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Macquarie Asset Management eyes Malaysia Investments

Global fund manager Macquarie Asset Management has shown keen interest in investing across multiple sectors in Malaysia, according to Investment, Trade and Industry Minister Tengku Datuk Seri Zafrul Abdul Aziz. The firm sees potential in infrastructure and renewable energy, aligned with the New Industrial Master Plan 2030 and the National Energy Transition Roadmap. Zafrul noted that this reinforces Malaysia's position as a competitive hub, especially in high-technology and green sectors, and reflects ongoing investor trust.

He explained that productive discussions were held with Macquarie, and he expressed confidence that collaborations of this nature will fuel economic growth while creating more quality jobs for Malaysians. Such interest, he added, signals Malaysia's growing strength as a sustainable regional hub.

Separately, Zafrul also met global fund managers including GIC, UBS and Manulife IM at the Invest Malaysia conference in Singapore. He highlighted progress on NIMP2030 and the National Semiconductor Strategy, alongside RM63 billion in semiconductor investments, underscoring policy clarity and long-term stability.

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Ferrotec Boosts Malaysia with RM550 Million Semiconductor Investment

China-based semiconductor company Ferrotec has realised its RM550 million investment in Pasir Gudang, Johor, through subsidiary Ferrotec Power Semiconductor Malaysia. The project is expected to generate an annual export value of RM600 million, underscoring Malaysia's growing role in high-technology manufacturing and its capacity to attract large-scale foreign investments.

Investment, Trade and Industry Minister Tengku Datuk Seri Zafrul Abdul Aziz highlighted that this investment strengthens Malaysia's standing in the global semiconductor supply chain while creating 396 new job opportunities. These positions, he noted, will directly benefit local communities, further linking economic growth with social impact.

Additionally, Ferrotec is collaborating with 35 local vendors in its supply chain, giving a strong lift to Malaysia's small and medium enterprise ecosystem. Such integration not only enhances supply resilience but also widens opportunities for domestic firms, reinforcing Malaysia's position as a competitive and sustainable hub for advanced industries.

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YCH Fusionaris Drives RM500 Million Logistics Investment in Malaysia

Investment, Trade and Industry Minister Tengku Datuk Seri Zafrul Abdul Aziz announced that YCH Fusionaris Sdn Bhd has realised its RM500 million strategic investment in Bandar Bukit Raja, Klang. The project, which stemmed from opportunities identified during a trade mission to Singapore, signals Malaysia's rising strength as a regional supply chain hub and is set to create 100 new job opportunities for local talent.

Zafrul emphasised that the presence of the leading logistics company enhances Malaysia's position in regional trade networks while directly contributing to employment and economic growth. He noted that this achievement reflects the country's ability to transform investment potential into tangible outcomes that benefit both industries and communities.

In addition, YCH is building partnerships with local logistics players, further reinforcing the national business ecosystem. According to Zafrul, this investment is clear proof that initiatives under the Madani Government are paving the way for high-impact investments that advance both the economy and technology.

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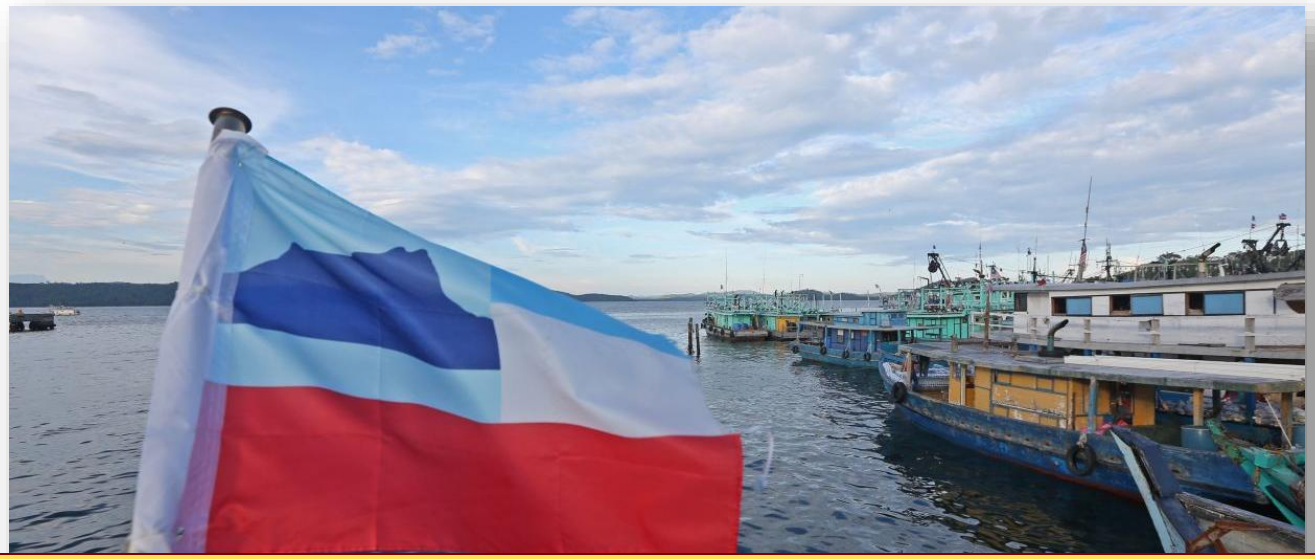

Sabah Strengthens Position with RM10.9 Billion in Investments

The Ministry of Investment, Trade and Industry (MITI) has highlighted Sabah's leading manufacturing sectors for foreign investments between 2015 and 2024, with basic metal products recording RM4.3 billion, non-metallic mineral products RM2.5 billion, and wood products RM99.1 million. In the services sector, hotel and tourism attracted RM205 million, while support services contributed RM37.9 million, reflecting the state's growing appeal across industries.

MITI reported that a total of 25 foreign investment projects worth RM7.18 billion were successfully realised in Sabah under the Malaysian Investment Development Authority's supervision during the same period. These projects generated 3,138 job opportunities for locals, reinforcing the link between investment growth and employment creation.

