

2025

PROPERTY PLUG *Biweekly*

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Residential & Corporate Edition

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RESEARCH

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RESIDENTIAL

WCT Land and Maybank Launch 120% Financing Packages to Support Homebuyers

Source: EdgeProp.my, August 11, 2025

WCT Land has partnered with Maybank to introduce financing packages that cover up to 120% of property value.

This means eligible homebuyers can now finance not only the purchase price, but also ancillary costs such as legal fees and stamp duties—lowering upfront costs and easing cash flow pressures. The collaboration aims to make homeownership more accessible for first-time buyers and young families.

This comes amid a cautious property market, where affordability remains a key concern. By alleviating the financial burden of upfront costs, the initiative could stimulate demand for newly launched projects and help jumpstart market activity.

RM13.55 Billion Worth of Sick and Abandoned Housing Projects Revived by KPKT

Source: EdgeProp.my, August 12, 2025

The Task Force for Sick and Abandoned Private Housing Projects (TFST), under the Ministry of Housing and Local Government (KPKT), has successfully revived 1,171 stalled projects with a combined gross development value (GDV) of RM13.55 billion.

These projects account for 139,848 housing units, breathing new life into many developments that had been at risk of collapse. The revival demonstrates tangible progress from TFST's interventions, which include project takeovers, restructuring, and incentivised completion plans. The rebound is expected to restore community confidence, protect homebuyers, and ensure efficient use of already developed land and infrastructure.

RESIDENTIAL

Sime Darby Property's The Reya in KL East Records 80% Take-Up Rate at Preview

Source: EdgeProp.my, August 14, 2025

Sime Darby Property's newly introduced project, The Reya, part of the KL East masterplan, achieved an impressive 80% take-up rate at its Phase 1 preview event.

Nestled on 6.39 acres along the foothills of the Klang Gates Quartz Ridge, this resort-inspired development offers 480 units with built-ups between 1,350 and 2,210 sq ft (3 to 5-bedroom configurations), priced from RM899,000. Dual-key layouts are also available. Sime Darby Property is set to launch Phase 2 shortly, catering to strong demand for well-designed, sustainable, and multigenerational homes within well-connected urban precincts.

Urban Renewal Bill 2025 Table and Scheduled for Further Readings in Parliament

Source: EdgeProp.my, August 21, 2025 (first reading)

Housing and Local Government Minister Nga Kor Ming tabled the Urban Renewal Bill 2025 in Dewan Rakyat on August 21, with the second and third readings scheduled for August 27.

The bill proposes lowering consent thresholds for redevelopment—80% for buildings aged 30 years or less, 75% for those older than 30 years, and 51% for abandoned or structurally unsafe buildings (as certified by a professional engineer). The legislation is positioned as a key tool to rejuvenate urban areas, facilitating adaptive reuse and smart city evolution. However, lawmakers have requested additional review to ensure fair protections for owners amid these changes.

INDUSTRIAL

MB World Launches RM2.03 Billion Heavy Industrial Township in Forest City SFZ

Source: EdgeProp.my (via The Edge Malaysia), August 21, 2025

MB World Group Bhd, through its subsidiary Rising Gateway Sdn Bhd, has launched MBW Innexus Industrial City, a freehold 732-acre heavy industrial township within the Forest City Special Financial Zone (SFZ) in Johor, totaling a gross development value (GDV) of RM2.03 billion.

The site benefits from exceptional logistics access—just 6 km from Tanjung Langsat Port, 14 km from Port of Johor, with close proximity to Senai International Airport and Singapore's Changi Airport—making it prime for heavy industrial and export-oriented facilities.

Ferrotec Invests RM550 Million in High-Tech Manufacturing Hub in Johor

Source: EdgeProp.my (via Bernama), August 14, 2025

China-based semiconductor firm Ferrotec Power Semiconductor Malaysia Sdn Bhd has completed a RM550 million investment in its Pasir Gudang facility, which is expected to deliver RM600 million in annual exports.

The project is set to generate 396 new jobs and include collaborative arrangements with 35 local vendors, bolstering growth in Malaysia's high-tech ecosystem and SME landscape. Investment, Trade and Industry Minister Tengku Zafrul noted the project as a key outcome of the MADANI government's concerted efforts to accelerate tech-driven industrialisation.

