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CORPORATE REAL ESTATE HIGHLIGHTS

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Property Transactions Projected to Exceed RM250 Billion Value in 2026



Malaysia's property market demonstrates robust momentum, with total transaction values projected to exceed RM250 billion in 2026, according to Housing and Local Government Minister Nga Kor Ming. The market has shown consistent growth, rising from RM196.8 billion in 2023 to RM232.3 billion in 2024. Importantly, this expansion reflects healthy market fundamentals rather than speculative activity, with no signs of a property bubble emerging. Transactions have improved steadily over three years, indicating sound underlying conditions.

Malaysia's homeownership rate currently stands at 76.5%, surpassing developed nations like Australia, the UK, the US, and Germany. The government prioritizes raising income levels to enhance affordability, while direct price controls remain unfeasible in a free market. Meanwhile, the World Bank forecasts Malaysia will achieve high-income nation status by 2028 at a GNI per capita of US\$14,000 or more.

Furthermore, the RM40 billion Housing Credit Guarantee Scheme has already enabled over 97,750 Malaysians to purchase their first homes. The minister emphasized that sustainable property appreciation—neither depreciation nor speculative spikes—remains crucial for buyer confidence and long-term market stability.

Penang-China Economic Partnership Deepens Investment Trade and Industrial Connectivity



Penang long standing economic ties with China continue to strengthen the state's industrial ecosystem, with nearly RM16 billion in Chinese investments recorded over the past decade. In 2025 alone, approved manufacturing investments from China reached RM4.2 billion, while more than 80 Chinese companies now operate in Penang. These include major semiconductor and electronics players, reinforcing Penang's position as a core manufacturing and technology base.

Moreover, Penang plays a central role in Malaysia China trade flows, contributing RM143 billion of Malaysia's RM255 billion exports to China between January and November 2025. Most exports are electrical and electronic products, underscoring Penang's importance within global supply chains. Looking ahead, the state and the northern region will continue to attract high value and future oriented Chinese investments that enhance supply chain resilience.

Meanwhile, improving connectivity is supporting deeper cooperation. Direct flights from Guangzhou, mutual visa exemptions, and nearly 70 weekly flights have boosted business, tourism and mobility. China Malaysia cooperation has also expanded into electric vehicle and battery clusters, while over 200,000 Chinese visitors in 2025 further strengthened economic and people to people ties.

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CIMB Channels RM4.2 Billion into Johor-Singapore Economic Zone Growth



CIMB Group Holdings has channelled more than RM4.2 billion into the Johor Singapore Special Economic Zone, marking solid progress under its RM10 billion funding commitment to support cross border growth. Notably, RM1.15 billion, nearly one third of the total, was directed to small and medium enterprises, reinforcing SMEs as a core driver of resilience and inclusive economic expansion.

This update was shared at Forward Future SME 2026, jointly organised with Mida and IRDA. The session, the first SME focused platform of its kind in Johor, attracted close to 220 participants from the zone and Singapore. CIMB highlighted the importance of accelerating access to capital, partnerships and solutions, enabling SMEs to scale regionally and integrate into global value chains.

At the same time, CIMB's Johor focus aligns with national priorities under the 13th Malaysia Plan and the National Industrial Master Plan 2030. Johor's economy remains balanced, with services contributing 37.2% and manufacturing 29% of GDP. In 2024, the state recorded RM158 billion in GDP, growing 6.4% and ranking as Malaysia's third largest contributor.

Malaysia-India Relations Reach New High on Trade Leadership Trust



Bilateral ties between Malaysia and India have reached a historic high, supported by renewed economic cooperation and a strong personal rapport between both prime ministers. Prime Minister Datuk Seri Anwar Ibrahim welcomed Indian Prime Minister Narendra Modi's visit, describing him as a close friend and noting that personal trust has helped turn diplomatic intent into measurable outcomes. Modi's visit is also among the earliest by major leaders as Malaysia prepares for Visit Malaysia Year 2026.

