

2025

PROPERTY PLUG *Biweekly*

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Residential & Corporate Edition

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RESEARCH

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RESIDENTIAL

Ex-Property Agent Fined for My Home Scheme Fraud

Source: EdgeProp.my, September 9, 2025

A former property agent in Butterworth, A. Thirumurthi, was fined RM23,000 after pleading guilty to five counts of defrauding a buyer under the My Home Housing Scheme. Thirumurthi deceived the victim by pretending to be involved in selling a KPKT housing unit, leading to deposits totaling RM7,393.60.

If he fails to pay the fine, he faces 19 months in prison. The court imposed staggered fines for each charge, citing the seriousness of the offense. MACC prosecutors requested a deterrent sentence, while Thirumurthi appealed for leniency due to family obligations and health problems. The case was prosecuted under Section 417 of the Penal Code, which covers cheating offenses.

One Million Homes Plan Gains Urgency as Property Sector Softens

Source: NST, September 15 2025

Malaysia's "one million affordable homes" pledge is gaining new momentum in response to a softened property market. Analysts highlight that unsold inventory and weaker sector demand underscore the urgency of the initiative.

The industry calls for streamlined approval processes and closer public-private partnerships to address affordable housing gaps. Developers urge authorities to fast-track projects, including those under PRIMA and Rumah Selangorku. Rising living costs and sluggish wage growth continue to hinder home ownership, especially among the B40 and M40 groups. The government is expected to announce enhanced incentives in the upcoming Budget 2026 to accelerate delivery.

RESIDENTIAL

Malaysia–China Smart City Pilots Jointly Launched

Source: EdgeProp.my, September 15 2025

Malaysia and China have launched a series of pilot smart city projects, aiming to boost digital innovation and green urban development.

The collaboration was formalized at a bilateral event attended by top government and corporate leaders. Initial projects will focus on AI-driven solutions, energy management, and public infrastructure upgrades in several major cities. Both countries seek to foster knowledge exchange via joint research centers and business incubators. Chinese tech firms are expected to invest in IoT and data infrastructure in Malaysia, supporting the country's digital transformation goals. Stakeholders believe the partnership will catalyze more cross-border investments and job creation.

Sunsuria Berhad Hints at RM1.5 Billion GDV Affordable Launches

Source: The Edge Malaysia, September 2025

Sunsuria Berhad plans to launch new residential developments worth over RM1.5 billion in gross development value (GDV) over the next 12 months.

The company's upcoming and ongoing projects focus on affordable and mid-market homes, addressing continued demand despite market headwinds. Sunsuria's CEO noted rising construction costs and new regulatory requirements as near-term challenges but remains optimistic. The developer will continue emphasizing ESG principles in new projects. Sunsuria is also exploring smart living and green technology integration to enhance homeowner value. The firm reported resilient take-up rates for its landed township launches and expects sales to pick up in late 2025.

INDUSTRIAL

KLK Land Launches RM3.5b Industrial Hub in Perak

Source: EdgeProp.my, September 12, 2025

Kuala Lumpur Kepong Bhd's subsidiary unveiled the 1,500-acre KLK TechPark in Tanjong Malim, Perak, with a projected GDV of RM3.5 billion over 10 years. Phase 1 features BYD as anchor investor, developing a 150-acre facility; infrastructure is set for completion by end-2026.

Phase 2, launching end-2025, will add a 200-acre vendor park targeting automotive and manufacturing players. KLK TechPark is strategically located near the Automotive High-Tech Valley and designed to provide build-to-suit solutions, industrial plots, and ready-built factories for industrial and residential development. The project is expected to create up to 20,000 jobs while supporting an integrated supply chain ecosystem.

Vantage to Acquire Johor Data Centre in US\$1.6b Asia Expansion

Source: The Edge Malaysia, September 11, 2025

Vantage Data Centers is set to acquire a hyperscale data centre campus in Johor's Sedenak Tech Park, included in its US\$1.6 billion regional investment plan.

