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**CORPORATE REAL ESTATE HIGHLIGHTS**

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## **Malaysia Secures RM54.1 Bil Digital Investments in 3Q2025 Driving High-Value Job Creation**

Malaysia secured RM54.13 billion in approved digital investments during 3Q2025, generating 21,815 high-value jobs across 402 companies. Singapore led with RM25.1 billion, followed by Malaysian investors at RM17.2 billion. The Klang Valley captured 88% of total investments and nearly 90% of employment opportunities, reinforcing its position as a mature digital ecosystem.

Artificial intelligence investments drove 38% of job creation, with Digital Minister Gobind Singh Deo emphasising Malaysia's shift from technology user to global AI creator. MDEC CEO Anuar Fariz highlighted the nation's skilled workforce and strategic ASEAN positioning as critical factors attracting international leaders. This momentum supports Malaysia's ambition to become an AI nation by 2030.

The Johor-Singapore Special Economic Zone strengthens cross-border opportunities, while targeted incentives ensure seamless investor facilitation. Malaysia is firmly positioned at the centre of regional AI transformation, creating an inclusive ecosystem where local enterprises expand globally alongside international partners seeking stable, high-growth environments.



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## **Fingular Establishes Strategic Fintech Hub in Malaysia to Drive Global Team Expansion**

Singapore-headquartered fintech holding company Fingular is establishing a strategic hub in Malaysia, positioning Kuala Lumpur as central to its people-first expansion strategy. The modern, purpose-built office will house dedicated teams while serving as a flexible workspace for employees across the group on short or long-term assignments, fostering collaboration essential for innovation.

Building on its Singapore and Serbia presence, CEO Maxim Chernushchenko emphasised that sustainable growth is driven equally by talented people and market performance. The hub is structured to support personal development and team alignment, enabling effective product scaling while maintaining cohesive corporate culture across operations.

This establishment adds momentum to Kuala Lumpur's reputation as a regional fintech centre. By investing in collaborative physical space, Fingular strengthens engagement with local needs and cultural nuances. The expansion leverages Malaysia's robust talent pool to support growing global operations and drive future technological advancement.



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REAL ESTATE INVESTMENT TRUST



## UOA Development Renews Five Years ROFR Grant To UOA REIT

UOA Development Bhd has renewed a grant of right of first refusal to UOA Real Estate Investment Trust over the potential disposal of selected commercial properties developed and owned by the group. The arrangement, granted through a letter dated 19 December 2025, applies to UOA Development and its subsidiaries and reinforces an established asset pipeline between the developer and the REIT.

Under the terms, UOA REIT will have priority to acquire any commercial assets classified as investment properties in UOA Development's accounts, provided the assets meet Securities Commission guidelines for listed REITs and maintain a minimum occupancy rate of 70 per cent. The right applies if the group intends to dispose of, sell, transfer or vest any interest in such properties.

The ROFR is valid for five years until 16 January 2031, or earlier if UOA Asset Management ceases to manage UOA REIT. Upon notice, the REIT has 14 days to decide, after which the right lapses. UOA Development disclosed that major shareholder Kong Chong Soon has a deemed interest, while no other directors or major shareholders are affected.



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## **Eco Business Park 7 Launches RM3 Bil Industrial Hub in Vision Valley**

Eco Business Park 7 launches as the first industrial development in Malaysia Vision Valley 2.0's Parcel C, a 1,195-acre project with RM3 billion GDV. The partnership between EcoWorld, SD Guthrie Land Ventures, and NS Corporation features strategic Port Dickson location with access to major expressways. Phase 1 SME Core achieved 85% take-up, demonstrating strong investor confidence.

The development offers cluster factories from RM1.9 million, semi-detached units, and customizable land parcels at RM75-80 psf. Completion targeted for 4Q2028. Master planning includes a 30-acre business district, 60 acres of green space, plus sustainability features including solar power and rainwater harvesting systems.

