

**GREATER KUALA LUMPUR
INDUSTRIAL SECTOR
H1 2023**



KEY HIGHLIGHTS

- Malaysia attracted **RM71.4 billion in approved investments in Q1 2023**, with 52.5% from FDI and 47.5% from DDI. The services sector led with RM53.6 billion, growing 226.8% YoY, and **manufacturing received RM15.6 billion**. The top investment-attracting states include Kuala Lumpur, Johor, Selangor, Perak, and Sabah.
- However, **Malaysia's industrial production index (IPI) declined to 1.3% in the first half of 2023**, down from 5.4% during the same period in 2022, reflecting challenges in the manufacturing and mining sectors amid global trade volatility and weaker external demand.
- In June 2023, Malaysia's Industrial Production Index (IPI) saw a 2.2% YoY contraction, a reversal from the 4.8% YoY growth in May. This decline was driven by contractions in manufacturing (-1.6%, down from May's 5.2%) and mining sectors (-6.4%, compared to May's 2.9%). Additionally, the electricity sector's output moderated to 2.8%, down from the previous month's 5.9%.
- Export-oriented industries in manufacturing saw a 3.9% decline in June 2023, reflecting the country's 14.1% drop in export performance, while domestic-oriented industries continued to expand at a moderate rate of 4.1% YoY.
- Despite external challenges, Malaysia's industrial sector is poised for sustained growth.** This resilience stems from robust domestic demand, improving employment and wages, a thriving service sector, vibrant tourism, ongoing investments in manufacturing, warehousing, and data centers, as well as long-term infrastructure projects and strategic initiatives outlined in the New Industrial Master Plan 2030.
- Additionally, the potential for fiscal stimulus and monetary easing in China is expected to provide support in H2 2023.

MALAYSIA TRADE PERFORMANCE

H1 2023

RM1.288 trillion
▼ 4.6% y-o-y

TRADE

RM703.27 billion
▼ 4.5% y-o-y

EXPORTS

RM584.75 billion
▼ 4.7% y-o-y

IMPORTS

H1 2022

TRADE	EXPORTS	IMPORTS
RM1.355 Tril ▲ 28.2% y-o-y	RM739.13 Bil ▲ 26.1% y-o-y	RM616.00 Bil ▲ 30.9% y-o-y

Source: Malaysian Investment Development Authority (MIDA)

GLOBAL LOGISTICS RANKING

WORLD BANK LOGISTICS PERFORMANCE INDEX (LPI)

**2023 GLOBAL
26TH RANK**

**LPI Score
3.6**

2nd Best Performing ASEAN country

Rank	Country (ASEAN)
1	Singapore
2	Malaysia
3	China
4	UAE
5	Hong Kong

Source: World Bank Logistics Performance Index (LPI), 2023

- Malaysia jumped 15 spots to No.26 on the index, a significant improvement from No.41 when the LPI report was last published in 2018, and No.32 in 2016

MALAYSIA INVESTMENT PERFORMANCE

TOTAL APPROVED INVESTMENTS

Q1 2023

RM71.4 billion

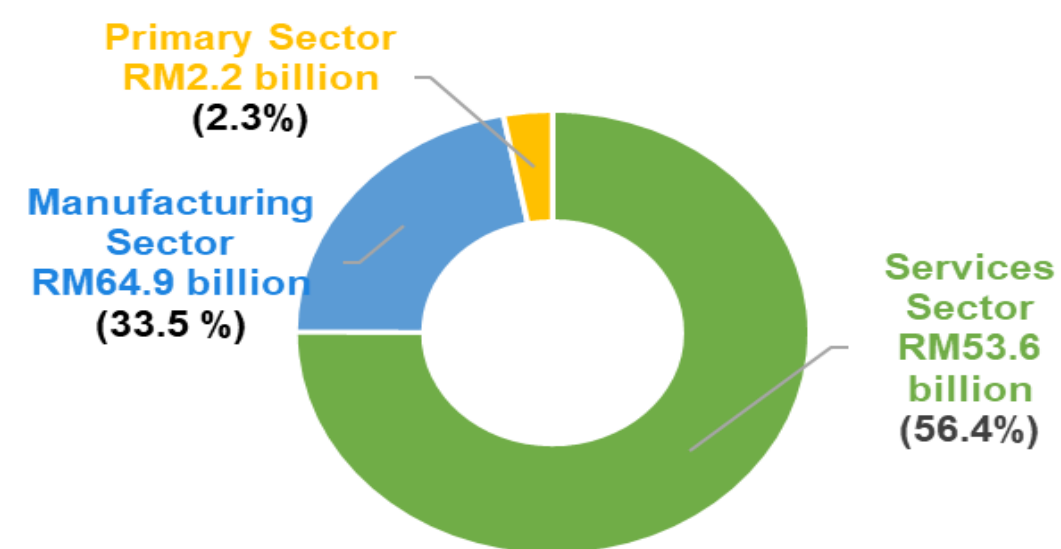
1,265 Approved Projects

Q1 2022

RM42.8 billion

910 Approved Projects

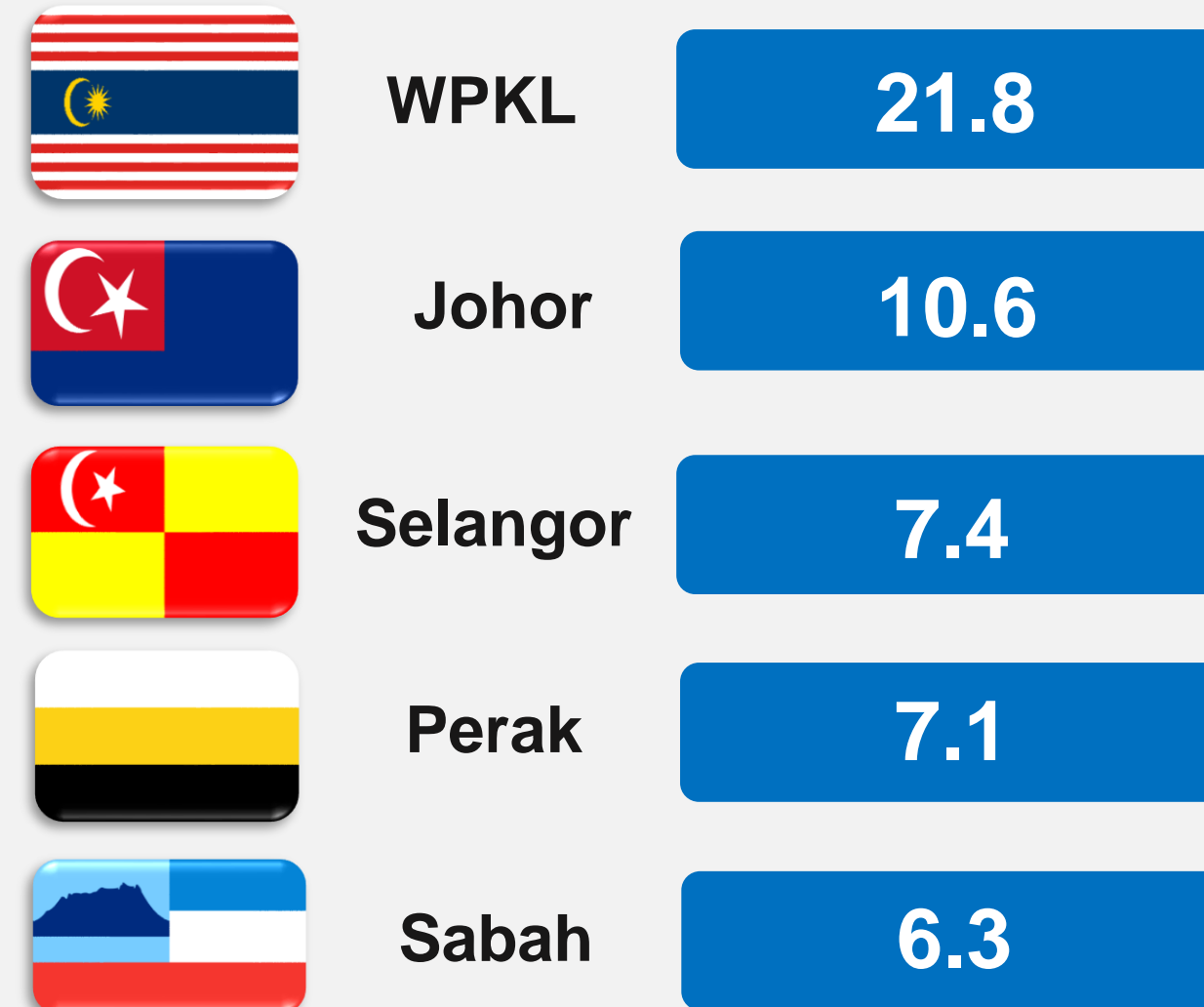
INVESTMENT BY SECTOR Q1 2023



Source: Malaysian Investment Development Authority (MIDA)

