



Z E R I N  
P R O P E R T I E S

# CORPORATE REAL ESTATE HIGHLIGHTS

**FEBRUARY 2026**

**<https://zerinproperties.com>**

---

## ECERDC Drives RM75 Billion Committed Investments, Positioning East Coast as Prime Industrial Hub

---



The East Coast Economic Region Development Council has triumphantly surpassed its ambitious investment targets, securing RM75 billion in committed investments and RM55 billion in realised investments. This impressive achievement under Master Plan 2.0 highlights the region's robust economic vitality and industrial appeal. Consequently, the initiative has successfully generated over 79,000 jobs and created 25,000 entrepreneurship opportunities across the East Coast states. Manufacturing leads this growth trajectory, contributing RM6.2 billion in 2025 alone, proving the region is a prime destination for industrial capital.

Furthermore, high-impact projects are actively reshaping the economic landscape, including a massive RM1.5 billion petrochemical plant and critical infrastructure upgrades. These strategic developments broaden the economic base significantly, moving beyond traditional sectors to include high-value oil and gas activities. Continued enhancements at key industrial parks further solidify the region's attractiveness to global investors seeking reliable, scalable growth hubs and established supply chains.

Looking forward, the new Development Plan 2026–2030 prioritises high-value industries, national food security, and renewable energy. This roadmap aligns regional expansion with national sustainability goals, promising a supportive ecosystem for logistics and tourism. Investors can expect a business-friendly environment focused on connectivity and innovation, ensuring inclusive growth and offering lucrative opportunities for corporate partners ready to capitalise on this dynamic transformation.

[▶ READ MORE](#)

---

## RM100 Million Financing Programme Launched To Support Chinese MSMEs

---



The federal government has launched a landmark RM100 million financing scheme specifically dedicated to Malaysian Chinese micro, small, and medium enterprises (MSMEs). This strategic capital injection, split evenly between SME Bank and Bank Rakyat, serves as a vital catalyst for existing businesses to modernise and expand. By targeting companies with at least two years of operations, the initiative ensures funds are directed toward viable enterprises ready for their next phase of growth, upgrading capabilities, and enhancing market competitiveness.

Moreover, this initiative is a key component of the ministry's broader ABCD strategy, which focuses on Access, Business development, Capital, and Digitalisation. The government has streamlined the application process to reduce bureaucracy, with Bank Rakyat aiming for a two-week turnaround and SME Bank targeting one month. This efficiency allows entrepreneurs to access growth capital rapidly, facilitating timely upgrades and operational improvements.

Ultimately, this financing complements existing schemes for other communities, ensuring a comprehensive and inclusive economic support structure. By empowering established MSMEs with accessible funding, the government is fostering a resilient business environment. This move is expected to stimulate local economic activity, drive modernization across traditional sectors, and provide investors with a more robust and dynamic small business landscape.

[▶ READ MORE](#)

---

## TRX Witnesses Growing Tenant Occupancy Momentum In Kuala Lumpur Precinct

---



Kuala Lumpur's Tun Razak Exchange (TRX) is transforming Malaysia's financial landscape with tangible results. The 70-acre district now boasts over 80% occupancy, with Exchange 106 housing 90% international tenants including HSBC, Ant International, and MUFG. This momentum has propelled KL to 45th in the Global Financial Centres Index, demonstrating growing international credibility.

The development represents RM40 billion in gross value, having already secured RM8 billion in investments and accommodating 20,000 professionals. Demand spans fund managers, insurers, and fintech firms, supported by world-class ESG standards and digital infrastructure. Moreover, TRX has adopted a consultative approach, co-creating solutions that emphasize ecosystem value over traditional real estate metrics.

Looking forward, TRX targets global asset managers and technology firms while strengthening its position as Malaysia's international financial centre. The district combines financial depth with strategic advantages including regulatory proximity, competitive costs, and robust talent availability. Consequently, both local and foreign tenants are committing to long-term expansion strategies anchored in Malaysia's competitive business environment.

[▶ READ MORE](#)

---

## Pavilion REIT Declares 5.03 Sen DPU Following 11% Income Growth

---



Pavilion Real Estate Investment Trust has delivered a robust performance for the fourth quarter, with net property income rising 11.1% to RM149.82 million. This stellar financial result underscores the resilience of premium retail assets and was significantly bolstered by rental income from newly acquired properties, including Pavilion Hotel KL. The trust's full-year performance also reflected this upward trajectory, with property income climbing 8.6% to RM567.89 million, demonstrating the effectiveness of their asset enhancement strategies.

