

2025

PROPERTY PLUG *Biweekly*

02/06 - 16/06

Residential & Corporate Edition

Hartamas[®]
RESEARCH

www.hartamas.com

RESIDENTIAL

IOI Properties Partners with RHB to Offer Home, Renovation, and Green Residential Property Loans

Source: Bernama, June 2 2025

IOI Properties Group Bhd has teamed up with RHB Banking Group to launch home and renovation loans as well as green residential property financing for eligible properties within IOI's portfolio.

The financing options are provided through RHB's Full Flexi Home and Renovation Loan and Green Residential Property Loan programmes. Homebuyers can access financing packages of up to 90% plus an additional 30% loan margin to cover renovation costs, which will be disbursed in stages based on renovation progress.

Buying vs Renting a Home in Malaysia: Which Is Right for You?

Source: EdgeProp.my, June 2 2025

Deciding whether to buy or rent a home in Malaysia depends on your financial situation, lifestyle, and long-term plans.

Buying offers benefits like building equity, stability without lease worries, freedom to renovate, and government incentives for first-time buyers. However, it requires high upfront costs, long-term mortgage commitments, maintenance responsibilities, and exposure to property market fluctuations. Renting, on the other hand, involves lower initial costs, greater flexibility to relocate, and less maintenance burden since landlords usually handle repairs.

RESIDENTIAL

Sime Darby Property's Andara Achieves 85% Take-Up in Ara Damansara

Source: EdgeProp.my, June 9, 2025

Sime Darby Property Bhd's Andara, its final landed residential project in Ara Damansara, recorded an 85% take-up rate since its launch on April 27, 2025.

The development features 20 units of three-storey freehold semi-detached homes on a 2.85-acre site, with built-up areas ranging from 4,100 to 5,112 sq ft. Each unit offers five- to six-bedroom layouts, including dual-key options, with prices starting from RM4 million and a gross development value of RM82.68 million. Targeted for completion in the second quarter of 2028, Andara offers exclusivity and flexibility in a prime location within the established Ara Damansara township.

The Suite @ Jalan Ampang Records Over 80% Sales at Grand Launch

Source: The Edge Malaysia, June 3, 2025

The Suite @ Jalan Ampang officially launched on May 31, 2025, drawing over 400 attendees and achieving an impressive 80% unit take-up on the same day.

Developed by Bellajade Sdn Bhd in collaboration with Vince Group, the freehold, low-density development comprises 661 fully furnished units priced from RM400,000. Located just six minutes from KLCC and within 4km of key landmarks like TRX and Pavilion, it offers rooftop facilities with panoramic views of the Kuala Lumpur skyline. The launch event featured speeches by Bellajade's CEO and Vince Properties' Managing Director, Dato' Vincent Nee, who highlighted the project's integrated ecosystem covering sales, renovation, and property management to ensure a seamless homebuying experience.

INDUSTRIAL

Mah Sing Seeks New Partners for Bangi Data Centre Project; 1Q Net Profit Rises 10%

Source: EdgeProp.my, June 02, 2025

Mah Sing Group Bhd is seeking new partners to develop a data centre on 17.55 acres of freehold land in Southville City, Bangi, after talks with Bridge Data Centres Malaysia V Sdn Bhd (BDC) expired following the end of the exclusivity period on May 30, 2025.

The earlier collaboration for a 100MW data centre did not finalize due to lack of clear commitment from BDC. However, a second collaboration for a 200MW data centre on a separate 35.68-acre site remains active until October 28, 2025.

Separately, Mah Sing reported a 9.98% increase in net profit for 1QFY2025 to RM66.04 million, supported by strong property development sales.

Ta Win Offloads Idle Factory in Port Klang for RM44.5 Million

Source: EdgeProp.my, June 3, 2025

Loss-making Ta Win Holdings Bhd is selling a leasehold industrial land with a single-storey detached factory in Port Klang to Metal Recovery Industries Sdn Bhd for RM44.5 million.

The factory, custom-built for copper wire and rod production, ceased operations in November 2024 due to high costs and losses. Ta Win expects a net loss of RM3.6 million from the sale but considers it reasonable given the facility's specialized nature. Proceeds will be used for working capital and debt repayment. The deal is expected to complete in the second half of 2025. Ta Win has reported losses for 12 consecutive quarters, with a widened net loss of RM56.2 million in 3QFY2025.