OVERALL APPROVED INVESTMENTS Q1 2023

INVESTMENTS IN TOP FIVE STATES (RM BILLION)

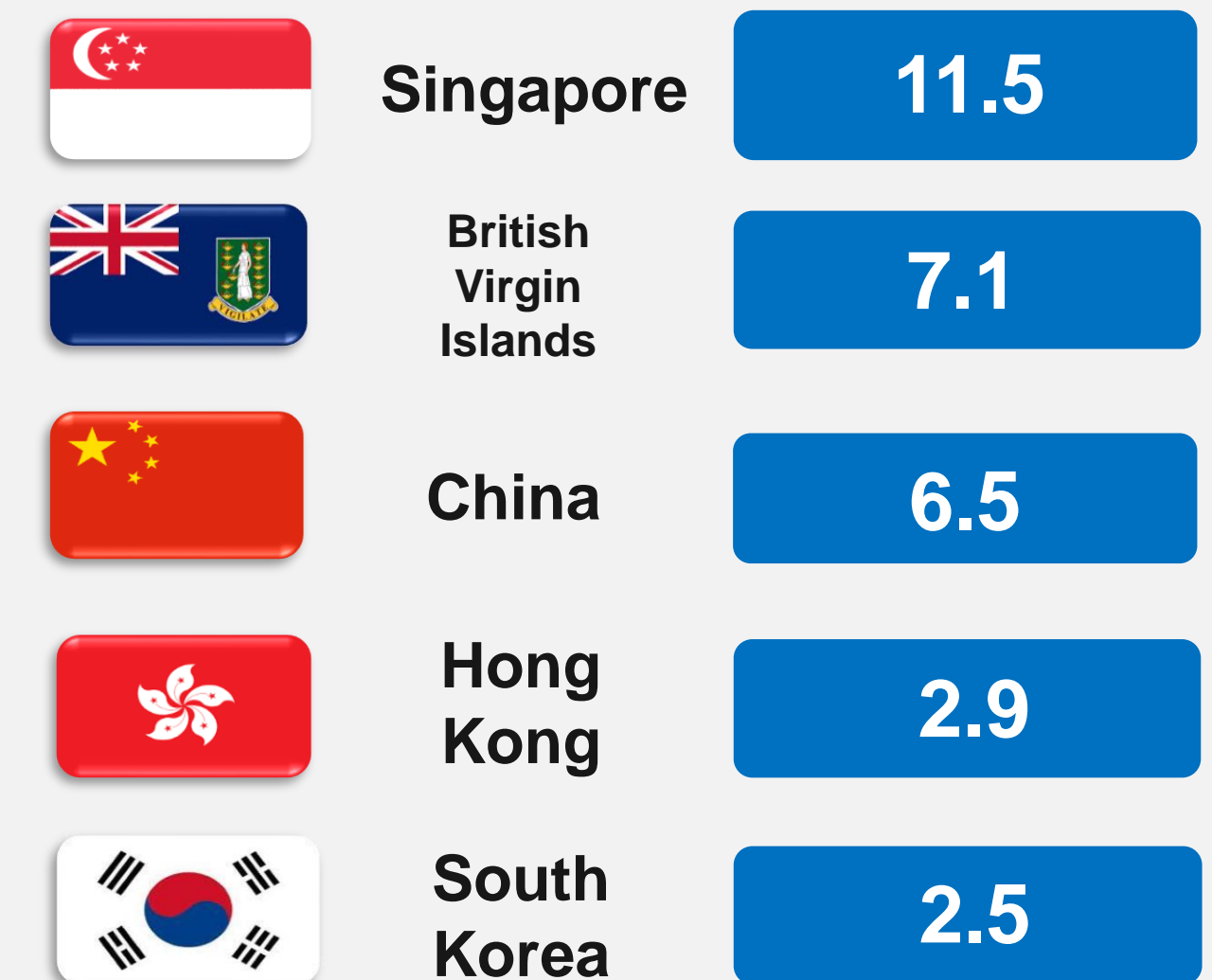


Foreign Direct Investment (FDI)

52.5% (RM37.5 billion)

Source: Malaysian Investment Development Authority (MIDA)

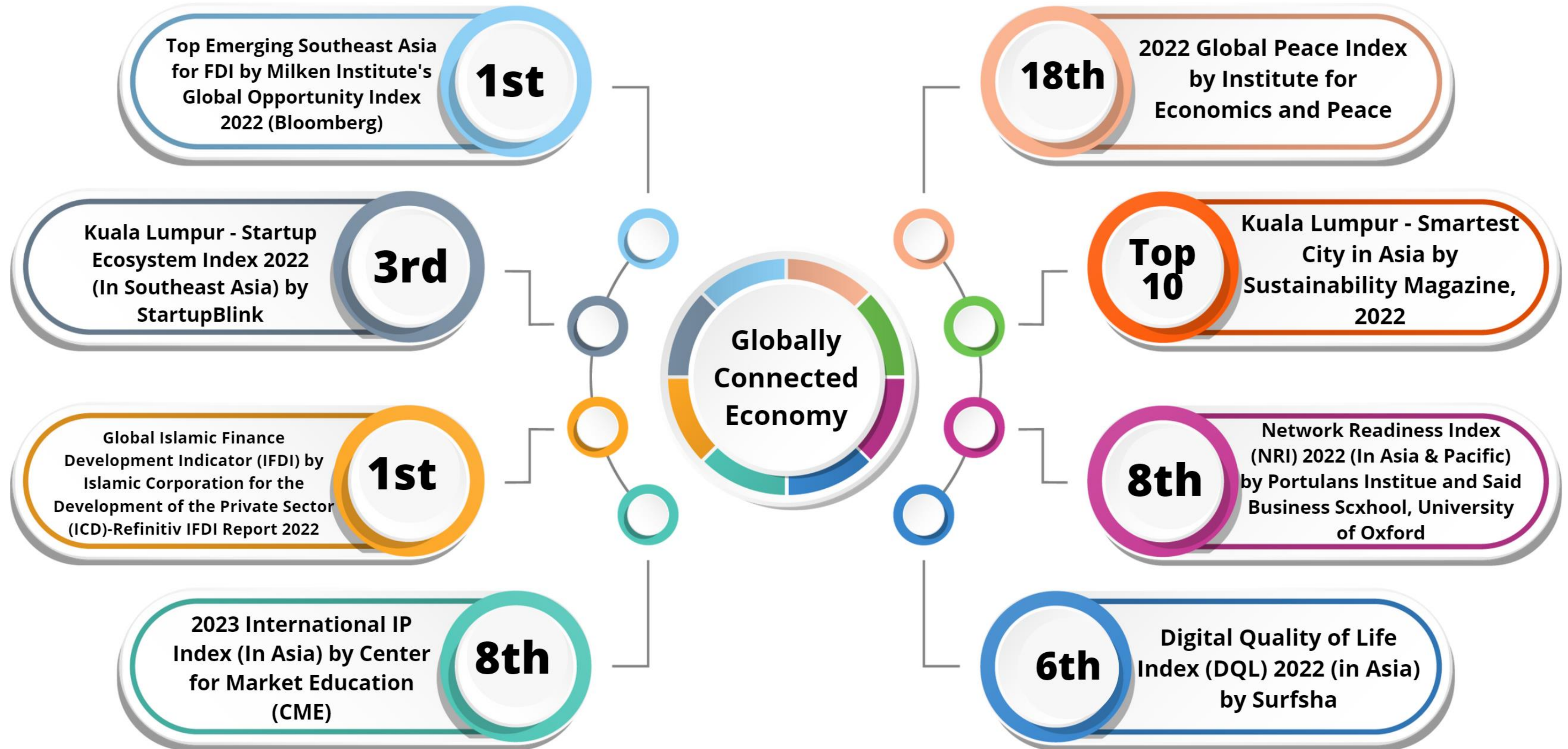
TOP FIVE MAJOR SOURCES OF FDI (RM BILLION)



Domestic Direct Investment (DDI)

47.5% (RM33.9 billion)