As of the first quarter of 2025, Sabah ranked third nationally in approved investment value across manufacturing, services, and primary sectors, totalling RM10.9 billion. This performance underlines Sabah's rising position as an attractive destination for sustainable and diversified foreign investments.

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Pahang Leverages ECRL to Unlock Mineral, Industrial and Tourism Growth

Pahang is planning a mineral collection hub in Maran to capitalise on the upcoming East Coast Rail Link (ECRL) station, said Menteri Besar Datuk Seri Wan Rosdy Wan Ismail. The hub will focus on bauxite, gold, silica and iron ore, while Maran's location in a major palm oil-producing area also positions it to host a palm oil processing and packaging cluster. Improved rail connectivity is expected to boost logistics and exports, expanding the state's resource-based industries.

Other ECRL-linked districts are also earmarked for targeted development. Temerloh will strengthen furniture manufacturing due to its proximity to industrial zones, while Paya Besar is set to drive high-impact industries anchored by Pahang Technology Park and Gambang Halal Park. Cherating, meanwhile, is expected to attract investments in tourism, hospitality and ecotourism, diversifying the economic base.

Wan Rosdy emphasised that systematic planning and federal collaboration will maximise benefits for Pahang, positioning the state as a key hub for investment, logistics and industry. Separately, the project is expected to create around 600 new jobs, including technicians, engineers and ticketing officers.

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Penang Strengthens Role as Malaysia's Global Digital Economy Hub

Penang is emerging as a key driver of Malaysia's digital economy, contributing RM121 billion to the nation's GDP in 2023, or seven per cent of the total. Services accounted for 48 per cent and manufacturing 46.5 per cent, positioning the state to lead as the digital economy grows to an expected 25.5 per cent of Malaysia's GDP by year-end.

The opening of AMD's new 209,000 square-foot office at GBS by the Sea, supporting over 1,200 employees, underscores Penang's strength as a global technology hub. Alongside the Agilent Lighthouse Celebration, these milestones show the state's appeal as a sustainable investment destination where international companies can expand and innovate. InvestPenang will continue supporting investors in AI and technology sectors.

AMD, marking over five decades in Penang, signed an MoU with the Digital Ministry to provide local researchers access to its AI infrastructure. MIDA CEO Datuk Sikh Shamsul Ibrahim said the facility fosters high-quality jobs and a thriving ecosystem for local talent and firms.

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JLand Partners with ZGC to Elevate Johor as Innovation Hub

JLand Group (JLG), the real estate and infrastructure arm of Johor Corporation, has signed a three-year collaboration with China's ZGC International Holding Ltd to boost Johor as a regional hub for innovation and high-tech investment. The partnership aims to attract global technology firms to JLG's industrial assets, including Ibrahim Technopolis and the Johor-Singapore Special Economic Zone.

Under a non-binding memorandum of understanding, the collaboration will focus on three key areas: supporting international companies relocating to Johor, co-developing and promoting JS-SEZ projects, and establishing a Johor innovation centre for research, development, and ecosystem building. JLG managing director Datuk Akmal Ahmad described the partnership as a strategic step to expand Johor's innovation ecosystem globally. ZGC brings proven innovation models and global connections to link companies, capital, and technology.

The alliance aligns with Maju Johor 2030 and the 13th Malaysia Plan, supporting digital infrastructure, artificial intelligence, and cross-border economic zones. It strengthens Johor's position as a competitive, high-tech investment destination.

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Negeri Sembilan to Launch First AI-Powered Halal Hub in Malaysia

Negeri Sembilan is set to become the first state in Malaysia to establish an AI-powered halal hub, announced Menteri Besar Datuk Seri Aminuddin Harun. The RM400 million regional halal distribution centre (RHDC) will be built on a 5.423-hectare site in Bandar Enstek, with construction starting next month. The facility will feature automation, AI, and smart management systems to enhance efficiency, control costs, and meet growing customer demand.

RHDC is designed to store and export halal products, setting it apart from existing logistics facilities in Malaysia. Aminuddin noted that it will act as a catalyst for new investments, especially for halal industry players targeting Middle Eastern markets. Located within Malaysia Vision Valley 2.0, the hub is expected to attract global investors and strengthen Negeri Sembilan's position in the halal sector.

The project will also generate highly skilled jobs for local residents, while tapping into the global halal market, which already has strong demand in Europe, Russia, Canada, and Japan, valued in the trillions.

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Sunway Reit Strengthens Growth with New Acquisition and Mall Reopening

Sunway Reit is poised for stronger earnings in the third quarter of 2025, supported by the early reopening of Sunway Carnival Mall and the RM138 million acquisition of Aeon Mall Seri Manjung in Perak. The mall's full reopening in May, ahead of schedule, lifted second-quarter income, while the new asset promises an average net property income yield of 7.0 per cent, above the trust's retail portfolio yield of 5.7 per cent in FY24.

Although fully funded by borrowings, raising gearing to about 43 per cent from 41.2 per cent, the acquisition is expected to strengthen overall earnings. Sunway Reit also stands to benefit from the 25 basis point cut in the overnight policy rate, with annual cost savings of RM6 million. Additionally, July recorded a rebound in hotel bookings, reflecting renewed foreign tourist demand.

However, the trust remains cautious on near-term tenancy sales and rental reversions, citing the impact of the 8.0 per cent sales and service tax on leasing services. Even so, CIMB Securities has raised earnings forecasts by up to 2.2 per cent for FY25–27F and maintained its "Hold" call, with a slightly higher target price of RM2.14.

