

2026

**PROPERTY
PLUG** *Biweekly*

6/4 - 20/4

Residential & Corporate Edition

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RESIDENTIAL

Klang Valley's High-Rise Pivot: Capturing the Mid-Market Upgrader

Source: EdgeProp, April 13, 2026

The Klang Valley is seeing a strategic concentration of high-rise supply in the RM500,000–RM1 million price bracket, specifically targeting mid-income professionals aged 28–40. With 30 projects scheduled for completion by 2028, developers are aligning inventory with the financial capacity of dual-income households seeking urban connectivity.

This shift signals a maturation of the market cycle where demand is driven by owner-occupiers rather than speculators. Developers are securing long-term asset value through essential infrastructure and employment proximity.

Liquidity Injection: RM40 Billion Guarantee to De-risk Entry-Level Housing

Source: EdgeProp, April 6, 2026

The Malaysian government has expanded the Housing Credit Guarantee Scheme (SJKP) to RM40 billion, aiming to support 100,000 first-time buyers this year. This policy intervention specifically targets the gig economy and non-fixed income earners, providing the necessary credit architecture to sustain transaction momentum despite rising construction costs.

The massive allocation acts as a counter-cyclical buffer, ensuring bottom-up liquidity in the residential sector. By de-risking lending for financial institutions, the state is effectively underpinning the valuation of entry-level assets and preventing a supply-side bottleneck in the affordable segment.

RESIDENTIAL

Institutional Offtake: Gagasan Nadi Cergas Secures RM134m En-Bloc Deal

Source: EdgeProp, April 10, 2026

Gagasan Nadi Cergas has formalised a RM134.4 million en-bloc sale of 523 units at Idaman Casuarina 1 to the Selangor Housing and Property Board (LPHS). This transaction supports a provincial rent-to-own initiative while providing the developer with immediate capital recycling and earnings visibility through project completion in 2028.

The deal highlights a strategic pivot toward public-private partnerships as a reliable exit mechanism. By securing an institutional buyer, the group mitigates retail take-up risk and strengthens its RM3.8 billion GDV pipeline across key growth corridors like the City of Elmina and Kwasa Damansara.

The Kajang Upscale: Master-Planned Townships Drive Premium Valuations

Source: EdgeProp, April 16, 2026

Kajang is outperforming national price growth averages, with the RM800,000–RM1 million+ segment now comprising 55% of transactions as of March 2026. This appreciation is driven by a demographic shift toward gated master-planned townships like Setia Alamsari, which attract high-income families seeking security and lifestyle-oriented environments.

This movement reflects a structural upgrade in Kajang's market positioning from a peripheral town to a primary choice for affluent buyers. The concentration of premium landed stock indicates a robust secondary market potential, supported by established connectivity and superior topographic advantages.

INDUSTRIAL

PTT Synergy's Logistics Pivot: Scaling Automation at Elmina

Source: EdgeProp, April 14, 2026

PTT Synergy Group is expanding its industrial footprint through a new automated warehouse hub at Elmina Business Park. This strategic move leverages high-tech logistics to optimise asset yields and meet the surging demand for sophisticated supply chain infrastructure.

The investment signals a shift toward tech-integrated industrial assets. By prioritising automation, PTT Synergy secures long-term earnings resilience and positions itself as a dominant player in the Klang Valley's maturing logistics sector.

Asset Accumulation: Infoline Tec Secures RM18.6m Industrial Base

Source: The Star, April 8, 2026

Infoline Tec Group's subsidiary is acquiring two factory buildings for RM18.6 million to centralise operations. This capital expenditure reflects a strategic move to transition from leased premises to owned assets, strengthening the group's balance sheet and operational control.

The purchase highlights ongoing momentum in the industrial property segment. As tech firms formalise their physical footprints, such acquisitions signal confidence in domestic manufacturing stability and long-term capital appreciation.

INDUSTRIAL

Batu Kawan's Evolution: From Industrial Hub to Urban Secondary Market

Source: EdgeProp, April 12, 2026

Batu Kawan is transitioning into a mature property ecosystem, driven by sustained industrial expansion and infrastructure growth. Increasing land values and a burgeoning residential population are transforming this former greenfield site into a high-value investment corridor.

This shift benefits developers with early-mover advantages. The location's rising asset valuations signal a broader market cycle trend where industrial catalysts successfully trigger secondary residential and commercial demand.

Sector Neutrality: Industrial Resilience Anchors Developer Valuations

Source: EdgeProp, April 16, 2026

CGS International maintains a neutral stance on the property sector, though industrial-heavy players like EcoWorld and Sime Darby Property remain outliers. Their strategic land banks and exposure to high-growth industrial sub-sectors provide a buffer against broader macro headwinds.