MALAYSIA'S PRAISEWORTHY INTERNATIONAL RANKINGS



Industrial Sector – Key Highlights

1

Malaysia's global competitiveness ranking has risen five spots to 27 in the World Competitiveness Ranking 2023. This improvement is attributed to the government's efforts, especially those by the Ministry of Investment, Trade, and Industry (MITI), in positioning Malaysia as a preferred investment and trade destination. MITI is working on talent development, digital adoption, and regulatory reforms, aiming to enhance competitiveness

2

Malaysia has significantly improved its ranking in the World Bank Logistics Performance Index (LPI) 2023, reaching **26th place** from 41 in 2018 and 32 in 2016. This places Malaysia as the second-best ASEAN country after Singapore, highlighting efforts to enhance trade logistics and infrastructure quality. The latest LPI edition introduces new key performance indicators based on big data to assess global trade efficiency

3

The government, through MITI, introduced immigration facilitation for strategic investors committing a **minimum of RM5 billion** to select manufacturing sectors. They will receive a customized **Residence Pass Talent (RP-T)** for up to **10 years**, addressing the shortage of high-skilled talent. Additionally, the **Digital Nomad Pass** will broaden to include skills related to manufacturing, fostering top-tier investments and digital professional mobility within the country

4

InvestKL secured **RM2.48 billion in H1 2023**, creating 6,800 executive jobs in Greater Kuala Lumpur, driven by Malaysia's recovering economy, strong digital infrastructure and a favourable business environment. Malaysia aims for strategic, long-term growth with InvestKL targeting RM35 billion in digital and tech investments by 2030, aligned with a 5.1% global tech investment growth projection in 2023

5

Malaysia's ratification of RCEP and CPTPP reflects its dedication to boosting foreign investments and trade. These pacts grant improved market access, lower tariffs and better regulations. Malaysia's involvement enhances its role as a regional trade hub, potentially fostering collaboration with the United Kingdom (UK) in the CPTPP, opening new economic partnership opportunities

6

Malaysia has successfully attracted substantial potential investments amounting to RM23.07 billion from prominent Japanese firms such as NHK Spring, CKD Corp, Denso Corp, and Omron, during a recent trade and investment mission to the country which signals strong confidence in Malaysia's business environment and MIDA's dedication fostering sustainable growth and solidifying Malaysia's status as a top investment destination

7

The rise of 'Industrial 4.0' incorporates advanced technology to improve industrial spaces. This has created a need for efficient "last-mile delivery". To achieve this, businesses are adjusting real estate strategies by placing warehouses near populated areas for faster product delivery, aligning with urban changes and consumer demands.

8

The industrial property market plays a crucial role in supporting Malaysia's manufacturing sector. In Q1 2023, there were 1,749 industrial property transactions, amounting to RM5,571.43 million, surpassing the Q1 2022 transactions worth RM5,124.93 million comprising 1,825 units. The market is witnessing substantial growth due to the rising demand for advanced industrial facilities

Industrial Sector – Key Highlights

9

Capitaland Malaysia Trust (CLMT) is acquiring a freehold logistics warehouse at the Hicom-Glenmarie Industrial Park in Shah Alam for RM39.7 million. An international luxury fashion retailer is leasing the building for 10 years, starting in H1 2024, generating an annual gross rental income of RM3.5 million at a 6.5% yield. The property, a single-storey detached warehouse with an annexed three-storey office building with a total area of 84,755 sqft, will be converted into a distribution center for RM14.6 million

13

IJM Construction has won a RM653.6 million contract to build phase one of the **Shah Alam International Logistics Hub (SAILH)**, Malaysia's first green-certified logistics hub. The project will include a four-storey warehouse complex, a parking facility, and an office, showcasing sustainable features such as low-carbon materials, solar panels, and energy-efficient systems. Construction begins in Q3 2023, aiming for completion in 2025

10

Sime Darby Property Berhad has secured shareholder approval for its RM618 million cash purchase of three freehold land parcels in Kapar, Klang. The acquisition is part of the company's SHIFT25 strategy aimed at expanding income sources and fortifying their industrial and logistics development sector. The planned integrated and sustainable industrial development, expected to span 10 to 15 years, is projected to generate a gross development value of RM5 billion to RM6 billion

14

Logos and Sime Darby Property have secured J&T Distribution Solutions as the first tenant for their Metrohub 2 facility in Bandar Bukit Raja. The regional express delivery provider will lease 21% of the space, with an option to expand by 23%. Metrohub 2, part of the 177-acre E-Metro Logistics Park, offers 800,000 square feet and is set for completion in Q4 2023, marking the first project under the SDPLOG joint venture's Industrial Development Fund

11

The 230-acre GreenRE-certified **NCT Smart Industrial Park (NSIP) Phase One** achieved 40% booking rate, with its first foreign investor, YP Technology Development Co Ltd (Yue Pu), securing 48.05 acres. The RM8 billion industrial park in South Selangor's Integrated Development Region (IDRISS) spans three phases over a decade, with Phase One having an estimated RM2 billion GDV. Completion of Phase One is expected in Q4 2025, featuring 101 factory units priced from RM4 million and 27 industrial land plots up to 50 acres

15

Sime Darby Property's Prestige Collection, featuring park-side detached and semi-detached factories in Elmina Business Park, achieved a 97% uptake during its successful launch. The collection comprises 24 semi-detached units ranging from 13,800 to 14,800 sq ft, priced from RM8,420,888, and 7 detached units with 12,000 sq ft starting at RM8,539,888.

12

The 220-acre freehold **COMPASS @ Kota Seri Langat** industrial park commenced the construction of its SME Precinct on 17 February 2023. This green-certified project, valued at RM1.2 billion, is a joint venture between PNB, KWEST, and AREA Group. It will provide an integrated space catering to manufacturing, logistics, and SMEs, offering a variety of manufacturing and warehouse options, targeting MNCs across various sectors including pharmaceuticals, electronics, manufacturing, engineering, cold chain logistics and F&B

16

Rivertree Group has launched its first industrial project, **Esteem Business Park**, in Meru, Klang, with a RM180 million development featuring 39 industrial units. Phase 1, comprising 19 units, is almost sold out, attracting a mix of investors and end-users in sectors such as furniture, e-commerce, logistics, and warehousing. Phase 1 is expected to be completed by 2025, while Phase 2 is targeted for completion in 2026.

Industrial Sector – Key Highlights

17

Texas Instruments (TI) is planning to expand its manufacturing footprint in Malaysia with two new assembly and test factories in Kuala Lumpur and Melaka. These investments could reach up to RM14.6 billion and create 1,800 jobs, supporting TI's goal of bringing 90% of its assembly and test operations in-house by 2030. The Kuala Lumpur factory is expected to begin production in 2025 and create nearly 1,300 jobs, while the Melaka factory is also expected to start production in 2025 and support up to 500 jobs at full build

18

Eco Business Park V (EBP 5) in Puncak Alam, Malaysia, has signed deals for industrial lots and factory units with 16 businesses. EBP 5, with a gross development value of RM3 billion, is the largest green business park developed by EcoWorld Malaysia and the Employees Provident Fund. The park spans 723.7 acres and comprises five phases, with East Gate fully completed with an occupancy rate of 85%. The project's next launch would be the 92-acre South Gate phase, offering bigger units

19

Ovothrm International Handels GmbH, a leading sustainable egg packaging solutions provider, has invested approximately RM38 million in opening its first manufacturing site in Malaysia through its unit Ovortherm Asia Pacific Sdn Bhd. The 106,000-square-foot factory in Klang will produce high-quality egg packaging from recycled polyethylene terephthalate (rPET) flakes, utilizing 100% recycled materials

20

Astino (Malaysia) Colour Steel Sheets Sdn Bhd, a subsidiary of Astino Bhd, is acquiring an 884,703 sf freehold land in Klang for RM60.16 million as part of its expansion program. The purchase is conditional upon approval from the Selangor state authorities for subdivision/surrender and re-alienation of the land. The deal is expected to be completed by November 1, 2024

21

Green Ocean Corp Bhd is selling a freehold land measuring 19,549 sq meters at Jalan Kapar, Klang, along with a plant and machinery, for a total of RM23.4 million. The land is being sold for RM22.4 million, and the plant and machinery for RM1 million. The sale is expected to result in an estimated gain on disposal of approximately RM3.45 million for Green Ocean

22

Paragon Union Bhd sold industrial land in Cheras, Selangor, for RM17.5 million to D'nonce Technology Bhd, with the proceeds primarily allocated for working capital and bank debt repayment. The sale unlocks a net pro forma gain of RM11.97 million for Paragon Union. The land is currently used for manufacturing and warehousing car carpets and automotive components, and the group plans to relocate its operations post-disposal to other facilities it owns in Taman Cheras Jaya and Semenyih

23

Kumpulan Jetson Bhd sold a 1.62-hectare industrial land in Gombak, including a factory complex, for RM35 million. The proceeds will mainly be used for working capital and reducing long-term debt. After settling property charges and sales expenses, the disposal is expected to generate RM24 million in proceeds, with the sale likely to be completed in Q3 2023

24

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25

Mapletree Logistics Trust (MLT) is divesting Subang 1, a 16-year old warehouse in Puchong with 12,873 sqm in GFA, and Chee Wah, a 18-year old warehouse in Puchong with 7,705 sqm in GFA, to Sigma Warehousing Sdn Bhd for a total sale price of RM50.2 million. This move aligns with MLT's asset management strategy to rejuvenate its portfolio and pursue modern asset investments. The divestment is expected to be completed in the first half of FY23/24

28

Able Global Bhd through its 70%-owned subsidiary Able Development Sdn Bhd (ADSB) entered into a related party transaction in March 2023 to sell 23.538-acre land in Kuala Langat, Selangor, for RM18.45 million. The deal is expected to be completed within 36 months and is estimated to result in a gain of approximately RM5 million for Able Global.

