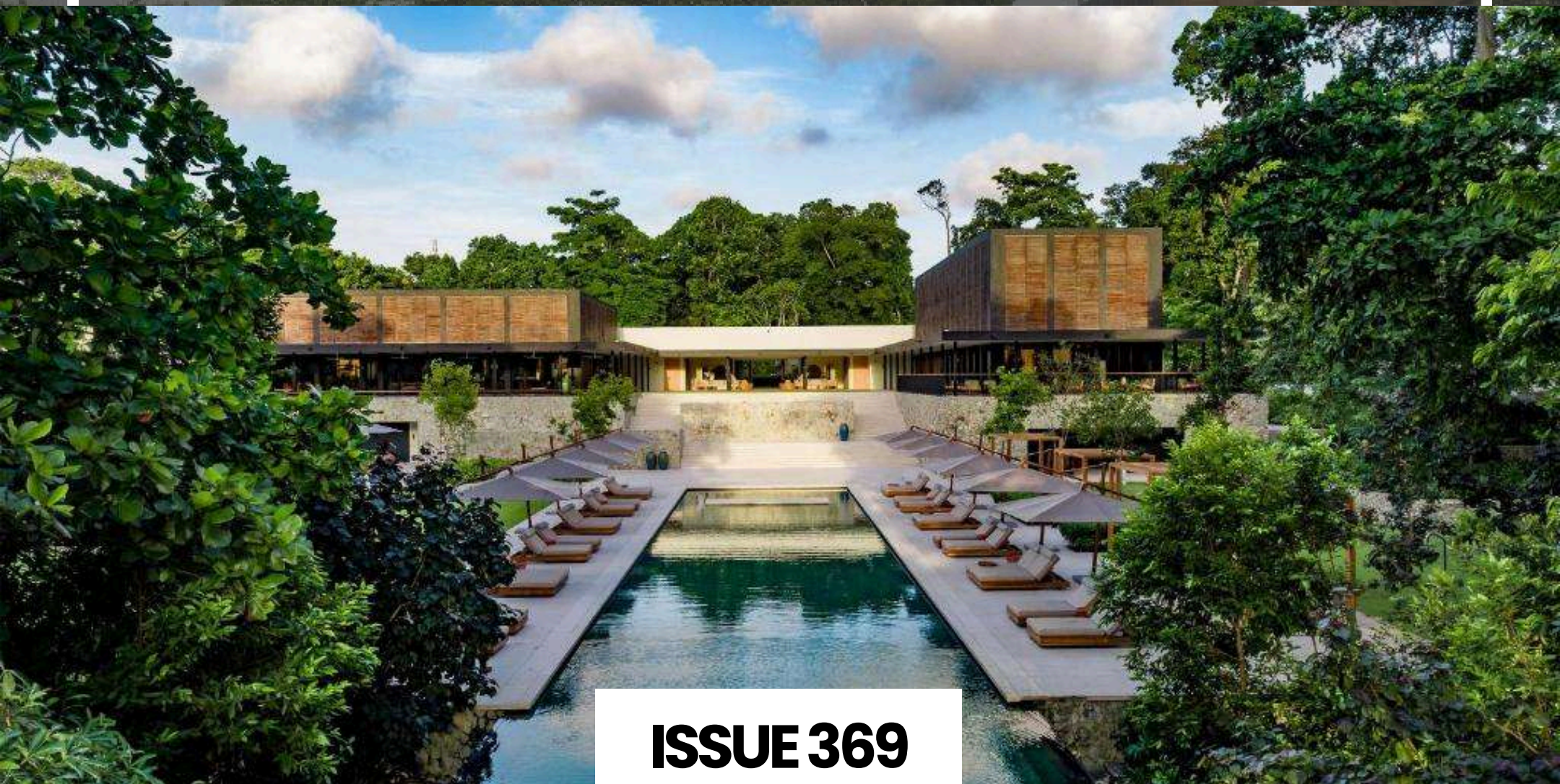


HOSPITALITY INDUSTRY NEWSLETTER



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Wyndham Hotels Expands Malaysian Portfolio with Eight New Strategic Properties



Wyndham Hotels & Resorts has launched five new hotels and signed three additional properties across Malaysia, demonstrating robust confidence in the nation's hospitality sector. The five operational hotels, opened in late 2025, include key locations such as Shah Alam, Ipoh, and Kuala Lumpur City Centre. These additions bolster the group's brand visibility and capitalise on surging demand within the local tourism market.

The expansion continues with three newly signed properties, notably introducing the Registry Collection brand to Malaysia. Management emphasises a commitment to partnering with the right owners in high-growth markets to elevate the traveller experience. This proactive growth strategy ensures Wyndham remains well-positioned to serve the evolving needs of business and leisure guests in the region.

Currently, Wyndham operates 19 hotels nationwide, offering over 5,200 rooms across eight brands. This growth aligns with Malaysia's tourism recovery, which saw international visitors increase by 16.8% recently. With tourism receipts reaching RM161.9 billion, the group's timely expansion is set to yield returns as the sector continues its upward trajectory.

Richmond Asia Group Targets Ambitious 20 Hotel Portfolio by 2033



Richmond Asia Group has unveiled an ambitious roadmap to expand its Malaysian hospitality portfolio to 20 hotels over the next eight years. This aggressive strategy is underpinned by strengthening tourism figures, a recovering real estate market, and increased digital infrastructure investments. By focusing on creating world-class destinations, the developer aims to elevate Malaysia's global standing while delivering sustainable returns for stakeholders.