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Axis REIT Strengthens Growth with RM300 Million Sukuk Issuance

Axis Real Estate Investment Trust (Axis REIT) completed its first RM300 million senior Islamic medium-term notes issuance under a RM3 billion sukuk programme. The 10-year sukuk carries a fixed 4% annual profit rate, payable semi-annually, and is rated AA2(s) with a stable outlook. Proceeds will fund capital and development expenditure, working capital, corporate purposes, and refinance existing or future Islamic financing. The sukuk is expected to raise Axis REIT's fixed-rate financing ratio from 48% to 65%, supporting cost management and long-term sustainability.

Axis REIT Managers CEO Leong Kit May said the issuance diversifies funding sources, enables income-accretive acquisitions, and strengthens the balance sheet. As of June 30, 2025, the REIT's portfolio includes 68 Shariah-compliant properties across key states, with a 97% occupancy rate, 4.6 years weighted average lease expiry, and total asset value of RM5.21 billion.

For 2Q2025, net income rose to RM46.95 million from RM38.96 million, lifting earnings per unit to 2.32 sen and year-to-date dividends to 5.15 sen. Market capitalisation reached RM4.16 billion.

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Sentral REIT Plans RM135 Million Sale of Wisma Sentral Inai Office

Sentral REIT announced the disposal of Wisma Sentral Inai to Turiya Properties Sdn Bhd, a subsidiary of Turiya Berhad, for RM135 million in cash. The sale and purchase agreement was signed on 15 August 2025 by Maybank Trustees Bhd, acting as trustee for the REIT. The 12-storey office building on Jalan Tun Razak, Kuala Lumpur, sits on 3,664 sq m of freehold land, features three split-level basement car parks with 310 bays, a mezzanine floor, and 233,021 sq ft of net lettable area. Completed in 1994, the property has been vacant since July 2022.

Sentral REIT acquired the building in 2007 for RM125 million, with a carrying value of RM150 million as of December 2024. The disposal supports the REIT's strategy to optimise its portfolio and deliver sustainable income. Proceeds will fund yield-accretive investments or reduce borrowings if no suitable opportunities arise.

The RM135 million price was set on a willing-buyer, willing-seller basis after several negotiation rounds, reflecting the best available offer.

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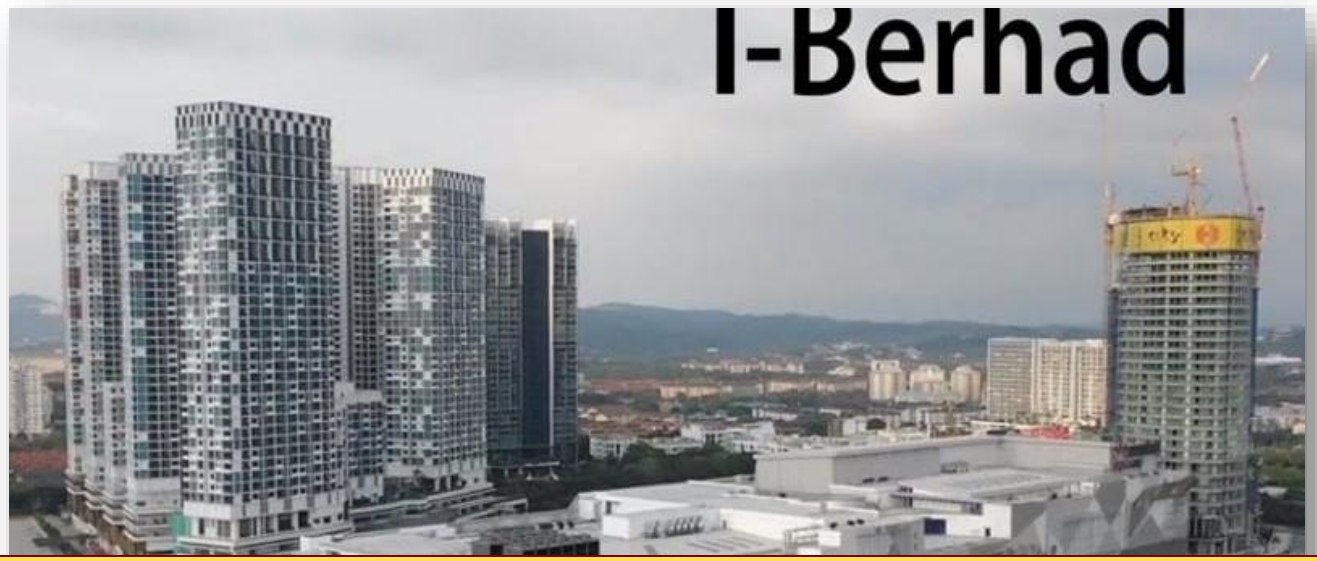

I-Berhad Strengthens Recurring Income with AI and Smart Automation

I-Berhad, developer of i-City in Selangor, reported strong results for Q2 2025, reinforcing its shift toward a recurring income-focused model. The group recorded revenue of RM62.3 million and profit before tax of RM14.26 million, with cumulative H1 FY2025 revenue at RM124.35 million and PBT of RM26.62 million. Recurring income segments, property investment and leisure and hospitality, contributed 67% of total PBT, highlighting the strategic pivot to stable, asset-backed earnings.

The leisure and hospitality segment led revenue with RM28.6 million and PBT of RM4.77 million, supported by hotels including WynSnow, DoubleTree by Hilton i-City, and Wyndham Garden i-City. Property development contributed RM26.64 million in revenue and RM5.66 million in PBT, while property investment delivered RM6.45 million in revenue and RM4.79 million PBT, underpinned by high occupancy and yield optimisation.

I-Berhad launched a RM10 million AI and smart automation programme across its assets, integrated with the i-City SuperApp, and partnered with robotics innovator Agibot. The initiative enhances efficiency, tenant experience, and positions the group as a next-generation innovation-led enterprise, unlocking long-term shareholder value.