Supported by Singapore's GIC and Abu Dhabi's ADIA, the campus, known as JHB1, will deliver over 300MW capacity across three centres and is positioned within the Johor-Singapore Special Economic Zone. This move makes Vantage one of Asia-Pacific's largest sustainable digital infrastructure providers, boosting Johor's role in Malaysia's growing digital infrastructure landscape. The transaction is expected to close Q4 2025.

INDUSTRIAL

Vantage Data Centers to Acquire Johor Campus as Part of US\$1.6 Billion Asia-Pacific Expansion

Source: TheEdgeMalaysia.com, September 11, 2025

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Citaglobal Exercises RM90 Million Option, Goes Solo on Industrial Park in Pahang

Source: TheEdgeMalaysia.com, September 9, 2025

Citaglobal Bhd will independently develop a 247-acre industrial park in Gebeng, Pahang, after acquiring the land from JV partner Tree Technologies for RM90 million.

The deal includes RM76.5 million in preference shares and RM13.5 million in cash, slightly below the appraised market value. Estimated GDV for the project is RM321-397 million. The original JV agreement ends with this acquisition, consolidating full ownership and development direction under Citaglobal.

LAND

MRCB Buys EPF's 80% Stake in Bukit Jalil Sentral Project for RM1.58b, Explores Data Centre Development

Source: The Edge Malaysia, September 8, 2025

Malaysian Resources Corporation Bhd (MRCB) is taking full control of the 76-acre Bukit Jalil Sentral mixed development after agreeing to acquire EPF's 80% stake for RM1.58 billion in cash.

The project, valued at RM21 billion, positions MRCB as the sole owner, with strategic potential for future data centre development. This buyout involves land parcels near MRANTI Park, previously used for recreation and open lots, further strengthening MRCB's transit-oriented infrastructure portfolio. The acquisition is expected to increase MRCB's debt level, but also potentially boost earnings per share. Shareholder approval is required due to EPF's significant ownership in MRCB, making this a related party transaction.

Aman Cove Acquires 69.95 Acres of Land in Kulim Hi-Tech Park for RM67 Million

Source: EdgeProp.my, September 11, 2025

Aman Cove Sdn Bhd, a joint venture between Aman Setia Group and Imperio Group, purchased commercial and residential land at Kulim Hi-Tech Park (KHTP) for RM67 million.

The planned township has an estimated GDV of RM650 million and will be developed in phases over 12 years, with groundbreaking expected in Q1 2027. The project is designed to serve the hi-tech workforce of KHTP and nearby communities such as Lunas, Butterworth, and Bukit Mertajam.

LAND

YLI Sells Prai Factory Land for RM18 Million to Pare Borrowings

Source: EdgeProp.my, September 17, 2025

YLI Holdings Bhd is divesting its Prai factory land and building to Hong Kuan Metals Recycle Sdn Bhd for RM18 million cash.

The sale improves YLI's balance sheet by reducing borrowings and boosting working capital. The deal is expected to yield a net gain of RM1.5 million. This monetization strategy strengthens financial stability ahead of ongoing sector challenges. Completion is targeted by early 2026, reinforcing YLI's cautious capital management approach.

Asian Pac Sells Semenyih Land for RM87.7 Million to Fund Developments, Cut Debt

Source: EdgeProp.my, September 19, 2025

Asian Pac Holdings Bhd is selling 35.72 hectares of land in Semenyih for RM87.7 million in cash. While the sale price is about 4% below market value, it is more than three times the original cost, demonstrating strong long-term gains. Proceeds will be channeled into future developments and debt reduction.

This move reflects continued demand for strategic development land in Klang Valley's outskirts. The company's strategy is to recycle capital into priority projects and maintain a healthy balance sheet amidst property market stabilization. Asian Pac aims to redirect resources to consolidate its presence in prime growth corridors after recent acquisitions and disposals.