Menteri Besar Aminuddin Harun hailed EBP 7 as a landmark project leveraging public-private partnerships. The modern, well-connected industrial hub will attract high-quality investments and generate skilled employment, activating a new growth corridor while reinforcing central region industrial competitiveness.



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## **Syntec Technology Invests RM78 Mil Expanding Malaysia Manufacturing Facility**

Syntec Technology launches Phase II development of its Malaysia facility with over RM78 million investment, driven by surging machine tool industry demand, particularly from India. Scheduled for early 2027 completion, the facility will manufacture industrial controllers and intelligent robotic arm systems, serving as a key overseas hub enhancing supply chain resilience.

The expansion will shorten delivery lead times for India, Turkey, ASEAN, and US markets. Global Director Otis Siah emphasised strengthened regional operations enabling faster response times and closer partner collaboration. The project incorporates green building design and energy-efficient construction, reflecting strong ESG commitment while scaling operations.

Supported by Selangor authorities and executed with Pembinaan Tuju Setia, the expansion creates flexible operations mitigating geopolitical risks. This investment positions Syntec to capture sustainable growth across high-potential markets, reinforcing its status as a leading smart manufacturing solutions provider.



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**TANCO HOLDINGS BERHAD**

Registration No. 195801000190 (3326-K)



## **Tanco Appoints Ocean Bridge to Operate Advanced AI Container Port in Port Dickson**

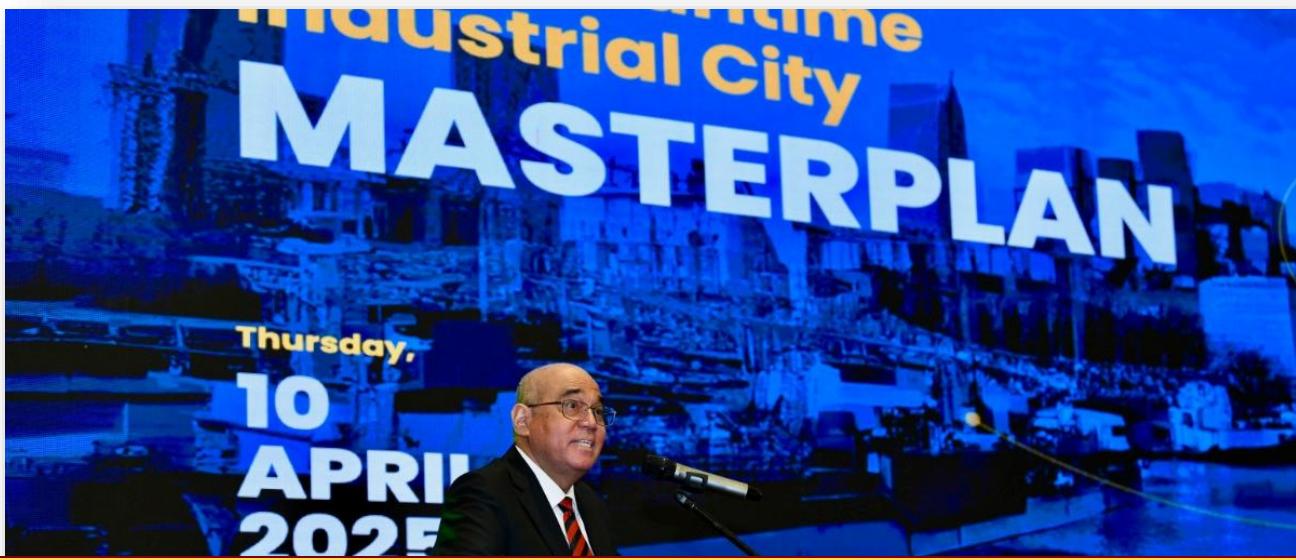
Tanco Holdings' 79%-owned Midports Holdings appointed Hong Kong-based Ocean Bridge International Ports Management to operate its proposed smart AI container port in Port Dickson. The 480-acre site features natural deepwater access exceeding 21 metres, accommodating the world's largest vessels. Ocean Bridge will deploy advanced AI and automation technologies for container logistics operations.