Importantly, Anwar stressed that the partnership is delivering results. Bilateral trade reached almost US\$19 billion, or RM74.98 billion, in 2025, placing India among Malaysia's top trading partners. India also remains Malaysia's largest trading partner in South Asia, with total trade valued at RM79.49 billion, or US\$18.59 billion, during the year. Senior officials from both countries attended the engagement, reflecting strong institutional support.

Anwar also highlighted the Malaysian Indian community as an integral partner in nation building, contributing to economic growth, cultural exchange, and social cohesion. Modi's two day visit reciprocates Anwar's August 2024 trip to India, reinforcing sustained momentum in bilateral relations.

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France Advances Security and Technology Sovereignty Partnership with Malaysia



France is strengthening its strategic relationship with Malaysia through what it calls sovereignty partnerships, with security cooperation forming a central pillar. French ambassador Marc Abensour said collaboration across cybersecurity, drone technology, defence and resilience aims to enhance autonomy for both countries. Speaking at French Security Day on Feb 5, he highlighted a longstanding bilateral security relationship that France intends to further deepen.

To advance this agenda, Business France brought eight French companies to Malaysia to explore partnerships and commercial opportunities. These include Airbus Defence and Space, Cerbair, Cyberium, Elistair, GripID, Sergi Transformer Protector and Tekever. The group covers drone and counter drone solutions, biometric identification, cybersecurity services, secure communications and protection of critical energy infrastructure. Airbus and Sergi already operate in Malaysia, while others see the country as a strategic gateway to Southeast Asia.

Business France noted that next steps focus on facilitating partnerships, client engagement and long term planning to build sustainable business models. Beyond defence, sovereignty partnerships also extend to energy transition, nuclear cooperation, the Asean Power Grid and critical minerals collaboration.

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IOI Properties Secures RM740 Million Data Centre Land Deal in Banting



IOI Properties Group has agreed to sell 136 acres at its IOI Industrial Park in Banting, Selangor, to Bridge Data Centres Malaysia VII for RM740.68 million. The transaction reflects sustained demand for the group's industrial park assets, supported by strategic location advantages and ready infrastructure. The 322 acre park benefits from direct access to major highways, proximity to Kuala Lumpur International Airport and Port Klang, and fully prepared utilities that reduce setup time for occupiers.

IOI Industrial Park at Banting was launched in December 2025 with a gross development value of RM1.8 billion. Its first phase comprises 103 factory units across detached, semi detached and cluster formats, alongside individual industrial land plots. The park targets air freight related activities, manufacturing, pharmaceuticals and power intensive uses such as data centres.

Beyond Banting, IOI Properties owns industrial parks in Melaka and Iskandar Malaysia within the Johor Singapore Special Economic Zone. Looking ahead, the group is assessing a 500,000 square foot logistics warehousing facility in Banting and a similar project in Iskandar Malaysia, aimed at generating stable long term recurring income through leasing partnerships.

IOI Properties Land Sale Could Boost Profits Amid Strong Investor Demand



IOI Properties Group may record a significant profit boost from the proposed sale of 136 acres at IOI Industrial Park @ Banting, analysts say, lifting its stock to a record high. TA Securities and Hong Leong Investment Bank estimate the transaction could raise net profit for FY2027 by 33 to 42 percent, with a gross margin of around 60 percent. The premium is supported by the park's infrastructure readiness, strong connectivity to KLIA and Port Klang, and suitability for data centre developments.

The RM741 million deal with Bridge Data Centres is not a full disposal. IOI Properties still holds 186 acres in Banting, which can be developed or sold in the future. Analysts expect the remaining land to deliver attractive margins, with the presence of Bridge as a flagship occupier enhancing marketability and pricing power.

Separately, IOI is in discussions for land sales within its 1,100-acre IOI Industrial Park @ Iskandar Malaysia, targeting strong demand in Kulai and the Johor Singapore Special Economic Zone. Both research houses maintain 'buy' calls on the stock, reflecting positive investor sentiment and long-term growth prospects.

