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Malaysia business confidence rebounds in 3Q — DOSM

Malaysian businesses turned more optimistic in 3Q2026, with the overall confidence indicator rising to 5.9% from negative 1.8% in 2Q2026, according to DOSM. Confidence improved across all major sectors, led by industry at 8.2%, followed by services at 5.2%, construction at 4.1% and wholesale and retail trade at 1.2%. Construction recorded the sharpest turnaround from negative 9.5% previously.

The outlook for the next six months also strengthened, with the overall net balance improving to 12.9% from 7.9%. Construction recorded the strongest outlook at 23.3%, followed by industry at 14.3%, services at 13.1% and wholesale and retail trade at 5.3%. Meanwhile, 31.9% of businesses expect higher gross revenue in 3Q2026, while 47.4% expect revenue to remain unchanged.

Employment expectations remained largely stable, with 78.3% of businesses expecting no change in workforce, while 13.9% anticipate hiring and 7.8% expect reductions. At state level, Terengganu recorded the highest confidence at 10.5%, followed by Kuala Lumpur at 9.5% and Negeri Sembilan at 9.4%.

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Axis REIT to acquire three industrial land parcels in Klang for RM61m

Axis Real Estate Investment Trust (Axis REIT) is acquiring three adjoining parcels of 99-year leasehold industrial land with warehouse facilities in Taman Perindustrian Pulau Indah, Klang, for RM61 million. The properties span 29,101.59 sq m and comprise three warehouse blocks and ancillary buildings with a gross floor and net lettable area of approximately 16,856 sq m.

Currently fully owner occupied by Megalift Sdn Bhd for warehousing operations, the properties will be leased back to Megalift for five years following completion, generating an initial monthly rental of RM316,826.90, subject to agreed rental increases. The acquisition will be funded through Axis REIT's existing bank facilities and is expected to be completed by the first quarter of 2027.

Axis REIT Managers said the acquisition supports the REIT's strategy of expanding its industrial portfolio in prominent locations. The property's location within Port Klang's key industrial hub, with access to major highways and proximity to Northport, Westport and Southport, strengthens its potential for supply chain and distribution operations. Axis REIT closed at RM1.85, down seven sen or 3.7%, valuing the REIT at RM3.75 billion.

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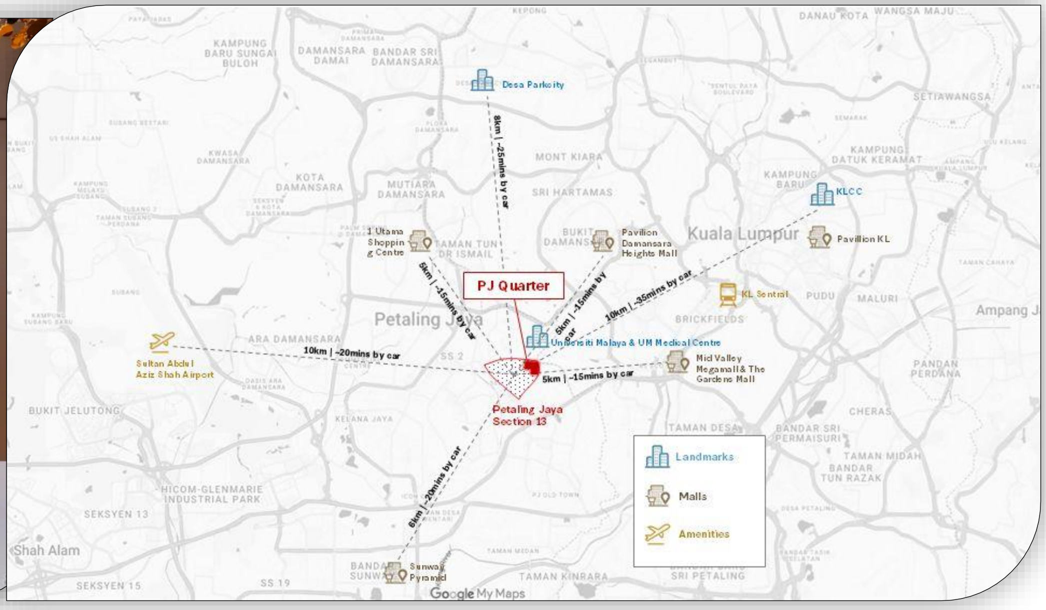
Frasers Property partners Tan & Tan to develop 5.15ha land in Section 13



Frasers Property Ltd and Tan & Tan Developments Bhd, the property development arm of IGB Bhd, have agreed to jointly develop PJ Quarter, a 5.15-hectare mixed use master planned development in Section 13, Petaling Jaya. The project will be developed in two phases through a 50:50 joint venture, with Fraser & Neave Holdings Bhd divesting its 50% interest in the site owning joint venture company to Tan & Tan, while Frasers Property retains its 50% stake.