INDUSTRIAL

Chinese PV Industry Brief: Jincheng Sets Up Malaysian Unit

Source: PV Magazine, June 6, 2025

Chinese photovoltaic (PV) equipment manufacturer Jincheng Technology announced on May 30, 2025, the establishment of a wholly owned subsidiary in Malaysia, named Jincheng Malaysia, through its Singapore-based unit Jincheng Singapore Pte. Ltd.

The project involves an initial investment of USD 6.5 million (approximately CNY 47.2 million), funded by Jincheng's internal or self-raised capital, with staged investments aligned to the progress of its overseas operations. This strategic move marks a significant milestone in Jincheng's global expansion plan, aimed at localizing production, sales, and technical services for PV module and solar cell manufacturing equipment.

Selangor Aero Park Lifts Off as New Hub for Aerospace and Air Cargo

Source: The Malaysian Reserve, June 6, 2025

Selangor Aero Park has officially launched as a new aerospace and air cargo hub in Selangor, Malaysia. The development aims to attract aerospace companies, logistics providers, and related industries, boosting the state's economic growth and positioning it as a key player in the regional aerospace sector.

The park features advanced infrastructure, strategic connectivity to airports, and facilities designed to support manufacturing, maintenance, repair, overhaul (MRO), and cargo operations. This initiative supports Malaysia's vision to become a regional aerospace hub.

LAND

LSH Capital Acquires Three Land Plots in Kuala Lumpur for Serviced Apartment Project

Source: EdgeProp.my, June 3, 2025

Lim Seong Hai Capital Bhd's subsidiary, Lim Seong Hai Development Sdn Bhd, purchased three land parcels in Titiwangsa, Kuala Lumpur, for RM17.4 million.

The combined land area will be developed into a serviced apartment project featuring approximately 240 units, with an estimated gross development value (GDV) of RM130 million. The acquisitions include two freehold plots and one leasehold plot, all strategically located near major highways and amenities. Completion of the acquisitions is expected by the second half of 2025, with construction slated to begin in 2027 and finish by 2030.

Jaya Tiasa Diversifies into Property Development with RM100 Million Land Purchase in Sarawak

Source: EdgeProp.my, June 02, 2025

Jaya Tiasa Holdings Bhd is expanding into property development with the acquisition of four leasehold land parcels near Sibuan town, Sarawak, for RM100 million in cash. The land, valued at RM113 million, is being purchased below market price.

Three parcels have approval for a mixed-use development including homes, shops, and a private hospital, with an estimated project cost of RM469.6 million and expected GDV of RM612.7 million. Construction is planned from 2026 to 2031, subject to market demand and further approvals. This move aligns with Jaya Tiasa's strategy to reduce reliance on palm oil and generate stable income from property sales and leasing.

LAND

Kim Teck Cheong Acquires Land in Kota Kinabalu to Develop Distribution and Warehouse Hub

Source: EdgeProp.my, June 4, 2025

Kim Teck Cheong Consolidated Bhd (KTC), a leading East Malaysia-based fast-moving consumer goods (FMCG) distributor, has acquired 15.15 acres of land in Kota Kinabalu Industrial Park (KKIP), Sabah, for RM39.59 million from Sabah state-owned KKIP Sdn Bhd. The purchase is funded by 31% internally generated funds and 69% bank borrowings.

The land will be developed into a large integrated distribution and warehouse hub, known as the KTC Industrial Park, aimed at enhancing operational efficiency, supply chain control, and reducing reliance on third-party logistics.

Wing Tai Malaysia Puts 83-Acre Bukit Mertajam Land Up for Sale via Tender

Source: The Edge Malaysia, June 8, 2025

Wing Tai Malaysia Sdn Bhd, through its subsidiary Quality Frontier Sdn Bhd, is offering an 83.4-acre freehold land parcel in Machang Bubok, Bukit Mertajam, Penang, for sale via tender.