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Midtown Secures RM40 Million Data Centre Contract in Cyberjaya Expansion



Midtown Group Berhad has secured a RM40.5 million contract to construct a major data centre facility in Cyberjaya, marking clear progress in its strategic shift toward high growth digital infrastructure. The contract was awarded to its wholly owned subsidiary, Midtown Engineering, by Exyte Malaysia, a global specialist in high tech facility design and engineering. The win follows Midtown's rebranding from Pasukhas Group in late December 2025, signalling broader ambitions in civil engineering and advanced construction.

The contract covers Package C04C of the KUL22 data centre project, which forms part of the Vantage Data Centers KUL2 campus. The 35 acre campus is designed to support hyperscale cloud adoption and the rapid expansion of artificial intelligence capacity in Malaysia, reinforcing Cyberjaya's role as a regional digital hub.

KUL2 represents one of the region's largest private infrastructure investments, with planned capital expenditure of USD3 billion. Designed to be AI ready with liquid cooling capabilities, the campus targets total IT capacity of 256 megawatts at full completion. For investors, the project highlights strong momentum in Malaysia's data centre and digital infrastructure ecosystem.

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AIMS Advances RM4 Billion Hyperscale Data Centre Development in Cyberjaya



AIMS, the data centre arm of TIME dotCom, has completed the acquisition of a 10 acre site in Cyberjaya, enabling the development of a RM4 billion hyperscale data centre. The facility is planned with capacity of up to 200 megawatts, subject to final engineering confirmation, and is designed to support artificial intelligence computing. Construction is expected to be completed in 2027, positioning AIMS ahead of rising digital infrastructure demand.

The land acquisition was formalised at a signing ceremony witnessed by senior government and digital economy leaders, reflecting strong public and private sector alignment. AIMS said the investment goes beyond capacity expansion, contributing to job creation, talent upskilling and Malaysia's ambition to host global cloud providers, fintech players and AI innovators.

The project supports Malaysia's AI Nation agenda, which targets digital economy contribution of 30 percent of GDP by 2030. Since DigitalBridge's entry in 2023, AIMS has invested over RM2 billion in digital infrastructure. In July 2025, it completed Cyberjaya Block 3 early, lifting total potential capacity in the Klang Valley to more than 100 megawatts.

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Melaka Attracts RM9 Billion Investment for First AI Data Centre



Melaka is set to secure more than RM9 billion in investment for its first artificial intelligence based data centre, marking a major step in the state's digital transformation. Chief Minister Datuk Seri Ab Rauf Yusoh said Hong Kong based Victoria Data Centre plans to develop a facility with capacity of about 100 megawatts in Jasin. The project will be included in Melaka's 2025 investment quota and tabled at the upcoming State Legislative Assembly meeting.

The development will be implemented in phases and involves the construction of three data centre buildings with a combined capacity of up to 96 megawatts. Once completed, the project is expected to position Melaka as a competitive destination for high technology digital infrastructure. It also reflects growing investor confidence following recent engagement between the state leadership and the China government.

Importantly, the investment is expected to deliver broad economic impact by strengthening the digital ecosystem and supporting artificial intelligence adoption. It will encourage Industry 4.0 integration, facilitate technology transfer and create high skilled employment opportunities. Together, these outcomes support Melaka's long term ambition to emerge as a sustainable innovation hub.

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MCorp and Teladan Group Drive Industrial Growth with German Technology Park



Melaka Corporation (MCorp) and Teladan Group have officially launched Phase 1 of the 418.63 acre German Technology Park in Jasin, marking the state's first managed industrial park. Riverwell Resources, a wholly owned subsidiary of Teladan Group, was appointed master developer for Phase 1, while Melaka Corporation will act as exclusive partner to promote and market 22 plots for purpose built and built to suit facilities.