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Chin Hin Group Divests Non-Core Units to Strengthen Property Focus

Chin Hin Group Property Bhd announced the divestment of its commercial vehicle and bodyworks operations, selling its entire stakes in four subsidiaries for RM74 million. The strategic move aims to allow the group to concentrate on its core property development business, realise investment value, streamline operations, and enhance financial flexibility. The disposals are expected to generate a pre-tax gain of RM2.4 million. The subsidiaries, acquired between 2004 and 2015 for RM64.92 million, contributed an unaudited profit after tax of RM125,318 for the financial period ended May 31, 2025.

The four entities — Boon Koon Vehicles Industries, BKCV, Boon Koon Fleet Management, and BK Fleet Management — will be sold to N\&K Resources, a real estate company owned by All Trade Resources. Chin Teck's property division CEO Chang Tze Yoong noted that proceeds will fund landbank acquisitions in high-growth areas, support ongoing projects, and capture new growth opportunities.

Post-disposal, Chin Hin will focus exclusively on residential property in prime locations. The company expects completion by Q1 2026. Shares closed at RM1.06, valuing the group at RM1.4 billion.

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Pantech Global Acquires Klang Land to Accelerate Industrial Expansion

Pantech Global Bhd has acquired a 4.84-acre industrial parcel in Klang, Selangor, for RM29 million through its subsidiary Pantech Steel Industries. The freehold site, named Klang Factory 2, will serve as the company's new corporate headquarters, production facility, and warehouse by 2028. This move enables the expansion of carbon steel butt weld pipe fittings beyond the current plant's capacity, supporting larger production lines, inventory storage, and new product ranges.

The acquisition replaces the previous land earmarked under its IPO due to regulatory delays. The original site required Kebenaran Merancang approval, extending the timeline to over 36 months, prompting the board to seek a more time- and cost-efficient solution. The revised plan reduces the total IPO land allocation from RM35 million to RM30 million, reallocating savings to construction works. Plans for a workers' hostel using IPO funds were scrapped, with future accommodation to be funded internally or via bank borrowings.

Shares closed at 52 sen, giving Pantech a market capitalisation of RM446.25 million, despite trading below its IPO price.

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SDS Group Expands Production Capacity Through Johor Asset Acquisition

SDS Group Bhd is set to acquire factories, production lines, and related assets from Mamee Bakery Sdn Bhd in Plentong, Johor, for RM28 million. The acquisition, executed through its wholly-owned subsidiary SDS Top Baker Sdn Bhd, includes full machinery and equipment for producing and packaging London/Tora Swiss Roll, layer cakes, and bear cakes. This strategic move supports the group's expansion and strengthens its manufacturing capabilities.

The acquisition will enhance SDS Group's operational scalability and production capacity, enabling it to meet rising consumer demand while adapting to evolving market preferences. It aligns with the company's growth objectives and commitment to delivering high-quality bakery products efficiently.

The group anticipates completing the transaction by the third quarter of 2026, funded through internally-generated resources and bank borrowings. Following the announcement, SDS shares rose 1.5 sen or 2.29% to close at 67 sen, valuing the company at RM363.16 million.

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Asian Pac Secures Prime Kuala Lumpur Site for Strategic Expansion

Asian Pac Holdings Bhd, via wholly-owned unit Kota Platinum Sdn Bhd, will acquire 3.32 million shares in Prestasi Kemas Sdn Bhd from Salcon Development and Datuk Ding Pei Chai for RM42 million, giving it full ownership. The acquisition expands Asian Pac's property portfolio in Kuala Lumpur and secures a prime development site on the fringe of the Golden Triangle, offering strategic access to high-value urban land.

Prestasi Kemas holds a key joint venture with the Malaysian Red Crescent Society to develop 2.167 hectares of leasehold land in Kampung Attap. The site benefits from excellent connectivity, near Chinatown, Central Market, and the Merdeka 118 tower, providing a strong platform for urban development. This move positions Asian Pac to strengthen its presence in the Klang Valley and pursue higher-value, sustainable projects, enhancing long-term growth.

The RM42 million purchase will be funded through internally generated resources and bank borrowings. Completion is expected within six months, by February 15, 2026, pending regulatory approvals, marking a pivotal step in Asian Pac's strategic expansion.

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Hunan Yuneng Launches Southeast Asia Battery Facility in Malaysia

Hunan Yuneng New Energy Battery Material Co, Ltd will establish its first Southeast Asia manufacturing facility at SPD Tech Valley in Senawang, Negeri Sembilan, with an investment of RM560 million. The plant, part of Phase 1 of SPD Tech Valley, will focus on producing lithium battery cathode materials and is expected to reach an annual production capacity of 90,000 tonnes. Completion is targeted within 15 months.

The company signed a memorandum of understanding with Invest Negeri Sembilan and presented a letter of intent to SPD Tech Valley Sdn Bhd on August 7. The agreements were witnessed by Negeri Sembilan Menteri Besar Datuk Seri Aminuddin Harun, highlighting strong state and federal support. Hunan Yuneng, the world's largest producer of lithium iron phosphate materials, currently supplies over 30 percent of global demand.

This facility positions Malaysia as a strategic hub for the Southeast Asian battery industry, strengthening the nation's new-energy ecosystem. It is expected to accelerate industrial growth and enhance regional competitiveness while supporting Hunan Yuneng's expansion across Southeast Asia.

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Genting Plantations Partners to Develop Tropical Vegetable Centre in Johor

Genting Plantations Bhd (GENP) is partnering with Shouguang Vegetable Science and Technology Sdn Bhd (SVST), the Malaysian arm of China's Shandong Shouguang Vegetable Industry Group, to develop a 70-acre centre of excellence for tropical vegetable crops in Kulai, Johor. The venture will operate through two joint ventures—one for seed breeding and R\&D, and another for greenhouse operations, food processing, and distribution. GENP holds 60% equity in both, while SVST owns 40%. GENP will contribute cash, and SVST will provide technology, expertise, and suitable planting material, with intended paid-up capitals of RM210 million and RM315 million respectively.

Funding will come from GENP's internal resources, supplemented by bank borrowings if needed. The joint venture is not expected to materially affect GENP's net assets or earnings in FY2025, though gearing may rise if borrowings are used.