In addition to strong earnings, the trust declared a final income distribution of 5.03 sen per unit, bringing the total annual distribution to a rewarding 10 sen. This consistent payout reflects a healthy cash flow and a commitment to delivering value to unitholders. The improved performance is also attributed to higher contributions from Pavilion Bukit Jalil and disciplined cost management, which effectively mitigated operating expenses.

Looking ahead, the outlook for 2026 remains highly optimistic, driven by the anticipated surge in tourism during Visit Malaysia Year. The trust expects resilient domestic consumption to further support retail growth. By focusing on enhancing shopper experiences and maintaining operational efficiency, Pavilion REIT is well-positioned to capitalise on increased footfall, ensuring sustainable long-term growth and continued returns for investors.

[▶ READ MORE](#)

---

## Lotus's Malaysia Launches New LRT-Connected Outlet At Datum Jelatek Station

---



Lotus's Malaysia has successfully expanded its footprint with the opening of its 70th store at Datum Jelatek Shopping Centre, strategically integrated with the Kelana Jaya LRT line. This new 2,000 square meter outlet is designed to seamlessly fit into modern urban lifestyles, offering unmatched convenience for commuters and local residents. By positioning the store within a key transit hub, Lotus's effectively captures high footfall while providing essential groceries and household items to a busy demographic.

Furthermore, the store features a curated selection of 12,000 SKUs, ranging from fresh produce to electrical appliances, ensuring comprehensive coverage of consumer needs. The inclusion of the exclusive Lo'Ti bakery brand adds a unique value proposition, enhancing the shopping experience. Connectivity to major highways like AKLEH and DUKE further broadens the store's catchment area, making it an accessible destination for the wider Keramat and Jelatek communities.

To celebrate this milestone, Lotus's has launched aggressive promotions, including significant discounts and loyalty rewards, to drive initial traffic and build customer loyalty. Beyond commercial goals, the retailer reinforces its community commitment through partnerships that redistribute surplus food. This blend of strategic location, everyday value, and social responsibility positions the new store for sustained operational success and strong market penetration.

---

## Eco Business Park 8 Unveils Fresh Industrial Opportunities In JS-SEZ

---



Eco Business Park 8 (EBP8) has officially unveiled its strategic potential as a key growth catalyst within the Johor-Singapore Special Economic Zone (JS-SEZ). This new industrial development is perfectly positioned to leverage the transformative cross-border initiative, which aims to deepen economic integration and enhance regional connectivity. By capitalizing on the Twin Cities model, EBP8 offers international investors a unique platform to optimize operations across borders while accessing a ready infrastructure ecosystem.

Moreover, the development is specifically designed to support high-value investments in advanced manufacturing and technology-driven industries. During the launch event, industry leaders highlighted how businesses can utilize the zone's strategic advantages to strengthen supply chains and generate long-term value. The park aims to create a fully integrated business environment that fosters productivity and innovation, essential for companies competing in a modern economy.

Consequently, EBP8 stands as a gateway for innovation-led growth, aligning perfectly with national ambitions to attract quality foreign direct investment. For corporate investors, this represents a prime opportunity to secure a foothold in one of the region's most promising economic corridors. The strong momentum of the JS-SEZ ensures that early entrants will benefit from sustained appreciation and operational synergies.

---

## Suntrack Introduces RM318 Million Industrial Development Hub In Salak Tinggi

---



Suntrack Development has launched Suntrack Hub 2, a premier industrial project in Bandar Baru Salak Tinggi with a gross development value of RM318 million. Spanning over 26 acres, this development introduces 62 units of semi-detached factories designed to meet the rigorous demands of modern businesses. With prices starting from RM4.1 million, the project offers high-specification features, including 9-meter ceiling heights and heavy-duty floor loading, ensuring operational flexibility for manufacturing and distribution tenants.

Additionally, the hub's strategic location near the Elite Highway places it within a vital industrial corridor, just 10km from the Bandar Serenia toll. This connectivity is crucial for logistics efficiency and future expansion. The developer has prioritized creating a secure, guarded environment managed by a dedicated owners' association, which protects long-term asset value and ensures sustained maintenance standards.

Construction is set to commence in April 2026, with earthworks already underway, signaling strong project momentum. By focusing on functional design and extension-ready layouts, Suntrack Hub 2 addresses the critical needs of business owners who view their facilities as tools for growth. This development presents a compelling opportunity for investors seeking quality industrial assets in a rapidly maturing location.