The land, approved for residential development, is strategically located fronting Jalan Kulim, near the rapidly developing Alma area, which is known for its successful township and growing population. Real estate experts estimate the land's value between RM30 to RM40 per square foot, translating to approximately RM109 million to RM145.3 million.

COMMERCIAL

MACC Gets Approval to Seize Ilham Tower Again

Source: New Straits Times & Malay Mail, June 5, 2025

The Malaysian Anti-Corruption Commission (MACC) has secured court approval to seize Ilham Tower, a prominent 60-storey commercial skyscraper in Kuala Lumpur, for the second time.

The tower is linked to the late Tun Daim Zainuddin's family and is at the center of ongoing investigations into alleged money laundering and undeclared assets. This latest seizure was authorized under Section 51(1) of the Anti-Money Laundering, Anti-Terrorism Financing and Proceeds of Unlawful Activities Act 2001 (AMLATFPUAA), following a notice dated June 4, 2025.

Limited Commercial Properties Gain Popularity in Urban Malaysia

Source: The Edge Malaysia, June 2–8, 2025

Limited commercial properties—residential houses converted for commercial use under strict guidelines—are increasingly popular in areas like Bangsar and Petaling Jaya.

These properties offer better rental yields (4%–6%) compared to purely residential ones (2%–3%) and support small businesses such as clinics, tuition centres, and salons. Despite challenges like parking constraints and limited expansion potential, they provide prime locations and community-focused business opportunities. Experts see them as a niche asset class balancing residential calm with commercial vibrancy, appealing to investors and entrepreneurs.

COMMERCIAL

Nestcon Delays Property Diversification, Proceeds with RM15.1 Million Office Acquisition

Source: The Edge Malaysia, June 4, 2025

Construction firm Nestcon Bhd has postponed its plan to diversify into property development, citing the need for further due diligence on land parcels for a RM211.7 million serviced apartment project.

Revised details will be announced later and require shareholder approval. Meanwhile, Nestcon will proceed with a RM15.1 million related-party acquisition of three office units in its Nest 2 Residences project in Puchong, which will serve as its new corporate headquarters. For 1Q2025, Nestcon reported a net profit of RM2.74 million, up 74% year on year.

Maming Group Appoints UCSI Binarestu as Property Manager for UC Square and Future Developments

Source: EdgeProp.my, June 10, 2025

Maming Group, a prominent property developer, has officially appointed UCSI Binarestu Sdn Bhd as the property manager for its flagship commercial development, UC Square, located in Taman Connaught, Kuala Lumpur.

This strategic partnership also extends to managing Maming Group's upcoming projects, reflecting the developer's commitment to maintaining high standards of property management and enhancing tenant satisfaction across its growing portfolio. UC Square, which is nearing completion, consists of 49 strata-titled commercial units, including retail shops and service suites designed to cater to a diverse range of businesses. The development is strategically positioned in a bustling area known for its accessibility and vibrant community, making it an attractive location for both tenants and investors.

OTHERS

Expanded SST Likely to Impact Property Developers More Than Contractors, Says Maybank IB

Source: EdgeProp.my & NST, June 2025

Effective July 1, 2025, Malaysia will expand the Sales and Service Tax (SST) to include a 6% service tax on construction services related to infrastructure, commercial, and industrial buildings with taxable values exceeding RM1.5 million annually.

This expansion excludes residential buildings, public utilities related to housing, and non-reviewable contracts, which enjoy a 12-month grace period. Maybank Investment Bank (Maybank IB) projects that the SST expansion will primarily affect property developers rather than contractors, as developers typically absorb the additional tax costs due to regulatory contract clauses.

Expanded SST Comes into Effect July 1, 2025

Source: The Star, June 09, 2025

Malaysia's expanded Sales and Service Tax (SST) will take effect on July 1, 2025, broadening the tax base to include more goods and services while maintaining exemptions on essential items.

The revision includes increased sales tax rates on selected non-essential and luxury goods, ranging from 5% to 10%, and an expansion of service tax to sectors such as commercial property rentals, construction services (excluding residential buildings), financial services, private healthcare, education, and beauty services.

The government has emphasized that essential goods like local produce, rice, cooking oil, and medicines will remain tax-free to protect everyday consumers.