26

Panasonic Manufacturing Malaysia Bhd has closed two product manufacturing departments at its Shah Alam 1 plant as part of a rationalisation and business restructuring exercise on March 31, 2023. No other Malaysian plants or departments are affected. The company offered affected employees a Mutual Separation Scheme (MSS), and a significant number voluntarily accepted

29

Tex Cycle Technology (M) Bhd disposed of two detached factories in Puchong for RM19 million, with an expected gain of approximately RM13.72 million. The factories are located in Taman Perindustrian Kinrara and are sold to Sedaya Rasmi (M) Sdn Bhd. The proceeds will be used for general working capital and operational expenses

27

Proton Holdings Berhad, Malaysia's national car manufacturer, plans to relocate its Shah Alam operations to Tanjung Malim by 2027. Proton-Geely is expected to invest up to RM32 billion in Malaysia, primarily in Proton City. The move is anticipated to attract around 21,000 people to the area, requiring infrastructure, housing, and schools to accommodate the expansion

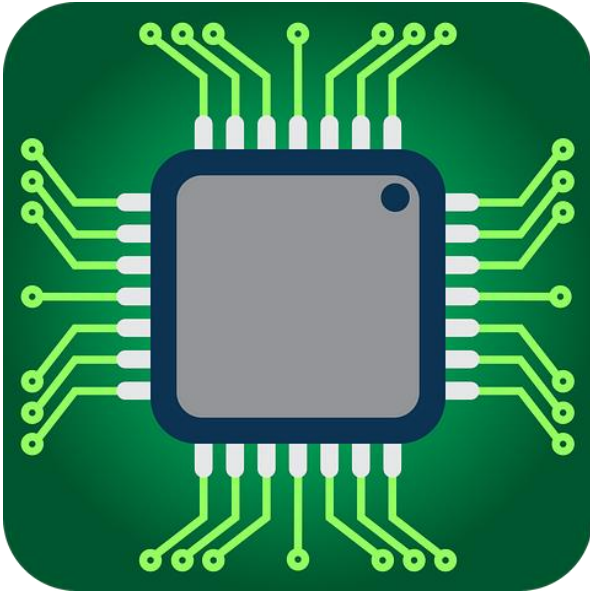
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Pharmaceutical and veterinary products manufacturer YSP Southeast Asia Holdings Bhd (YSPSAH) acquired properties in Bandar Baru Bangi, Selangor for RM31 million. The properties comprised a plot of leasehold land and a factory complex together with a warehouse and other ancillary buildings which will be used for the group's future expansion in the production of food and health supplements