INDUSTRIAL

Johor Leads the Nation in Sustainable Data Centre Technology

Source: EdgeProp.my (via Bernama), August 12, 2025

Johor has become the first Malaysian state to adopt Tier 4 data centre standards, incorporating advanced technologies such as air cooling and wastewater recycling systems.

The state has signed key agreements to secure alternatives like treated effluent from IWK and raw water supplies for major data centre operators including Bridge Data Centres (BDC) and Computility. A reclaimed water system in Ulu Tiram Industrial Area went operational in June, while another is expected to be online by December. These steps underscore Johor's leadership in sustainable digital infrastructure and water-efficient operations in a rapidly expanding data centre sector.

Sime Darby Property Eyes REIT as Potential Next Step in Transformation Strategy

Source: The Edge Malaysia, February 25, 2025

Sime Darby Property Bhd is progressing its transformation into a broader real estate enterprise under the SHIFT 25 model, beginning with the launch of an Industrial Development Fund (IDF), in collaboration with LOGOS Property Group.

Although the REIT concept is still in its exploratory phase, the company has confirmed that a future REIT could be considered once its investment fund model proves robust and well-performing. This reflects a strategic shift toward income diversification—including asset management, investment, and potential REIT formation—aimed at generating long-term recurring revenue streams.

LAND

KTI Landmark to Build RM107 Million Cultural Complex in Sabah via Land Swap

Source: EdgeProp.my, August 20, 2025

Sabah-based developer KTI Landmark Bhd, through its unit KTISB, has entered into a land swap agreement with the Sabah state government to build a RM107 million cultural complex on 58 acres in Kinarut, Sabah.

In return, KTISB will receive 65 acres of land—equal in value to the cost of the complex—to use for future residential development. The government will also allocate 30 acres for public use by revoking reserve land status on a 153-acre parcel. Construction is slated to begin within nine months post-approval and complete within three years.

HCK Capital Acquires Third Parcel in Setia City BizPark for RM19.35 Million

Source: EdgeProp.my, August 12, 2025

HCK Capital Group Bhd, via subsidiary Reside Capital Sdn Bhd, has purchased a freehold land parcel (Plot 3) measuring roughly 1.23 acres within Setia City BizPark, Selangor, for RM19.35 million.

This marks the third acquisition in the master-planned commercial zone, bringing their total investment in the precinct to RM57.99 million. The expansion underscores HCK Capital's long-term commitment to growing its commercial footprint within rapidly developing Bukit Raja. Consolidating land bank in a strategic BizPark continues to position the company well for future commercial or industrial developments.

LAND

Y&G Acquires RM477 Million Landbank from Major Shareholders' Family

Source: EdgeProp.my, August 2025

Y&G Corporation Bhd's wholly owned subsidiaries—Nusa Wibawa Sdn Bhd and Duta Asiana Sdn Bhd—have entered into conditional sale-and-purchase agreements to acquire land parcels in Sepang valued at RM206 million (95 acres) and RM189 million (367 acres, at a 1.56% discount).

The company also plans to acquire the shares of Konsep Wawasan Sdn Bhd for RM82 million, gaining control over 86.4 acres held by the entity. These acquisitions will significantly expand Y&G's landbank, with the total investment reaching RM477 million.

KPS Consortium Acquires Leasehold Industrial Land in Klang for RM30 Million

Source: EdgeProp.my, August 20, 2025

KPS Consortium Bhd, through its subsidiary KPS Plywood Sdn Bhd, has agreed to purchase 16,363 sq m of leasehold industrial land in Klang from Pelangi Technowood Sdn Bhd for RM30 million in cash.

The parcel includes an existing factory building and is intended as an investment acquisition. Funding will be a mix of cash and 60% bank borrowings, with no material impact expected on earnings per share or net asset value for FY2025. The acquisition aligns with the company's broader strategy to strengthen its industrial asset base amid a downturn in its paper milling division.