[▶ READ MORE](#)

---

## Cheras' BMC Mall And Seven-Acre Site Offered For Tender Sale

---



BMC Mall and its associated seven-acre freehold site in Bandar Mahkota Cheras are now available for sale by tender, presenting a significant investment opportunity. With an asking price of approximately RM130 million, the asset includes a fully operational mall and a valuable parcel of land primed for future development. The mall itself is currently performing well, delivering a healthy yield of nearly 6% with an occupancy rate exceeding 95%, ensuring immediate recurring income for the new owner.

Furthermore, the site holds immense potential for value creation through redevelopment. Conditional approvals are already in place for a 49-storey mixed-use extension on the adjacent vacant land, which carries an estimated gross development value of over RM450 million. This approved plan allows investors to envision a large-scale project comprising home office suites and commercial units without delay.

Strategically, the buyer has the flexibility to either maintain the stable income stream from the existing mall or embark on immediate development of the vacant land. This dual-value proposition mitigates risk while offering substantial upside. The tender closes in March, offering agile investors a chance to secure a prime freehold commercial asset in a mature, high-density residential enclave.

---

## SDS Group Acquires Johor Bahru Land For RM102 Million Factory

---



SDS Group is taking a decisive step in its expansion strategy by acquiring a 14.3-hectare land parcel in Johor Bahru for RM101.7 million. This acquisition is strategically located directly opposite the group's existing facilities, allowing for seamless integration of operations and logistics. The move is designed to facilitate the construction of a new manufacturing plant, which will significantly boost production capacity to meet growing demand.

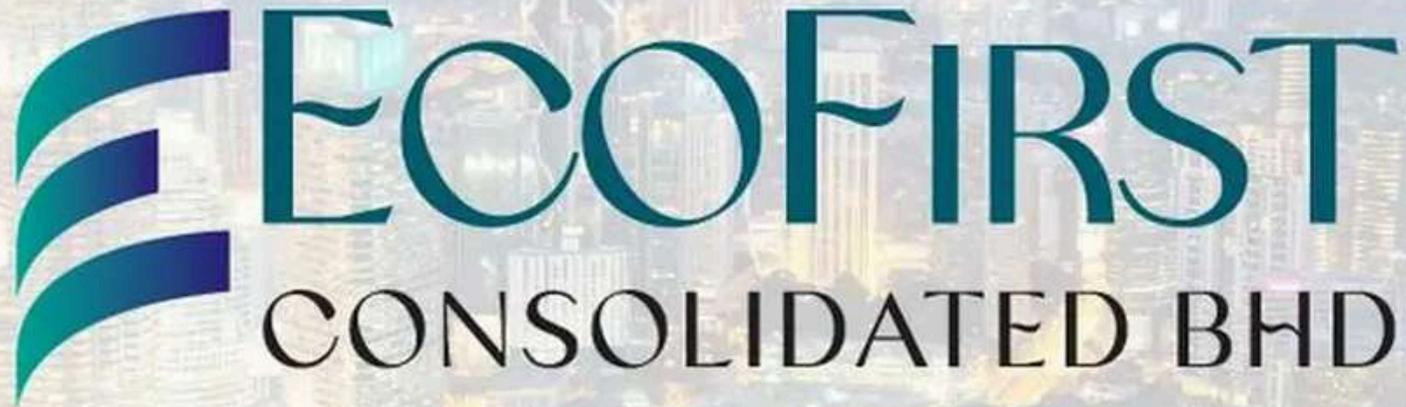
Additionally, the purchase price represents a slight discount to the market valuation, underscoring the management's prudent capital allocation. By securing this freehold industrial land, SDS Group ensures long-term tenure and stability for its core business operations. The proximity to current operations will likely result in substantial synergies and cost efficiencies once the new facility comes online.

Completion of the acquisition is anticipated in the second half of 2026, subject to shareholder approval. This expansion signals confidence in the future trajectory of the business and the broader manufacturing sector in Johor. For investors, this development represents a clear commitment to scaling up operations and enhancing shareholder value through tangible asset growth and increased industrial output.

---

## EcoFirst Secures Two Freehold Penang Land Parcels Worth RM45 Million

---



EcoFirst Consolidated has successfully expanded its development pipeline by acquiring two prime freehold land parcels on Penang Island for RM45 million. These acquisitions, secured at an attractive 8% discount to market valuation, mark a strategic entry into the Penang property market. The move aligns with the group's goal of diversifying its earnings base beyond the Klang Valley and tapping into high-demand regional markets.