While residential sentiment remains cautious, industrial resilience provides a steady earnings floor. Investors are increasingly favouring developers with diversified portfolios that can weather cyclical fluctuations through industrial offtake.

LAND

Strategic Diversification: Nestcon's RM95m Entry into Iskandar Puteri

Source: EdgeProp, April 10, 2026

Nestcon is diversifying into property development via a RM95 million land acquisition in Iskandar Puteri. This capital flow into Johor aligns with the region's renewed economic vigor and the anticipated impact of cross-border connectivity projects.

The move marks Nestcon's transition from construction to high-margin development. By securing prime acreage, the group positions itself to capture value from the shifting demographic and investment interest in Southern Malaysia.

Policy Innovation: Penang's Green Growth Blueprint for 2050

Source: EdgeProp, April 12, 2026

Penang has launched the RTPSI 2050, Malaysia's first local plan for greenfield areas. This regulatory framework provides a strategic roadmap for sustainable land use, ensuring that future industrial and residential expansions align with environmental ESG benchmarks.

This policy signals a shift toward disciplined, planned urbanisation. For investors, it offers long-term clarity on land use, de-risking development projects by integrating infrastructure and environmental conservation into the primary growth strategy.

LAND

Agricultural Consolidation: Matang's RM18.2m Tangkak Acquisition

Source: EdgeProp, April 10, 2026

Matang has finalised the RM18.2 million acquisition of durian plantation land in Tangkak, Johor. This move diversifies the group's agricultural portfolio beyond palm oil, targeting high-value export crops to enhance long-term revenue streams and asset valuation.

This acquisition reflects a strategic pivot toward premium commodities. By securing matured plantation assets, Matang accelerates its earnings impact and strengthens its positioning within the resilient global food supply chain.

Capital Recycling: CCB Liquidates Johor Land for RM34.7m

Source: The Star, April 10, 2026

Cycle & Carriage Bintang (CCB) is disposing of land in Johor for RM34.7 million. This divestment of non-core assets allows the group to unlock value and redeploy capital into more productive operational areas or debt reduction.

The transaction highlights the high liquidity of industrial and commercial plots in Johor. It signals a tactical move by corporate owners to rationalise portfolios while market valuations for Southern region land remain competitive.

COMMERCIAL

Hospitality Exit: ECM Libra Liquidates Tune Hotel George Town

Source: EdgeProp, April 14, 2026

ECM Libra has completed the RM51.89 million disposal of Tune Hotel George Town. This divestment represents a strategic withdrawal from non-core hospitality assets, allowing the group to crystallise capital gains and refine its balance sheet for more liquid investment opportunities.

The transaction highlights the robust secondary market for hospitality assets in Penang's heritage zone. By exiting at a premium, ECM Libra demonstrates disciplined capital recycling, while the buyer gains a high-occupancy asset in a dominant tourism corridor.

Commercial Synergy: I-Bhd Secures SPA with Al Rajhi Bank

Source: EdgeProp, April 7, 2026

I-Bhd has entered a Sale and Purchase Agreement with Al Rajhi Bank for a commercial asset within i-City's Finance Avenue. This deal secures a high-profile institutional tenant, boosting the development's status as a regional financial hub and ensuring long-term recurring rental yield.

The partnership validates i-City's strategic positioning as a tech-centric corporate destination. Securing an international financial institution signals strong sector momentum and enhances the overall valuation of the surrounding commercial and residential ecosystem in Shah Alam.

COMMERCIAL

Batu Kawan Anchor: PE Land Group Secures Capstone Corporate Suites

Source: EdgeProp, April 10, 2026

PE Land Group has anchored its presence in Batu Kawan with the Capstone Corporate Suites. This move addresses the critical shortage of Grade A office space in Penang's premier industrial zone, catering to multinational corporations seeking proximity to their manufacturing hubs.

This development signals the "commercialisation phase" of Batu Kawan's lifecycle. By providing high-spec corporate infrastructure, PE Land is capturing the shift of professional services moving from the island to the mainland's burgeoning industrial core.

Safety Leadership: Menara Merdeka 118 Sets Global Fire Standards

Source: EdgeProp, April 10, 2026

Menara Merdeka 118 has received international recognition for advancing fire safety standards in super-tall structures. This achievement de-risks the asset for global institutional tenants and insurers, reinforcing its status as a world-class commercial landmark with superior operational resilience.

