

**Z E R I N**  
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## **Zerin Properties and PTP Forge Strategic Pathway for Malaysian Capital Abroad**

Zerin Properties Group has partnered with UK based Palmer Tabor Properties to give Malaysian investors a clear and reliable route into the UK and Australian property markets. The collaboration aims to future proof Malaysian capital by offering the local knowledge needed to navigate laws, development risks and market practices. PTP, founded in 2020, provides sourcing, acquisitions, development, asset management, planning and finance structuring, and is now expanding with its first Sydney property in progress.

The partnership also helps investors overcome common hurdles such as limited market insight, regulatory complexity and the challenge of gaining credibility overseas. International buyers often face higher bidding costs due to perceived risk, but PTP strengthens investor positioning, avoids overpayment and secures quality off market opportunities on competitive terms.

Both firms see strong potential in core office assets, build to rent residential projects and purpose-built student accommodation. Looking ahead, they plan to uphold service quality while exploring new markets aligned with Malaysian investor demand.



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## Malaysia Records 5.2 Percent GDP Growth as Economic Momentum Builds

Asia's data centre capacity is expected to grow 9.7% annually from 2025 to 2028, driven by rising digitalisation and cloud service demand. Malaysia, Indonesia and India are key growth markets, as Singapore's tight supply and higher lease costs push operators to nearby locations such as Johor and Batam. Competitive energy costs and faster renewable deployment also make Asia more attractive than the United States, where rising electricity prices and policy constraints slow new capacity.

Malaysia remains a leading expansion hub, benefiting from investor interest and proximity to Singapore. However, rapid growth is putting pressure on land, power supply and grid infrastructure, creating challenges for sustainable development. Indonesia faces similar constraints, highlighting the need for careful planning and infrastructure upgrades to support continued expansion.

India stands out for its supportive renewable policies and available clean energy capacity. Less than 10% of India's upcoming renewable output is needed for data centres, leaving ample headroom for other sectors. By contrast, Malaysia and Indonesia's rising demand exceeds renewable growth, limiting access to stable and sustainable power.



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## Malaysia Records 5.2 Percent GDP Growth as Economic Momentum Builds

Malaysia posted 5.2% GDP growth in the third quarter of 2025, keeping the country on track to meet the upper end of its annual target. Growth was supported by resilient domestic demand, a stable labour market and steady investment in high value sectors. Domestic demand rose 5.8%, lifted by firm household spending, favourable labour conditions and contained inflation, with social assistance programmes further supporting consumption.

For the first nine months, the economy expanded 4.7%, reflecting continued resilience. Key indicators strengthened, including employment growth of 3.1% to 17 million, a stable unemployment rate of 3% and inflation of 1.3%. Manufacturing sales rose 3.5%, industrial production gained 4.9% and total trade increased 3.7%, delivering a RM50.3 billion surplus.

Malaysia's external position improved with a RM12.2 billion current account surplus, renewed services account surplus, RM8.5 billion in foreign direct investment inflows and a stable ringgit. The government remains committed to structural and fiscal reforms under the Madani Economy Framework to support long term, inclusive growth.



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## Malaysia's Trade Grows 6.6 Percent as Consumer Spending Accelerates

Malaysia's consumer spending strengthened in September, with wholesale and retail trade expanding 6.6% year on year, the fastest pace in 14 months and well above August's 4.9%. Month to month, distributive trade rose 0.9%, reflecting firmer demand across the economy. Wholesale trade increased 6.9% to RM71.1 billion, supported by higher sales of fuels, fertilisers, agrochemical products and timber related goods.

Retail trade also gained momentum, rising 7% to RM68.9 billion. Cash aid under Sumbangan Asas Rahmah supported spending in provision stores, supermarkets, mini markets and department stores. Travel during school and public holidays contributed to higher fuel related retail sales. The motor vehicles segment expanded 4.3% to RM18 billion as sales of new vehicles, parts, accessories and repair services improved.

After adjusting for prices, the volume index of wholesale and retail trade grew 5.4% year on year, although the seasonally adjusted index eased slightly. Online retail activity increased 9.5%, lifted by the 9.9 sale event that strengthened e commerce demand and transaction volumes.