PJ Quarter will comprise residential developments alongside an open air lifestyle retail component, community spaces and a park, targeting families and working professionals. The residential component is expected to be launched for sale in 2027. The development is positioned to support the ongoing rejuvenation of Section 13 into a more vibrant and pedestrian friendly urban hub.

Located at the intersection of Jalan Kemajuan and Jalan Profesor Diraja Ungku Aziz, the site has access to the Federal Highway and Sprint Expressway, and is near Phileo Damansara MRT, Asia Jaya LRT and the upcoming UM MRT3 station. It is also within 1km of Universiti Malaya and International Islamic University Malaysia, with several healthcare facilities nearby.

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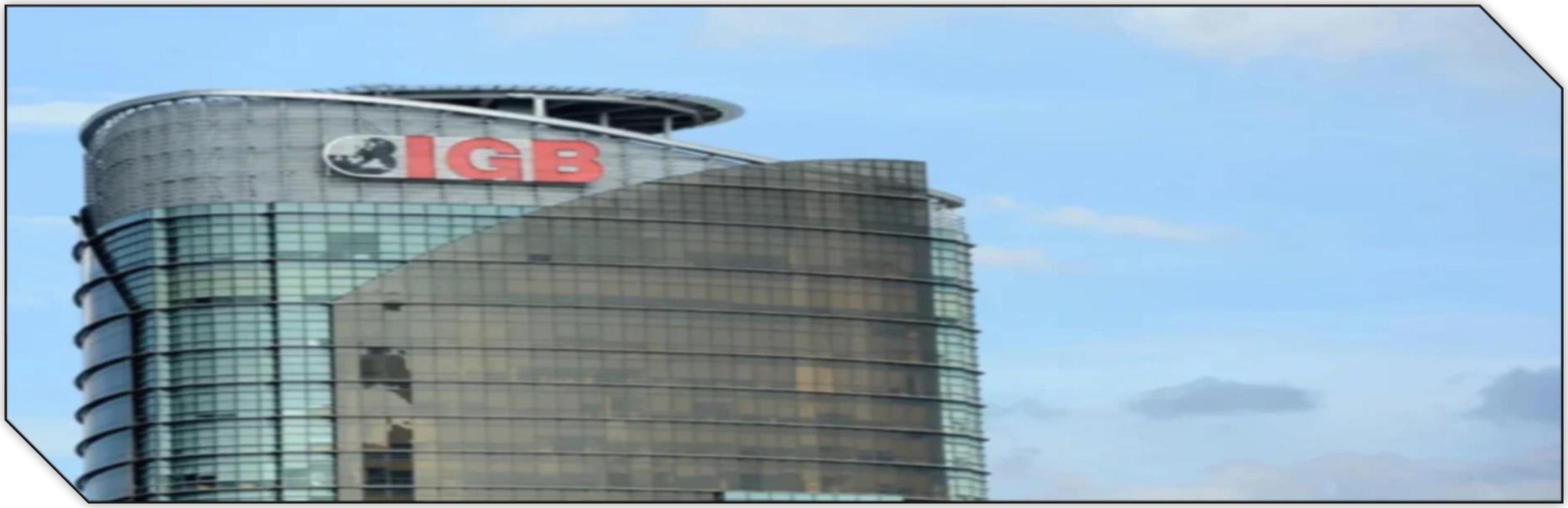
IGB's Q2 earnings surge 95 per cent as The Batai strong uptake boosted property development segment



IGB Bhd's net profit surged 94.7% year on year to RM146.7 million for 2Q FY2026 ended June 30, 2026, while revenue rose 16% to RM525.2 million, supported by stronger contributions from its retail, commercial office, hotel and property development businesses.

Property development revenue jumped 171% to RM82.8 million, driven by strong buyer uptake at The Batai in Bukit Damansara and a one-off disposal of overseas land by an associate. Segment profit before tax (PBT) surged 438% to RM64.6 million. Retail profit after tax (PAT) rose 15.4% to RM133.6 million, supported by higher rental rates, while commercial PAT increased 51% to RM22.1 million on improved occupancy, higher average rents and lower finance costs.

Hotel revenue grew 7% to RM88.5 million on higher occupancy and room rates, although PBT fell to RM18.4 million due to impairment of an associate.

IGB expects resilient retail demand and continued flight to quality office leasing, but remains cautiously optimistic on hotels and mindful of rising construction costs.