The collaboration leverages CSV's expertise in cultivation, seed breeding, and cold-chain logistics to complement GENP's genomics and plantation capabilities, aiming to diversify revenue streams, strengthen food security, and is targeted for completion by Q1 2026.

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UMediC Expands into Medical Services to Strengthen Healthcare Offerings

Penang-based UMediC Group Bhd has launched a new medical services segment, expanding beyond its medical devices marketing, distribution, and manufacturing business. The initiative leverages existing operations to strengthen its presence among hospitals and healthcare providers while addressing patient care gaps. Services include a post-recovery care centre, fully equipped ambulance solutions, and a learning centre for medical training and public health awareness.

CEO Lim Taw Seong highlighted that the expansion provides comprehensive healthcare solutions, including post-surgical care to support working families and cross-sell opportunities for hospitals. The company expects growing contributions from this segment, aligned with an ageing population.

UMediC's manufacturing capabilities, anchored by a 50,000 sq ft Batu Kawan facility with advanced cleanroom and blow-fill-seal technology, complement the services. Combined with halal-certified production, a global footprint in 40 countries, and professional medical staff, the company is positioned to deliver high-quality, integrated healthcare solutions while expanding direct services to end users.

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LBS and KLM Land Launch Phase Three of Alam Perdana Industrial Park

LBS Bina Group Bhd and KLM Land Sdn Bhd officially launched Phase 3 of Alam Perdana Industrial Park in Puncak Alam, Selangor, on August 16. The industrial park, with a gross development value of RM1.08 billion, has seen strong demand for the first two phases, achieving a 73% take-up since April 2024. Phase 3 introduces 19 build-to-suit industrial units with built-ups from 14,114 to 73,437 sq ft and land sizes from 0.6 to 2.4 acres. Prices start at RM11.3 million per unit.

Designed for operational efficiency, the units offer 12-meter ceiling heights, three-tonne per sq m floor loading, and flexible layouts optimized for logistics and storage.

LBS Group Executive Chairman Tan Sri Lim Hock San emphasized the commitment to delivering functional, adaptable spaces for businesses. Strategically located in Bandar Puncak Alam, the park provides access to a ready workforce and is well-connected via major highways including ECRL, WCE, DASH, LATAR, and GCE.

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Data Centre Investments to Strengthen Malaysia’s Export Capacity by H2 2025

Bank Negara Malaysia (BNM) highlighted that ongoing investments in data centres are set to boost Malaysia’s export capacity from the second half of 2025, despite a temporary rise in imports linked to construction and upgrades. Governor Datuk Seri Abdul Rasheed Ghaffour noted that a strong workforce and modern machinery underpin productivity gains, and some data centres have already started serving overseas clients, signaling early benefits.

Malaysia’s economy grew 4.4% year-on-year in Q2 2025, with quarter-to-quarter growth at 2.1%. BNM revised full-year GDP growth to 4.0%–4.8%, citing global trade uncertainties. Inflation remains low at 1.1% in June, and interest rates were cut in July to mitigate economic headwinds.

Exports face challenges, including US tariffs and semiconductor restrictions, yet demand for electrical and electronic goods and a tourism rebound provide support. The current account surplus narrowed to RM16.7 billion in Q2, affected by oil and gas maintenance, while LNG exports rose 4.3%. Foreign direct investment slowed, with reinvested earnings outflows offsetting fresh equity and debt inflows.

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Johor Leads Malaysia in Data Centre Investments and Digital Growth

Johor has solidified its position as Malaysia's premier data centre investment hub, with 42 approved projects worth RM164.45 billion as of Q2 2025. Johor Menteri Besar Datuk Onn Hafiz Ghazi highlighted that these developments are expected to generate over 6,000 quality jobs and contribute 78.6% of the nation's operational IT capacity, supporting the state's ambition to host 6% of Malaysia's total data centre capacity by 2030.

The state government aims to leverage this growth to become a leader in artificial intelligence and the broader digital economy. By integrating smart technologies in public services, enhancing industrial competitiveness, and fostering an inclusive digital ecosystem, Johor seeks to ensure that the benefits of technology are widely accessible.

Onn Hafiz emphasized that combining advanced data centre infrastructure, AI capabilities, and progressive policies positions Johor as a potential regional digital innovation hub. He also met with Digital Minister Gobind Singh Deo to reinforce the state's role in the Data Centre Task Force and ensure sustainable, impactful development for residents.

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Sime Darby Property Seeks Major Loan to Build Google-Leased Data Centre

Sime Darby Property Bhd is in discussions with banks for a loan of up to RM3 billion (US$714 million) to fund a data centre at its Elmina Business Park, which will be leased to Google. The proposed facility is expected to have a five-year tenure with an option to extend for an additional two years. Discussions remain ongoing and terms could change, while Sime Darby Property has not commented publicly.

The move forms part of Sime Darby Property's strategy to expand its presence in the growing data centre sector, driven by surging demand for artificial intelligence infrastructure in Asia. The development aligns with global trends as companies invest heavily to support AI operations, positioning Malaysia as a competitive hub for high-tech facilities.

The Google data centre follows the US\$2 billion investment plan announced in 2024 and reflects rising interest in record-setting financing for AI-driven data infrastructure in the region, similar to Bridge Data Centres' US$2.8 billion facility earlier this year.

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IJM Secures RM1.4 Billion Johor Data Centre Contract

IJM Corporation Bhd, through its wholly owned subsidiary IJM Construction Sdn Bhd, has secured a RM1.4 billion contract to build a large-scale data centre in Johor Bahru, marking its largest data centre project to date. This is IJM Construction's fourth data centre in Johor, and the client's identity remains undisclosed. The contract boosts IJM Corp's outstanding order book from RM7.6 billion at end-March 2025 to RM9.2 billion.