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## **Crescendo Monetises RM450 Million Through Strategic Johor Land Sales**

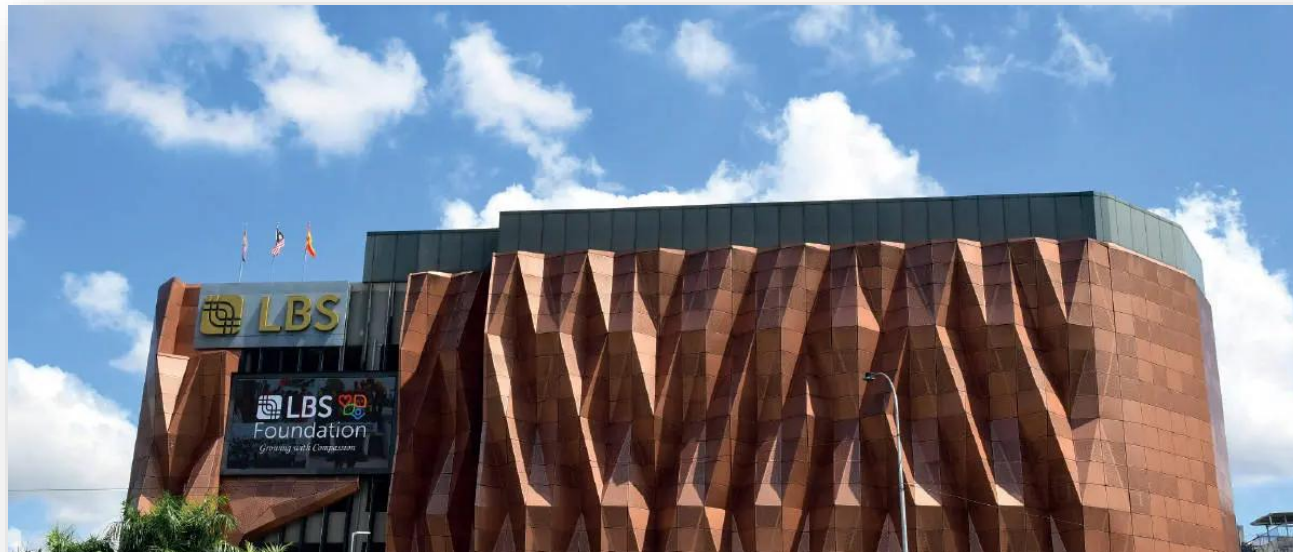
Johor-based Crescendo Corp is divesting a 40.10-acre industrial land parcel in Kota Tinggi for RM200.88 million, while granting the buyer the right to acquire an adjacent 49.72-acre parcel for RM249.07 million until May 2026. The lands, currently vacant and undeveloped, were acquired at RM9.36 million and RM11.6 million respectively. The transactions are part of Crescendo's ongoing strategy to realise gains, optimise its portfolio and strengthen its financial position, continuing a series of land sales over the past two years.

The disposals are expected to generate RM449.95 million in gross cash proceeds. Crescendo plans to allocate RM106.15 million for post-completion development and RM70 million to partially repay outstanding Medium-Term Notes, reducing gearing while preserving liquidity for ongoing projects. The monetisation also provides flexibility to pursue land-banking and joint-venture opportunities.

Crescendo has benefited from Johor's rising data centre demand, selling eight parcels since November 2023, raising over RM1 billion. With the latest transactions, cumulative land sales reach RM1.45 billion, supporting the group's focus on four ongoing development projects and long-term growth.



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## **LBS Bina Sells Johor Land to Fund Klang Valley Development Projects**

LBS Bina Group Bhd is selling two vacant land parcels in Johor Bahru for RM110 million to reallocate resources to its Klang Valley projects. The 8,200-sqm parcels on Jalan Dato' Dalam, located near key infrastructure including the CIQ Complex and Persada Johor Convention Centre, were acquired between 2013 and 2014 and remain undeveloped. The sale is part of LBS Bina's '8x8 Strategy' to optimise its landbank and enhance shareholder value.

The transaction price of RM110 million reflects current market conditions and a previous independent valuation of RM84 million. By divesting these assets, LBS Bina aims to free up capital for strategic development opportunities while maintaining focus on high-growth projects in the Klang Valley.

Shares of LBS Bina closed slightly lower at 41 sen, valuing the group at RM640.37 million. Despite year-to-date declines of over 25%, the sale demonstrates the company's proactive approach to asset management and financial optimisation.