MANUFACTURING SECTOR – NEW GROWTH AREAS



**RENEWABLE ENERGY
AND ELECTRIC VEHICLE (EV)**



SEMICONDUCTOR



**IT INFRASTRUCTURE
SERVICES AND SOLUTIONS**



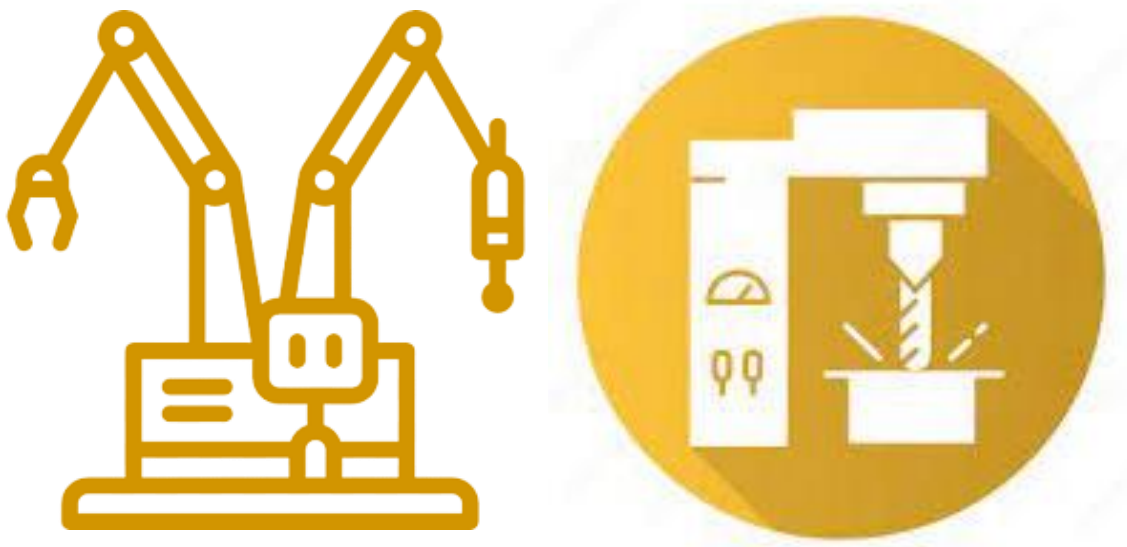
OMNICHANNEL



**ELECTRICAL &
ELECTRONICS (E&E)**



E-COMMERCE



OIL AND GAS

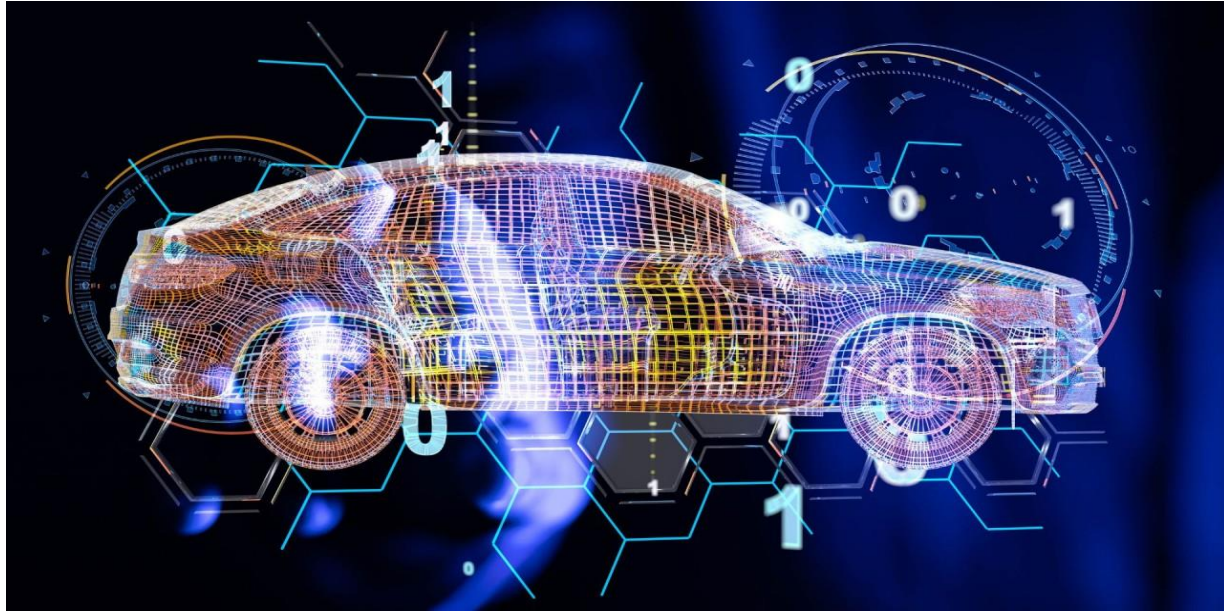
MANUFACTURING SECTOR – NEW GROWTH AREAS



SMART WAREHOUSING



PHARMA/ MEDICAL DEVICES



AUTOMATIVE



**WAREHOUSING SPACE
UPGRADES**



**THIRD-PARTY LOGISTICS
(3PLS) EXPANSION**



COLD CHAIN LOGISTICS

EXISTING SUPPLY

KUALA LUMPUR

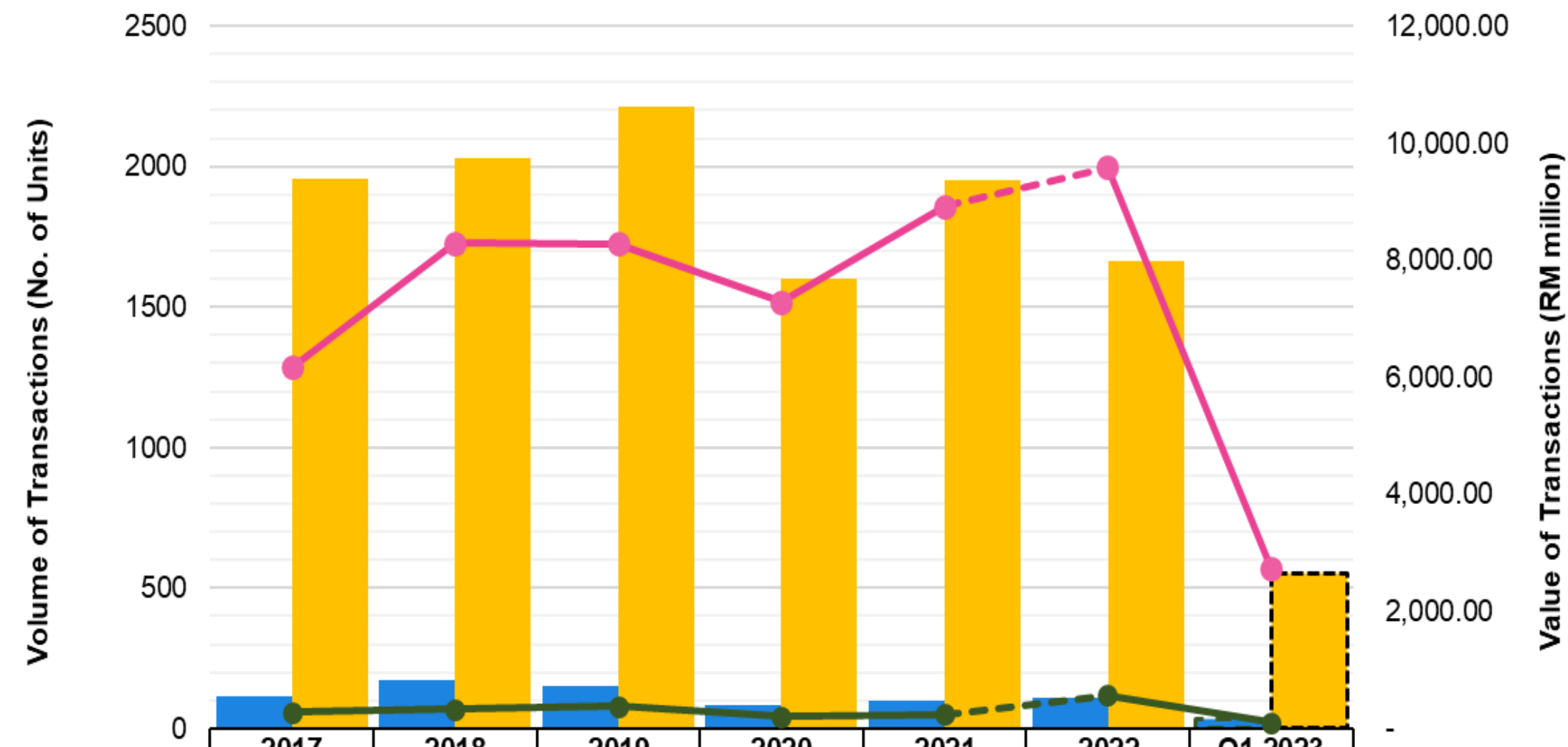
5,138 UNITS

SELANGOR

41,661 UNITS

Source: NAPIC

GREATER KL INDUSTRIAL PROPERTY TRANSACTIONS VOLUME & VALUE TREND



	2017	2018	2019	2020	2021	2022	Q1 2023
Kuala Lumpur	115	174	149	85	97	110	32
Selangor	1,957	2,029	2,212	1,601	1,952	1,664	549
Kuala Lumpur (RM million)	278.91	335.32	377.62	199.21	235.16	572.99	108.78
Selangor (RM million)	6,168.90	8,289.53	8,276.47	7,291.00	8,917.24	9,570.76	2,729.19

Source: NAPIC

INCOMING SUPPLY

SELANGOR

1,418 UNITS

PLANNED SUPPLY

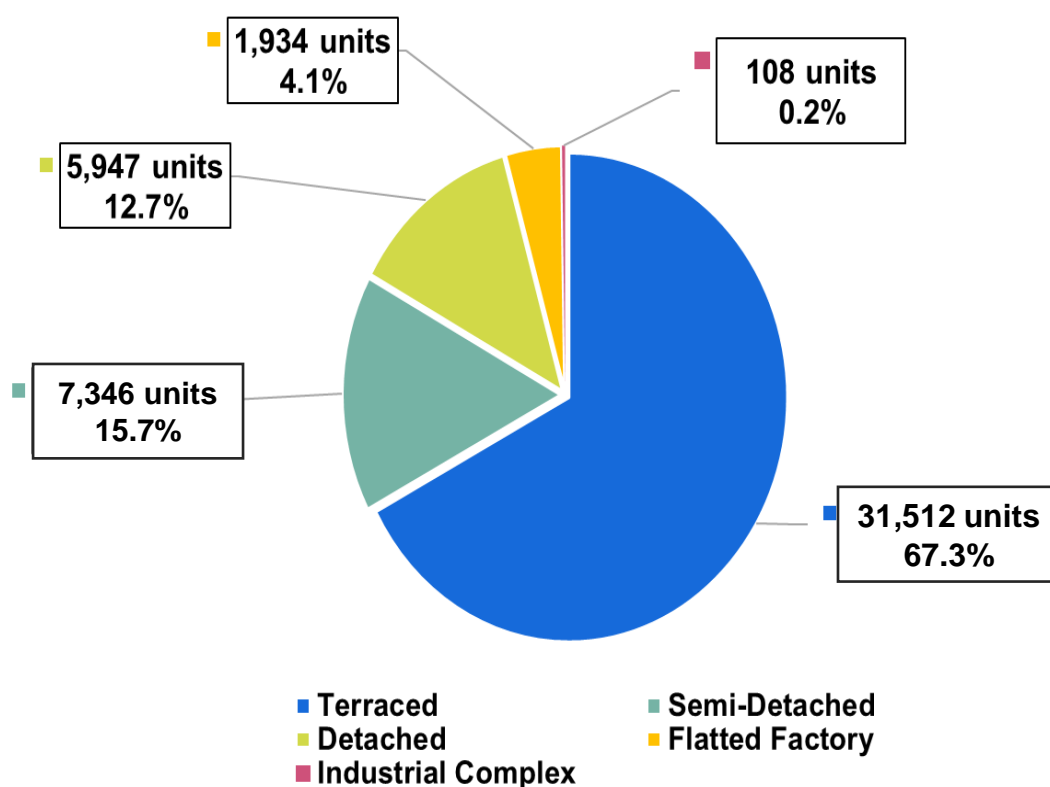
KUALA LUMPUR

37 UNITS

SELANGOR

1,729 UNITS

GREATER KL EXISTING SUPPLY BY TYPE



Source: NAPIC

TRANSACTION VOLUME & VALUE Q1 2023

KUALA LUMPUR

32 UNITS

RM108.78 million

SELANGOR

549 UNITS

RM2.729 billion

Source: NAPIC

OVERHANG

Greater KL's industrial overhang was minimal (Q4 2022: 45 units)