The fast-track project spans 62,000 square metres, featuring a six-storey data centre with integrated office facilities, plus a refuse and recycling facility. IJM will execute full civil and structural works using pre-cast columns, beams, and hollow-core slabs, complemented by steel structures for mechanical and electrical plant installations. Completion is scheduled for September 2026 within a 13-month timeline.

Datuk Lee Chun Fai, IJM Corp CEO, highlighted the project's demonstration of the company's capability to deliver complex, high-specification facilities efficiently. With rising AI, cloud, and high-density computing demand, Johor's strategic role underlines IJM's readiness to meet hyperscale data centre needs.

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Telenor Plans Sovereign AI Factory to Boost Malaysia's Digital Capacity

Telenor ASA, a major shareholder of CelcomDigi Bhd, is planning a sovereign AI factory in Malaysia to deliver local compute power and support the country's cloud and data centre strategy. Drawing on experience from Norway, Telenor aims to provide scalable, secure, and sustainable AI infrastructure while contributing expertise on training and responsible AI services. The initiative is positioned to monetise AI capabilities and strengthen Malaysia's technology ecosystem.

CelcomDigi emphasises the need for local sovereign data to embed AI into services for over 20 million users. Scaling AI solutions requires massive compute power, which the AI factory can provide. The facility will enable future AI agents to perform end-to-end tasks while ensuring ethics and governance are maintained. Pooling resources with Telenor enhances the scalability and effectiveness of these services.

Survey results indicate strong AI adoption in Malaysia, with 89% of internet users engaging with AI, up from 75% in 2024. Users report benefits in problem-solving, analytics, creativity, and workplace productivity. Trust in AI has grown, particularly in education, finance, and health sectors, reflecting optimism about its societal impact.

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Kuala Lumpur Office Market Faces Oversupply and Obsolete Building Challenges

Kuala Lumpur's office sector is confronting not just oversupply but also an abundance of outdated buildings, creating two distinct market realities, according to Zerin Properties CEO Previn Singhe. He noted that the market now faces a growing gap between available stock and what tenants actually want. Modern, green, and well-connected buildings are attracting tenants and commanding premium rents, while older, less competitive offices are struggling with high vacancy and declining relevance.

Previn emphasized that ageing buildings from the 1980s to early 2000s fall short of today's ESG, digital, and wellness standards. Without substantial upgrades or repositioning, these assets risk continued revenue decline. Active asset management, including refurbishment or repurposing, is crucial. High-quality, ESG-ready buildings can maintain value and occupancy, whereas ageing, unrenovated stock will face pressure on rents, valuations, and yields.

He highlighted that tenant expectations have shifted, with energy efficiency, digital readiness, and wellness features now essential. Office REITs that invest in upgrades, capital recycling, or strategic repurposing are best positioned to thrive in the evolving market.

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BlackBerry Expands Malaysia Headquarters to Strengthen APAC Growth

BlackBerry has expanded its Asia Pacific regional headquarters in Malaysia, reinforcing the country as a key hub for secure communications and ASEAN growth. The expansion covers Cyberjaya, central Kuala Lumpur, and Mont Kiara, building on the 2024 launch of the MCMC–BlackBerry Cybersecurity Centre of Excellence. It includes a new sales and marketing office and a regional support centre with over 50 experts providing 24/7 services.

The move supports Malaysia's national goals, including capacity building, disaster response, and military-grade communications to tackle rising cyber threats. It also encourages public–private collaboration, strengthening the country's ability to protect government, critical infrastructure, and industry.

Additionally, BlackBerry's C$3.9 million investment will introduce the Certifications for Leadership in Cybersecurity programme and EC-Council training for civil servants. These efforts enhance Malaysia's cybersecurity expertise and highlight its growing role as a regional hub for digital resilience and innovation.

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Putra Nilai Emerges as Youth-Focused Township with Strong Investment Potential

Putra Nilai, the newest township in Negri Sembilan, has earned the nickname Youth City due to its six higher learning institutions and a student population of 35,000, which continues to grow annually. This demographic has driven strong demand for rental accommodation, highlighting investment opportunities in the area.

GD Properties has signed memoranda of understanding with MILA University, USIM, Admal Aviation College, INTI International University & College, Nilai University, and MEATECH International College. The collaboration aims to provide convenient housing for students, especially international learners, while creating an ecosystem that supports academic achievement and personal growth. The partnership also benefits the local community through economic spillover.

Youth City is a large-scale mixed development with four towers offering 3,213 residential units and 96 commercial shop lots. Completed in 2023, the first phase includes a 150,000 sq ft clubhouse and themed rooftops on a 50-acre site. The RM1.3 billion project strengthens Putra Nilai's appeal as an education and investment hub.

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Malton Completes Structural Milestone for River Park in Bangsar South

Malton Bhd has achieved structural completion of its RM1 billion River Park project in Bangsar South, marking its first major milestone of 2025. The GreenRE-certified high-rise residential development has reached an 80% take-up rate and is on track for completion by the third quarter of 2026, reflecting strong market demand. Safety and construction excellence remain priorities, with 2.5 million man-hours recorded without Lost Time Injury.

River Park comprises three towers with 1,332 units ranging from 812 sq ft to 1,180 sq ft, featuring sustainable elements such as eight electric vehicle charging stations, and adopting IBS and BIM construction technologies. Connectivity will improve with a RM25 million road link to the Federal Highway and NPE, plus proximity to MRT3 Pantai Permai Station and a pedestrian walkway to Angkasapuri KTM Station.

Datuk Hong highlighted the strategic location between Old Klang Road and Bangsar South, attracting families and vibrancy. Malton plans to launch Mutiara Lake Puchong in 3Q25, a RM400 million lakeside condominium with 526 units, targeting family living near Pusat Bandar Puchong LRT station.