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## **Bedi Sells Sandakan Hypermarket to Strengthen Financial Position**

Bedi Bhd, formerly WMG Holdings, has agreed to sell its 4.39-acre hypermarket property in Sandakan, Sabah to Mydin for RM85 million. The property, currently leased to Mydin under a 20-year agreement signed in 2019, was independently valued at RM93 million, making the sale price an 8.6% discount. The offer was made under the lease's first right of refusal clause and accepted by Mydin, marking a strategic move in Bedi's ongoing asset rationalisation.

The disposal is expected to generate a net gain of RM22.1 million and is scheduled for completion by the first quarter of 2026, pending shareholder approval. Bedi plans to allocate RM45.52 million of the proceeds for acquiring new properties, engaging in development projects, or securing strategic stakes in Sabah-based companies. Another RM35.78 million will be used to repay bank borrowings, with the remainder covering disposal expenses.

Bedi's strategic repositioning follows a management change last year, when Exsim Development acquired a 52.5% stake, triggering a mandatory takeover offer, while Ben Kong Chung Vui acquired an additional 17.5% stake. These changes support the group's focus on financial strength and growth in property development.



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## **YNH Property and Sunway Extend Desa Sri Hartamas Land Disposal Deadline**

YNH Property Bhd has extended the deadline for its proposed disposal of a five-acre freehold land in Desa Sri Hartamas to Sunway Bhd for RM170 million, now set for mid-June 2026. The extension was formalised through a supplemental agreement between YNH's subsidiary Kar Sin Bhd, Sunway Living Space, and the land's registered and beneficial owners. The new timeline also allows additional time to secure the required development order.

The disposal, first announced in May 2023, has undergone several extensions, including the previous one in May 2025, reflecting ongoing coordination for regulatory approvals. Sunway plans an integrated mixed development on the site, featuring serviced apartments, retail spaces and wellness suites, with a projected gross development value of at least RM850 million.

Separately, YNH Property entered a joint venture with Genland Sdn Bhd for a mixed high-rise development in Bangsar South, expected to yield RM105 million in profit. This follows the recent termination of a residential joint venture with Chin Hin Group, signalling YNH's focus on strategic, high-value projects.



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**ORIENTAL  
HOLDINGS  
BERHAD**

## **Oriental Holdings Acquires Hotels and Wisma Boon Siew for RM411 Million**

Oriental Holdings Bhd (OHB) is acquiring three key hospitality and commercial assets for a total of RM411 million, strengthening its portfolio in Penang and Langkawi. The acquisitions include Bayview Beach Resort Penang for RM167 million, Bayview Hotel Georgetown with Wisma Boon Siew, a 15-storey office and showroom building, for RM153 million, and Bayview Hotel Langkawi for RM91 million. Upon completion, OHB will hold full ownership of all three properties.

The Bayview Hotel Georgetown and Wisma Boon Siew acquisition enhances OHB's commercial property presence, combining operational hospitality assets with office and showroom space. CIMB Investment Bank confirmed the transactions, which will be financed entirely in cash. The acquisitions align with OHB's strategic focus on high-value, income-generating properties and provide flexibility for future development and rebranding initiatives.

OHB will partner with The Ascott Limited to rebrand and operate the hotels. Bayview Beach Resort Penang, Bayview Hotel Georgetown, and Bayview Hotel Langkawi will become Ascott Batu Ferringhi Penang, Oakwood Georgetown Penang, and Fox Hotel Langkawi, respectively, with relaunches planned by the first half of 2028.



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## **Mah Sing Acquires George Town Land for RM528 Million Mixed Development**

Mah Sing Group Bhd, through its unit Enchanting View Development, is acquiring 2.83 acres of land in George Town, Penang, from Penang Development Corporation for RM51.8 million. The site, located 450 meters from the upcoming Mutiara LRT Line Bandar Sri Pinang station, will be developed into a RM528 million mixed project comprising condominiums and commercial suites, targeting young professionals, first-time buyers, upgraders, and investors. The acquisition strengthens Mah Sing's strategic presence in Penang and leverages the site's prime location and connectivity.

