

2025

PROPERTY PLUG *Biweekly*

05/05 - 19/05

Residential & Corporate Edition

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RESIDENTIAL

NAPIC vs. REHDA: Diverging Data on Malaysia's Property Market Sentiment

Source: EdgeProp.my, May 2025

A recent analysis by EdgeProp.my highlights discrepancies between property market data reported by the National Property Information Centre (NAPIC) and the Real Estate and Housing Developers' Association (REHDA).

NAPIC's statistics indicate a significant increase in new residential launches, rising from 5,585 units in Q1 2024 to 12,498 units in Q1 2025. However, the sales performance remained modest at 10.8%. Conversely, REHDA's data, which is based on developer surveys, may present a different perspective on market sentiment.

OSK Property Launches BAYU @ Mori Park, a Transit-Oriented Development in Shah Alam

Source: EdgeProp.my, May 13, 2025

OSK Property has unveiled BAYU @ Mori Park, a 3.41-acre transit-oriented development (TOD) located in Shah Alam.

Strategically positioned just 800 meters from the upcoming LRT3 Stadium Shah Alam station, this mixed-use project aims to offer residents enhanced connectivity and modern living spaces. The development is part of OSK Property's initiative to provide high-quality, value-added affordable homes, aligning with the growing demand for integrated urban living in the region.

RESIDENTIAL

Dawn KLCC Achieves 91% Take-Up Rate Since Launch

Source: The Edge Malaysia, May 5, 2025

Dawn KLCC, a RM892 million mixed-use development by Dawn Land Sdn Bhd—a joint venture between Chin Hin Group Property Bhd and Fiamma Holdings Bhd—has achieved a 91% take-up rate since its launch in April 2024.

Situated on a 1.41-acre site adjacent to the Saloma Bridge, the 68-storey tower comprises 492 serviced apartments and 468 office suites, with unit sizes ranging from 348 to 835 sq ft. The development offers five unit types, including office suites, dual-key units, and two-bedroom apartments. Selling prices start at RM713,000, and the project is slated for completion in the second quarter of 2029.

Exsim Group to Launch The Aldenz in Sentral Damansara with RM499 Million GDV

Source: The Edge Malaysia, May 5, 2025

Exsim Group is set to launch The Aldenz, the ninth phase of its 65-acre Sentral Damansara development in Petaling Jaya, in June 2025.

This mixed-use project, with a gross development value (GDV) of RM499 million, will feature a 40-storey tower comprising 662 serviced apartments and a retail component known as Nanyang's Alley.

The serviced apartments will range from 775 to 926 sq ft, with prices starting at RM640,000. Each unit will be partially furnished, offering at least two bedrooms and two bathrooms. Notably, the three-bedroom layouts will include hackable walls, allowing owners flexibility in designing their living spaces.

INDUSTRIAL

MN Holdings JV Secures RM50 Million Data Centre Contract in Peninsular Malaysia

Source: EdgeProp.my, May 5, 2025

MN Holdings Bhd, through its wholly-owned subsidiary Mutu Nusantara Sdn Bhd, in joint venture with Protech Builders Sdn Bhd, has secured a RM49.99 million contract from Gamuda Engineering Sdn Bhd for mechanical, electrical, and plumbing (MEP) fit-out works on a data centre project located in the central region of Peninsular Malaysia.

The project is scheduled to commence on July 1, 2025, with completion expected by August 24, 2026. The scope of work includes construction, testing, and commissioning of owner-furnished equipment, along with associated power and control cabling.

Gamuda's Deal with Google Affiliate Boosts Analysts' Confidence in Its Data Centre Strategy and Job Pipeline

Source: EdgeProp.my, May 6, 2025

Gamuda Bhd's recent agreement to sell 389 acres of land in Springhill, Negeri Sembilan, to a Google-affiliated entity for RM455 million, along with RM1 billion in enabling works, has significantly enhanced analysts' confidence in the company's data centre strategy.

The land is projected to support data centres with capacities ranging from 800 to 1,000 megawatts, potentially leading to contracts valued between RM14 billion and RM20 billion. Should Gamuda secure half of these opportunities, it could result in RM3.5 billion to RM5 billion in annual data centre contracts, surpassing the current RM3 billion forecast.