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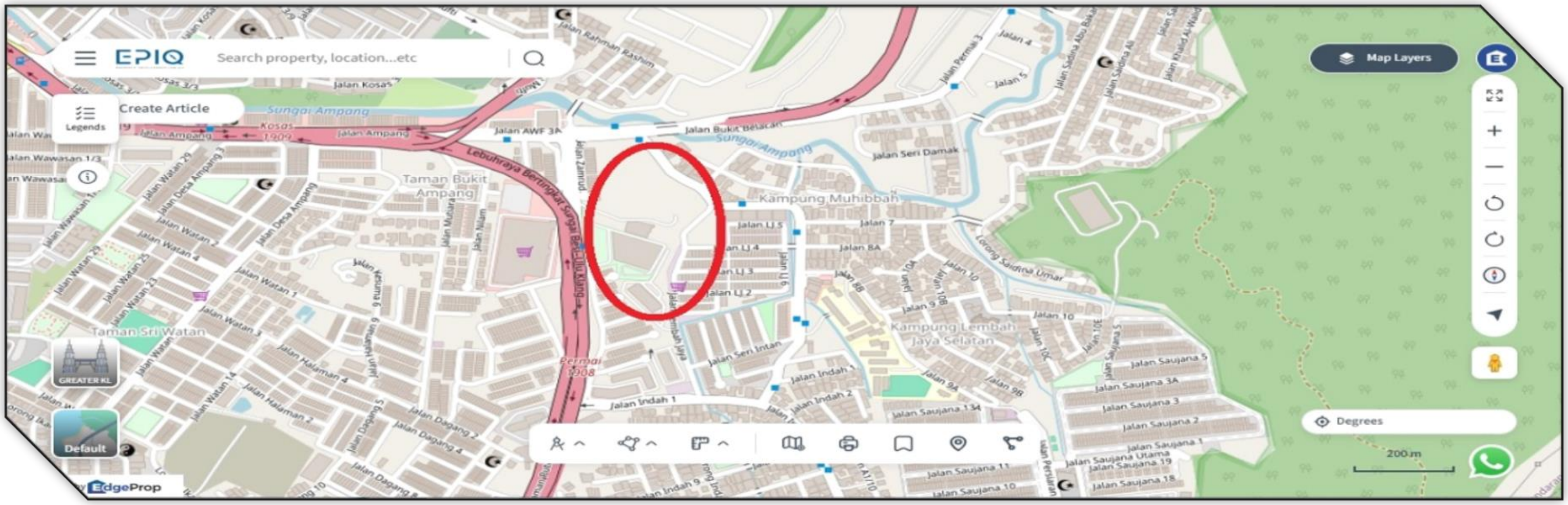
Mah Sing acquires 14.38 acres in Ampang for RM1.92b M Araya development



Mah Sing Group Bhd is acquiring 14.3775 acres of land opposite AEON BiG Ampang for RM186.17 million, marking its third development in Ampang after the fully sold M Suites and M City. The predominantly freehold site, comprising three adjoining parcels, will be developed as M Araya, a serviced apartment project with an estimated gross development value (GDV) of RM1.92 billion.

Subject to approvals, M Araya will offer units of approximately 700 to 1,000 sq ft, with prices starting from RM399,000. Registration of interest is expected in 1Q2027, with launch targeted for 2027. Mah Sing said the acquisition supports its strategy of replenishing its landbank in established locations with existing infrastructure and residential demand.

The project benefits from access to Jalan Taman Putra, SUKE and AKLEH, with the Ampang LRT Station approximately 3km away. It is also supported by nearby retail, healthcare, education and recreational amenities. The site's established residential catchment is expected to support demand from young professionals, first time buyers, growing families and existing residents seeking to upgrade.

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SD Property holds RM4bil sales target, new launches to support momentum

Sime Darby Property Bhd (SD Property) is maintaining its RM4 billion sales target for FY2026, with industrial developments expected to contribute about 41% of sales. The group recorded RM1.8 billion in sales in 1H FY26, with RM1 billion in bookings as at Aug 9 and RM3.8 billion in unbilled sales, providing earnings visibility for the next three years. About RM1.2 billion worth of township developments, landed homes and industrial products are scheduled for launch in 2H FY26, supporting its RM4.7 billion planned launches.

SD Property will also launch The Oram, its maiden Melbourne project, while exploring longer term opportunities in Johor through its Kulai foothold and the Johor Singapore Special Economic Zone. Asset under management rose to RM5 billion, with funds under management at RM2.25 billion and gearing below 0.5 times. The group targets recurring income to contribute 30% of total earnings to improve earnings predictability.

For 1H FY26, net profit surged 84% year on year to RM480.8 million, while revenue rose 1.6% to RM1.96 billion. 2Q FY26 net profit increased 124.3% to RM322.0 million, with revenue up 9.4% to RM1.16 billion.

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Buying strata? New housing policy proposes showing long-term maintenance costs upfront, tighter management rules

The National Housing Policy (Dasar Perumahan Negara) 2026 to 2035 proposes changes to strata housing management by taking a life cycle approach to maintenance, replacement and building management costs. A key proposal is to include estimated maintenance charges and future replacement costs throughout a property's useful life in sale and purchase agreements, giving buyers greater visibility of long term ownership costs.