No formal valuation was conducted, as the group is familiar with nearby property values. This marks Mah Sing's fourth Penang project since entering the market in 2009 with the Southbay township in Bayan Lepas and subsequent developments in Batu Ferringhi. The project is expected to benefit from infrastructure improvements, including the North Coastal Paired Road and the upcoming Mutiara LRT Line.

Funding will be sourced from internal funds and bank financing. The company's share price closed slightly higher at RM1.04, valuing Mah Sing at RM2.66 billion, despite a year-to-date decline of 42.22%.



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## **Sunway REIT Reports 25% NPI Growth Driven by Retail and Industrial Assets**

Sunway Real Estate Investment Trust (Sunway REIT) posted a 25.3% rise in third-quarter net property income (NPI) to RM180.9 million for 3QFY2025, up from RM144.3 million a year earlier. Revenue increased 23.1% to RM236.4 million, supported by full-quarter contributions from new retail and industrial acquisitions, including Sunway 163 Mall, Sunway Kluang Mall, AEON Mall Seri Manjung, and Sunway REIT Industrial – Prai. Refurbishments and new precinct openings also bolstered retail performance, with the segment’s NPI up 33% and revenue rising 28%.

The hotel segment delivered a 21% NPI increase and 20% revenue growth, driven by strong MICE demand. Industrial and other segments saw NPI and revenue surge 86% and 93%, while office and services remained stable. For the first nine months, NPI rose 22% to RM493 million, with revenue increasing 22% to RM666.7 million.

Sunway REIT remains optimistic for the year-end period, expecting continued strength in retail, hotels, and industrial assets. Management will pursue strategic acquisitions, value-enhancing initiatives, and sustainability efforts to deliver resilient returns and long-term unitholder value.



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## FLAGSHIP INVESTMENT SEMINAR THE INDUSTRIAL CLUSTER INITIATIVE IN THE CENTRAL REGION



Exchange Memorandum of Understanding (MoU)



### **MIDA and MRCB Partner to Boost Central Region Investment Ecosystem**

The Malaysian Investment Development Authority (MIDA) and Malaysian Resources Corporation Bhd (MRCB) have signed a memorandum of understanding under the MIDA Gears Up for Flagship Central Region Programme 2025. The MoU, witnessed by Investment, Trade and Industry Minister Tengku Datuk Seri Zafrul Abdul Aziz, establishes a strategic collaboration to strengthen Malaysia's investment ecosystem across Kuala Lumpur, Selangor, Negeri Sembilan, and Melaka.

Under the partnership, MIDA will lead investment promotion while MRCB executes on-ground implementation, turning opportunities into high-impact industrial and technology projects. MRCB's "Build-and-Lease" model provides ready infrastructure, fast delivery, and regulatory support, enabling investors to start operations with minimal upfront costs.

By combining MIDA's expertise in investment facilitation with MRCB's track record in sustainable large-scale development, the collaboration aims to streamline investor onboarding, promote public-private cooperation, and accelerate industrial and technology growth. This integrated approach supports Malaysia's ambition to foster an innovation-driven, sustainable economy while enhancing competitiveness in the Central Region.



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## **EcoWorld, SD Guthrie, NS Corp Launch RM3 Billion Eco Business Park**

Eco World Development Group, SD Guthrie, and NS Corp officially launched Eco Business Park 7 in Labu, Negeri Sembilan, with a gross development value of RM3 billion. Developed through a joint venture—EcoWorld (55%), SD Guthrie (30%), NS Corp (15%)—the 1,195-acre freehold site within Malaysia Vision Valley 2.0 Parcel C features medium-sized industrial lots, ready-built factories, retail spaces, and service facilities to support businesses and employees.

The development will be rolled out in phases, offering cluster factories, semi-detached factories, and individual land parcels ranging from one to five acres. Prices start from RM1.9 million for cluster units, RM3.1 million for semi-detached factories, and RM74 per square foot for land parcels. The park targets aerospace, electronics, logistics, e-commerce, halal industries, biotechnology, and advanced manufacturing sectors, providing a robust ecosystem for businesses.

Strategically located near the proposed Nilai-Labu-Enstek Expressway and 25 minutes from KLIA, the park benefits from extensive connectivity. The project represents a unique public-private collaboration, strengthening Negeri Sembilan's position within the central region industrial cluster initiative and driving sustainable economic growth.