COMMERCIAL

LINFINITY8 Reserve TRX Near Full Occupancy Just Three Months After Opening

Source: EdgeProp.my, August 11, 2025

INFINITY8's latest flagship coworking space, INFINITY8 Reserve TRX, has nearly reached 100% occupancy within just three months of its soft launch on May 13, 2025.

Located on Level 23 of Exchange 106 in Tun Razak Exchange, the 30,000 sq ft workspace comprises high-demand private suites (99% occupied) and flexible hot desks (hot desk occupancy remains strong), drawing tenants from large multinational corporations totaling almost 200 personnel. The space is purposefully curated to blend hospitality and community, featuring a gallery-style interior, panoramic city views, and welcoming amenities like a branded bar, premium pantry, and 360-degree urban vistas.

Marriott Executive Apartments Debuts Largest Serviced Apartment Property in KL

Source: New Straits Times via KLSE Screener / Nacre, August 14–19, 2025

Marriott International has unveiled its first Marriott Executive Apartments in Kuala Lumpur, marking its largest property in the Asia Pacific outside of China.

The 37-storey development offers 353 fully serviced apartments, including studios, as well as one- to three-bedroom units designed to accommodate both short and extended stays. Each unit comes complete with a kitchen, living and dining area, in-room laundry, and sweeping views of KLCC Park or surrounding hills.

COMMERCIAL

IKON @ Centrio in Seremban 2 Begins Handover, Prepares for IKON Residences Launch

Source: The Edge Malaysia, August 14, 2025

Commercial units at IKON @ Centrio, a 26.8-acre lifestyle shop development in Seremban 2, have officially commenced handover in phases.

The project includes two- and three-storey shop units ranging from approximately 3,537 to 7,305 sq ft, designed to support retail, F&B, healthcare, education, and lifestyle services. Commercial units at IKON @ Centrio, a 26.8-acre lifestyle shop development in Seremban 2, have officially commenced handover in phases. The project includes two- and three-storey shop units ranging from approximately 3,537 to 7,305 sq ft, designed to support retail, F&B, healthcare, education, and lifestyle services.

Turiya Properties Acquires Wisma Sentral Inai for RM135 Million

Source: EdgeProp.my, August 15, 2025

Turiya Bhd, through its subsidiary Turiya Properties Sdn Bhd, will acquire the 12-storey Wisma Sentral Inai office building in Kuala Lumpur for RM135 million, financed via a cash injection by its executive chairman, Datuk Seri Shamir Kumar Nandy, through a redeemable preference share subscription.

Despite being vacant since July 2022, the building is in fair condition and will undergo repairs (estimated at RM3.5–4 million) post-acquisition. Meanwhile, Sentral REIT, the seller, expects a net disposal loss of RM4 million based on its December 2024 carrying value of RM150 million. The sale will improve its gearing ratio from 44.58% to 41.93%, freeing up capital for future strategic investments or portfolio rebalancing.

OTHERS

Malaysia Promotes the “CHASE City” Vision for Sustainable ASEAN Urban Development

Source: The Edge Malaysia, August 13, 2025

Federal Territories Minister Datuk Seri Dr. Zaliha Mustafa introduced the CHASE City framework (Clean, Healthy, Advanced, Safe, Eco-friendly) at the ASEAN Sustainable Urbanisation Forum in Kuala Lumpur.

The vision promotes a holistic urban planning model that integrates environmental care, social well-being, and economic resilience—designed to be adaptable across diverse ASEAN cities. She underscored that CHASE is more than a set of programmes; it's an integrated philosophy guiding policy, governance, and urban design.

Malaysia Sees Higher ESG Adoption Among Property Firms, Reports MBSB Investment Bank

Source: EdgeProp.my (via Bernama), August 14, 2025

MBSB Investment Bank notes an increasing embrace of ESG practices among Malaysian property developers.

Companies are integrating sustainable design features—like open green spaces, solar panels, rainwater harvesting systems, and electric vehicle charging stations—alongside pursuing certifications such as GreenRE and the Green Building Index to manage long-term risks and enhance operational performance. This shift is not just about compliance but also about providing sustainability-aligned value to stakeholders. Leading developers—including Mah Sing, Sunway, EcoWorld, and IOI Properties—are positioning themselves as early movers in ESG implementation.