Safety excellence translates directly into asset premium and lower long-term risk profiles. As the world's second-tallest building, these benchmarks signal Malaysia's capacity for high-complexity engineering, influencing future high-rise policy and investor confidence in mega-scale developments.

OTHERS

Cost Mitigation: Government Probes Rising Construction Inputs

Source: New Straits Times, April 8, 2026

The Malaysian government is studying intervention measures to address escalating construction costs. This review aims to prevent margin compression for developers and ensure that housing remains affordable.

Stabilising input costs is essential for maintaining sector momentum. Success here would protect developer earnings and prevent a supply-side shock, signaling a state-level commitment to safeguarding the property industry's contribution to national GDP growth.

Regulatory Efficiency: IRB Streamlines Stamp Duty via Self-Assessment

Source: EdgeProp, April 7, 2026

The Inland Revenue Board (IRB) has introduced a self-assessment system for stamp duty to boost compliance and simplify transaction workflows. This digital transformation reduces administrative friction for property transfers, accelerating the velocity of capital within the real estate market.

Increased efficiency in tax processing improves the ease of doing business in the property sector. By digitising the "last mile" of transactions, the state encourages higher volumes of trade and enhances data transparency for market participants.

OTHERS

Infrastructure Catalyst: Land Acquisition Begins for Penang Mutiara Line

Source: EdgeProp, April 12, 2026

Early-stage land acquisition for the Penang Mutiara Line LRT is officially underway. This milestone signals a definitive shift toward transit-oriented development (TOD) for the island, fundamentally altering long-term land use and property valuations along the transit corridor.

The project acts as a massive macro catalyst for Penang's economy. Investors should anticipate significant capital appreciation for assets near proposed stations, as the LRT de-bottlenecks urban congestion and connects key employment hubs.

Connectivity Premium: TA Global Opens MRT Bridge at Damansara Avenue

Source: EdgeProp, April 7, 2026

TA Global has opened a dedicated MRT link bridge connecting its RM10 billion Damansara Avenue master plan to the rail network. This infrastructure investment directly enhances the project's "walkability" score, significantly boosting the commercial attractiveness and rental potential of its retail and office components.

Strategic connectivity is a primary driver of asset resilience. By bridging the gap between private development and public transit, TA Global is future-proofing its flagship project and securing a premium positioning in the competitive Klang Valley market.

FOREIGN

Global Footprint: MGB Secures RM35m Saudi Residential Contract

Source: EdgeProp, April 14, 2026

MGB Berhad, a subsidiary of LBS Bina Group, has secured a RM35 million contract to develop residential villas in Saudi Arabia. This entry MGB's expertise in Industrialised Building Systems (IBS) to meet the rapid demand generated by Saudi's Vision 2030.

The contract marks a critical milestone in MGB's geographical diversification strategy. The firm reduces its reliance on the domestic market while positioning itself for housing opportunities within the Middle Eastern construction boom.

Trade Expansion: Singapore Launches Fourth US Office in Austin

Source: Channel News Asia, April 14, 2026

Enterprise Singapore has established its fourth US trade office in Austin, Texas, targeting high-growth sectors like deep tech, energy transition, and semiconductors. This strategic placement facilitates cross-border investment and provides Singaporean firms a direct gateway into the thriving "Silicon Hills" tech ecosystem.

This move signals a macro shift toward reinforcing bilateral supply chain resilience. By institutionalising local presence in Texas, Singapore enhances its strategic positioning as a global node for innovation, benefiting firms seeking to scale in the North American market.

FOREIGN

Industrial Hub Maturity: Anschütz Scales Singapore Operations

Source: MarineLink, April 13, 2026

Navigation systems provider Anschütz has expanded its Singapore office to serve as a primary regional hub for the Asia-Pacific maritime sector. This scaling effort includes enhanced service capabilities and technical support, responding to the increasing complexity of global shipping and autonomous navigation requirements.

The expansion reinforces Singapore's status as a premier maritime and industrial hub. For the property sector, this underscores the long-term demand for high-spec industrial office space and professional maritime services.

Monetary Guardrails: MAS Leads Regional Tightening Amid Oil Shock

Source: Bloomberg, April 14, 2026

The Monetary Authority of Singapore (MAS) has proactively tightened its monetary policy by increasing the slope of the Singapore dollar's appreciation path. This strategic move, the first in Asia following the Middle East conflict, aims to neutralise imported inflation as rising energy costs threaten to permeate global supply chains.

By strengthening the local dollar, the central bank is effectively shielding domestic purchasing power and de-risking the economy against the volatile macro backdrop of elevated global oil prices.

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