The policy also proposes wider use of Life Cycle Costing (LCC) for public housing design and maintenance, supported by CIDB's LCCsoft application and JKR's Life Cycle Costing manual. It calls for improved maintenance and facility management guidelines, performance based assessments of strata management, and stronger capacity among Joint Management Bodies (JMBs) and Management Corporations (MCs), alongside amendments to the Strata Management Act 2013.

Other measures include increasing professional building and property management capacity, requiring building condition and dilapidation reports for relevant properties, and strengthening urban renewal guidelines. The policy also promotes Universal Design compliance for new housing developments, reflecting a broader shift towards sustainable, transparent and long term housing management.

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Mah Sing unlocks RM618m from data centre land sale

Mah Sing Group Bhd is selling 78.8 acres of commercial land at Mah Sing DC Hub @ Southville City, Selangor, to WG Malaysia X Sdn Bhd for RM617.9 million, or RM180 psf, as the group expands into digital infrastructure. The buyer, a subsidiary of an international digital infrastructure group, plans to introduce NeoCloud and Nvidia GPU computing capabilities alongside data centre development and operations to support high performance artificial intelligence (AI) workloads.

Mah Sing said the transaction validates Southville City’s potential as a destination for large scale digital infrastructure investment and will allow it to recycle capital into higher value opportunities. The group is also planning a colocation data centre at the site with an experienced operator, which could provide recurring income.

Its digital infrastructure strategy centres on “monetise, develop and own”, covering land monetisation, development of enabling infrastructure and eventual ownership of income generating assets. Beyond Southville City, Mah Sing has identified opportunities at Meridin East and MS Industrial Park @ Kulai, supporting its longer-term expansion into AI, data centre and related digital infrastructure.

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Jaya Grocer to anchor retail enclave at OSK Property's Mori Park project in Shah Alam

Jaya Grocer will become the anchor tenant at OSK Mori Park in Section 13, Shah Alam, occupying approximately 13,813 sq ft and strengthening the integrated, transit-oriented development's retail offering. The store will serve OSK Mori Park residents and the wider Shah Alam community, offering fresh produce, groceries, household essentials and imported products.

The appointment follows strong sales for the development's first two phases, with ALIA achieving 98% sales and BAYU reaching 75%. ALIA has also topped out and is expected to complete at least six months ahead of schedule. The retail boulevard comprises 56 units ranging from 226 to 8,897 sq ft, supported by a pedestrian focused central spine, river promenade and connections to the LRT3 Stadium Shah Alam station.

OSK Mori Park is expected to support an estimated residential population of 15,000 upon completion. Its third phase, TAMU, has also been launched, offering two-to-four-bedroom residences and dual key layouts. The development benefits from connectivity to the Federal Highway, NKVE, ELITE and Guthrie Corridor Expressway, alongside surrounding retail, healthcare and education amenities.

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Chin Hin, UCSI team up on Melaka education hub

Chin Hin Group Property Bhd (CHGP) is partnering UCSI Group to establish an integrated education hub within its 7.81-hectare waterfront masterplan in the Melaka Waterfront Economic Zone. The education led development will combine residential, lifestyle, commercial and future healthcare components, with the education hub positioned as a catalyst for population growth, talent attraction and economic activity.

CHGP's wholly owned Chin Hin PMC Sdn Bhd and UCSI will establish a joint venture (JV) to develop and operate the school, with CHGP holding a 30% stake and UCSI 70%. The JV will acquire a designated leasehold land parcel within the development for a purpose-built campus housing UCSI International School and Sekolah Sri UCSI, with capacity for up to 3,000 students and boarding facilities for 300 students.

UCSI will manage the school's education and operations, while CHGP will oversee campus development. CHGP said the partnership provides an opportunity to participate in the education sector's long term growth and recurring income potential, while strengthening the broader waterfront development's integrated community offering.

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UOA Development 2Q profit rises 4.2% as revenue jumps 70%

UOA Development Bhd’s net profit attributable to shareholders rose 4.2% year on year to RM95.59 million for 2Q FY2026 ended June 30, 2026, while revenue surged 69.9% to RM221.20 million. The stronger quarterly performance was driven by progressive revenue recognition from Bamboo Hills Residences, Aster Hill, Duo Tower and Aethera Residences. Profit before tax (PBT) increased 20.7% to RM131.51 million.

For 1H FY2026, however, net profit declined 17% to RM137.53 million despite revenue increasing 18.7% to RM335.06 million. The group recorded RM316.7 million in new property sales, mainly from Aethera Residences, Aster Hill, Bamboo Hills Residences and Duo Tower, with unbilled sales of RM576.6 million as at June 30.

UOA Development remained debt free, with RM1.73 billion in cash and cash equivalents. The group also faces a RM165.66 million additional income tax assessment relating to the 2020 disposal of UOA Corporate Tower, which it is disputing. No provision has been made for the disputed liability. Investment properties stood at RM2.40 billion, following RM92.85 million in additions during 1H FY2026.

