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KIP REIT expands portfolio with RM98m acquisition of four industrial properties

KIP Real Estate Investment Trust (KIP REIT) has announced the acquisition of four industrial properties for a total of RM98.3 million, marking a significant expansion of its portfolio.

The acquisitions include a factory in Cheras Jaya, a warehouse in Pasir Gudang, a warehouse in the Port Klang Free Zone, and a processing plant in Bintulu. Each property will be leased back to the sellers for an initial term of three years, with options to renew for up to 12 years. The acquisitions, funded through two tranches of medium-term notes, are expected to be completed in the fourth quarter of 2024. These purchases will increase KIP REIT's total net lettable area by 30.8%, from 2.08 million sq ft to 2.73 million sq ft.

CEO Valerie Ong Pui Shan emphasized that this move aligns with the trust's long-term strategy of diversifying its portfolio to include industrial properties, driven by increased demand in the manufacturing and e-commerce sectors, especially near key transportation hubs.

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Axis REIT to acquire two industrial assets near Port Klang for RM159m

Axis Real Estate Investment Trust (Axis REIT) has proposed acquiring two adjoining properties in the Pulau Indah Industrial Park near Port Klang for RM158.64 million, funded by existing bank financing.

The properties, comprising industrial premises and a warehouse with an office building, will be leased back to Malconrep Depot for nine and five years, respectively, with a combined monthly rental of RM821,386. Axis REIT stated that the acquisition, expected to complete in Q4 2024, will be accretive to its distributable income and strengthen its long-term portfolio, benefiting from the properties' strategic location near major highways and Westport.

The REIT has been actively expanding its portfolio in 2024, with previous acquisitions including automotive service centres and industrial complexes. Additionally, Axis REIT disposed of its Axis Steel Centre in Johor for RM162 million. The REIT's net property income for the first half of the year rose 11.55% to RM130.92 million, with revenue increasing 9.7% to RM152.07 million, supporting an 11% rise in income distribution.

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Chinese battery maker Zhuhai CosMX to invest RM1b to build plant in Kedah

Zhuhai CosMX Battery Co Ltd, a Chinese battery manufacturer, plans to invest RM1 billion in a new manufacturing plant in Kedah's Kulim East Industrial Park, with construction beginning in Q4 2024.

The facility, set to be built in phases, will create over 1,000 jobs, according to the Malaysian Investment Development Authority (MIDA). CosMX, which produces lithium-ion batteries for various devices, including electric vehicles, sees this investment as a key step in its global expansion.

Chairman Xu Yanming emphasized that the factory will not only drive economic success but also set a benchmark for sustainable development. MIDA CEO Datuk Sikh Shamsul Ibrahim highlighted the project's potential to revolutionize local battery technology, while Investment, Trade, and Industry Minister Tengku Datuk Seri Zafrul Abdul Aziz noted that this investment underscores Malaysia's appeal as a tech investment hub.

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AI and sustainability at core of Open DC’s next-gen data centre in Delapan SBEZ

Open DC Sdn Bhd's data centre in the Delapan Special Border Economic Zone (Delapan SBEZ), Kedah, is expected to be operational by early 2025, according to founder and managing director Weng Yew Wong.

The next-generation facility is designed to meet the rising demands of AI and power-intensive workloads while prioritizing sustainability. Weng highlighted plans to integrate AI for smart cooling, energy efficiency, and resource management, leveraging technologies like direct-to-chip liquid cooling and renewable energy sourcing. The centre aims to source 80% of its energy from renewables, significantly reducing its carbon footprint.

Weng emphasized that the data centre will boost Malaysia’s digital infrastructure, attracting national and international investments. He also noted a partnership with DE-CIX Malaysia to enhance connectivity and create robust digital ecosystems. The new facility will join Open DC's existing data centres in Cyberjaya, Penang, and Johor, solidifying the company’s role as a key player in Southeast Asia’s digital infrastructure landscape.

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Citaglobal, Tree Technologies plan to jointly develop eco-friendly industrial park in Gebeng

Citaglobal Bhd plans to collaborate with Tree Technologies Sdn Bhd to develop a 247-acre leasehold industrial land in Gebeng Industrial Estate, Pahang, into a green industrial park. The joint venture will see Citaglobal holding a 65% equity share and Tree Technologies 35%.

Citaglobal has been granted a call option to acquire the land for RM90 million, with payment through a combination of cash and the issuance of new class B irredeemable convertible preference shares (ICPS-B) at 80 sen per share. This option is exercisable within 12 months of signing the option agreement.