Phase 1 spans 121.7 acres and includes 45 terraced factories, 64 semi detached factories, a centralised labour quarter and 22 industrial plots. Land sizes range from one to three acres and are priced at RM60 per square foot. Current take up rates stand at 50 to 60 percent, largely supported by local buyers. Phase 2, covering 296.91 acres, will be jointly developed by Jakel Group and Franky Land.

The project was conceived following the chief minister's visit to Germany in 2023, with the aim of positioning Melaka as a hub for German linked technology collaboration. While welcoming German investors, the park is also open to non German firms using German technology. Designed to support research driven industries, the initiative aligns with Melaka's strong investment momentum, following RM8.8 billion secured in 2024 and a RM10 billion target by 2030.

Binastra Secures RM503 Million Data Centre Contract Strengthening Order Book



Binastra Corp has secured a RM503 million contract for the development of a data centre in Jalan Sri Permaisuri, Kuala Lumpur, reinforcing its growing presence in the digital infrastructure sector. The turnkey contract covers design, construction, testing, commissioning, maintenance and guarantee works, including foundation, sub structure, main building and infrastructure components. The award reflects continued client confidence and steady demand for data centre delivery capabilities.

The project is scheduled to commence on Feb 19, 2026, with completion expected within 20 months. With this latest win, Binastra now holds six active data centre related contracts, underscoring the segment as a key growth driver. The contract was awarded to its wholly owned subsidiary, Binastra Builders, by Exsim Sri Permai.

Following the award, Binastra's outstanding order book has exceeded RM7 billion, marking a new record high. This follows a RM742.9 million contract secured last month for a high rise project in Johor Bahru. Beyond existing projects in Bukit Jalil and Cyberjaya, the group continues to pursue new data centre opportunities to expand its footprint and sustain long term growth.

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WORQ Launches WORQ Well as Fully Occupied Flagship Coworking Expansion



WORQ has launched WORQ Well, a new people first coworking sub brand, at Aspire Tower in KL Eco City, achieving full occupancy on its first day of operations. The facility spans 34,300 square feet and accommodates up to 500 members. It offers premium amenities, including a full size swimming pool, and benefits from direct connectivity to LRT and KTM stations, reinforcing its transit oriented positioning.

With this launch, WORQ's total space under management has expanded to 340,000 square feet, strengthening its standing as the largest coworking operator in the Klang Valley. The project was developed in collaboration with S P Setia and reflects continued demand for high quality flexible workspace in well connected urban locations.

Notably, WORQ Well is the first coworking space in Malaysia to receive the WELL Coworking Rating from the International WELL Building Institute, in partnership with The Instant Group. WORQ said the concept is designed to help businesses attract and retain talent while improving performance. The group also plans to scale the WORQ Well brand nationwide through landlord partnerships, building community focused shared spaces aligned with evolving workplace needs.

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Kanger Disposes Genting Highlands Serviced Apartments to Strengthen Cash Position



Kanger International has agreed to dispose of 23 units of proposed serviced apartments at Block A, Antara at Genting Highlands for RM25.93 million. The purchaser is Pioneer Resources Development, and the transaction forms part of the group's ongoing balance sheet management. The disposal involves a non core property asset and is aligned with efforts to streamline capital allocation.

According to its Bursa Malaysia filing, the proposed disposal is expected to improve Kanger's cash flow by reducing the financial commitment associated with the property. The net proceeds will be utilised for working capital purposes, thereby supporting day to day operational requirements and near term funding flexibility. As such, the transaction enhances liquidity while maintaining operational focus on the group's core business activities.

From a financial perspective, the disposal is not expected to have any material effect on the group's earnings or earnings per share for the financial period ending March 31, 2026. However, it is expected to contribute positively to future earnings and earnings per share, supporting longer term financial sustainability and capital efficiency.