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## **KLK Land Secures Anchor Tenants for Coalfields Retail Park Launch**

KLK Land, the property arm of Kuala Lumpur Kepong Bhd, has confirmed a lineup of anchor tenants for its Coalfields Retail Park in Bandar Seri Coalfields, Sungai Buloh. The development, set to open by the end of Q2 2026, will feature Village Grocer, HarborLand, Skechers' largest Southeast Asia store, Decathlon, Harvey Norman, Maybank, and Serai Seafood Restaurant, alongside dining, entertainment, and lifestyle tenants. Managing director Lee Wen Ling highlighted that securing these tenants brings the project closer to its vision as a vibrant community destination.

Spanning one million sq ft with 135 retail lots and 925 parking bays, the hybrid indoor-outdoor mall will connect to a seven-acre lake park. Strategically positioned within the Rawang-Puncak Alam-Sungai Buloh-Ijok-Kuala Selangor corridor, it aims to serve as a regional commerce and leisure hub while attracting over five million visitors annually from nearby residential zones.

The retail park has been provisionally awarded GreenRE Gold Certification, aligning with KLK Land's sustainable township plan. Partnerships with educational institutions further enhance the integrated development vision.



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## **ARK Resources Forms Joint Venture for 500-Unit Residential Development**

ARK Resources Holdings Bhd, through its wholly-owned subsidiary Ark Resources Bhd, has entered a joint venture with Premium Flame Development Sdn Bhd to develop 500 residential units in Barat Daya, Mukim 10, Pulau Pinang. The development spans 9,472.8 sqm of freehold land, with a gross development value of approximately RM275 million and an estimated development cost of RM226 million.

Under the joint venture, Premium Flame provides the vacant land while ARK Resources will manage the overall development, leveraging its expertise in project execution. The collaboration strengthens ARK's presence in Penang's residential property market while allowing Premium Flame to capitalise on its landbank.

Construction is scheduled to begin in the second quarter of 2026, with completion expected within 48 months. The project reflects ARK Resources' strategy to pursue strategic partnerships and high-value developments, supporting long-term growth and delivering attractive returns for stakeholders.



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## **IJM Land Launches Nova @ S2 Heights with Sustainable Modern Living**

IJM Land introduces Nova @ S2 Heights, a freehold residential development in Seremban, featuring semi-detached homes and bungalows designed for modern families. The project blends elegance, practicality, and environmental sensitivity, creating a community-focused living experience. Homes are oriented to harmonize with the natural terrain, incorporating high ceilings, wide windows, and open layouts that promote natural airflow and lighting. Verandas and shaded areas connect indoor and outdoor spaces and integration with the landscape.

Sustainability is integrated into the design, with solar thermal water systems, rainwater harvesting, and EV-ready infrastructure. Public areas feature solar and LED lighting, reflecting forward-looking, energy-conscious planning. The low-density layout provides privacy through wide roads, landscaped buffers, and secure perimeters, complemented by built-in digital door locks and a guarded entrance.

Community amenities include a garden, pavilion, jogging paths, playgrounds, and outdoor fitness areas. Built-up areas start from 3,300 sq ft, with prices from RM1.8 million. Nova exemplifies modern, sustainable, and connected residential living.



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## **Malaysia Since 2023 Revives Over 1,200 Housing Projects with Government Support**

Since 2023, Malaysia's Ministry of Housing and Local Government has successfully revived 1,289 abandoned private housing projects, covering 154,659 residential units with a gross development value of RM123.7 billion. In 2025 alone, 362 sick or delayed projects were restarted, demonstrating the effectiveness of collaboration between the government and the housing industry. The government has allocated RM25.84 million in Budget 2026 to support abandoned project recovery, reflecting a strong commitment to homebuyer protection.

As of September 2025, 501,033 affordable housing units are available nationwide. Amendments to Act 118 are underway to prioritise homebuyer welfare, strengthen developer governance, and increase transparency in property transactions. These changes aim to ensure housing projects are delivered responsibly and with consumer protection in mind, reinforcing confidence in Malaysia's property sector.

Despite a slight decline in transaction volume, the market remains resilient. The first half of 2025 saw 196,232 transactions, down 1.3% year-on-year, while transaction value grew 1.9% to RM107.68 billion, underlining sustained sector strength.



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