INDUSTRIAL

Supreme Consolidated to Acquire Kuching Facility for RM5.6 Million to Expand Operations

Source: EdgeProp.my, May 8, 2025

Supreme Consolidated Resources Bhd (SCRB) has announced plans to purchase a 22-year-old facility in Kuching for RM5.6 million, aiming to bolster its warehousing and cold storage capacities.

The facility, valued at RM6.74 million by Henry Butcher Malaysia (Sarawak) Sdn Bhd, will house freezer and chiller rooms, office space, and a loading bay. This acquisition is part of SCRB's strategy to reduce reliance on rented storage spaces and is expected to be funded using proceeds from its recent initial public offering.

IJM Secures Simmons & Simmons as Anchor Tenant at 25 Finsbury Circus

Source: The Malaysian Reserve, May 14, 2025

IJM Corporation Berhad has successfully secured international law firm Simmons & Simmons LLP as the anchor tenant for its recently acquired property, 25 Finsbury Circus, located in London's central business district. Simmons & Simmons has signed a 20-year lease to occupy 62% of the building, with an option to expand up to 80%.

The firm plans to utilize the space to enhance its London presence, offering flexible office layouts, wellness-focused areas, and facilities such as bicycle storage, showers, wellness rooms, and lockers to promote healthier commuting options.

LAND

PLB Engineering Sells Penang Land Below Valuation for RM48 Million

Source: EdgeProp.my, May 5, 2025

PLB Engineering Bhd, through its wholly owned subsidiary PLB Land Sdn Bhd, has agreed to sell several land parcels in Jarak Atas, Tasik Gelugor, Penang, totaling 199.5 acres, for RM48 million—RM12.8 million below their independent valuation of RM60.8 million.

The land, acquired in 2013 for RM25.48 million, has a current net book value of RM30.38 million as of August 2024. The buyer, Telaga Raya Sdn Bhd, wholly owned by Lechumenan Elangowan, will pay in cash, with the deal expected to conclude by end-2025 pending approvals.

SCRB Acquires Land in Sarawak for RM5.6 Million

Source: KLSE Screener, May 8, 2025

Supreme Consolidated Resources Bhd (SCRB) is set to expand its landbank with the acquisition of a 14,690-square-meter parcel of mixed-zone land in Kuching, Sarawak, for RM5.6 million. The land, purchased from Globalmas Sdn Bhd, is strategically located and will be utilized for future development that aligns with SCRB's long-term business growth and operational expansion goals.

In a Bursa Malaysia filing, the company stated that the acquisition will be funded through internally generated funds. This investment marks a significant step in strengthening SCRB's presence in Sarawak, especially as the group continues to diversify and solidify its core activities, including its building materials supply and logistics services.

LAND

Malaysia's Durian Land Dispute: Over 1,000 Trees Felled Amid Allegations Involving Former Officials

Source: Retail News Asia, April 29, 2025

A significant land dispute in Raub, Pahang, has led to the felling of over 1,000 durian trees, many of the prized Musang King variety, sparking protests and prompting an anti-corruption investigation.

The Malaysian Anti-Corruption Commission (MACC) is probing the involvement of multiple former officials in the dispute, with Chief Commissioner Tan Sri Azam Baki confirming that some individuals linked to the case have since retired. The controversy began on April 8 when authorities chopped down approximately 200 durian trees, citing illegal cultivation on state-controlled land.

YNH Extends Deadline for RM170 Million Land Sale to Sunway by a Year After Caveat Discovery

Source: The Edge Malaysia, May 14, 2025

YNH Property Bhd has extended the deadline for its RM170 million land sale to Sunway Bhd by another year, following the discovery of a registered caveat on the 5.098-acre freehold land in Desa Sri Hartamas.

The caveat, lodged on September 25, 2023, with an endorsement dated September 29, 2023, indicates a potential state acquisition of part of the land. As a result, YNH's wholly-owned subsidiary, Kar Sin Bhd, and Sunway's unit, Sunway Living Space Sdn Bhd, signed a supplementary sales and purchase agreement (Supplemental SPA2) to extend the conditional period to May 12, 2025.