Ocean Bridge will station a management team overseeing operations, safety controls, and personnel, while providing technical support including terminal design optimization, feasibility studies, and equipment selection. Ownership and disposal rights remain with Midports, allowing Tanco to retain control while leveraging Ocean Bridge's specialized expertise.

The agreement requires no shareholder or regulatory approval, enabling swift implementation. Tanco shares gained 36.14% year-to-date, reflecting positive market response. This partnership integrates advanced technology with strategic infrastructure, enhancing Malaysia's logistics capabilities and unlocking significant stakeholder value.



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## **LuMIC RM72 Bil Anchor Accelerates Perak's Industrial and Investment Momentum**

Perak is emerging as a key economic frontier, supported by major industrial projects, infrastructure expansion and rising investor interest, according to RHB Research. Senior economist Chin Yee Sian and analyst Adam Mohamed Rahim said the state is well positioned to attract high impact investments under the Perak Sejahtera 2030 vision, backed by a diverse economy, strategic location and future ready industrial zones. In 2024, Perak contributed RM86.2 billion to national GDP and recorded RM75.9 billion in trade.

Manufacturing accounted for 19.4 per cent of state GDP, alongside a strong services sector. Flagship projects such as Lumut Maritime Industrial City LuMIC, Silver Valley Technology Park and Automotive High Technology Valley are anchoring high value industries. LuMIC is expected to draw RM72 billion in investments over 25 years, with infrastructure works starting in 2026 and the first phase targeted by 2030.

Corporate participation is gaining momentum. IJM Corp is positioned to benefit from LuMIC, while Sunway City Ipoh and Ipoh Sentral are advancing township and transit oriented developments. Strong tourism growth, better connectivity and RM8.7 billion in approved investments in 2024 reinforce Perak's long term investment appeal.



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## **RM100 Mil Alamanda Revamp Repositions Putrajaya's First Mall As Lifestyle Anchor**

Alamanda Shopping Centre, Putrajaya's first mall, continues to attract strong footfall following the completion of its RM100 million redevelopment earlier this year. The multi phase upgrade expanded net lettable area by 27 per cent, adding 199,000 sq ft of retail space, and was officially launched on Feb 23 by Prime Minister Datuk Seri Anwar Ibrahim. The transformation supports Putrajaya's evolution beyond an administrative centre.

The redeveloped mall now operates at 95 per cent occupancy, with more than 170 tenants compared with 139 previously. Key additions include ESCAPE Putrajaya, a 151,548 sq ft outdoor adventure park, alongside established attractions such as TGV Cinemas, U Bowl X and family karaoke. Retail anchors include Aeon Big, Cold Storage and MR D.I.Y PLUS, strengthening daily needs and leisure offerings.

Alamanda also reconfigured its lakeside Esplanade and Plaza to support outdoor dining and events, while housing Malaysia's first Kiosk Sentuhan Madani offering extended access to government services. Accessibility and sustainability upgrades, together with an active events calendar, reinforce its role as a civic and lifestyle hub.



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## Hextar Industries Divests Fertiliser Unit to Fund Aggressive RM100 Mil Coffee Expansion

Hextar Industries Berhad divests its entire fertiliser business to related party Hextar Global for RM120 million, pivoting to Malaysia's booming coffee sector. The company will redeploy RM100 million (83.3% of proceeds) directly into F&B retail, specifically fueling aggressive Luckin Coffee expansion nationwide. This transition shifts from volatile commodity business to resilient consumer-centric model.

Management noted fertiliser operations faced thinning margins and global price volatility, while coffee offers recurring consumer engagement and scalability. Hextar Global will consolidate fertiliser assets with agrochemical operations for regional synergies. HIB will accelerate outlet openings beyond Sunway Pyramid and EcoWorld Bukit Bintang locations.