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Sime Darby Property Launches Phase 2 of The Reya in KL East

Sime Darby Property Bhd will launch Phase 2 of The Reya at its 159-acre KL East masterplan in Desa Melawati on August 16, following an 80% take-up of Phase 1. Phase 2 sits on a 6.39-acre freehold site with a gross development value of RM475 million and mirrors Phase 1's 240 units. Units range from 1,350 to 2,210 sq ft, with three to five bedrooms, priced from RM899,000. The full project is scheduled for completion in July 2029.

Datuk Mohd Idris Abdullah, Sime Darby Property COO of integrated development, noted that Phase 1's strong response reflects rising demand for homes combining comfort and nature, appealing especially to large families and upgraders. The development's design and location make it a standout choice in KL East.

Facilities include an infinity pool, co-working lounge, games room, multipurpose hall with sports courts, and a BBQ area. The site is close to KL East Mall, KYS KL East International School, KL East Park, LRT and ITT stations, and major expressways, enhancing accessibility and connectivity.

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Mah Sing Proposes Stronger Housing Measures to Aid First-Time Buyers

Mah Sing Group Bhd is urging the government to strengthen housing incentives under the 2026 Budget to help more Malaysians, especially first-time buyers, amid economic pressures. Founder Tan Sri Leong Hoy Kum noted that inflation, global volatility, and rising living costs have made property ownership more challenging, yet demand for affordable homes remains strong as property is seen as a long-term investment and inflation hedge.

The group proposes HOC 3.0 starting January 2026, replacing HOC 2.0, with full stamp duty exemptions for first-time buyers up to RM1 million, mandatory 10 per cent developer discounts, preferential mortgage rates, and continued access to SJKP. Reintroducing the 5/95 financing scheme for first-time buyers and increasing mortgage interest tax relief to RM10,000 annually would also reduce upfront costs and encourage participation.

Leong further recommends fast-tracking the Madani Deposit Scheme and lowering developer compliance costs, including reduced charges, lower land premiums, and waived utility fees, to speed up project delivery and make homes more affordable for Malaysians.

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Task Force Revives Over One Thousand Private Housing Projects Nationwide

The Task Force for Sick and Abandoned Private Housing Projects under the Ministry of Housing and Local Government has successfully revived 1,171 private housing projects with a total gross development value of RM113.55 billion. Deputy Minister Aiman Athirah Sabu highlighted that 139,848 housing units have been revitalised since the task force began in 2023, reflecting strong government commitment to resolving stalled developments and supporting the housing sector.

In 2025 alone, up to June, 244 private projects involving 27,101 units with a GDV of RM21.07 billion were revived. The task force also completed five abandoned projects comprising 887 units with a GDV of RM55.74 million, bringing them to full completion and compliance. These projects span Selangor, Terengganu, Johor, and Kelantan, demonstrating nationwide efforts to restore confidence in private housing delivery.

The task force continues to monitor 233 delayed, 360 sick, and 109 abandoned projects, while ongoing initiatives like the Residensi Hektar Gombak recovery, supported by new developers and contractors, indicate steady progress in accelerating project completion and securing homeownership for Malaysians.

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Classita Seeks RM9.47 Million from Completed Felcra Housing Project

Classita Holdings Bhd, through its wholly owned unit Caely (M) Sdn Bhd, has filed a lawsuit against Koperasi Peserta-Peserta Felcra Malaysia Bhd to recover RM9.47 million in unpaid sums for a completed housing project in Perak. The RM69.04 million Kampung Tersusun Generasi Kedua Felcra Seberang Perak project was awarded in 2013 and completed on October 3, 2022. Despite a notice of demand issued on June 23, 2025, Koperasi Felcra has failed to settle the outstanding payment, prompting legal action.

Caely-M is claiming RM301,996 for a sample house, RM9.17 million in unpaid balances, 5% annual interest from the judgment date, legal costs, and any other relief deemed appropriate by the court. This move underscores Classita's determination to secure outstanding revenues and protect its financial interests.

The lawsuit comes amid heightened market attention after NexG Bhd acquired a 32.61% stake and warrants in Classita for RM76.78 million, contributing to a recent share price high of 10.5 sen, valuing the company at RM123.28 million.

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IJM Land Launches IKON @ Centrio Handover in Seremban 2

IJM Land, the property arm of IJM Corporation Bhd, has begun phased handovers of commercial units at IKON @ Centrio in Seremban 2, marking a key milestone for the township. Spanning 26.8 acres, the development features two- and three-storey shop units ranging from 3,537 to 7,305 sq ft, catering to F\&B, retail, healthcare, education, and other service sectors. Chief operating officer Datuk Chai Kian Soon highlighted that the completion strengthens Seremban 2's position as a commercial hub within the Malaysia Vision Valley 2.0 corridor.

Seremban 2 hosts over 60,000 residents and serves a wider catchment of more than 100,000 people. The project is expected to attract skilled professionals and investors seeking modern city living, convenience, and accessibility.

A residential counterpart, IKON Residences, will soft launch in 3Q2025. This 44-storey freehold development, opposite IKON @ Centrio, has an estimated gross development value of RM380 million. Together, both projects aim to form an integrated commercial-residential precinct accessible via major highways connecting Kuala Lumpur, KLIA, and neighbouring districts.

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Maxim Global Secures RM126 Million Funding for Kuala Lumpur Project

Maxim Global Bhd has obtained RM126 million in banking facilities from Alliance Bank Malaysia Bhd through its wholly owned unit, Mizumi Maxim Sdn Bhd, to partly finance a property development on a 3.24-acre leasehold plot in Petaling District, Kuala Lumpur. The company highlighted that interest expenses from the facilities will be charged to profit or loss, impacting earnings, but are expected to be fully covered by the project's returns.

The management anticipates that the development will contribute positively to Maxim's future earnings and strengthen its property portfolio. The land, acquired in November 2020, carries a book value of RM40.96 million, reflecting a strategic investment in Kuala Lumpur's property sector.

Maxim's shares were untraded on Monday, with the last transaction on Aug 15 closing at 36 sen, valuing the company at RM264.7 million. The financing marks a key step in advancing Maxim's development plans and enhancing long-term shareholder value.

