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Residential & Corporate Edition

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RESIDENTIAL

Phase One of Elmina Ridge 2 Achieves 90% Take-up During Soft Launch

Source: EdgeProp.my, July 11, 2025

Sime Darby Property Bhd reported a 90% take-up rate for Phase One of Elmina Ridge 2 during its soft launch, reflecting strong demand for its premium landed homes in the City of Elmina.

The development comprises 221 freehold units, with built-ups ranging from 2,274 to 3,288 sq ft. Unit types include superlink, cluster, and semi-detached homes, priced from RM1.21 million. Located within a low-density 28.78-acre parcel (7.7 units per acre), the homes are adjacent to a 300-acre Central Park and the 2,700-acre Bukit Cherakah Forest Reserve.

Tropicana Launches Skypark Kepler at Lido Waterfront Boulevard with RM100 Million Sales Recorded

Source: EdgeProp.my, July 11, 2025

Tropicana Corporation Bhd has launched Skypark Kepler, a branded serviced residence development located within the Lido Waterfront Boulevard in Johor Bahru.

The project is developed in collaboration with Banyan Group. Skypark Kepler comprises two 54-storey towers housing 1,596 units, with built-ups ranging from 463 to 807 sq ft. Units are priced from RM580,000 and come fully or semi-furnished with fittings by Samsung and Kohler. The project is part of a 38-acre masterplan along a 2.5km coastal boardwalk, with access to a 32-acre green park. It is situated less than 5km from the upcoming Johor Bahru–Singapore RTS Link.

RESIDENTIAL

KL City Centre Rental Market Faces Rising Competition and Yield Pressure

Source: EdgeProp.my, July 11, 2025

The rental market in Kuala Lumpur City Centre is facing yield compression and high vacancy rates, driven by increasing supply from new high-rise projects and slower absorption rates.

Areas such as KLCC, Bukit Bintang, and TRX are experiencing competition for tenants, with rental yields ranging between 3% and 4%. However, well-located projects near MRT and LRT stations, or those offering niche amenities such as co-living spaces, continue to attract renters. Investors are advised to focus on unique product offerings, efficient layouts, and projects with integrated transport connectivity to optimise returns in the current environment.

Developers Accelerate New Launches Along LRT3 Corridor

Source: EdgeProp.my, July 11, 2025

Residential projects along the LRT3 line have gained momentum, with developers launching multiple new schemes targeting first-time buyers and upgraders seeking improved connectivity.

The LRT3 alignment spans 37km with 26 stations, connecting Bandar Utama to Johan Setia in Klang. New projects in areas such as Glenmarie, Shah Alam, and Bandar Bukit Tinggi offer pricing between RM350,000 and RM650,000, appealing to M40 households. The transit-oriented development (TOD) model is central to the appeal, as buyers seek affordability, convenience, and future value appreciation linked to transport infrastructure upgrades.

INDUSTRIAL

InvestPenang Launches Silicon Incubation Hub, Showcases AI & NoC Chips

Source: EdgeProp.my, July 2, 2025

InvestPenang opened the 36,000 sq ft Silicon Research & Incubation Space (SRIS) in Bayan Lepas, Penang, as an innovation hub supporting local integrated circuit (IC) design startups.

SRIS provides high-performance computing infrastructure, Electronic Design Automation (EDA) tools, labs, expert mentoring, and collaborative development programmes under the Penang Silicon Design @5KM+ initiative. Inaugural tenants include Filpal, Infinecs Lab, Silicon X, SkyeChip, and Sophic Automation. SkyeChip unveiled HBM3E memory technology and Network-on-Chip (NoC) solutions for AI and cloud applications, while Silicon X is developing Malaysia's first proprietary chip.