COMMERCIAL

Paragon Globe Unveils Johor's First GreenRE Silver-Certified Worker Hostel

Source: EdgeProp.my, September 9, 2025

Paragon Globe Bhd (PGB) inaugurated the first GreenRE Silver-certified worker hostel in Johor, located at Pekan Nanas Industrial Park.

The project sits on 4.1 acres of freehold land and consists of four five-storey blocks, totaling 240 apartment units. The first phase includes two blocks with 105 units, each capable of housing 15 workers, and features amenities such as kitchens, living rooms, and recreational zones. When completed, the hostel will accommodate up to 3,600 workers, targeting workforce needs for manufacturing tenants including Shimano, Sunlig, and others.

Maxim Global Buys Office Tower on Jalan Klang Lama for RM29.5 Million

Source: EdgeProp.my, September 12, 2025

Maxim Global Bhd announced the acquisition of a nine-storey office tower, Southbank Block 6, on Jalan Klang Lama, Kuala Lumpur, for RM29.5 million from Magna Tiara Development Sdn Bhd. The office building, measuring 4,039 sq m at RM678.55 per sq ft, will serve as Maxim's new headquarters.

The company aims to boost its public image, provide a comfortable, strategic workplace for employees, and support future growth plans through this acquisition. The purchase will be financed with a mix of internal funds and bank borrowing, adding to Maxim's asset base while keeping a watchful eye on gearing and available cash flow.

COMMERCIAL

Rising Costs, New Work Trends Reshape Malaysia's Office Market

Source: New Straits Times, September 16, 2025

Malaysia's office market is evolving as rising operating costs and shifts in workplace expectations push demand toward modern Grade A spaces and transit-oriented developments.

Occupancy for prime buildings remains steady, but vacancy rates overall stay high due to oversupply—Klang Valley's office vacancy stands at 28.3%. Companies prefer flexible coworking hubs in key locations, especially those with easy access to MRT and LRT lines. This "flight to quality" underscores a growing need for workplaces that prioritize employee wellbeing, sustainability, and agile layouts.

mm2 Asia Subsidiary Settles Rental Dispute in Malaysia

Source: Singapore Business Review, September 12, 2025

mm2 Asia Ltd's unit, mm2 Star Screen Sdn Bhd, has resolved a rental arrears dispute with Hektar REIT concerning RM1.69 million of unpaid rent at Mahkota Parade, Melaka, and Segamat Central, Johor.

The resolution involves using deposits to offset part of the amount, a new deposit requirement, and repayment of the balance in six instalments from September 2025 onward, with waiver of late interest if payments are timely. The formal agreement will be court-recorded, ensuring continued cinema operations. This settlement is not expected to have a material impact on mm2 Asia's financials for the year.

OTHERS

Property Transfers Must Be Reported Within 60 Days for Tax Purposes, Says IRB

Source: The Edge Malaysia, September 9, 2025

Malaysia's property sector is undergoing a significant regulatory shift with the Inland Revenue Board's (IRB) implementation of mandatory 60-day reporting requirements for all property transfers, marking a decisive move toward enhanced tax compliance and market transparency.

This new regulation fundamentally changes how property transactions are monitored and taxed, with implications extending across investors, homeowners, real estate professionals, and the broader property market.

Ageing Buildings, Funding Gaps: Experts Call For Urgent Rethink in Refurbishment

Source: Malaysiakini, August 27, 2025

Industry experts warn Malaysia's maturing property stock faces hidden costs and deteriorating asset values due to outdated maintenance practices and inadequate sinking funds, especially for high-rise condos aged 11–20 years.

Current 10% sinking fund rules are not enough to cover major refurbishments like waterproofing and repainting. Deferred maintenance leads to further property decline and investor risk, driving owners to costly, short-term fixes. Nippon Paint and property organizations call for policy reforms, preventive maintenance, qualified inspections, and stronger standards to ensure long-term building durability and maintain confidence across Malaysia's urban landscape

OTHERS

Strata Management Act May Mandate Crucial Upgrades for Malaysian Properties

Source: EdgeProp.my, September 10, 2025

A property management expert has proposed amendments to the Strata Management Act 2013 (SMA) that would require clear timelines for key maintenance tasks—like waterproofing and repainting—to prevent building neglect and extend asset value.