The project, related to Citaglobal's executive chairman Tan Sri Mohamad Norza Zakaria, aims to leverage the East Coast Rail Link for improved connectivity and economic growth in Pahang. The industrial park will focus on sustainability, offering opportunities for cross-selling design, engineering, procurement, construction services, and renewable energy solutions.

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AmanahRaya REIT acquires private education asset for RM31m

AmanahRaya Real Estate Investment Trust (AmanahRaya REIT) has acquired a private education asset in Glenmarie, Shah Alam, Selangor, for RM31.4 million. The purchase, handled by trustee Pacific Trustees Bhd, aims to enhance the REIT's portfolio with high-quality, income-generating properties.

The deal includes a 15-year lease on a triple net basis with Tinta Pendidikan Sdn Bhd (TPSB), which ensures a stable income stream with an initial 6% net yield and pre-agreed double-digit rent increases every three years. The freehold property is currently occupied by TPSB, which offers preschool to secondary education.

Tunku Rozita Tunku Abdul Malek, MD of AmanahRaya Kenedix REIT Manager Sdn Bhd (AKRM), expressed enthusiasm about the acquisition, citing its strategic location and long-term lease as key benefits. This is AmanahRaya REIT's first acquisition since 2018. The purchase will be financed through bank loans and internal funds, with completion expected by Q1 2025.

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Co-working space provider INFINITY8 opens INFINITY8 Reserve George Town in Penang

EcoFirst Consolidated Bhd is acquiring a 4.51-acre freehold land in Kajang for RM35 million to develop a mixed-use project, including serviced apartments, SOHO, SOVO, and shop offices, with an estimated GDV of RM380.9 million.

The land purchase from Soils & Foundations Sdn Bhd will be financed through internal funds and bank borrowings. This acquisition aims to enhance liquidity and shareholder value while awaiting rezoning approval for EcoFirst's 67-acre land in Gombak.

Development on the Kajang land is set to begin in Q1 2025, with completion expected in three to four years. For FY2024, EcoFirst reported a 12% net profit decline to RM12.64 million due to a RM15.18 million asset writedown and higher administrative expenses, despite a 427% revenue surge to RM165.79 million, mainly from its KL-48 project.

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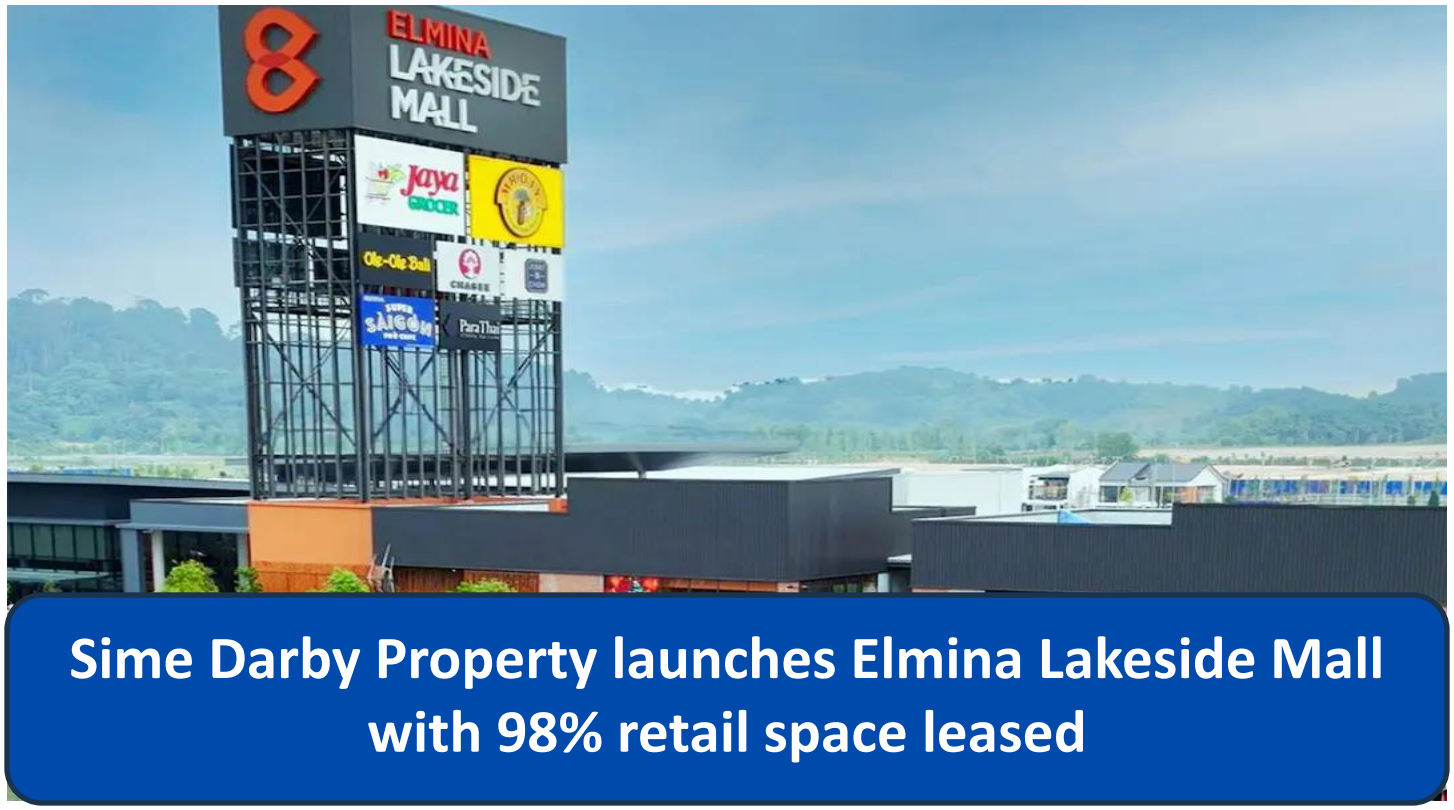