The expansion includes exploring additional F&B ventures through joint ventures or acquisitions, plus leveraging Luckin's mobile-first ordering model for digitally-native consumers. This restructuring represents a proactive step to enhance shareholder value through focused growth in thriving consumer markets.



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## **Southeast Asia's First Official Godzilla Store Launches at Lalaport KL in January**

Southeast Asia's first permanent official Godzilla Store opens at LaLaport Bukit Bintang City Centre on January 9, 2026. This marks Toho Co. Ltd's second phase of overseas expansion following Taipei's successful launch. The collaboration between Toho, Toho Entertainment Asia, and M&M Creations Holdings features an exclusive two-metre-tall Godzilla statue and official merchandise.

The store features themed walls, neon décor, and photo spots mirroring Japan's official outlets. Regular in-store events and themed displays will engage local fans, ensuring sustained footfall. Exclusive Malaysia merchandise will be released gradually, including figures, plush toys, apparel, and collector's goods for casual and dedicated fans.

This venture highlights Kuala Lumpur's growing appeal for global pop culture brands. By establishing permanent presence, Toho strengthens regional audience connections while enhancing LaLaport's retail mix. Located at L2-46, Level 2, the store represents a unique entertainment-retail blend attracting tourists and locals.



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## **High Court Rules JMBs Can Impose Differential Maintenance Rates for Mixed Developments**

High Court ruled Joint Management Bodies can lawfully impose different maintenance charges on mixed development projects like Icon City, Petaling Jaya. Judge Jamhirah Ali dismissed a suit by 216 homeowners, finding JMBs entitled to differential rates based on exclusive use of limited common property. Shop offices lack residential amenities access, making uniform charges inequitable.

Icon City comprises 10 distinct components with varying facilities. Residential towers include pools, saunas, and gyms; office towers have business centres and executive clubs; shop offices have no limited common property. Special AGM resolution passed additional bylaws granting exclusive use rights, justifying tiered charges reflecting actual usage.

This ruling provides legal clarity for JMBs implementing fair billing practices based on facility access. It validates distinguishing between parcel types for financial sustainability. JMBs can confidently structure fees reflecting value and services per component. Plaintiffs ordered to pay RM10,000 costs to each defendant.



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## **Selangor Local Content Rule Drives Bigger High-Value Data Centre Projects**

Selangor's 30% local content rule will create fewer but bigger, higher-value data centre projects, says BIMB Securities Research. Following Johor's tighter rules, this structural shift from quantity to quality benefits hyperscale-grade experienced developers. Local participation required across integrated circuit design, cooling systems, and engineering works to deepen supply chains and enhance technology transfer.

The regulatory environment favours Tier-1 players like Gamuda and Sunway Construction, who meet higher technical and sustainability thresholds. Johor now blocks new Tier I and II centres due to water consumption, approving only efficient Tier III and IV facilities. Capital-intensive developments will consolidate under experienced hyperscale developers.

Johor expects 500MW capacity by 2025, growing to 3GW by 2030. Selangor has two major 1GW projects expected within three years. This policy-driven evolution ensures investments contribute meaningfully to the local economy, positioning Malaysia as a sophisticated, sustainable regional data infrastructure hub.



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## **Chin Hin Property Acquires Seri Kembangan Land for RM560 Million Housing Project**

Chin Hin Group Property acquires 25.9 acres in Seri Kembangan for RM91 million cash to develop housing project with RM560 million GDV. The development will feature 380 units of three-storey terrace houses with estimated gross development cost of RM448 million. Project commences 4Q2026, completing end-2029.

The land price translates to approximately RM80 psf, within estimated market value range of RM70-85 psf based on informal valuer discussions. Consideration funded via internally generated funds and borrowings. Current approval for apartments; vendor applied to amend for terrace houses aligning with market preferences.

Trident Treasure, the vendor, is 60% owned by Istilah Makmur and 40% by Winax Development (wholly owned by Talam Transform). Land acquisition expected to complete August 2026. This strategic move reinforces Chin Hin's growth trajectory, securing well-located land at competitive rates for healthy margins.