OTHERS

Deputy Minister Emphasises Inclusive, Sustainable Urban Development in Malaysia

Source: The Edge Malaysia, August 11, 2025

Deputy Housing and Local Government Minister Datuk Aiman Athirah Sabu stressed that urbanisation must protect environmental integrity while serving all segments of society.

She underscored the importance of inclusive planning that considers women, youth, and vulnerable groups, not just seamless top-down execution. Speaking at the ASEAN Sustainable Urbanisation Forum, she highlighted that cities should evolve via collaborative stakeholder engagement—ensuring sustainability goals align with equitable access and grassroots innovation.

13MP to Prioritise Modern Technologies and Affordable Housing, Announces Amir Hamzah

Source: The Edge Malaysia / Bernama, August 11–12, 2025

Finance Minister II Datuk Seri Amir Hamzah Azizan revealed that the 13th Malaysia Plan (13MP) will emphasise modern construction technologies such as the Industrialised Building System (IBS) and Building Information Modelling (BIM).

These tools aim to boost project efficiency, shorten timelines, reduce material wastage, and lower overall construction costs. The plan also sets ambitious targets for building one million affordable homes over the next decade, incorporating transit-oriented development (TOD) and launching a BIM training centre to empower Bumiputera contractors.

FOREIGN

E&O Sells London Land for Up to RM515.8 Million to Strengthen Balance Sheet

Source: EdgeProp.my, August 21, 2025

Eastern & Oriental Bhd (E&O) has entered a sale agreement for two adjoining freehold land parcels in Hammersmith, London—totaling 1.329 acres—to Varsity Capital 1 Propco Ltd, with the final price ranging from £75 million (RM427.8 million) to £90.54 million (RM515.8 million), depending on future approved planning usage.

This move aligns with E&O's strategy to preserve capital value, reduce debt, and redeploy funds into its Malaysian property ventures. Roughly RM200 million from the net proceeds will go toward bank loan repayment, supporting ongoing developments, and potentially acquiring new land or joint venture opportunities.

Parkson Unit Signs 20-Year Lease in China's Sichuan Province

Source: EdgeProp.my, August 21, 2025

4,801 sq m of commercial space in Mianyang, Sichuan Province. PRG has recorded the lease as a right-of-use asset valued at approximately ¥14.3 million (RM8.4 million)—reflecting its move to restructure operations and streamline expenses.

The monthly base rent starts at ¥120,031, with escalations of 5% every five years, and additional commission-based rental components tied to net sales and sub-rentals. This strategic lease follows PRG's exit from its long-term tenancy at the China National Arts and Crafts Museum, marking a continued effort to realign operations within evolving retail environments and enhance financial stability.

FOREIGN

Singapore's Million-Dollar Flat Sales Reach New High in Q2

Source: NST via The Business Times, August 2025

Sales of private residential properties priced at SGD 1 million and above in Singapore surged to a record high in the second quarter of 2025, fueled by robust demand in both the Central Region (Core Central Region and Rest of Central Region) and the Outside Central Region.

Analysts attribute this trend to improved consumer confidence, limited supply in premium segments, and a shift toward more affordable suburban alternatives by expatriates and local buyers seeking value. The strong uptake in luxury segment pricing has translated to positive price growth across the board, particularly for non-landed units in well-connected precincts and high-spec developments.

Germany's Pfandbriefbank Posts Q2 Loss, Exits U.S. Market

Source: Reuters via The Edge Malaysia news, August 13, 2025

Deutsche Pfandbriefbank (PBB), a major German property finance institution, posted a net loss of €266 million in Q2 2025, a sharp reversal from a €11 million profit during the same period last year.

The dramatic swing stemmed from a heightened €297 million provision for loan losses, up from €56 million in Q2 2024. The poor performance is tied to PBB's strategic withdrawal from the U.S. property market, which the bank characterized as volatile under geopolitical uncertainty. In May it halted further U.S. business, and by June had lifted its full-year financial guidance. CEO Kay Wolf warned the U.S. exit would "considerably" dent results, though he remains optimistic about turnaround prospects in the latter half of the year.

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