Sime Darby Property launches Elmina Lakeside Mall with 98% retail space leased

Elmina Lakeside Mall, located in Elmina City Centre, Shah Alam, Selangor, attracted over 180,000 visitors during its opening week from August 22 to 29.

The mall, Sime Darby Property Bhd's second wholly owned mall after KL East Mall, boasts over 98% tenancy with Jaya Grocer and Harvey Norman as anchor tenants. The 214,000 sq ft single-level mall features a nature-inspired design with modern amenities, integrating lush greenery and natural lighting.

Its location near the 35-acre Elmina Urban Park and a lake enhances its eco-friendly concept. The mall hosts over 100 stores and services, including dining options like Kenny Hills Bakers, Sushi Zanmai, Dolly Dim Sum, Jibby Chow, Ole Ole Bali, CHAGEE, and Inside Scoop.

Sime Darby Property's COO of township development, Appollo Leong, highlighted the mall's role in creating a vibrant lifestyle hub and sustainable community for both residents and visitors.

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Gamuda Land welcomes Jaya Grocer as anchor tenant at Cove Centrum of Gamuda Cove

Gamuda Land has signed an MOU with Trendcell Sdn Bhd to establish a Jaya Grocer at Gamuda Cove in Kuala Langat, which will serve as the anchor tenant for Cove Centrum. The store will occupy 24,000 sq ft of space.

Gamuda Land also announced the addition of 14 new tenants to Gamuda Cove, including Urban Marketplace, 99 Speedmart, ZUS Coffee, Muiz Hot Chicken, Tiga Ikan, Gintell RestNGo, Sleepy Bear, and VRide. COO Wong Siew Lee emphasized that the collaboration supports the township's development, with the handover of Palma Sands and Maya Bay Residences underway, and Enso Woods' handover starting in July.

By 2027, Gamuda Cove is projected to have over 3,800 homes and a population of around 15,000. Launched in July, Cove Centrum features 96 retail units, with 40% already occupied. It is designed as a pedestrian zone with al-fresco dining and retail, connected by an e-tram to other commercial areas like Townsquare and SplashMania Waterpark.

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Binastra bags RM235m serviced apartment development contract in Sentral Damansara

Binastra Corporation Bhd, through its subsidiary Binastra Builders Sdn Bhd, has secured a RM235.48 million construction project from Mightyprop Sdn Bhd for a development in Sentral Damansara, Petaling Jaya.

The contract includes earthworks, piling, main building works, and infrastructure for a 39-storey serviced apartment with 662 units, a rooftop Sky Garden, a four-level podium parking structure, and an 11KV substation. The project is slated for completion within 40 months from the commencement date, which is yet to be announced.