PNSB, SD Guthrie, IJM & Yayasan Selangor Form MoU for Carey Island Food-EduTech Hub

Source: SD Guthrie press release / The Malaysian Reserve / The Star, July 8, 2025

Permodalan Negeri Selangor Berhad (PNSB), SD Guthrie Berhad, IJM Corporation Berhad, and Yayasan Selangor signed a Memorandum of Understanding to develop a 470-acre Edu-Technology Park and Food Security Hub on Carey Island.

The project will integrate AI, smart infrastructure, green energy, cold-chain logistics, halal food processing, and an international-standard educational campus. SD Guthrie will lead development on its 79%-owned land; IJM will handle infrastructure planning, and Yayasan Selangor will build educational facilities. The initiative aims to enhance social impact and economic growth while preserving local ecology and heritage.

INDUSTRIAL

AME Elite Proposes RM100.8 Million Asset Sale to Its REIT Arm

Source: Business Today / Bernama / The Malaysian Reserve, July 3, 2025

AME Elite Consortium Bhd proposed selling three industrial properties in Johor to AME Real Estate Investment Trust (AME REIT) for RM100.8 million.

The assets include three single-storey detached factories with mezzanine offices at i-Park @ Senai Airport City (RM39.3 m) and i-TechValley at SILC (two at RM30.75 m each). The disposal aligns with AME Elite's strategy to streamline property investments and redeploy capital into core industrial park development. Pro forma gains are estimated at RM25.8 m. For AME REIT, the acquisition increases its portfolio to 44 assets and pro forma asset value to RM856.7 m—enhancing recurring income and tenant stability.

Warisan TC Unit Sells Petaling Jaya Industrial Property for RM49 Million

Source: The Malaysian Reserve / Reuters via TradingView, July 1, 2025

Warisan TC Holdings Bhd (WTCH), a diversified group involved in automotive, equipment, and travel businesses, has disposed of an industrial property located in Petaling Jaya for RM49 million in cash.

The asset comprises a 2½-storey office building with an annexed warehouse, sitting on a 94,596 sq ft leasehold site. The buyer was not disclosed in the announcement. According to the company, the disposal is part of a strategic realignment to unlock the value of non-core assets, improve liquidity, and strengthen its balance sheet.

LAND

SkyWorld Acquires Penang Land to Kick-Start RM13 Billion Affordable Housing Project

Source: EdgeProp.my, July 9, 2025

SkyWorld Development Bhd has purchased a 25.9-acre parcel in Batu Kawan, Penang, for RM48.51 million (approximately RM43 per sqft), as part of a joint initiative with the Penang Development Corporation (PDC) and PDC Properties

The site—Parcel 1 in the larger 161.5-acre Bandar Cassia tract—is earmarked for Rumah Bakat Baru Madani (RBB) affordable homes targeted at middle-income households earning below RM11,800/month. Units will be priced between RM225,000 and RM420,000 and feature amenities such as a swimming pool, gym, multipurpose hall, and playground

Kerjaya Prospek Buys KL Land for RM12.8 Million; Forms JV for Penang Development

Source: EdgeProp.my, July 1, 2025

Kerjaya Prospek Group Bhd, through its subsidiary Senandung Raya Sdn Bhd, is acquiring three freehold land parcels in Kuchai Lama, Kuala Lumpur, for a total of RM12.8 million.

The flagship 1.57-hectare parcel is located along 9th Mile Kuchai Road, while the other two are adjacent plots.

Situated in a well-developed residential and commercial district, the land offers strong connectivity via major highways such as Kesas, the Federal Highway, and the Damansara–Puchong Expressway. The acquisitions are scheduled for completion by September 2025 and will be financed through internal funds and bank loans.

LAND

Samaiden Group Acquires 185.57ha in Teluk Intan for Utility-Scale Solar Farm

Source: EdgeProp.my, July 2, 2025

Samaiden Group Bhd, via its subsidiary Samaiden Capital Management, is acquiring 185.57 hectares of leasehold land in Teluk Intan, Perak, for RM45.5 million.

