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# Malaysia Records Modest Rule of Law Gain, Led by Civil Justice Strength



Malaysia ranked 53rd among 143 countries and jurisdictions in the World Justice Project Rule of Law Index 2026, released on 21 October. Its overall score rose by less than 1% to 0.57, placing it among the minority of nations that improved while 62% of countries worldwide declined. Regionally, it ranked 7th of 15 in East Asia and the Pacific, and 6th of 44 upper middle income countries.

Civil justice was its strongest factor at 37th globally, supported by better access to and affordability of civil justice. Criminal justice ranked 44th and regulatory enforcement 46th, while order and security came in at 51st and absence of corruption at 54th. Against upper middle income peers, Malaysia placed third in civil justice and fourth in both criminal justice and regulatory enforcement.

The index covers 143 countries representing 95% of the world's population, and draws on expert assessments and household surveys. Denmark, Norway, Finland, Sweden and Luxembourg led globally. New Zealand topped the region at seventh worldwide, followed by Australia and Singapore, while 11 of 15 regional economies declined over the past year

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# Government Drafts Data Centre Bill to Balance Growth, Energy and Water Use



SThe Economy Ministry said the government is drafting the Digital Infrastructure (Data Centre) Bill, expected to go to cabinet in 2027. The bill addresses concerns over energy and water resources, ensures investments benefit Malaysia's digital ecosystem, supports artificial intelligence ambitions and tackles environmental imbalances caused by the industry.

Data centres account for about one tenth of energy consumption, a share expected to reach one third by 2035. Up to July, 27 projects worth RM225.97 billion were approved, with 89.21% of high skilled positions to be filled by Malaysians. A government task force requires at least 30% of a data centre's components to be locally sourced. The Minister of Investment, Trade and Industry told Parliament that data centre power will be unsubsidised and separated from infrastructure serving homes and other industries, while investors will pay for the grid upgrades they need.

The ministerial economic committee reviewed the circular economy and national economic resilience. The Circular Economy Framework aims to extend material lifespans, reduce waste and support net zero emissions by 2050. The National Economic Resilience Framework requires further deliberation.

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# Johor Expects 26,000 Youth Jobs as Investment Inflows Reach RM110 Billion



The Johor state government expects to offer 26,000 job opportunities to young people this year, driven by strong economic growth and high value investment. The Menteri Besar announced the projection in Iskandar Puteri on 25 October at the closing of the JTDC Mega Job Fair at the Tunku Mahkota Ismail Youth Centre. Opportunities for youth have risen from 15,000 in 2022 to 17,000 in 2024 and 24,000 in 2025.

The job fair offered 3,000 opportunities, of which 1,000, or 30%, were premium salary positions. He credited the Johor-Singapore Special Economic Zone and large career events for the momentum. Johor recorded GDP growth of 8%, described as the highest in the country's history, alongside investment inflows of RM110 billion.

He said macroeconomic gains must benefit ordinary people, especially young people and small and medium enterprises, so that the people feel and enjoy the benefits of development. The state is therefore emphasising reskilling and upskilling so local workers can meet the standards of high paying sectors, namely advanced manufacturing, logistics, energy and data centres.

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# Selangor Lifts 2026 Investment Target to RM90 Billion on Strong First Half




Selangor targets RM90 billion in investments this year, up from RM80 billion in 2025, the Menteri Besar announced in Bandar Baru Bangi on 24 October. He said the target reflects the state's potential and investment performance, with RM70 billion in approved investments recorded in the first half of 2026.

The state is strengthening its position in manufacturing and services while prioritising high technology, digital economy and high value added industries. Selangor contributes 26.5% of national GDP. Its economy is estimated at RM460 billion and is expected to reach RM500 billion within two years. Overseas investment missions to France, Germany, Saudi Arabia and South Korea supported performance.

He stressed that growth must benefit residents, with investment and job creation paired with measures to ease the rising cost of living. The state continues to review its programmes to fix shortcomings and improve services. Development should also allow people of all backgrounds to enjoy progress and a more comfortable standard of living, guided by the principle of reaching for the sky while anchored on values.