Chief Executive Aaron Yap highlighted that urbanisation trends are unlocking durable opportunities in hospitality and real estate. The group translates these trends into projects offering both appeal and recurring income, such as the award-winning Richmond JBCC. Strategic management of assets like the Hyatt Place allows the group to unlock operational synergies that exceed traditional yields.

Partnerships with players like Barcelo Hotel Group will introduce European-style concepts to Kuala Lumpur. Future developments, like Richmond Mayor in Johor, will incorporate wellness elements to capture emerging demands. With a portfolio achieving steady dividends, the group remains optimistic about maintaining its disciplined growth trajectory.

SC Estate Builder Acquires Strategic Hotel Stake for Future Repurposing



SC Estate Builder has formalised an agreement to acquire a 25% equity interest in a non-operational hotel in Alor Setar for RM18.79 million. This related-party transaction involves purchasing shares in Sentosa Club Hotel, owner of a seven-storey building that ceased operations during the pandemic. The acquisition marks a pivotal shift for the construction outfit as it pushes aggressively into the property investment sector.

Management plans to repurpose the building to house the group's new head office while converting remaining space into rental offices. This initiative is expected to generate recurring rental income, diversifying the group's revenue base. The purchase consideration will be satisfied through the issuance of redeemable convertible preference shares, preserving cash flow.

Subject to approvals, the proposal is slated for completion in the second half of 2026. This move secures a permanent base for the company and revitalises a dormant asset. By venturing into property investment, SC Estate Builder positions itself to unlock value and enhance shareholder wealth.

IGB Bhd's Associates Dispose UK Assets for RM1.2 Billion Strategic Gain



IGB Bhd's associates have concluded the disposal of key UK-based assets, including the St Giles Hotel London, for a total consideration of Â£220 million. The transactions involved the sale of shares in Ravencroft Investments and the hotel's business assets, executed by entities nearly half-owned by IGB. Completed in early January 2026, these deals reflect a strategic decision to monetise mature assets at a favorable valuation.

The sale price was arrived at following fair negotiations and aligns closely with independent valuations conducted in mid-2024. Consequently, IGB expects to realise a share of the net gain, estimated at approximately RM452.6 million. This influx of capital strengthens the group's balance sheet and provides flexibility for future initiatives.

This divestment underscores management's ability to execute timely exit strategies for international investments. With proceeds secured, IGB is positioned to reinvest in higher-yielding opportunities or enhance shareholder returns. The move signals a disciplined approach to asset management, ensuring capital is deployed efficiently across the group's portfolio.

KDE Members and Management Clash Over Redevelopment and Membership Winding



Kelab Darul Ehsan (KDE) faces a period of transition as management moves to wind up its membership scheme amid persistent redevelopment speculation. The 67-acre recreational club in Ampang Jaya saw its driving range operator cease operations, citing the landowner's plans for a new housing estate. While Berjaya Land remains silent, the closure of facilities marks a clear shift in the property's future direction.

KDE Recreation has appointed a liquidator, citing financial unsustainability due to ageing facilities and dwindling interest in long-term memberships. Consequently, the club has accumulated losses, necessitating decisive action to stem financial bleeding. This decision has sparked legal challenges from members who allege a lack of transparency and poor maintenance.

Despite friction, the winding-up process reflects a necessary rationalisation of assets within the broader Berjaya Group. The move aims to unlock the latent value of the prime land, which has long been earmarked for monetisation. Ultimately, this restructuring could pave the way for a more profitable development.

MAHB Unveils Rimba Upgrade to Enhance KLIA Passenger Experience



Malaysia Airports Holdings Bhd (MAHB) has unveiled Rimba, a revitalised nature-inspired zone at KLIA Terminal 1, as part of preparations for Visit Malaysia 2026. This initiative is designed to streamline passenger flow and elevate the overall travel experience at the country's main gateway. Management notes that operational refinements, including better queue management, are already reducing congestion.

Located in the Satellite Building, Rimba replaces the former Jungle Boardwalk with a comfortable environment for transit passengers. The upgraded facility features locally crafted rattan lighting, enriched greenery, and garden-style seating. These enhancements are crucial for maintaining KLIA's competitive standing in global airport rankings and ensuring passenger comfort.

With millions of travellers expected, providing a calm and distinctively Malaysian space is a strategic priority. The refurbishment demonstrates MAHB's commitment to continuous infrastructure improvement and service excellence. By creating a welcoming atmosphere, the airport operator aims to leave a lasting positive impression on international visitors.

Malaysia Airlines Resumes Chengdu Route with Strong Passenger Demand



Malaysia Airlines has resumed direct flights between Kuala Lumpur and Chengdu, signalling a renewed commitment to the Greater China market. The inaugural flight recorded a load factor of 91%, underscoring robust demand for travel between the two destinations. This resumption is strategically timed to support the nation's inbound tourism goals under Visit Malaysia 2026.

Operating up to seven times weekly, the route enhances connectivity for business and leisure travellers while strengthening bilateral ties. The flight utilised a special Manchester United-themed livery, adding a celebratory element that appeals to local fans. This expansion brings the airlines network in Greater China to seven destinations, offering seamless onward connections.

The service relaunch coincides with mutual visa-free travel arrangements, expected to stimulate passenger flows. By capitalising on these favourable policies, Malaysia Airlines is positioned to capture a larger share of the growing market. The move reflects a confident outlook for the aviation sector's recovery and growth.