COMMERCIAL

Bandar Malaysia Plans to Be Unveiled by Year-End

Source: The Edge Malaysia, April 28, 2025

KLCC (Holdings) Sdn Bhd (KLCCH), the property arm of Petronas, is set to reveal detailed plans for the Bandar Malaysia megaproject by the end of 2025.

The 486-acre development in Sungai Besi, formerly a Royal Malaysian Air Force base, is envisioned as Malaysia's third iconic landmark after KLCC and Putrajaya. Datuk Mohd Salem Kailany, who became KLCCH's group CEO in November 2024, emphasizes the project's significance and the company's commitment to creating a self-sustaining, inclusive urban environment. Salem brings over 30 years of experience in real estate and aims to leverage KLCCH's expertise from previous developments like KLCC and Putrajaya.

Emkay Group Shifts Sales Strategy for Tower 2 of Mercu Mustapha Kamal

Source: EdgeProp.my, May 8, 2025

Emkay Group has announced a significant change in its sales approach for Tower 2 of Mercu Mustapha Kamal, located in Damansara Perdana.

Moving away from the traditional en-bloc sales model, the company will now offer stratified floor-by-floor sales. Each floor, ranging between 15,102 to 16,146 square feet, comes with approximately 50 car park bays, allocated at one bay per 300 square feet. This strategic shift aims to attract a broader range of businesses, including startups, mid-sized SMEs, and growing enterprises, by providing them with the opportunity to establish a presence in a prestigious corporate address previously reserved for larger-scale ownership.

COMMERCIAL

Property Managers Seek SST Exemption on Commercial Property Maintenance Fees and Sinking Funds

Source: The Edge Malaysia, May 7, 2025

The Malaysian Institute of Property and Facility Managers (MIPFM) has formally appealed to the Ministry of Finance (MOF) and the Royal Malaysian Customs Department to reconsider and exempt maintenance fees and sinking fund contributions for stratified commercial properties from the Sales and Service Tax (SST).

This appeal comes over a year after the implementation of SST on these charges in February 2024. While residential properties were exempted from SST starting April 1, 2024, commercial properties continue to face a 6% SST on maintenance fees and sinking fund contributions.

KLCC Holdings Unveils Lot M Podium Near Suria KLCC

Source: Malay Mail, May 13, 2025

A striking new retail podium, known as Lot M Podium, is nearing completion adjacent to Suria KLCC, marking the latest addition to Kuala Lumpur's iconic commercial district.

Developed by KLCC Holdings, the same entity behind the renowned Petronas Twin Towers, this contemporary architectural structure is poised to enhance the KLCC precinct's offerings. Designed to seamlessly integrate with the existing KLCC landscape, Lot M Podium aims to provide a diverse array of shopping, dining, and lifestyle experiences. The development is expected to attract both local and international brands, further solidifying the area's status as a premier retail and leisure destination.

OTHERS

Malaysia Plans Direct Kuala Lumpur–Bangkok Cargo Rail Link to Boost ASEAN Trade

Source: The Edge Malaysia, May 4, 2025

The Malaysian government is set to introduce a direct cargo rail service connecting Kuala Lumpur and Bangkok, aiming to enhance trade between Malaysia and Thailand and promote deeper economic integration within the ASEAN region.

The proposal has received approval from the Cabinet and full support from Prime Minister Datuk Seri Anwar Ibrahim. Transport Minister Anthony Loke announced that the service is expected to commence later this year.

ECRL Project Reaches 82.45% Completion Ahead of Schedule, Says Loke

Source: EdgeProp.my, April 30, 2025

Transport Minister Anthony Loke announced that the East Coast Rail Link (ECRL) project has achieved 82.45% completion, surpassing its original timeline.

The next phase involves installing a 100km stretch of track from Maran to Bentong, expected to conclude by the end of June. Electrification works commenced in May 2024 and will be followed by the installation of signalling, telecommunications, and information systems in preparation for the ECRL's operational phase.