The development potential for these sites is substantial, with plans already in place for high-value residential projects. The smaller plot near the airport is earmarked for a condominium with a gross development value (GDV) of RM163 million, while the larger 13-acre site will host a residential project worth an estimated RM400 million. Both sites are strategically located in the growing southwest district, ensuring strong future demand.

By funding the purchase through a mix of internal funds and borrowings, EcoFirst demonstrates a balanced approach to growth. These projects are expected to contribute significantly to the group's future revenue streams. Investors can view this expansion as a positive indicator of the company's ambition to scale its operations and capture value in Malaysia's resilient northern property corridor.

[▶ READ MORE](#)

---

## MTAG Purchases 7.5 Hectares Johor Bahru Land For RM53.6 Million

---



MTAG Group has proposed the acquisition of a 7.5-hectare freehold land parcel in Johor Bahru for RM53.58 million, aiming to bolster its manufacturing ecosystem. This strategic investment will see approximately one-third of the land utilized for the group's own expanded operations, specifically to enhance automation and converting technology. The remaining land offers flexibility for future development or rental income, providing a dual revenue stream.

Currently zoned for residential use, the group intends to convert the land for industrial purposes, unlocking its full commercial potential. This move supports MTAG's broader strategy of moving up the value chain by integrating advanced production capabilities. Financing will be secured through internally generated funds, reflecting a strong balance sheet and financial health.

Upon completion in late 2026, this expansion is expected to significantly strengthen MTAG's competitive position in the industry. By consolidating operations and securing ample space for growth, the group is mitigating capacity constraints. Investors should view this as a forward-looking step that positions MTAG to capture larger market share and drive operational efficiencies through modernized manufacturing infrastructure.

[▶ READ MORE](#)

---

## UMC Secures 60-Year PDC Lease For RM11.4 Million Batu Kawan

---



UMediC Group has signed a significant 60-year lease agreement with the Penang Development Corporation for a 3.06-acre industrial site in Batu Kawan Industrial Park 3. Valued at RM11.4 million, this long-term lease secures a strategic location for the construction of a new manufacturing facility. The expansion is a critical component of the group's plan to scale up production capabilities for its growing medical consumables segment.

Furthermore, the new facility will enable the group to diversify its product offerings while freeing up capacity at existing plants to focus on high-demand items like the HydroX series. This operational optimization is essential for meeting sustained market demand and improving supply chain reliability. The investment will be supported by a combination of internal funds and bank borrowings.

This development marks a pivotal step in strengthening UMediC's manufacturing foundation. By expanding its footprint in a premier industrial park, the group is well-positioned for future volume growth. Investors can anticipate enhanced operational efficiency and revenue potential as the new capacity comes online, reinforcing the company's trajectory as a key player in the medical devices sector.

[▶ READ MORE](#)

---

## BRDB Creates Lasting Legacy With Eden Taman Duta Development Experience

---



BRDB Developments is set to unveil Eden Taman Duta, a prestigious RM1.52 billion residential development located in the exclusive enclave of Bukit Tunku. Situated on a rare 12.25-acre freehold site, this project targets the ultra-high-net-worth market with a low-density resort-living concept. The development features 146 expansive units, including double-storey penthouses, designed to offer a sanctuary within the city.

Moreover, the project emphasises legacy and heritage, incorporating extensive greenery and top-tier brand partnerships for interior fittings. Facilities are world-class, including a dedicated wellness pavilion and clubhouse, ensuring a premium lifestyle for residents. The developer's commitment to sustainability is evident through GreenRE Gold certification standards, adding long-term value to the asset.

With a robust pipeline of launches worth RM2.7 billion planned for the year, BRDB continues to demonstrate its market leadership. Eden stands out as a flagship project that combines scarcity value with exceptional design. For investors, this represents a unique opportunity to acquire a trophy asset in one of Kuala Lumpur's most sought-after locations, promising enduring capital appreciation and prestige.

[▶ READ MORE](#)

---

## Taman Harmoni Indah Development Launches In Penang Residential Market Expansion

---



Taman Harmoni Indah is emerging as a notable landed housing development in Nibong Tebal, offering 114 units of freehold terrace houses. Developed by Loyal Greenworld, the project is strategically positioned near key educational institutions and the North-South Highway, ensuring excellent connectivity. With pricing starting from RM488,700, it presents an attractive entry point for homebuyers and investors looking for landed properties in a growing township.