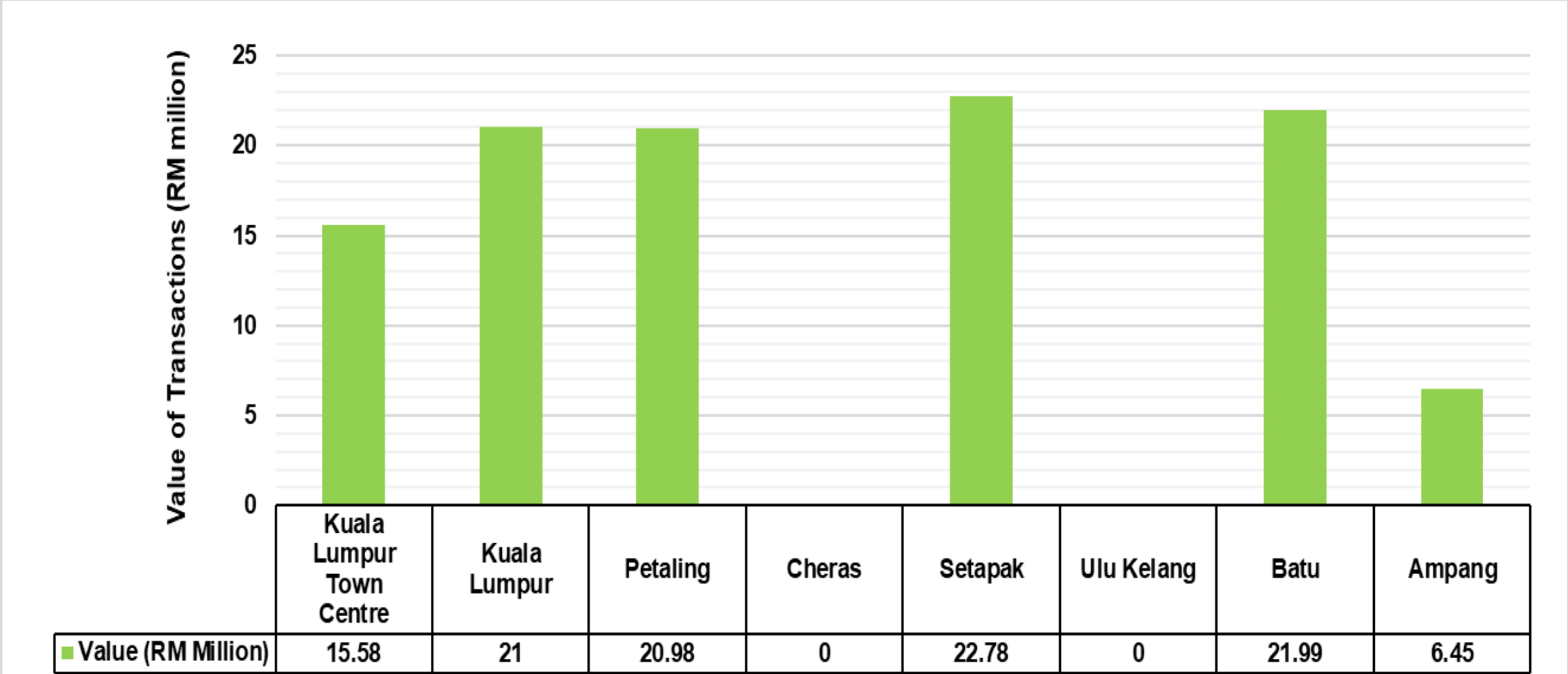
SELANGOR

64 UNITS

Source: NAPIC

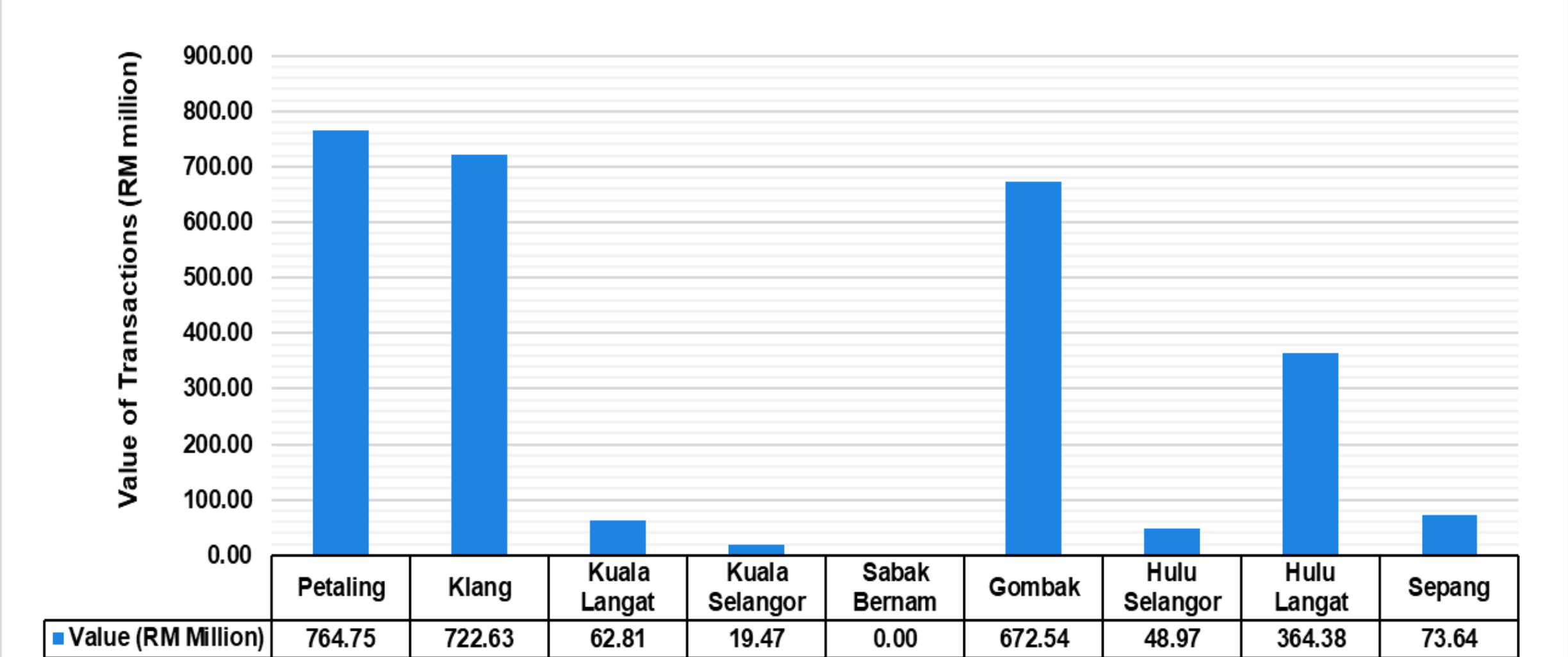
VALUE OF INDUSTRIAL PROPERTY TRANSACTIONS BY DISTRICT IN GREATER KL Q1 2023

KUALA LUMPUR



Source: NAPIC

SELANGOR

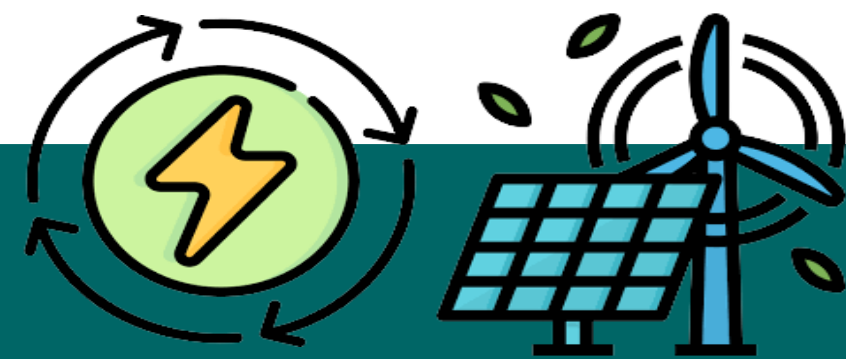


Source: NAPIC



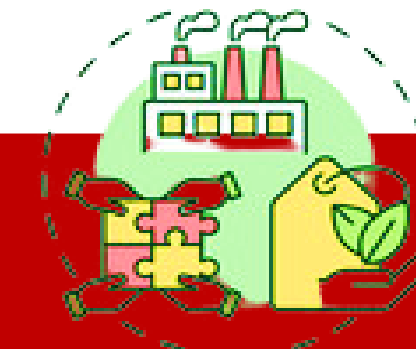
NEW STRATEGIC INVESTMENT PASSES & DIGITAL NOMAD

MITI has rolled out a customized Residence Pass Talent (RP-T) program, valid for up to 10 years, and expanded the Digital Nomad Pass to bolster strategic investments in targeted manufacturing sectors and attract high-skilled industry talent, thereby mitigating talent shortages in the sector