The call includes statutory mandates for periodic works, such as repainting every six years and waterproofing every ten years, to address issues of underutilised sinking funds and delayed repairs. Industry leaders argue that buildings with proactive maintenance retain market value and remain desirable, while poorly maintained assets face reduced demand and price declines.

Cautious Optimism for 2025 Property Market

Source: The Star, September 13, 2025

Malaysia's residential property sector continued to anchor market activity in the first half of 2025, with 23,380 new units launched and a 24% take-up rate, demonstrating persistent consumer confidence despite broader economic uncertainties.

Landed homes outperformed high-rise developments, recording a 28.5% absorption rate compared to 12.9% for high-rises, while unsold completed stock remained concentrated in mid-range and lower-priced segments—36.1% of unsold units were priced below RM300,000, suggesting location and product-fit mismatches. The serviced apartment sector faced particular headwinds, with 17,883 unsold units, underscoring the need for careful alignment of supply with actual demand.

FOREIGN

Singapore Home Sales Hit 9-Month High on New Project Demand

Source: Mingtiandi, Sept 11 2025

Singapore's private home sales reached a 9-month high in August 2025, with 2,142 units sold (excluding executive condos), more than doubling from July's 940 units and jumping 10 times from August 2024's 211 units.

Five new project launches accounted for 88% of transactions, led by GuocoLand and Hong Leong Holdings' Springleaf Residence, which sold 884 of its 941 units. The suburban Outside Central Region drove sales with 1,153 new homes, while the Core Central Region saw 513 units sold—its highest monthly total in over four years. Developers are optimistic about crossing 9,000–10,000 unit sales for full-year 2025, supported by strategic launch timing and improved market sentiment from potential US rate cuts.

Evia, Gamuda, Ho Lee Consortium Places Top Bid of S\$1.01 Billion for Yishun Site

Source: The Straits Times, September 11, 2025

A consortium comprising Evia Real Estate, Malaysian group Gamuda, and Ho Lee Group submitted the winning bid of S\$1.01 billion (S\$980 per square foot per plot ratio) for a mixed-use site in Chenchau Close, Yishun.

The 99-year leasehold plot spans nearly 317,000 square feet and can yield approximately 875 private homes, integrated with a bus interchange and hawker centre. This marks the first government land sale with private housing in the emerging Chenchau area, offering first-mover advantage. Frasers Property's consortium bid S\$845 million, while Sim Lian's bid was S\$692.4 million.

FOREIGN

Malaysian Pacific Industries to Buy Infineon's Thai Manufacturing Site for US\$77.95 Million

Source: EdgeProp.my, September 18, 2025

Malaysian Pacific Industries Bhd (MPI) plans to acquire Infineon Technologies (Thailand) Ltd's back-end manufacturing facility in Nonthaburi for US\$77.95 million to strengthen ties with key customer Infineon Technologies AG.

The acquisition will expand MPI's semiconductor assembly and testing capacity, with Europe and Asia representing 80% of the company's sales. The purchase will be funded through internal funds and/or borrowings, with completion targeted by June 30, 2026, subject to Bank Negara Malaysia approval for the US dollar payment.

DXN Buys Burj Khalifa Apartment for RM7.37 Million

Source: The Edge Malaysia, September 2025

DXN Holdings Bhd's acquisition of a Burj Khalifa apartment for RM7.37 million represents a calculated strategic investment that extends far beyond traditional real estate considerations, positioning the multi-level marketing company to leverage Dubai's global prestige for business expansion and member engagement initiatives.

The 60th-floor apartment, spanning 1,887.99 square feet with two parking bays, was purchased from the company's own executive chairman Datuk Lim Siow Jin through DXN's wholly-owned subsidiary Daxen Middle East Food Manufacturing LLC, making this a related-party transaction financed entirely through internal funds without impacting the company's balance sheet or dividend commitments.

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