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Berjaya Property returns to 4Q profit as property segment improves

Berjaya Property Bhd returned to a profit attributable to owners of the parent of RM1.80 million in 4Q FY2026, compared with a loss of RM15.43 million a year earlier, while revenue was broadly unchanged at RM1.92 billion. Profit before tax (PBT) more than tripled to RM48.45 million, supported by stronger contributions from property development and investment, STM Lottery, and hotels and resorts.

Property performance improved on progress at Residensi Oak in Bukit Jalil, Pangsapuri Azalea in Subang Heights and Jesselton Courtyard in Penang, alongside higher construction revenue. However, an additional noncash impairment of RM117.90 million was recognised on the Great Mall Project, with RM60.13 million attributable to the group.

For FY2026, loss attributable to owners widened to RM182.88 million from RM100.55 million, while revenue declined 2.1% to RM7.42 billion. The group also recorded negative operating cash flow of RM570.80 million. Looking ahead, Berjaya Property expects resilient domestic consumer spending and tourism, with the Four Seasons Resort & Private Residences Okinawa targeted for completion in 4Q FY2027.

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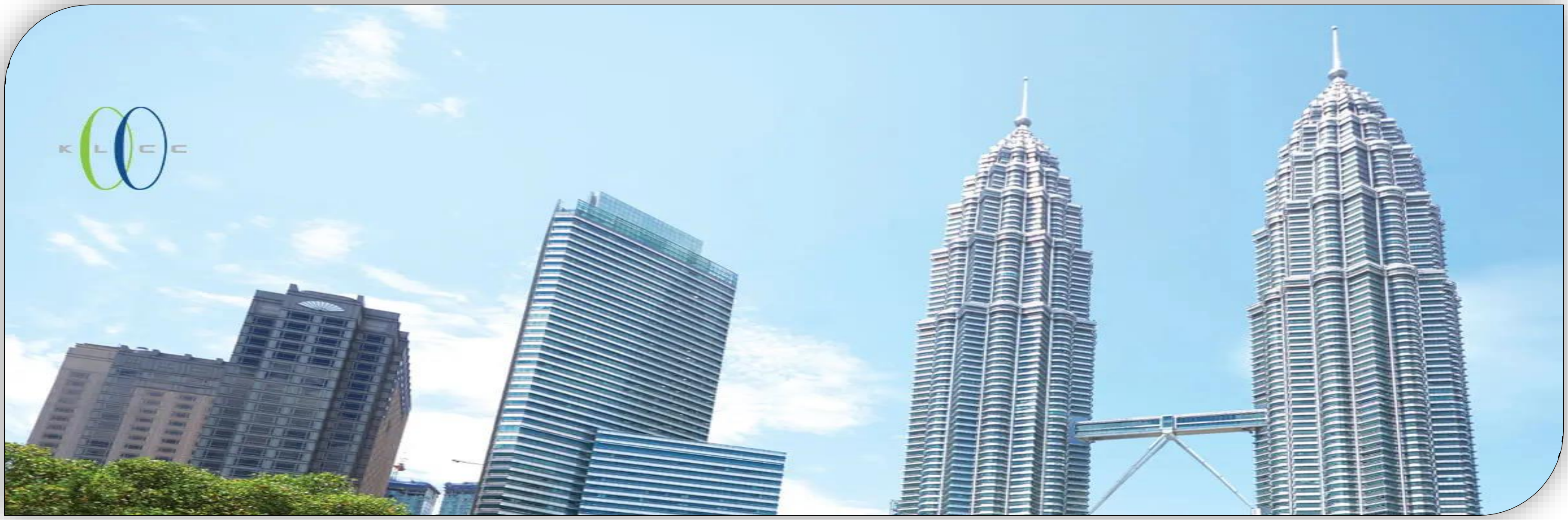
KLCCP Stapled posts marginal rise in 2Q net profit, declares 9.3 sen dividend



KLCCP Stapled Group's property portfolio remained resilient in 2Q FY2026. The office segment generated RM146.7 million in revenue and RM122.9 million profit before tax (PBT), supported by long term and triple net leases across the PETRONAS Twin Towers, Menara 3 PETRONAS, Menara ExxonMobil and Menara Dayabumi. Retail revenue increased 4.2% to RM143.7 million and PBT rose 4.4% to RM114.3 million, supported by full occupancy at Menara 3 PETRONAS retail podium and eight new tenants at Suria KLCC.

Mandarin Oriental Kuala Lumpur remained subdued, with revenue falling to RM46.7 million and a RM2.2 million loss before tax due to softer seasonal demand and ongoing room renovations. Management services revenue grew 3.9% to RM99.5 million, driven mainly by higher car park income and planned maintenance activities.

Overall net profit rose 1.98% year on year to RM204.42 million, while revenue increased 1.33% to RM415.72 million. The group declared a quarterly dividend of 9.3 sen per stapled security, bringing 1H FY2026 dividends to 18.6 sen. For 1H FY2026, net profit rose 1.66% to RM408.63 million and revenue increased 1.26% to RM827.5 million. The group expects a challenging 2H amid economic and geopolitical uncertainties, focusing on cost discipline and operational efficiency.