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# KEB Prices ACE Market Listing at 35 Sen, Raising RM79.37 Million



SProperty developer KEB has priced its ACE Market initial public offering at 35 sen per share, raising RM79.37 million. Of this, RM48.49 million goes to the company and RM30.88 million goes to selling shareholders Datuk KC Lim and his son Vinson Lim through an offer for sale. Applications close on 2 November, and listing is scheduled for 16 November.

KEB develops residential, industrial, commercial and mixed use properties, mainly in central Malaysia, focusing on affordable to medium priced homes. It is developing four projects with a combined gross development value of RM1.36 billion, plus two future projects valued at RM382.73 million and a 60.01 acre land bank. Proceeds will fund RM19 million for land acquisitions, RM14.89 million for development working capital, RM8.5 million for repaying bank borrowings and RM6.1 million for listing expenses.

On listing, market capitalisation will be RM308.83 million, about six times FY2025 net profit of RM51.61 million. KC Lim will hold 52.2% and Vinson Lim 15.4% post listing. M&A Securities is principal adviser, sponsor, underwriter and placement agent, while Eco Asia Capital Advisory is financial adviser.

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# KIP REIT Net Property Income Climbs 18% as New Assets Contribute




KIP REIT recorded net property income of RM34.95 million for the quarter ended 30 September 2026, up about 18% from RM29.72 million a year earlier. Revenue rose just under 20% to RM48.75 million, driven by new retail and industrial assets in Selangor, Johor, Negeri Sembilan and Sarawak.

Earnings per unit fell to 1.49 sen from 1.87 sen because of a larger unit base following a private placement and the listing of 200 million new units during the quarter. No distribution was declared, although the trust paid an advance income payout of 0.82 sen per unit in September.

The trust manages 20 properties, including six industrial assets, worth over RM2 billion. The KIPMall Setapak acquisition was completed in September and is expected to deliver its first full quarter of income in the current quarter. Managers expect stable performance through the financial year ending 30 June 2027, citing the existing portfolio's performance and leasing efforts. Chief executive Valerie Ong said the contribution should further strengthen the recurring income base and support distributable income growth.

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# AmFIRST REIT Closes Menara AmBank Disposal and Settles RM225.7 Million Debt



AmFIRST Real Estate Investment Trust (AmFIRST REIT) has completed the disposal of Menara AmBank to AmBank (M) Bhd for RM331 million, according to a Bursa Malaysia filing on Friday, 23 October. The buyer paid the remaining RM297.9 million on that day, completing the transaction under the sale and purchase agreement.

Payments were made in three stages. AmBank paid a RM23.17 million cash deposit to the trustee on signing on 8 June. It then paid a RM9.93 million real property gains tax retention sum to the Director General of Inland Revenue on 27 July. The final instalment followed on 23 October, bringing the total consideration to the agreed RM331 million.

Of the final RM297.9 million, RM225.7 million went directly to the lender to settle principal, accrued interest and other amounts due under a RM165 million term loan facility and a RM60 million short term revolving credit facility. The remaining RM72.2 million was paid to the REIT's trustee. The filing did not state a gain or loss on the disposal, its book value or any sale premium.

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# Sunway Healthcare and Putrajaya Holdings Form Venture for 325 Bed Hospital




Sunway Healthcare Holdings and Putrajaya Holdings, master developer of Putrajaya, have formalised a joint venture to build Sunway Medical Centre Putrajaya. The 325 bed multi specialty hospital will occupy a 2.5 acre freehold plot in Precinct 7, with a dedicated burns unit. Construction is slated to start in the fourth quarter of 2027, with completion targeted for 2031.

Sunway Healthcare Ventures and Tapak Senja will hold 60% and 40% respectively in the joint venture, named SunPutra Ventures. It will buy the land for RM40 million from Putrajaya Development, subject to conditions including government approvals and rezoning from mixed development to commercial. Targeted debt to equity is 60:40, funded by shareholder contributions, advances or loans and financial institutions.

