malaysia's First Residential Township with Helicopter Access

KHK Land has partnered with Bell Textron to introduce helicopter connectivity at Anyara Hills, making it the first residential township in Malaysia and Southeast Asia to integrate direct air access. Located about 25 minutes from Kuala Lumpur, the freehold township features a dedicated helipad designed to enable air travel across Peninsular Malaysia, reflecting a vision for enhanced mobility and exclusivity.

Developed amid the lessons of the pandemic, Anyara Hills offers one-acre lots that prioritise space, privacy, and self-sufficiency. Over 70% of the township is dedicated to green zones, creating a balanced environment between modern living and nature.

The collaboration with Bell Textron aims to redefine luxury living by offering convenient personal and business connectivity. The township also features extensive security, a lifestyle hub, and a natural hot spring spa, positioning Anyara Hills as a benchmark for high-end, future-ready residential developments in the Klang Valley.



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Mah Sing's M Zenni in Penang Records 70% Take-Up Post Launch

Mah Sing Group's newly launched M Zenni in Batu Maung, Penang, has achieved a strong 70% take-up rate, underscoring robust demand in the state's growing southern corridor. The RM309 million freehold mixed development features a 33-storey serviced apartment tower with 494 units and 10 commercial lots, strategically located just 900 metres from the Penang Second Bridge.

Targeted at professionals, young families, and first-time buyers, units range from 688 to 1,184 sq ft, with prices starting at RM480,000. The project integrates sustainable features such as solar energy, rainwater harvesting, EV charging stations, and low-VOC materials, earning GreenRE Gold certification.

Connectivity via the Tun Dr Lim Chong Eu Expressway, the upcoming LRT S02 station, and Penang International Airport enhances accessibility. Mah Sing also relocated its Penang office to Southbay Plaza, signalling its continued commitment to Penang's residential growth and the state's industrial-driven property market.



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Government Expands Melayu Reserve Land in Bandar Malaysia Development

Malaysia has strengthened its commitment to inclusivity and cultural preservation by adding 20.23 hectares of Melayu reserve land within the Bandar Malaysia development. Prime Minister Datuk Seri Anwar Ibrahim announced the measure during the tabling of Budget 2026, describing it as an unprecedented step to balance modern urban growth with heritage protection.

Petronas, the landowner, will lead the development through KLCC Development Sdn Bhd, a wholly owned subsidiary of KLCC (Holdings) Sdn Bhd. Construction is scheduled to begin by the end of 2026. The Ministry of Finance noted that the project will integrate commercial, residential, and recreational components, underpinned by sustainability and community inclusion.

The masterplan includes 10,000 affordable housing units, open green spaces, and dedicated parks. The preserved Melayu reserve area underscores the government's intent to ensure equitable development while maintaining cultural continuity within Malaysia's flagship urban regeneration project.



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