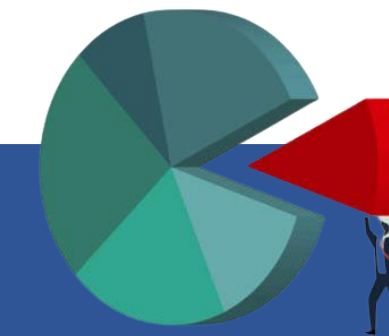
SURGE IN RENEWABLE ENERGY ENDEAVORS

The surge in renewable energy in Malaysia has boosted investments and benefited the manufacturing industry, particularly in solar photovoltaics (PV). This growth has advanced the entire value chain, from manufacturing to installation and utilization of RE equipment for sustainable energy-harnessing



GROWING GLOBAL INTEREST IN PLANNED INDUSTRIAL PARKS

The thriving logistics sector, fueled by growing space needs from e-commerce and last-mile delivery firms, along with the continued expansion of the electrical and electronics (E&E) industry, is prompting global companies to seek tailored manufacturing and warehouse facilities in well-planned sustainable industrial parks



PROPERTY DEVELOPERS DIVERSIFYING INTO THE INDUSTRIAL SEGMENT

An increasing number of Malaysian property developers are now venturing into the industrial segment as part of their strategic efforts to diversify their revenue streams. This shift in focus signifies a significant shift in the real estate landscape, as developers recognize the potential and opportunities within the industrial sector



STRATEGIC LOCATION & EXCELLENT CONNECTIVITY

Strategically located industrial premises with **excellent connectivity** to seaports and airports and **high visibility** will continue to outperform the industrial property market



ESTABLISHED INDUSTRIAL AREAS REMAIN IN DEMAND

Shah Alam, Petaling Jaya, Subang Jaya, Klang, Port Klang and Pulau Indah will continue to attract interest for industrial use



INCREASED DEMAND IN OTHER GROWTH HOTSPOTS

Demand for factories and warehouses has increased in other industrial hotspots such as Rawang, Serendah, Ijok, Banting and KLIA in Sepang



EXPANSION OF GLOBAL HALAL MARKET

Malaysia is poised to be a major Halal hub in an industry which has a global market valued about US\$2 trillion. This will boost demand for manufacturing and distribution centres within the food, pharmaceutical and cosmetics industries



EXPANSION OF THIRD PARTY LOGISTICS (3PL)

The rise of e-commerce saw **growth and expansion of 3PL** as retailers and direct-to-consumers (DTC) manufacturers are being more competitive in managing the complex supply chain environment



MORE DEMAND FROM AVIATION PLAYERS

The industrial market saw more demand for **spaces to serve manufacturing, storage and distribution of aerospace parts**



MANAGED INDUSTRIAL PARKS (MIP)

New industrial developments are being developed as Managed Industrial Parks (MIP) with gated & guarded facilities, 24-hour security, clusters, supporting facilities and workers' accommodation within a managed eco-system



HIGHER DEGREE OF ROBOTICS & AUTOMATION

More warehouses will adopt a higher degree of automation & robotics in their operations such as automated storage and retrieval systems (ASRS) and automated guided vehicles (AGV) to reduce labour-intensive and time-consuming tasks



BUILD-TO-SUIT (BTS) FACILITIES

BTS facilities are getting popular to meet the demand of tenants with specific needs such as in Bandar Bukit Raja Industrial Gateway, COMPASS @ Kota Seri Langat, Axis Mega Distribution Centre and Subang Aerotech Park



MORE RAMP-UP WAREHOUSES

Ramp-up warehouses are gaining traction in urban logistic centres as demand for warehouse space increases as a result of the e-commerce boom and catering for last mile connectivity



ESG IN SUPPLY CHAIN

Shippers and 3rd Party Logistics (3PL) providers support their ESG initiatives through the reduction of greenhouse gases (GHG), building efficiency, waste reduction and transparent reporting



GROWTH OF DIGITALISATION

More application of digital system such as Internet of Things (IOT), Big Data Analytics, cloud-based computing and in-house software systems in daily operations

NOTABLE TRANSACTIONS OF INDUSTRIAL LANDS – H1 2023

Date	Property Description	Land Area Tenure	Consideration	Analysis PSF	Vendor	Purchaser
Mar-2023	Plot 5A, Jln Bestari 1/KU7, Worldwide Izone, Klang, Selangor	117,100.58 sf Freehold	RM14.85 million	RM127 psf	Industrial Venture Sdn Bhd	Ong Keng Eng Realty Sdn Bhd
Mar-2023	PT 69195, Persiaran Astaka/KU2, Bukit Raja Prime Industrial Park, Kapar, Klang, Selangor	171,813.54 sf Freehold	RM33.33 million	RM194 psf	Qualitypack Properties Sdn. Bhd.	Logisticspac Global Sdn. Bhd.
Mar-2023	Plot 6A, Jln Bestari 1/KU7, Worldwide Izone, Klang, Selangor	99,404.71 sf Freehold	RM11.19 million	RM113 psf	Fader Autoparts Supply Sdn. Bhd.	Kuck Holdings Sdn. Bhd.
Mar-2023	7963, Jalan Segenting, Teluk Panglima Garang, Kuala Langat, Selangor	108,607.86 sf Freehold	RM11.95 million	RM110 psf	Tapak Wajar Sdn Bhd	Casto Sdn Bhd
Mar-2023	Batu 15, Jln Seri Chedding, Tanjong Dua Belas, Kuala Langat, Selangor	217,753.91 sf Freehold	RM12.00 million	RM55 psf	Tan Ban Tang	Excellence Automotive Driving Sdn Bhd
Mar-2023	Plot 12A, Jln Bestari 1/KU7, Worldwide Izone, Klang	92,246.71 sf Freehold	RM10.48 million	RM114 psf	Fader Autoparts Supply Sdn. Bhd	Siang Sheng Used Parts Sdn. Bhd
Mar-2023	8 (Lot 78659), Jalan Tiang U8/93, Bukit Jelutong, Selangor	96,853.67 sf Freehold	RM23.22 million	RM240 psf	Daisho Food (M) Sdn Bhd	Swap Logistics Distribution Sdn Bhd
Feb-2023	Lot 574, Jalan Keretapi Lama, Syit 90B, Klang, Selangor	137,218.33 sf Freehold	RM11.70 million	RM85 psf	Fader Holding Sdn. Bhd	Soonchew Auto Sdn. Bhd
Feb-2023	861, Off Jalan Sellathevan, Klang, Selangor	194,611.50 sf Freehold	RM12.07 million	RM62 psf	Seiko Resources Sdn Bhd	Cosmic Preview Sdn. Bhd.

LATEST NOTABLE TRANSACTIONS OF INDUSTRIAL PROPERTIES (LAND & BUILDING)

Date	Property Description	Land Area / Tenure	Built-up Area	*Consideration	Vendor	Purchaser
May-2023	Industrial premise comprising single storey detached warehouse with an annexed 3-storey office building identified as No. 5 & 7, Jalan Jurunilai U1/20, Hicom-glenmarie Industrial Park, Seksyen U1, 40150 Shah Alam	N/A Freehold	84,755 sf	RM39.7	Cynnyx Sdn. Bhd	CapitaLand Malaysia REIT Management Sdn. Bhd
Mar-2023	2-storey detached factory identified as Lot 2209, Jalan Kusta, Taman Industri SB Jaya Sungai Buloh, Selangor	2.75 acres (119,789.82 sf) Freehold	NA	RM23.96 million	Tara Technic Sdn Bhd	Yonming Auto & Industrial Parts Sdn Bhd
Jan-2023	Single storey detached factory with 3-storey office annexed identified as H.S.(M) 4080, PT 7667 at Lot 21, Jalan 1, Taman Cheras Jaya, Cheras, Selangor	1.68 acres (73,550 sf) / Leasehold unexpired term 66 years	42,034.42 sf (GFA)	RM17.5 million	Paragon Car Carpets & Components Sdn Bhd	Attractive Venture (KL) Sdn Bhd
Jan-2023	Two blocks of building comprising a three (3) storey office and a single-storey warehouse identified as Chee Wah, No. 16, Jalan PPU 3, Taman Industri Puchong Utama, Puchong, Selangor	3.01 acres (131,190.54 sf) / Freehold	82,936 sf (GFA)	RM21.0 million	Semangkuk Berhad (SPV of Mapletree Logistic Trust)	Sigma Warehousing Sdn Bhd
Jan-2023	Two single-storey warehouses each with a three (3) storey annexed office block identified as Subang 1, Lot 36545, Jalan TS 6/1, Taman Perindustrian Subang, Subang Jaya, Selangor,	N/A Leasehold unexpired 72 years	Block A: 82,398 sf (GFA) Block B: 56,166 sf (GFA)	RM29.2 million	Semangkuk Berhad (SPV of Mapletree Logistic Trust)	Sigma Warehousing Sdn Bhd
Dec-2022	A piece of leasehold land held under H.S.(M) 9686, PT11517, Mukim of Kajang comprising a single storey factory complex together with a single storey warehouse and other ancillary buildings at 1, Jalan P/5, Kawasan Perindustrian Seksyen 13, Bandar Baru Bangi, Selangor	6.82 acres (297,084 sf) Leasehold unexpired 64 years	102,366 sf	RM31.0 million	Onkyo Asia Electronics Sdn. Bhd	Y.S.P. Industries (M) Sdn. Bhd