Additionally, the development features spacious layouts with built-up areas around 1,600 square feet, catering to the needs of modern families. The inclusion of a community hall and generous land sizes adds to the lifestyle appeal. Its proximity to the town center ensures that residents have easy access to daily necessities and public amenities.

This project highlights the continued demand for affordable, quality housing outside the main city centers. By offering freehold tenure at competitive prices, the developer is tapping into a resilient market segment. For investors, the location near the USM Engineering Campus suggests potential rental demand, making it a viable option for long-term capital appreciation in the mainland property market.

[▶ READ MORE](#)

---

## Mah Sing Finishes M Astra Early, Achieves Record 89% QCLASSIC

---



Mah Sing Group has achieved a remarkable milestone by completing the M Astra mixed development 15 months ahead of schedule. This efficiency is complemented by a record-breaking QCLASSIC score of 89%, the highest ever for the group, underscoring their commitment to construction excellence. The project, with a gross development value of RM618 million, features fully sold retail lots and extensive lifestyle facilities, proving its strong market appeal.

Furthermore, the development's success is a testament to Mah Sing's ability to deliver high-quality products even amidst challenging conditions like the pandemic. The inclusion of popular retail tenants ensures immediate vibrancy and convenience for residents. High safety scores further validate the group's operational discipline and project management capabilities.

Buoyed by this success, Mah Sing is rapidly expanding its footprint in Setapak with the launch of M Azura. This new project capitalizes on the established brand presence and proven demand in the area. Investors can look forward to continued strong performance from Mah Sing, as the company leverages its reputation for quality and timely delivery to drive future sales and revenue growth.

---

## Berjaya Hartanah Completes OAKA Residences Structure In Bukit Jalil Development

---



Berjaya Hartanah has celebrated the structural completion of OAKA Residences in Bukit Jalil with a topping-out ceremony, marking a key milestone towards project handover. This luxury development, valued at RM373 million, comprises two towers of freehold residential units designed for modern living. The steady sales progress and positive buyer response reflect strong market confidence in the project's value proposition and strategic location.

Moreover, the development offers a comprehensive suite of lifestyle facilities, including a rooftop sky garden and infinity pool, enhancing its appeal to discerning buyers. The focus on quality workmanship and timely execution has been central to the project's success. As the development transitions to the final stages, it stands as a testament to the developer's reliability.

The freehold status of the property is a significant draw in the competitive Bukit Jalil market. With delivery to homeowners on track, Berjaya Hartanah reinforces its reputation for delivering quality real estate. Investors can view this achievement as an indicator of the company's operational strength and ability to execute projects that resonate well with market demand.

[▶ READ MORE](#)

---

## Exsim Hospitality Secures Kuala Lumpur Apartment Interior Works Contract Award

---

The logo for Exsim Hospitality is displayed within a dark red, rounded rectangular background. The word "EXSIM" is written in large, white, uppercase letters, and the word "HOSPITALITY" is written in smaller, white, uppercase letters directly below it.

EXSIM  
HOSPITALITY

Exsim Hospitality has successfully secured a RM21.9 million sub-contract for interior fit-out works at a major mixed commercial development in Kuala Lumpur. The contract covers the supply and installation for serviced apartment units across 40 floors, ensuring a steady stream of work until 2028. This award highlights the company's specialized capabilities in delivering high-quality interior solutions for large-scale projects.

Additionally, this contract contributes to the group's order book and enhances earnings visibility over the next few years. By partnering with established main contractors, Exsim Hospitality solidifies its position in the competitive construction services market. The long duration of the contract provides stability and operational continuity for the business.

The company's share price performance reflects investor optimism regarding its growth prospects. With a growing portfolio of projects and a focus on execution, Exsim Hospitality is well-placed to benefit from the ongoing recovery in the property sector. This win reinforces the company's reputation as a reliable partner in the delivery of premium real estate developments.

[!\[\]\(0d12326490dcf2fb15b925ccac8d3f27\_img.jpg\) READ MORE](#)

---

## Advancecon Awarded RM82 Million Earthworks Contract In Johor–Singapore SEZ

---



Advancecon Holdings has secured a significant RM82.09 million contract to undertake earthworks and drainage for the Southern Catalyst Innovation District within the Johor–Singapore Special Economic Zone (JS–SEZ). This 15-month project marks a strong start to the year and positions the company as a key infrastructure enabler in this high-growth region. The award from a Ministry of Finance subsidiary underscores the strategic importance of the development.

Furthermore, the project is part of a larger vision to create a thriving industrial ecosystem comprising logistics, agritech, and commercial components. Advancecon’s established expertise in earthworks makes it a preferred partner for such large-scale infrastructure initiatives. The contract is expected to contribute positively to the group’s earnings and reinforce its presence in Johor.