Upon completion, the hospital will be leased to a Sunway Healthcare operating subsidiary for an initial 15 years, with annual rent starting at 5.5% of gross development costs. Sunway Healthcare will handle clinical planning, licensing and operations, while Putrajaya Holdings supports property development and regulatory matters. Group president Datuk Lau Beng Long called it the first joint venture hospital project since listing.

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# Gleneagles Johor Plans Ambulatory Centre After IHH Buys Medini Wellness Property




IHH Healthcare, through its wholly owned subsidiary Pantai Medical Centre, will acquire Afiniti Wellness in Medini, Iskandar Puteri, Johor, according to a statement on 19 October. The consideration, payment structure and completion timeline were not disclosed. The acquisition forms part of plans to grow Gleneagles Hospital Johor into an integrated healthcare campus of about 18 acres.

The property will become a dedicated ambulatory care centre offering consultations, diagnostics, day surgery and other outpatient treatments. This lets the hospital move selected outpatient and same day treatments out of the main building, freeing space for patients needing complex care. Combined with IHH's existing Medini landbank, the campus is expected to support about 350 inpatient beds, and IHH is evaluating an additional 150 bed inpatient block.

The move targets rising healthcare demand as the Johor-Singapore Special Economic Zone draws more businesses, investments and residents. IHH Healthcare Malaysia chief executive Dr Kamal Amzan said the investment strengthens healthcare capacity in Johor, with stronger specialist capabilities and better access to advanced treatment. IHH operates 18 hospitals in Malaysia with about 3,600 beds.

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# KWAP Explores Longevity Economy Opportunities While Holding to Investment Discipline




Kumpulan Wang Persaraan (KWAP) is exploring investment opportunities linked to an ageing society, said chief executive Datuk Jay Khairil Jeremy Abdullah in a keynote on 19 October. He spoke at the three day National Conference on Ageing 2026, organised by MyAgeing, Universiti Putra Malaysia, Kendana Malaysia, KWAP and the United Nations Population Fund.

He said Malaysia should prepare by investing in healthcare, elderly care and technologies that help older people live independently. The ageing population creates new economic needs and requires long term strategies that balance social benefits with financial returns. Investments must meet commercial merit and KWAP's risk return requirements, since a worthwhile social purpose does not remove the need for investment discipline.

KWAP is exploring opportunities through Dana Pemacu, which supports the Government-Linked Enterprises Activation and Reform Programme under the Ekonomi Madani framework, targeting the silver economy and healthcare. It is improving its MyPesara platforms to assist retirees digitally and in person, ensuring technology does not create a new divide. Its collaboration with MyAgeing began in 2017 and produced the Retirement Strategic Agenda in 2024.

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# Paramount Tops Out Seiras Tower, Completion Targeted Ahead of Schedule




Paramount Property, the property development arm of Paramount Corporation, has topped out Seiras, a co living ready development in Batu Kawan, Penang, announced on 22 October. Topping out marks completion of the main structural works, with architectural and interior works, communal facilities and residential fit out to follow. The developer expects completion in the fourth quarter of 2027, ahead of schedule.

Seiras is the fifth residential phase of Utropolis Batu Kawan, a 44.3 acre integrated development established in 2016 and anchored by the UOW Malaysia KDU Penang University College campus. Launched in 2025 with a gross development value of RM266 million, the 43 storey tower offers 411 serviced apartments of about 1,033 square feet, with three bedrooms and three bathrooms. Layouts include dual key and triple key options, with shared facilities including a co working space and swimming pool.

The site is about one kilometre from the Sultan Abdul Halim Muadzam Shah Bridge. Northern region chief executive Wang Chong Hwa said the topping out brings the group a step closer to delivering the development to purchasers.

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# Strong Phase 1A Sales Prompt Release of Kulai Industrial Park's Next Phase




Mah Sing Group and KLK Land have opened Phase 1B of MS Industrial Park @ Kulai for sale after Phase 1A reached a 90% take up rate, according to a statement on 23 October. The launch coincided with the opening of the project's sales gallery.