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## **Sapura Industrial Divests Seremban Freehold Land for RM24.7 Million to Boost Capital**

Sapura Industrial sells 35,332-square-metre freehold land in Seremban for RM24.72 million cash to fund working capital needs. The company expects to book RM6.7 million gain from the deal. Letter of offer issued via wholly-owned Sapura Machining Corporation to buyers Lim Chee Cheng and Lim Chee Meng.

Sale proceeds will fund working capital, capital spending, and production line expansion within 24 months. The board stated this is the right time to divest land held as investment asset for seven years. Land valued at RM25 million by Raine & Horne International Zaki + Partners, originally purchased for RM16.69 million.

Sapura Machining Corp manufactures automotive parts serving Proton, Perodua, and Ford Philippines. This divestment demonstrates disciplined asset management, converting idle land to liquid cash for core manufacturing operations. The move reinforces financial health and operational efficiency amidst evolving industry demands.



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## **Perodua Eyes Acquisition of Tan Chong Serendah Plant to Boost Production Capacity**

Perodua considers acquiring Tan Chong Motor Holdings' Serendah plant for approximately RM500 million, sources say. Following an LOI signed between Perodua Sales and Tan Chong Motor Assemblies, Perodua is leasing 30,000 units annual capacity at the facility with 40,000 units capacity. Capacity leasing expected to contribute RM80 million to Tan Chong.

TCMA will provide electro-deposition coating, painting line services, and rental of designated assembly lines for Perodua's QV-E battery electric vehicle. The plant is located 3km from Perodua's Serendah facilities. This partnership allows Tan Chong to optimize existing assembly plant capacity and enhance operational efficiency.

Perodua's plants already operate beyond full capacity of 320,000 units annually, having sold 368,100 units in 2024. The carmaker recently launched the Traz urban SUV and QV-E, Malaysia's first home-grown EV. Tan Chong's production capacity utilization currently sits at 13%, making this collaboration mutually beneficial.



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## TRC Synergy Secures RM551 Million Penang LRT Contract Boosting Order Book

TRC Synergy secured RM550.8 million sub-package contract from SRS Consortium (Gamuda-led JV) for Penang LRT Mutiara Line project. The contract, awarded to wholly-owned Trans Resources Corp, covers construction of viaduct guideways, stations, segmental bridge girder launching, post-tensioning and grouting works. Contract value exceeds three times TRC Synergy's RM173.01 million market capitalisation.

The project will contribute positively to group earnings and EPS. TRC Synergy's construction division tendered for over RM1.8 billion in government and quasi-government projects in past nine months. As of September 2025, order book stood at RM468 million before this award.

For 9MFY2025, TRC posted net profit of RM16.35 million, up 91.16% from RM8.56 million year earlier, mainly from RM15.1 million reversal of property development costs following IRB decision. The group operates in construction, property development, and hotels, positioning it well for sustainable infrastructure-driven growth.



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## **Silver Ridge Wins RM10.8 Mil Subcontracts for Data Centre and Heritage Projects**

Silver Ridge Holdings' wholly-owned Ingress Delta Construction secured two subcontracts totalling RM10.86 million. First subcontract from IJM Construction involves supply, delivery, and installation of architectural wet works package for data centre construction in Pulai, Johor Bahru, valued at RM9.21 million. Work scheduled January 1 to June 11, 2026.

Second subcontract from Taghill Projects (wholly-owned unit of Taghill Holdings) covers painting works for heritage buildings redevelopment along Gat Lebuh Noordin, George Town. These wins demonstrate versatility across modern infrastructure and preservation sectors, providing clear earnings visibility for the coming year.

Silver Ridge shares closed 0.5 sen or 1.7% higher at 30 sen, giving company RM115.9 million market capitalisation. By entering data centre construction space, Silver Ridge pivots towards high-growth areas while maintaining traditional sector presence, ensuring operational resilience and shareholder value creation.



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