Matang Expands Johor Durian Land Bank to Strengthen Plantation Growth



Matang Bhd is expanding its durian plantation footprint through the acquisition of 10 adjacent agricultural land parcels in Tangkak, Johor, for RM18.2 million in cash. The purchase is undertaken by its wholly owned subsidiary, Matang Agriculture and Plantation Segamat, via agreements with Ophir Quarry and Kwong Ming Mean. The parcels are already cultivated with durian trees, supporting immediate production potential.

Upon completion, Matang's total plantation land bank will increase to 1,170.02 hectares from 1,150.38 hectares, representing an addition of 19.64 hectares or 1.71 percent. The land hosts Musang King, Black Thorn, IOI and Kampung varieties, with tree ages ranging from one to nine years. The surrounding area remains predominantly agricultural, anchored by oil palm and fruit cultivation.

The acquisition is expected to generate additional revenue and profit as plantations mature and yields consolidate. The price represents a modest 1.09 percent premium over valuation and will be funded through internal funds and remaining private placement proceeds. With RM78.71 million in cash and zero borrowings as of September 2025, Matang continues to strengthen its durian strategy, while exploring downstream processing and agri tech solutions to enhance long term value.

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ETA Group Diversifies into Property and Construction to Rebalance Earnings



ETA Group plans to diversify into property development, property investment and construction related activities to reduce reliance on its loss making food and beverage business. To support this shift, the group has incorporated three new subsidiaries, namely ETA Development, ETA Design and Build, and ETA Trading. The move follows the disposal of two loss making subsidiaries in December 2025, leaving PT Rex Canning in Indonesia as its only remaining F and B operation.

ETA Trading has already commenced operations, securing purchase orders averaging RM10 million per month from October to December 2025 to supply steel bars for industrial construction projects in Selangor. A similar monthly run rate is expected in 2026, subject to demand. The group expects the new segment to contribute at least 25 percent of net profits or net assets, subject to shareholder approval at an upcoming EGM.

Looking ahead, ETA plans to apply for a CIDB licence and financing facilities in the first quarter of 2026, enabling tender participation. The group will focus on turnkey and design and build industrial projects, targeting contract values of RM5 million to RM20 million initially. Supported by experienced new hires, the diversification aims to broaden revenue streams and improve earnings visibility over time.

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SA Sentral Revitalises Shah Alam City Centre with Culture and Connectivity



Shah Alam's city centre, once the administrative and commercial core in Seksyen 14, has gradually lost vibrancy as surrounding townships grew. To restore its social and economic pulse, Perbadanan Kemajuan Negeri Selangor (PKNS) launched the SA Sentral masterplan, a long-term regeneration initiative spanning 58.6 hectares with an estimated RM3 billion gross development value. The plan integrates retail, mixed-use commercial spaces, hospitality, arts, public areas, transit-oriented development, and pedestrian networks, guided by the principles of Rejuvenate, Reconnect and Reinvent.

A key early project, Aneka Walk, is a 300-metre lifestyle corridor connecting major landmarks such as Kompleks PKNS, SACC Convention Centre, and the Dato' Menteri LRT3 Station. Scheduled to open in Q2 2026, it features over 140 retail and business units, cultural spaces, events, and smart infrastructure, designed to create a pedestrian-first, year-round destination that strengthens community engagement and urban vibrancy.

SA Sentral aims to reposition Shah Alam's city centre as a lively, inclusive and economically sustainable urban hub. By upgrading existing assets and introducing new residential, commercial and lifestyle components, the initiative seeks to reinforce Seksyen 14 as the social, cultural and economic heart of the city.

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E&O Launches Seri Embun Residential Project with Sustainability Focus in Elmina



Eastern & Oriental Bhd has launched Seri Embun, its first residential development in the City of Elmina, Selangor. The low-density, gated enclave spans 35.83 acres and comprises 360 freehold superlink homes, each with five bedrooms and four bathrooms, and built-ups ranging from 2,982 to 3,339 sq ft. The development combines hillside living with a master-planned community design.