The freehold park spans 419.17 acres in Zone E of the Johor-Singapore Special Economic Zone, with a gross development value of RM2.2 billion across five phases. Products include two storey semi detached factories on 70 by 160 foot land with 6,710 square feet built up, and two storey detached factories on 90 by 200 foot land with 8,802 square feet built up. Industrial land parcels of about 1 to 8 acres are available, along with larger customisable parcels for industrial facilities and data centre developments.

Mah Sing holds 60% of the joint venture, while KLK Land, a wholly owned subsidiary of Kuala Lumpur Kepong, holds 40%. It is Mah Sing's sixth industrial development and the first phase of KLK Land's master planned township in Kulai, covering about 2,500 acres.

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# Kerian Industrial City Breaks Ground in Perak with 12,000 Jobs Anticipated



The Perak State Development Corporation Group has launched Kerian Industrial City, a 287 acre development in Dennistown with an estimated gross development value of RM700 million and a projection of 12,000 jobs. Land acquisition is complete and planning permission has been obtained. Chief executive Datuk Redza Rafiq Abdul Razak said, at the groundbreaking in Parit Buntar, that it will be developed in four phases over 10 years, with the first phase due within three years.

The Menteri Besar said the project will help Kerian move into higher value industries while building on its agricultural strengths, with industrial growth in a planned and structured manner. It will create opportunities for investors, industrial operators and support service providers.

Stable electricity and a new main intake substation are needed, and discussions involve SD Guthrie, Tenaga Nasional and InvestPerak on the substation and access road alignment involving KIGIP. The Public Works Department plans a new road linking the Bandar Baharu toll exit directly to KIGIP, subject to review. The city forms part of Perak's wider industrial programme.

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# NCT Alliance's South Selangor Industrial Park Earns Invest Selangor Preferred Status



NCT Alliance has received Preferred Industrial Park recognition under Invest Selangor's programme for its flagship NCT Smart Industrial Park in South Selangor. The certificate was presented at the Selangor International Business Summit 2026 in Kuala Lumpur and received by executive director Datuk Yap Fook Choy. The company announced the recognition on 21 October.

The programme, introduced at the Selangor Investment & Industrial Park Expo 2026, promotes the state's industrial parks and links investors with developers through targeted promotion and direct referrals. The park covers about 910 acres within the Integrated Development Region in South Selangor, with a gross development value of RM10.2 billion. Phase 1 vacant possession handover is complete, and KM2 has launched in Phase 2.

A Smart Commercial Hub, offering dining, leisure, healthcare and daily amenities, is planned for early 2027, with registration expected to open in the fourth quarter of 2026. The park incorporates digital technology, automation and sustainability features. Executive chairman Datuk Seri Yap Ngan Choy said the recognition reinforces the group's commitment to industrial parks that suit investors' changing needs.

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# Early Buyer Response Lifts Radium Evara Kepong Homes to 40% Take Up



Radium Development reported 40% take up for Radium Evara, its residential project in Kepong, Kuala Lumpur, in a statement on 21 October. The response followed the opening of the sales gallery and initial buyer selection activities. The project comprises 797 homes on 5.314 acres, with completion targeted for 2030.

Units are three and four bedroom homes ranging from 800 to 1,250 square feet, at an average price of RM450,000, aimed at owner occupiers including growing families and multigenerational households. Access is available to MRR2, Jalan Kuching, DUKE Highway and Selayang-Kepong Highway, with KTM and MRT stations, retail outlets, schools, healthcare facilities and Kepong Metropolitan Park nearby.

Facilities include a swimming pool, gymnasium, basketball court, yoga deck, sauna, multipurpose hall and children's play areas. The project holds GreenRE Provisional Silver certification, with design features for natural light, ventilation, greenery and open spaces. Group managing director Datuk Gary Gan Kah Siong said the vision extends beyond delivering quality homes, while chief marketing officer Kenneth Khoo said the response showed the focus on everyday liveability resonates with owner occupiers.

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# Paramount Property Secures Development Agreement for 15.3 Acre Butterworth Redevelopment




Paramount Property, the property development arm of Paramount Corporation, through its subsidiary Paramount Property (Butterworth), has signed a development agreement with the Penang Housing Board for the redevelopment of Ujong Batu in Butterworth, Seberang Perai Utara. The site covers about 15.3 acres and will be redeveloped in phases, according to a media release issued on 25 October.