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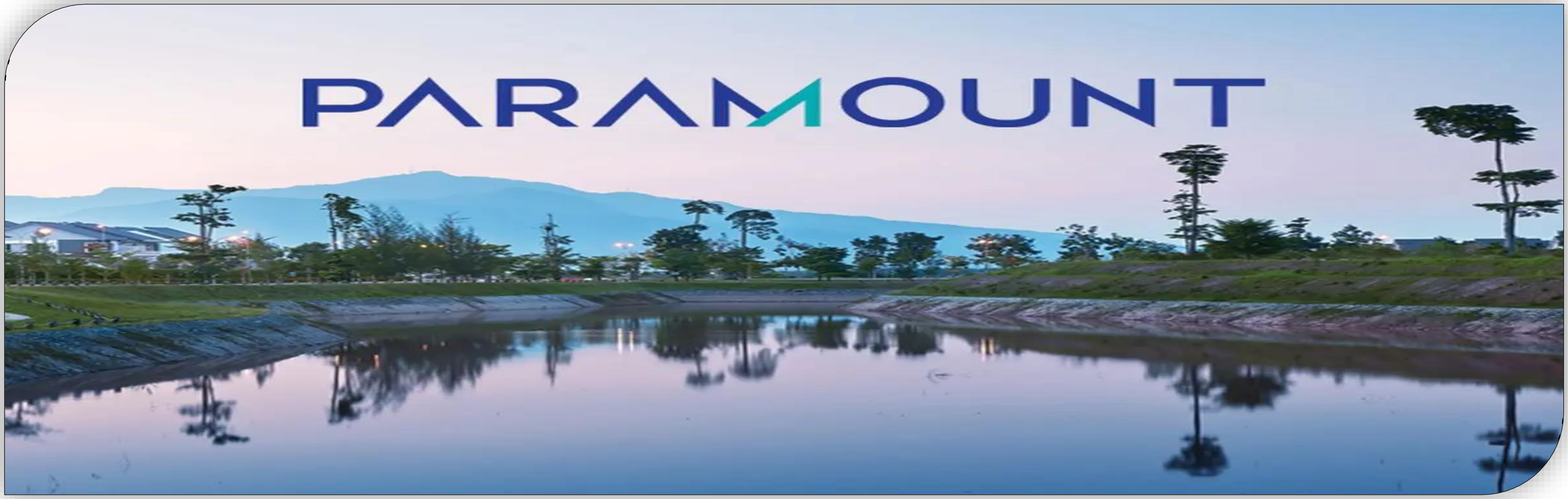
Paramount Corp 2Q net profit rises 33% on stronger property segment, declares three sen dividend



Paramount Corp Bhd's net profit rose 33% year on year to RM29 million in 2Q FY2026, while revenue increased 20% to RM277 million, driven by stronger contributions from its property segment. Property revenue rose 21%, supported by the sale of an industrial lot at Bandar Lunas in Kedah and contributions from The Atera and The Ashwood residential developments in the Klang Valley.

For 1H FY2026, net profit increased 20% to RM43.4 million despite a 4% decline in revenue to RM429.2 million. Property sales totalled RM413 million in gross development value (GDV), while completed and ongoing properties available for sale stood at RM1.3 billion and unbilled sales at RM1.5 billion as at June 30. Paramount also has an undeveloped landbank of 548.6 acres, with four pending acquisitions expected to add 74.6 acres and RM1.9 billion in estimated GDV.

The group plans to launch RM1.6 billion in new developments in 2H FY2026, including a landed residential project in Shah Alam and a premium high-rise project in U Thant, Kuala Lumpur. Management remains cautious on market conditions amid moderating property demand, geopolitical uncertainty and cost pressures, and will pace launches according to market conditions.

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Bintai Kinden gets PLUS award to develop 103-acre Ayer Keroh land with RM296.5m GDV

Bintai Kinden Corp Bhd has secured a letter of award from PLUS Malaysia Bhd to develop two land parcels totalling approximately 103 acres in Ayer Keroh, Melaka, with an estimated gross development value (GDV) of RM296.54 million. The parcels, located outside the PLUS highway right of way, are earmarked for residential and commercial development, subject to regulatory approvals. Bintai Kinden's wholly owned subsidiary, Kejuruteraan Bintai Kindenko Sdn Bhd, will undertake the development and construction works, with the project expected to contribute to earnings from FY2029 onwards.

Separately, Bintai Kinden returned to a profit attributable to owners of RM1.61 million in 1Q FY2027, compared with a loss of RM3.88 million a year earlier. Revenue increased 78% to RM13.52 million, while profit before tax (PBT) stood at RM1.51 million. Its mechanical and electrical (M&E) segment revenue rose to RM9.83 million, supported by higher construction progress billings.