LAND VALUE OF INDUSTRIAL LANDS

	Location	Tenure	Land Value (PSF)
Kuala Lumpur	Sungai Besi Industrial Area, Jalan Chan Sow Lin	Leasehold 45-99 years unexpired	RM250 – RM350
Petaling Jaya	Seksyen 13, Petaling Jaya	Leasehold 40-50 years unexpired	Prime: RM450 - RM500 Secondary: RM350 - RM400
	Seksyen 51 and 51A, Petaling Jaya	Leasehold 40-50 years unexpired	RM250 - RM300
Shah Alam	Hicom Glenmarie	Freehold	RM370 – RM420
	Temasya Industrial Park	Freehold	RM300 – RM400
	Bukit Jelutong Industrial Park	Freehold	RM130 – RM150
	Elmina Industrial Park	Freehold	RM100 – RM130
	Seksyen 15, 16 and 23, Shah Alam	Leasehold 50-85 years unexpired	RM150 – RM200
	Seksyen 26, 27 and 28, Shah Alam	Freehold	RM130 – RM180
Klang	Bandar Bukit Raja Industrial Gateway	Freehold	RM140 – RM200
	Pulau Indah Industrial Park	Leasehold 80 - 90 years unexpired	RM55 – RM65
	Kawasan Perusahaan Selat Klang Utara (North Port)	Leasehold 60 - 70 years	RM50 – RM70
	Kawasan Perindustrian Bandar Sultan Sulaiman	Leasehold 60 - 70 years	RM50 – RM70

Note: Values recorded are in respect of industrial land with sizes ranging from 2-5 acres

NOTABLE NEWLY COMPLETED INDUSTRIAL PARKS



Aug 2023

Selangor | Bukit Raja

Redevelopment of AXIS REIT Bukit Raja Distribution Centre 2

Details:

Land Area: 20.75 acres

Built-up Area (NLA): 620,096 sf

Type: Warehouse

Remarks: Fully leased by SPX Xpress (Malaysia) Sdn Bhd (formerly known as Shopee Express Malaysia Sdn Bhd) for 15 years



Mar 2023 (PH 1)

Selangor | Kota Damansara

Phase 1 EMHUB Ramp-up E-commerce hub

Details:

Land Area: 9.4 acres

Type: Warehouse, duplex office and showroom + retail outlets

No. of Blocks: 2 (Hub 1 & Hub 2)

No. of Floors : 6

No. of Units: Phase 1 – 251 / Phase 2 – 217
(stratified factories)

Built-up Area: 2,203 – 5,088 sf



Details:

Land Area: 723.7 acres (5 phases)

- i. East Gate: 130.4 acres
- ii. West Gate: 117.35 acres
- iii. South Gate: 92.3 acres
- iv. North Gate: 112.85 acres
- v. Central Gate: 270.8 acres

Launched: i. East Gate – 2018 (fully sold & completed)
ii. West Gate – 2017 /2018 (85% sold & completed)
iii. North Gate – 2020 (fully sold)
iv. Central Gate – 2021 (85% sold)
v. South Gate – H2 2023 launch est

Type:

- i. East Gate and West Gate are guarded industrial precincts, comprising standard-built factories to industrial land and built-to-suit services for industrial land of 1.2ha and above
- ii. South Gate and North Gate are in a non-guarded industrial park. Both phases offer industrial land and built-to-suit services from 0.4ha to 8.1ha industrial land and above



Q3 2023 (PH 2)

Selangor | Kota Damansara

Phase 1 EMHUB Ramp-up E-commerce Hub

Details:

Land Area: 9.4 acres

Type: Warehouse, duplex office and showroom + retail outlets

No. of Blocks: 2 (Hub 1 & Hub 2)

No. of Floors : 6

No. of Units: Phase 1 – 251 / Phase 2 – 217 (stratified factories)

Built-up Area: 2,203 – 5,088 sf



Phase 1 2023

Selangor | Bandar Bukit Raja 2 (BBR2)

Metrohub 1 & 2 @ E-Metro Logistics Park

Details:

Plot	Land Area	Scheduled Completion	Built-up Area
Metrohub 1 (Ready-built)	26 acres	Q4 2024	1.2 million sf
Metrohub 2 (Ready-built)	22 acres	Q4 2023	0.8 million sf
C (Build-to-suit)	53 acres	2024	2.2 million sf
D (Build-to-suit)	20 acres	2025	1.0 million sf
E (Build-to-suit)	56 acres	2026	2.4 million sf
Total	177 acres		7.8 million sf

NOTABLE UPCOMING AND PLANNED INDUSTRIAL PARKS



August 2023

Border of Negeri Sembilan and Selangor

Phase 3 Techpark @ Bandar Enstek

Details:

Land Area: 393.81 acres

GDV: RM850 million

Type: Light and medium-sized manufacturing industries



2H 2023

Selangor | Bandar Bukit Raja

Ready-Built Warehouse for CEVA Logistics and SL Ng @ Bukit Raja Industrial Gateway

Details:

Gross Floor Area: 487,000 sf

Type: 2-storey multi-tenanted ready-built warehouse



2024

Selangor | Kota Seri Langat

COMPASS @ Kota Seri Langat

Details:

Land Area: 220 acres

GDV: RM1.4 bilion

Type: Industrial & logistics hub + SME

Built-Up Area:

- Built-to-suit (100,000 – 1,000,000 sf)
- Detached (13,000 – 50,000 sf)
- Semi-detached (13,000 – 18,000 sf)
- Cluster (9,000 – 17,000 sf)
- Terraced (3,600 sf)

NOTABLE UPCOMING AND PLANNED INDUSTRIAL PARKS



Selangor | Klang

K International Industrial Park (KIIP) @ KAPAR 2

Details:

Land Area: 500 acres

Type: Industrial plots (Medium and heavy industries)

Remarks: Limited land plots available



Selangor | Bukit Raja

ALP Omega Logistics Hub @ Bukit Raja Industrial Park

Details:

Land Area: 27 acres

GDV: RM844 million

Gross Floor Area: 1.8 million sf

Type: Logistics hub equipped with Automated Storage & Retrieval System (ASRS) technology



Selangor | Kuala Langat

Phase 2 ETP @ KIIP Jenjarom

Details:

Land Area: 76 acres

Tenure: Freehold

GDV: RM733 million

Built up Area: 14,280 sq ft & 8,800.20 ft

Type: Semi-D & Cluster Semi-D



Selangor | Kuala Langat

Phase 1 NCT Smart Industrial Park @ Integrated Development Region South Selangor (IDRISS)

Details:

Land Area: Total 732.5 acres

Expected Completion for 3 Phases: 2033

Total GDV: RM 8 billion

Phase 1 GDV: RM 2 billion (40% booked)

Phase 1: 230 acres

Components (Phase 1):

- 101 units of semi-detached, detached and link-detached factories as well as 27 industrial land plots of up to 50 acres
- Other components include cluster and build-to-suit factories, logistics hub, global centre, commercial hub, AI-managed worker's lodging and canal corridor



2025

Selangor| Seksyen 16, Shah Alam

Phase 1 of Shah Alam International Logistics Hub

Details:

Land Area: 71 acres

Net Lettable Area: 2.8 million sf

Type: 4-storey logistic hub, 4-storey multi-level parking, 1 storey office and ancillary building

Remarks:

Construction Commencement in Q3 2023 with expected completion period of 26 months



2026

Selangor| Taman Perindustrian Meru Selatan, Klang

Phase 2 @ Estem Business Park

Details:

Land Area: 10 acres

Total Units: 39 units

Type: 2.5 Storey Link Corporate Factory

Components:

- Built up: 8,006 sf
- Tenure: Freehold
- Launch Phase 1: June 2022
- Phase 2: Expected in 2026