Continued investment in the JS–SEZ provides a robust pipeline of opportunities for construction firms. Advancecon’s ability to secure this contract demonstrates its competitive edge and operational readiness. Investors should view this as a positive signal of the company’s ability to capitalize on government-led infrastructure spending and the broader economic expansion in the southern corridor.

[▶ READ MORE](#)

---

## QL Resources Commences Construction On RM1.3 Billion Food Manufacturing Facility

---



QL Resources has broken ground on the massive RM1.3 billion QL Innofood Park in Perak, a project set to revolutionize the national food processing landscape. This integrated hub will focus on scalable, halal protein production, significantly strengthening Malaysia's food security. The initial phase involves a RM300 million investment in smart infrastructure, including automated cold storage, laying the foundation for a high-tech manufacturing ecosystem.

Moreover, the park is designed to be future-ready, integrating Industry 4.0 technologies such as smart warehousing and data-enabled monitoring. Upon full completion, the facility will house 13 production plants and boost capacity by 2.5 times to 180,000 metric tonnes annually. This massive scale-up will not only serve domestic needs but also position QL as a major exporter of high-quality food products.

The project is also a major economic driver, expected to create 3,000 direct jobs and stimulate the local economy. For investors, this represents a long-term strategic play that aligns with global trends in food sustainability and automation. QL Resources is effectively securing its future growth runway while contributing meaningfully to national development goals.

---

## Geohan Wins RM32 Million Johor Piling Contracts From Sunway Subsidiaries

---



Geohan Corp continues to strengthen its market position with the award of two piling contracts worth RM32.2 million from Sunway Group subsidiaries. These projects, involving high-rise developments in Johor, highlight the enduring trust and relationship between the two companies spanning nearly two decades. The scope of work includes essential piling and retaining wall construction, critical for the stability of these large-scale structures.

Additionally, these wins significantly bolster Geohan's order book for the upcoming financial year, providing clear earnings visibility. The quick commencement of work demonstrates the company's operational readiness and capacity to handle multiple concurrent projects. By consistently delivering quality specialized services, Geohan remains a preferred contractor for top-tier developers.

The focus on sustainable growth and long-term value creation is evident in their disciplined approach to securing work. As the construction sector in Johor gains momentum, Geohan is well-positioned to capture further opportunities. Investors can take confidence in the company's proven track record and its ability to maintain strong partnerships with industry giants.

[▶ READ MORE](#)

---

## Powerwell Subsidiary Secures RM68 Million Data Centre Construction Project Contract

---



Powerwell Holdings has successfully penetrated the high-growth data centre market by securing a RM68.47 million purchase order from a multinational technology corporation. The contract involves the supply of low voltage switchgears, a critical component for power management in data infrastructure. This win not only boosts the company's financial outlook but also validates its technical capabilities on a global stage.

Furthermore, the project is expected to contribute positively to earnings over the next two financial years, providing a stable revenue stream. Fulfillment is targeted for completion by the second quarter of 2026, ensuring a quick turnaround on revenue recognition. The management does not foresee exceptional risks, signaling a smooth execution phase.

This strategic entry into the data centre supply chain positions Powerwell for future growth in a booming sector. As demand for digital infrastructure continues to rise, the company is establishing itself as a reliable supplier of essential electrical equipment. Investors should view this as a pivotal expansion of Powerwell's market reach and a driver of sustainable long-term profitability.

---

## PTT Synergy Wins Second RM34 Million Earthworks Job At Bukit Raja

---



PTT Synergy Group has secured another significant contract from Sime Darby Property, winning a RM34.05 million earthworks job for the Bandar Bukit Raja Business Park. This second contract follows closely on the heels of a previous win, demonstrating the client's confidence in PTT Synergy's execution capabilities. The work involves preparing the site for a major logistics and industrial hub, a sector currently seeing robust demand.

Moreover, the project is expected to contribute positively to the group's earnings through to 2027, ensuring a steady flow of work. The contract was secured on commercial terms, reinforcing the company's competitive standing in the market. With possession of the site scheduled immediately, the group is set to hit the ground running.

This repeat business from a top-tier developer serves as a strong endorsement of PTT Synergy's operational excellence. As the logistics sector expands, the demand for quality infrastructure preparation will continue to grow. Investors can look forward to sustained performance as the group leverages its expertise to secure further high-value contracts in this thriving industrial corridor.