The group secured RM44.65 million in new M&E contracts during the quarter. As at June 30, its order book comprised RM61.69 million in M&E works and RM119.60 million in construction works across nine ongoing projects.

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YTL Power to develop new gigawatt data centre campus in Johor

YTL Power International Bhd is planning a new gigawatt scale data centre campus at Sedenak Tech Park West, Johor, in partnership with state owned JLand Group. The project will be located on 145 acres to be acquired by YTL Power's 70% owned SIPP Power Sdn Bhd from JLand Group, with an option to acquire up to a further 400 acres, potentially expanding the campus to 545 acres. The development is expected to strengthen Johor's position as a regional hub for artificial intelligence, cloud computing and digital infrastructure.

The Sedenak campus will complement YTL Power's existing YTL Green Data Center Park in Kulai, where the group had 298MW of contracted data centre capacity as at March 2026 and plans to expand capacity from 600MW to 1,000MW. The Kulai campus also houses the group's AI infrastructure developed with Nvidia, including its YTL AI Cloud platform and advanced Grace Blackwell technology.

The expansion comes as YTL Power reportedly considers a potential 2027 listing of its data centre business. RHB Investment Bank estimated the group's non AI data centre business could be worth about RM28 billion based on its valuation assumptions.

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Johor-Singapore SEZ draws RM126.9b in FDI — Johor CM

The Johor Singapore Special Economic Zone (JS SEZ) has attracted a record RM126.9 billion in foreign direct investment since its establishment, according to Johor Menteri Besar Datuk Onn Hafiz Ghazi. The forthcoming JS SEZ blueprint and masterplan will prioritise faster investment approvals, smoother movement of goods and people, and higher value industries, with the ambition of positioning the zone as a gateway for investment into Asean.

Maybank and the Singapore Manufacturing Federation (SMF) have signed an MoU to support manufacturers seeking to expand within the JS SEZ. SMF's network of more than 5,000 members will gain access to Maybank's regional banking capabilities, financing solutions, business networking and capacity building. Maybank is already facilitating approximately RM22 billion in financing and investment interest linked to the zone, covering digital infrastructure, manufacturing and SMEs.

SMF said more than 700 businesses have already been engaged over potential expansion within the JS SEZ. The partnership supports a "twinning" model, allowing Singapore companies to retain headquarters operations in Singapore while establishing production facilities in Johor. Growth prospects are further supported by rising demand for AI infrastructure, while Maybank aims to leverage its Asean network to facilitate Singapore Malaysia investment and cross border expansion.

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FBG to pull out of Medi-City project in Penang

FBG Holdings Bhd, formerly known as Fajarbaru Builder Group Bhd, is seeking to withdraw from the joint development of the Penang Medi City project in Batu Kawan, Penang. Its wholly owned subsidiary FBG Land Sdn Bhd has proposed ceasing the collaboration with Penang Development Corp (PDC) under the existing master purchase and development agreement (PDA). Both parties are currently discussing an orderly conclusion to the collaboration, with further announcements to be made once terms are agreed.

The PDA, signed in January 2025, covers the first phase of the 235.8-acre Penang Medi City, a proposed integrated development combining healthcare and wellness facilities with residential, retail and commercial components. Under the agreement, FBG was to acquire a 51.2-acre parcel in Bandar Cassia for RM111.5 million and undertake its development over eight years, with an estimated gross development value (GDV) of RM2 billion.

FBG had previously undertaken a three for four rights issue with free warrants at 18 sen per rights share to fund the land acquisition. The proposed withdrawal could therefore affect the group’s planned land acquisition and development pipeline, although the financial implications will depend on the eventual terms agreed with PDC.

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Minox plans venture into property development with acquisition of Johor firm

Minox International Group Bhd plans to diversify into property development through the proposed RM15 million acquisition of Johor based residential developer Pembinaan Dragon Point Sdn Bhd (PDP). The acquisition will be funded through RM6.72 million cash and the issuance of 36 million new Minox shares worth RM8.28 million, representing 10% of its enlarged share capital. The cash portion will be funded through internal funds or bank borrowings, subject to shareholder approval.

PDP has completed three residential projects in Muar and Tangkak with an aggregate gross development value (GDV) of about RM19 million, and has two ongoing developments in Tangkak with combined GDV of RM14.8 million. The projects were about 75% completed as at Aug 3, with full completion targeted for 3Q 2026. PDP also has five projects in its pipeline with an estimated aggregate GDV of RM55.2 million, expected to commence progressively from 1Q 2027 to 2Q 2029.

Minox expects the property business to contribute at least 25% of group earnings following the acquisition. PDP's vendors have provided a profit guarantee of at least RM2.5 million in profit after tax annually for FY2027 to FY2029, totalling RM7.5 million. Minox currently derives its revenue entirely from distributing hygienic stainless steel valves, tubes and fittings to the food and beverage, pharmaceutical and semiconductor sectors.

