



This week's spotlight

Ride the Wave of the
Property Upcycle

What's going on here?

According to Hong Leong Investment Bank (HLIB), a multi-year property upcycle has begun, fueled by industrial developments that create new growth opportunities and ease the strain on residential properties.

What does this mean?

The upcycle's roots trace back to the 2018 US-China trade war, which prompted global manufacturers to relocate to Southeast Asia, including Malaysia. This trend has led to increased foreign direct investments (FDIs) since 2021, particularly in second-tier cities like Penang, Johor, Sarawak, and Kedah. Penang has emerged as an electronic hub, while Kedah benefits from Penang's spillover demand and investments from companies like Infineon and Intel. Sarawak focuses on renewable energy, and Johor gains interest due to infrastructure projects like the Johor Bahru-Singapore Rapid Transit System.

Why should I care?

The property upcycle helps alleviate building pressure in the Klang Valley while promises rising land values and lucrative investment prospects across Malaysia.

For **22 July – 04 August 2024**

Stay ahead in the
Property Market