This contract is expected to enhance Binastra's earnings and net assets per share from January 2025 to 2028. Binastra's Managing Director, Datuk Jackson Tan Kak Seng, highlighted that securing the contract reinforces the company's reputation in delivering complex construction projects and will contribute to sustainable growth for the Group and shareholders.

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ECONPILE HOLDINGS BERHAD

Econpile lands RM71.2m job for 55-storey development on Jalan Sultan Ismail, KL

Econpile Holdings Bhd has secured a RM71.19 million contract from Thens Architect on behalf of Platinum Victory Property Sdn Bhd for a high-rise development at Jalan Sultan Ismail, Kuala Lumpur.

The contract involves demolition, substructure, and basement works for a 55-storey building comprising 223 office units, 329 hotel rooms, and 245 small office/home office units, along with five levels of basement parking. The project is scheduled for completion within 28 months starting from September 2, 2024.

Econpile expects the contract to positively impact its revenue and earnings from the financial year ending June 30, 2025. The company stated there are no significant foreseeable risks beyond typical operational risks, and measures will be in place to mitigate these.Econpile's shares rose by 1.5 sen, or 3.8%, closing at 41 sen, resulting in a market capitalization of RM573.91 million.

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Block C of 168 Park Selayang completed and ready for vacant possession

168 Park Selayang Sdn Bhd, a subsidiary of Infra Segi Sdn Bhd, has completed Block C of the leasehold mixed-use development 168 Park Selayang, with vacant possession now available.

Originally an abandoned project called Selayang Star City, it was revived by Infra Segi and now features three residential towers and a two-storey community mall with a gross development value of RM945 million. Block C, comprising 660 commercial units, is fully sold out.

“This is a major milestone for our maiden project,” said 168 Park Selayang’s business development director, Lorenz Tong. Tong also noted upgrades to the units, such as enhanced flooring and added air conditioning points, demonstrating the developer’s commitment to the affected buyers who waited eight to ten years for completion. The mall is scheduled to open on November 11, 2024.

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MAMING
HOLDINGS SDN BHD

Maming to launch D'Garden landed residential project in 1Q2025

Maming Group of Companies, through its subsidiary Maming Development (UC) Sdn Bhd, is set to launch D'Garden, a residential project in Shah Alam, Selangor, in the first quarter of 2025.

This follows the group's recent acquisition of Setia Gardens Development Sdn Bhd on August 28, which had already secured a development order for the 4.75-acre freehold land.D'Garden will be a low-density, guarded residential community comprising 50 double-storey houses priced between RM688,800 and RM924,800. Additionally, 10 single-storey homes will be included, with prices to be announced later.

This acquisition is a significant step in Maming Group's strategy to expand its presence in Malaysia's property development sector. The company plans to continue the development of D'Garden, marking an important milestone in its growth and commitment to delivering quality residential projects.

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KL-Singapore HSR feasibility to be announced in Q4 this year

The decision on the feasibility of the Kuala Lumpur–Singapore High-Speed Rail (HSR) project is expected by the end of Q4 2024, according to Transport Minister Anthony Loke Siew Fook.

The government is currently conducting a comprehensive study, focusing on the project's long-term economic impact and the nation's fiscal position. A complete working paper will be presented to the Cabinet for a final decision. The HSR project is viewed as a significant step towards future economic integration, particularly with neighboring ASEAN countries, and could connect to the PanAsia Railway network.

Projected to generate over RM250 billion in economic impact and create more than 60,000 jobs over 60 years, the HSR is also expected to attract increased investment, boost property values, and enhance accessibility for local communities. Additionally, the project aims to reduce traffic congestion, lower carbon emissions, and support sustainable tourism, aligning with Malaysia's long-term development goals.

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Pansar clinches RM805m contract for Kuching Urban Transportation System

Pansar Bhd has secured an RM804.7 million contract for the Kuching Urban Transportation System (KUTS) Blue-Line Package 2 in Sarawak. The contract was awarded to Pansar's wholly-owned subsidiary, Perbena Emas Sdn Bhd, in partnership with China Road & Bridge Corporation.

The project, granted by Sarawak Metro Sdn Bhd, involves constructing infrastructure for the KUTS Blue Line from Stutong to Hikmah Exchange, including architectural design, mechanical and electrical works, roadworks, and viaduct construction.

Pansar highlighted that the KUTS project will be Malaysia's first hydrogen-powered urban transportation system, emphasizing Sarawak's commitment to green energy. The contract, effective from September 3, is expected to positively impact Pansar's future earnings and net assets..

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