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MGB Bhd Secures RM186 Million Contract for Johor Serviced Apartments

MGB Bhd has secured an RM185.99 million contract from CI Medini Sdn Bhd to develop serviced apartments in Iskandar Puteri, Johor. The project will be executed in two phases. Phase 1 includes 405 apartment units across 32 floors, a seven-storey podium car park, and facilities on the eighth floor, with construction starting September 1 and completion targeted for November 2027.

Phase 2 will comprise 397 units across 31 floors, with completion expected within 18 months of commencement, which is yet to be confirmed. The contract adds significant value to MGB's order book, raising it to RM1.21 billion, and is expected to enhance earnings and net assets throughout the project duration.

MGB shares closed at 50 sen, down 0.99%, valuing the company at RM292.93 million. Despite a 32% decline since January, the secured contract underlines the company's resilience and strengthens its position in the Johor property development market.

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Ireka Forms Strategic JV to Execute RM51 Million Infrastructure Projects

Ireka Corporation Berhad (ICB) has entered a joint venture with Ukay Forest Development Sdn Bhd (UFDSB) to manage development and infrastructure projects in Malaysia. The collaboration, named Ireka–Ukay Forest JV, is a non-equity arrangement covering three initial projects worth RM50.9 million. These include completing Tower B at Medini Iskandar in Johor (RM8.9 million), upgrading sewerage systems in Terengganu (RM33 million), and constructing a Syariah Court Complex in Temerloh, Pahang (RM9 million).

UFDSB will handle project financing, operations, and execution, while Ireka provides strategic oversight through a Joint Management Committee. Profits, losses, and costs will be shared 70:30 in favor of UFDSB. Ireka chairs the committee and holds the casting vote in case of deadlocks.

The structure carries no upfront capital risk for Ireka, as costs are recovered from profit shares. The board expects the joint venture to contribute positively to Ireka's earnings and net assets from the financial year ending June 30, 2026, strengthening its position in Malaysia's infrastructure sector.

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Southern Score

Southern Score Unit Secures RM19 Million Subcontract in Malaysia

Southern Score Builders Bhd (KL\:SSB8) reported that its newly acquired 51%-owned unit, SJEE Engineering Sdn Bhd, has won a RM19.3 million subcontract. The project involves supplying, installing, testing, and commissioning electrical, telecommunication, and security underground infrastructure works. The award was issued by Sunway Construction Sdn Bhd, a subsidiary of Sunway Construction Group Bhd. The works are scheduled to start from July 28, 2025, and are expected to be completed by December 31, 2025.

Southern Score acquired its 51% stake in SJEE in January 2025 for RM20.66 million, with the remaining 49% held by Ngo Hea Bing. The acquisition includes a profit guarantee, targeting cumulative post-tax profits of RM15 million over three financial years, covering FY2025 to FY2027.

The new subcontract is expected to contribute positively to Southern Score's earnings and operational footprint. Shares in Southern Score closed at 57.5 sen, up 0.88%, valuing the company at RM1.31 billion.

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Ipoh Sentral to Become Modern Transport and Economic Hub in Perak

Ipoh Sentral, part of the Perak Smart City 2030 Green Transport Agenda, will transform Ipoh into a sustainable, well-connected transport hub while preserving cultural heritage. The project will integrate rail, buses, taxis, e-hailing, pedestrian paths, and cycling lanes within a mixed-use precinct, reducing car dependency and promoting low-carbon mobility. Community spaces, including places of worship, are central to the plan.

Located opposite Ipoh Railway Station, the RM6.25 billion, 67-acre development will be built in two phases. Phase 1 features a public park, mosque, and communal spaces supporting recreation and interaction. Phase 2 will include serviced apartments, offices, retail outlets, hotels, and additional amenities, creating a vibrant urban environment.

The project is expected to generate 8,000–9,000 construction jobs and over 10,000 permanent roles. Direct rail links to KL and Penang, combined with highway access, will enhance tourism, trade, and regional connectivity, encouraging professionals to live in Ipoh and supporting economic growth across Perak.

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East-West Highway Upgrades and Safety Measures Prioritized in Budget 2026

The Works Ministry has highlighted the Gerik-Jeli stretch of the East-West Highway as a priority for Budget 2026, focusing on urgent safety improvements. Minister Datuk Seri Alexander Nanta Linggi said funding requests have been submitted for several critical sections, though final allocations will depend on government approval. The highway remains a vital interstate link and an important part of Malaysia's road development history.

Safety initiatives are underway, including the installation of 385 solar-powered streetlights at high-risk bends, repair of damaged guardrails, signboards, and road markings. These measures target critical sections rather than the entire highway, aiming to reduce accidents and enhance commuter safety.

The ministry also launched the MYJalan mobile app in Perak to allow the public to report road damage and provide feedback. Data collected from the app has already supported federal funding requests, enabling timely repair and upgrade works across the East-West Highway and other federal roads, strengthening infrastructure and connectivity.

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Trans-Borneo Railway Feasibility Study Scheduled for Completion 2026

The feasibility study for the Trans-Borneo Railway, linking Sabah, Sarawak, Brunei, and Kalimantan, Indonesia, is set to conclude by the third quarter of 2026. Transport Minister Anthony Loke Siew Fook confirmed that a local consultant was appointed in June 2025 to conduct a 12-month study covering technical, commercial, socio-economic, operational, governance, and social benefit aspects.

The consultant will deliver recommendations for a strategic plan, implementation schedule, action plan, and timeline while ensuring stakeholder support. The RM7 million study is fully funded by the federal government under the 12th Malaysia Plan. Loke emphasised that the project remains at the proposal stage and has not been offered to any company.

Originally proposed in 2015, the Trans-Borneo Railway aims to facilitate the movement of people, goods, and services across the region. Reports of a US\$70 billion implementation plan by a Brunei firm were refuted, highlighting that any mega projects require official government announcement before consideration.

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