Seri Embun has secured a GreenRE Gold Provisional Certification, reflecting E&O's commitment to sustainability and wellbeing. The project incorporates solar energy readiness, EV charging infrastructure, and energy-efficient design, aligning with the company's focus on responsible, people-centric developments. The location, adjacent to a 2,700-acre forest reserve, enhances environmental and lifestyle appeal.

The launch follows E&O's broader strategy of creating master-planned townships, building on prior projects in Penang and Johor. The Seri Embun Gallery is open for private viewings, showcasing future communal spaces and the neighbourhood clubhouse. The initiative complements E&O's earlier commercial plot launch, Laman Embun, marking the company's growing footprint in the City of Elmina.

Rosedale Property Gallery Launch Showcases Sustainable, Transit-Oriented Urban Development in Klang



Ancubic Group officially launched the Rosedale property gallery in Bandar Botanic, Klang, marking the start of its exhibition and promotion phase. The event drew government officials, investors, and industry leaders, highlighting Rosedale's role as a modern, sustainable, and interconnected urban development. The project integrates residential, retail, office, and leisure spaces, offering long-term value and diversified investment opportunities.

Rosedale adopts a Transit-Oriented Development model with proximity to major highways and the upcoming LRT 3 Bukit Tinggi station, enhancing connectivity to Kuala Lumpur, Putrajaya, and key cities. The development prioritises sustainability, community well-being, and economic vitality, featuring green building design, ecological landscaping, smart community systems, and lifestyle-focused public spaces. Partnerships with retailers including Jaya Grocer, Hock Kee Kopitiam, Fruit Addicts, and Rinjin Shokudo strengthen commercial and lifestyle amenities for residents while supporting long-term investor returns.

The property gallery provides an interactive experience with model units, smart home zones, and insights into future community planning. Rosedale aims to rejuvenate Bandar Botanic as a livable, economically vibrant, and sustainable urban node, setting a benchmark for future development in Klang.

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Haily Group Secures RM48 Million Skudai Housing Contract in Johor



Haily Group Bhd has won a RM48.21 million contract to construct double-storey houses in Taman Impian Emas, Skudai, Johor. The project, awarded to its wholly-owned subsidiary Haily Construction Sdn Bhd by Gunung Impian Development Sdn Bhd, will be executed in three phases starting February 23. The first two phases, including an electrical substation, a show house, and a mock-up home, are scheduled for completion by August 22, 2026, while the main phase covering 111 terraced houses and associated infrastructure will conclude by October 22, 2027. All phases carry a 26-month defect liability period.

Founder and executive director See Tin Hai highlighted that the project strengthens Haily's cumulative secured contracts to RM1.3 billion, providing earnings visibility for upcoming years. This allows the group to focus selectively on high-value projects with stable margins.

The latest contract increases Haily's active portfolio to 27 projects, reinforcing its position as a leading construction player in Johor. The group has completed 115 projects valued at RM2.29 billion. Shares closed 2.5% higher at 20.5 sen, with a market capitalization of RM86.72 million.

Residential Tenancy Act Nears Completion to Regulate Rental Market



The Residential Tenancy Act (RTA) is in its final drafting stage and is expected to be tabled in Parliament this year, said Housing and Local Government Minister Nga Kor Ming. The legislation seeks to create a regulated rental market that safeguards both landlords and tenants, while improving access to affordable housing. Nga emphasized that each stage of review will be carefully considered before submission to the Cabinet for approval.

Once Cabinet consensus is reached, the RTA aims to be passed in the Dewan Rakyat within 2026, providing legal clarity and protections for property owners and renters alike. The legislation responds to a growing reliance on rental housing, particularly among younger and urban households, as highlighted by lawmakers urging expedited tabling.

The RTA was first proposed in January 2019 under the National Housing Policy 2018–2025. Its progress follows the Cabinet’s withdrawal of the Urban Renewal Act in January to incorporate substantial revisions, ensuring better safeguards for property owners, especially in low-cost and ageing housing areas.

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