OTHERS

RM390 Million Marine Viaduct to Link Southern Penang to Silicon Island, Completion by 2028

Source: Free Malaysia Today, June 6, 2025

The Penang state government has announced plans to construct a 380-metre-long, four-lane marine viaduct connecting the southern coast of Penang Island at Permatang Damar Laut to Silicon Island, a large-scale land reclamation project covering approximately 930.78 hectares. This viaduct is a critical infrastructure component of the Pan Island Link 2A (PIL2A) project, with an estimated total cost of RM390 million. The viaduct will serve as a vital transport artery, improving connectivity between Penang Island and Silicon Island, which is envisioned as a future economic and technology hub focusing on green industries and high-tech manufacturing.

Malaysia Plans National Smart City Command Center by End of 2025

Source: Digital News Asia, June 5, 2025

Malaysia is set to establish a National Smart City Command Center by the end of 2025 to integrate and coordinate existing smart city initiatives across various states.

The command center aims to centralize data and operations from state-level smart city projects, improving urban management, public safety, and service delivery nationwide. The initiative aligns with the Malaysia Smart City Framework, which emphasizes collaboration between federal, state, and local authorities, supported by technology partners and solution providers.

FOREIGN

IOI Properties to Take Full Ownership of Singapore's South Beach Development in RM2.75 Billion Deal with CDL

Source: EdgeProp.my, June 4, 2025

IOI Properties Group Bhd is acquiring the remaining 50.1% stake in Singapore's South Beach development from City Developments Ltd (CDL) for RM2.75 billion (\$834.22 million), giving IOI full ownership of the landmark mixed-use asset.

The acquisition includes South Beach Tower, South Beach Avenue, and the JW Marriott Hotel Singapore South Beach. The deal is based on a property value of S\$2.75 billion, a 3% premium over an independent valuation. IOI expects the acquisition to provide a stable and sustainable income stream and plans to fund it through internal funds and bank borrowings.

Banks Want Staff Back at the Office, but There Aren't Enough Desks

Source: The Straits Times, June 10, 2025

Five years after the Covid-19 pandemic spurred remote work, major banks in Europe are pushing for employees to return to offices but face a shortage of desks.

JPMorgan Chase, HSBC, Deutsche Bank, and Spain's BBVA are expanding office space in cities like London and Paris, reversing earlier plans to reduce footprints. HSBC, after downsizing to a new headquarters in London, now faces a potential shortfall of 7,700 desks and is negotiating for additional space. The demand surge is driven by return-to-office mandates, increased headcount, and more generous layouts to attract staff. Despite this, outside London, banks continue to offer flexible work arrangements, balancing cost savings with employee preferences.

FOREIGN

Billionaires Who Bought Eight-Figure Singapore Properties: From Haidilao Tycoon to Jack Ma's Wife

Source: The Straits Times, June 7, 2025

High-net-worth individuals, including notable billionaires such as Sean Shi, co-founder of China's largest hotpot chain Haidilao International, and Zhang Ying, wife of Alibaba co-founder Jack Ma, have recently made significant acquisitions of luxury properties in Singapore valued in the eight-figure range.

These purchases underscore Singapore's growing appeal as a preferred safe haven and investment hub for the ultra-wealthy amid global economic uncertainties and currency volatility. Sean Shi purchased a prestigious Good Class Bungalow (GCB) at Cluny Hill in 2022 for about S\$50 million, paying approximately S\$2,740 per square foot for the 18,255 sq ft freehold property.

Blackstone Among Bidders for US\$800 Million Paris Office Property

Source: The Straits Times, June 8, 2025

Global investment firm Blackstone is one of several shortlisted bidders vying to acquire the CityQuartier Trocadéro, a historic office building in Paris valued at approximately €700 million (US\$800 million).

The property, located in the prestigious 16th arrondissement near the Arc de Triomphe, spans 444,000 square feet and includes 57 luxury apartments, dining venues, and cafes. Originally built in 1913, the building was once owned by French bank Société Générale before being sold to Germany's Union Investment in 2003. The sale represents one of the largest office transactions in Europe since the COVID-19 pandemic, reflecting renewed investor confidence as return-to-office mandates drive demand for prime commercial real estate.

**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