OTHERS

Malaysia's Property Transaction Value Drops 8.9% in 1Q2025, Reports Nasic

Source: The Edge Malaysia, May 9, 2025

Malaysia's property market experienced a downturn in the first quarter of 2025, with transaction values declining by 8.9% year-on-year to RM51.42 billion, down from RM56.47 billion in the same period last year.

The number of transactions also decreased by 6.2%, totaling 97,772 compared to 104,194 in 1Q2024, according to the National Property Information Centre (Nasic). Despite these declines, the market shows signs of resilience. New residential launches more than doubled to 12,498 units in 1Q2025 from 5,585 units a year earlier, although the sales performance remained modest at 10.8%.

BNM's SRR Cut Sparks Speculation of Potential OPR Reduction

(Source: New Straits Times, May 16, 2025)

Bank Negara Malaysia (BNM) has announced a surprise 100 basis point cut in the statutory reserve requirement (SRR) ratio, lowering it from 2.00% to 1.00% effective May 16, 2025.

This move releases approximately RM19 billion in liquidity into the banking system, marking the first SRR adjustment since March 2020. Although BNM emphasized that the SRR is a liquidity management tool and not a signal of monetary policy direction, analysts and economists interpret the decision as a potential precursor to an overnight policy rate (OPR) reduction later this year. The OPR remains unchanged at 3.00% since May 2023.

FOREIGN

Asia's Super-Rich Rapidly Scale Back US Exposure Amid Trade War

Source: The Business Times, May 9, 2025

Amid escalating trade tensions between the United States and China, some of Asia's wealthiest families are significantly reducing their investments in US assets. Citing increased unpredictability due to President Donald Trump's tariff policies, these investors are reallocating funds to markets in Asia and Europe.

A notable example includes a family office managing Chinese billionaires' assets, which has entirely divested from US holdings, redirecting investments to Asian markets. Similarly, a senior executive at a major European private bank described the scale of recent sell-offs by affluent clients as unprecedented in the past three decades.

Singapore's Strata Office Market Set for Sustained Growth in 2025

Source: The Business Times, May 14, 2025

Singapore's strata office market is expected to maintain strong momentum in 2025, supported by limited new supply, decentralisation trends, and sustained investor interest in income-generating assets.

In 2024, total strata office transactions rose 6.8% year-on-year to 330 units, with Central Business District (CBD) deals increasing by 15%. Average unit prices in the CBD Core declined by 12.1% to S\$3,059 psf due to older building sales, while prices in decentralised areas climbed 8.8% to S\$1,940 psf, reflecting rising demand for suburban workspaces. Projects like Woods Square in Woodlands and Vision Exchange in Jurong East have attracted tenants from trade, healthcare, and consultancy sectors.

FOREIGN

US Inflation Data Lifts Global Equities; Dollar Falls

Source: Channel News Asia, May 14, 2025

Global stock markets rallied on Tuesday following the release of softer-than-expected U.S. inflation data, which bolstered investor confidence and led to a decline in the U.S. dollar.

The Bureau of Labor Statistics reported that the Consumer Price Index (CPI) rose by 0.2% in April, bringing the annual inflation rate down to 2.3% from 2.4% in March. Economists had anticipated a monthly increase of 0.3% and an annual rate of 2.4%. This moderation in inflation suggests that price pressures are easing, potentially allowing the Federal Reserve to maintain its current interest rate stance. In response to the inflation data, major U.S. stock indices posted gains. The S&P 500 advanced by 42.36 points, or 0.72%, to close at 5,886.55, while the Nasdaq Composite rose by 301.74 points, or 1.61%, ending at 19,010.09.

China's Property Market: Beyond the Residential Sector

Source: South China Morning Post, May 12, 2025

China's property market challenges extend beyond the residential sector, with commercial real estate also facing significant pressures.

Office vacancy rates in major cities like Shenzhen, Shanghai, and Beijing rank among the highest in the Asia-Pacific region, and first-quarter rents have declined at the steepest annualized pace. Investment activity has also waned, with transaction volumes in mainland China down 18% year-on-year, making it one of the few major Asia-Pacific markets experiencing such a decline. Despite these challenges, some analysts express cautious optimism.

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