Phase 1 will deliver 350 units of Rumah MutiaraKu affordable homes. The redevelopment will proceed under the relevant planning requirements and regulatory approvals. Gross development value, pricing, unit sizes, timeline and other commercial terms were not disclosed.

The signing ceremony was held at The Light Hotel, Penang, and was attended by the Penang Chief Minister and the state executive councillor for housing and environment, together with Penang Housing Board chief executive Khairulnizam Hashim, chief business officer Muhaili Mat Saad and senior Paramount leaders, including group chief executive Jeffrey Chew and deputy group chief executive Beh Chun Chong. Mr Chew said the collaboration reflects the group's commitment to developing homes and communities that meet evolving needs.

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# Bandar Utama's The Capitol Confirms Dining and Wellness Tenants for November Opening



1 Utama City Group has unveiled the first brands for The Capitol in Bandar Utama ahead of its soft opening on 16 November, according to a statement on 21 October. The 215 metre development comprises twin Grade A office towers above a six level lifestyle podium, linked directly to BU11 station on the LRT3 Shah Alam Line by a covered bridge at Level 1, and is targeting GreenRE Platinum certification.

Space includes about 1.3 million square feet of office net lettable area and about 300,000 square feet of retail across around 60 lots. The Health Capitol hub covers about 160,000 square feet, with over 120 medical practitioners across more than 20 specialties. Over 3,200 parking bays are provided.

Announced food and beverage brands include Bean Brothers, ZUS Signature Coffee and SE'INDONESIA, which is making its Malaysian debut. Lifestyle and wellness names include Cutie Cottage, Common Ground, Guardian and PUMP Fitness. More brands are expected before the grand opening. Executive chairman Tan Sri Teo Chiang Kok described it as one integrated destination for workplaces, dining, healthcare, wellness and lifestyle.

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# One Square Debuts in Bandar Utama as Walkable Dining and Wellness Hub



Bandar Utama City Group has opened One Square, a food and beverage and lifestyle destination offering dining, wellness and community spaces within Bandar Utama's commercial centre, near 1 Utama Shopping Centre. The group describes it as a smaller alternative to conventional malls, with a mostly single storey layout, alfresco areas and landscaping.

Of 19 vendors, nine opened at launch, including Village Grocer, its first outlet in Bandar Utama, The Flow Studio and Yellow Brick Road. Six more, including Tap Room and Ayam Gepuk Hut, are due to open progressively in November and December 2026.

Centre Court will host bazaars, pop up events, wellness activities and corporate functions, and the opening programme includes tenant launches, a Village Grocer farmers' market, promotions and workshops. Access includes pedestrian links from Bandar Utama MRT station, more than 200 parking bays and 70 valet bays, with free parking for four hours until 26 October. Managing director Tan Sri Teo Chiang Liang said good real estate is not just about building new, while group director Teo Siu Ping noted the emphasis on homegrown Malaysian brands.

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# Jati Tinggi Wins RM30.1 Million Power Infrastructure Job for Kulai Data Centre




Jati Tinggi Group Bhd has secured a RM30.1 million contract to build power infrastructure for a data centre in Kulai, Johor, according to a Bursa Malaysia filing on 19 October. The contract was awarded to its wholly owned subsidiary, Jati Tinggi Holding Sdn Bhd.

The scope covers two circuits of 275kV underground cable ducting works and 11kV temporary power cable works, including engineering, procurement, construction and commissioning. The customer was not named in the filing, with the company describing it only as a Malaysian company providing infrastructure for hosting, data processing services and related activities. The contract runs until 25 July 2027 and is expected to contribute positively to the group's earnings and net assets per share.

Earlier in October, the group won two Tenaga Nasional Bhd contracts worth a combined RM15.7 million, for underground cable works in Selangor and a submarine power cable monitoring system in Perlis. Shares closed one sen, or 0.84%, higher at RM1.20 on Monday, the day of the filing, giving a market capitalisation of RM531.51 million.

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