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Jati Tinggi Bags RM69 Million Contract For Data Centre Power Infrastructure Work

Jati Tinggi Group Bhd has secured a RM69.16 million contract from PLUS Malaysia Bhd to undertake power infrastructure works for a data centre at Banting Technology Park, Selangor. Its wholly owned subsidiary, Jati Tinggi Holding Sdn Bhd, will act as the main contractor for the design, supply, installation, testing and commissioning of 33kV interim power infrastructure for the data centre.

The scope covers engineering, procurement, construction and commissioning works for 33kV underground cables, a new 33/11kV mobile substation and 11kV cables connecting the substation to the data halls. It also includes a 30MVA transformer, 11kV switchgear containers, metering kiosk, ducting and associated cabling, with Jati Tinggi responsible for testing, commissioning and final handover for commercial operations.

The contract is effective from Aug 24, 2026 until Nov 26, 2026. The award strengthens Jati Tinggi's exposure to the growing data centre infrastructure segment, particularly in power infrastructure supporting new digital facilities in Selangor.

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CBH Engineering wins RM60m data centre electrical works contract in Johor

CBH Engineering Holding Bhd has secured a RM59.61 million contract to undertake electrical infrastructure works for a data centre in Johor. Its wholly owned subsidiary, CBH Engineering Sdn Bhd, received the work order from an unnamed private company principally involved in providing infrastructure for data hosting and processing services.

The contract covers the design, supply and installation of electrical infrastructure, including a high voltage substation package and medium voltage works. The project is scheduled for completion by Sept 19, 2027 and is expected to contribute positively to CBH's earnings and net assets per share over the contract period.

Separately, CBH managing director Cheah Boon Hwa disposed of 94 million indirect shares, equivalent to a 4.998% stake in the company, through his investment vehicle Quay Holdings Sdn Bhd in a direct business transaction on Aug 20. The disposal was estimated to be worth RM76.14 million.

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OSK Property partners RHB Bank to extend home and renovation loan

OSK Property Holdings Bhd has partnered RHB Bank Bhd to offer the RHB Home and Renovation Loan to eligible purchasers of selected under construction landed properties at OSK Yarra Park and OSK Taman Lang Aman in Sungai Petani, Kedah, and OSK Iringan Bayu in Seremban, Negri Sembilan. The collaboration marks RHB's first property developer partnership for the financing solution, allowing buyers to package their housing and renovation financing at the point of purchase.

Eligible purchasers of homes priced at RM300,000 and above can obtain a housing loan margin of up to 90%, with an additional renovation financing margin of up to 30% of the lower of the property's selling price or latest market value. Renovation financing will be progressively disbursed after completion of the property and fulfilment of the relevant requirements, subject to RHB's credit assessment.

The financing tenure is up to 35 years or until the customer reaches 70 years old, whichever is earlier. The partnership is intended to provide greater upfront clarity on total homeownership and renovation costs while enhancing the customer proposition for OSK Property's landed developments.

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Shoplot housing Village Park nasi lemak outlet up for auction at RM5.3m

The Shoplot housing Village Park Restaurant in Damansara Utama, Selangor, is set to be auctioned with a reserve price of RM5.3 million. The three and a half storey intermediate shop office at Jalan SS21/37 has a freehold tenure and a 1,650 sq ft land area. The property is currently occupied by Village Park Restaurant and will be auctioned through the Judiciary's e Lelong system on Oct 1, 2026.

The auction was ordered by the Kuala Lumpur High Court following court orders dated Jan 8 and July 23, 2026. The property is registered under two deceased owners, with their respective estates represented by executors. Standard Chartered Bank Malaysia Bhd's mortgage over the property was issued in November 2012.

The property will be sold on an "as is where is" basis, with bidders required to place a 10% deposit of RM530,000 one working day before the auction. The successful bidder must settle the balance within 120 days and obtain vacant possession, with the sale subject to existing easements, caveats, tenancies and encumbrances.

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Selangor fine-tunes rail plan for financial viability - State exco

Selangor is refining the financial and business models for its proposed 211km rail network as it assesses how the project can be implemented and funded. The state government said the initial feasibility study is still ongoing, although the broad alignment of the network has been identified. The focus is now on ensuring the project is financially and commercially viable.

The proposed network will run from Sabak Bernam across Selangor to Negeri Sembilan via Sepang, with branch lines to Westport, Klang, Putra Heights and UNISEL Bestari Jaya. The project, first announced under Selangor's 2024 Budget with RM3 million allocated for a feasibility study, is expected to be implemented in phases, with the first phase potentially taking about 10 years, including design, approvals, land acquisition, construction and testing.

The rail network is intended to improve connectivity between residential areas, industrial centres and logistics hubs, supporting economic development along the corridor. The state is currently determining the appropriate financing and business structure before proceeding with implementation.

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