

2025

**PROPERTY
PLUG** *Weekly*

03/03 - 10/03

Corporate Edition

Hartamas[®]
RESEARCH

www.hartamas.com

INDUSTRIAL

Sime Darby Property Plans RM4 Billion in Project Launches for 2025

(Source: The Star, March 5, 2025)

Sime Darby Property Bhd (SimeProp) is gearing up to introduce projects worth approximately RM4 billion in 2025, slightly lower than the RM4.2 billion launched in 2024.

This strategic move aligns with the company's long-term growth plans and market demand dynamics. According to SimeProp, the first half of 2025 will see the launch of projects valued at RM1.75 billion, with a well-balanced mix across different property segments. About 28% of the launches will consist of landed residential properties, 27% will be high-rise residential units, 31% will be industrial developments, and 14% will be commercial properties.

Perak Targets 2028 Completion for Kerian Integrated Green Industrial Park

(Source: EdgeProp.my, March 3, 2025)

The Perak state government has reaffirmed its commitment to completing the Kerian Integrated Green Industrial Park (KIGIP) by 2028, despite facing several challenges in the project's implementation.

Menteri Besar Datuk Seri Saarani Mohamad highlighted that one of the key hurdles in the development process is the need to reclaim swampy land in the project area. However, he assured that efforts are being made to ensure steady progress while addressing these issues. The KIGIP project is expected to play a crucial role in boosting Perak's economy, attracting investments, and generating employment opportunities.

LAND

Eco World Sells 13ha Senai Land for RM119 Million to Solar PV Producer

(Source: New Straits Times, March 2025)

Eco World Development Group Bhd (EcoWorld) has entered into an agreement to sell a 13-hectare parcel of industrial land in Senai, Johor, for RM119 million to a solar photovoltaic (PV) producer.

The transaction reflects the increasing demand for industrial land, particularly from companies in the renewable energy sector looking to expand their operations in Malaysia. The buyer, a prominent solar PV manufacturer, plans to develop a state-of-the-art production facility on the site, reinforcing Johor's position as a key industrial hub in the region.

Malaysia's Property Market to See Sustained Growth in 2025, Driven by Industrial and Residential Sectors

(Source: The Edge Malaysia, March 2025)

Malaysia's property market is expected to maintain a positive growth trajectory in 2025, supported by strong demand in the industrial and residential segments.

Analysts predict that industrial real estate will continue to perform well, driven by the rise of e-commerce, supply chain diversification, and Malaysia's push towards becoming a regional logistics and manufacturing hub.

The residential sector is also showing resilience, with demand for landed homes and affordable housing remaining strong. Developers are focusing on projects in prime locations with good connectivity and sustainable features to attract buyers.

COMMERCIAL

Inta Bina Secures RM181 Million Contract for Mixed-Development Project

(Source: EdgeProp Malaysia, March 2025)

Inta Bina Group Bhd has secured a RM181 million contract to undertake the construction of a mixed-development project, further strengthening its order book and reinforcing its position in Malaysia's construction sector.

The project, awarded by a reputable developer, involves the construction of high-rise residential units and commercial spaces, catering to the growing demand for integrated living and retail environments. The contract is expected to contribute positively to Inta Bina's earnings over the next few years as the company continues to expand its footprint in the property development sector.

Asian Pac Holdings Acquires Jaya Shopping Centre for RM100 Million

(Source: The Edge Malaysia, March 3, 2025)

Asian Pac Holdings Bhd, through its wholly owned subsidiary Primadana Utama Sdn Bhd, has entered into an agreement to acquire the Jaya Shopping Centre in Petaling Jaya, Selangor, for RM100 million in cash.

The shopping mall, which spans approximately 92,712 square feet, includes a lower ground floor and four levels of basement parking with 786 car park bays. The property currently enjoys an occupancy rate of 78%.

The vendor for the acquisition is Jaya Section Fourteen Sdn Bhd, whose directors include Hooi Pik Ling, Amy Ng Lee Hoon, Sim Sin Ying, Wan Kwong Weng, and Wong Su Cheng.

OTHERS

Bank Negara Maintains OPR at 3.00%, Supporting Economic Expansion

(Source: The Star, March 7, 2025)

Bank Negara Malaysia (BNM) has decided to keep the Overnight Policy Rate (OPR) unchanged at 3.00%, citing a stable economic outlook and supportive monetary conditions for growth.

This decision aligns with expectations, as Malaysia continues to experience steady domestic demand, resilient consumer spending, and a recovering global economy. The central bank emphasized that the current rate remains accommodative for businesses and households, ensuring sustainable economic expansion while keeping inflationary pressures in check.

Penang's Islands Bypass Project on Track for Mid-2026 Completion

(Source: The Star, March 7, 2025)

Construction on the Penang Islands Bypass is progressing well, with completion expected by mid-2026.

This major infrastructure project, designed to ease congestion and improve connectivity, will link key areas between the first and second Penang bridges via the Tun Dr Lim Chong Eu Expressway (LCE).

The bypass aims to enhance accessibility for commuters and businesses, reducing travel times and supporting economic activities across the island. Once completed, the new route is expected to alleviate heavy traffic along existing roads, particularly during peak hours.

FOREIGN

US-Panama Port Deal Raises Strategic and Economic Questions

(Source: CNN, March 4, 2025)

The United States has secured a new port deal in Panama, a move that is expected to reshape trade and geopolitical dynamics in the region.

The agreement grants a U.S. company the rights to develop and operate a major port facility near the Panama Canal, a critical trade artery linking the Atlantic and Pacific Oceans. This deal comes amid increasing global competition over strategic maritime routes, particularly as China has expanded its influence in Latin America through infrastructure investments.

Singapore's Commercial Property Market Poised for Growth in 2025

(Source: Asia Property Awards, March 2025)

Singapore's commercial property sector is booming, driven by demand for sustainable buildings, flexible workspaces, and foreign investments.

Tech and biotech industries are fueling expansion, while developers adapt to evolving workspace needs. Government incentives for green buildings and digital infrastructure upgrades are further attracting investors. Experts predict continued growth, particularly in mixed-use developments that integrate office, retail, and residential spaces.

**IF YOU HAVE ANY QUESTIONS OR NEED PROPERTY ADVICE,
WE'RE HERE TO HELP AND WOULD LOVE TO HEAR FROM YOU.**

research@hartamas.com

Hartamas[®] _____
RESEARCH