The land, currently used for oil palm cultivation, is intended for the development of a large-scale solar farm. The site was selected due to its high solar irradiance and close proximity to a high-voltage substation, which helps reduce grid connection costs. By owning the land outright, Samaiden expects to lower long-term leasing expenses and gain strategic flexibility in managing its renewable energy assets.

LB Aluminium Acquires 6.74-Acre Industrial Land with Buildings in Banting for RM22 Million

Source: The Edge Malaysia, July 3, 2025

LB Aluminium Bhd has purchased a 6.74-acre industrial property in Banting, Selangor, for RM22 million. The site includes a fully equipped factory and office complex and was acquired from Lucksoon Coatings Sdn Bhd.

As part of the deal, RM4.01 million of the purchase price will be used to settle outstanding debts owed by Lucksoon Metal Works Sdn Bhd. Upon completion, LB Aluminium will lease the property back to Lucksoon Metal under a three-year tenancy agreement at a monthly rental of approximately RM116,000.

COMMERCIAL

Avaland to Acquire Petaling Jaya Land for RM49 Million for High-Rise Commercial Development

Source: EdgeProp.my / The Edge Malaysia, July 1, 2025

Avaland Bhd plans to purchase a 2.17-acre leasehold site in Section 13, Petaling Jaya, for RM49 million through its wholly owned subsidiary, Leisure Event Sdn Bhd.

The parcel, adjacent to Plaza 33 and valued at RM49 million by CBRE WTW Valuation, will be developed into a high-rise commercial project with an estimated gross development value (GDV) of RM320 million. The acquisition is expected to close by Q4 2025, funded via internal resources and bank loans. While the transaction is not expected to materially impact FY2025 earnings, it is projected to support future income generation and expansion in the PJ township.

S P Setia's Nadi Phase 3A Achieves 70% Take-Up During Launch Weekend

Source: The Edge Malaysia / Business Today, July 2, 2025

S P Setia Bhd recorded a 70% take-up rate for its Nadi Phase 3A commercial units at Setia EcoHill 2 in Semenyih during the launch weekend of June 22, 2025.

This phase covers a 5.5-acre plot within Setia Commerce Square and comprises 44 shop-office units—36 two-storey and 8 three-storey—priced between RM1.79 million and RM3.8 million. Unit sizes span from 3,899 to 8,365 sq ft with prominent 26-ft frontage ideal for F&B and retail. The phase has a GDV of RM95.4 million and is slated for completion by Q2 2028. Overall, Nadi's three phases total GDV of RM489.4 million across 224 units, with prior phases in 2023 and 2024 fully sold.

COMMERCIAL

LFE Corp Secures RM70.85 Million in Contracts for Oasis Ara and Cyberjaya Developments

Source: The Edge Malaysia, June 30, 2025

LFE Corp Bhd has secured four contracts worth a combined RM70.85 million for works including alteration, structural strengthening, underpinning, demolition, and earthworks across two projects.

The largest is a RM30.49 million contract awarded to LFE Engineering for structural work at Oasis Ara Damansara. A separate RM32.46 million contract to LFE Innovative covers material supply for the same project. Two additional contracts totalling RM7.89 million were awarded by Puncak Concept for earthworks and supply at a Cyberjaya site. All contracts are related-party transactions and are aligned with LFE's engineering and construction services.

Signs of Revival in Klang Valley's Office Sector

Source: New Straits Times, July 12, 2025

The Klang Valley's office market is beginning to show meaningful signs of recovery, according to recent insights from Hong Leong Investment Bank (HLIB).

For the first time since the onset of the COVID-19 pandemic, Q2 2025 recorded positive net absorption, signalling renewed business confidence and a return to physical workspaces across several key industries. The resurgence is primarily driven by technology firms, shared services operators, and financial institutions, which are increasingly seeking Grade A office spaces in strategic locations. Areas such as Kuala Lumpur city centre and Bangsar South are witnessing stronger leasing activity, supported by their proximity to infrastructure, amenities, and transport links.

OTHERS

Hyatt Regency Kuala Lumpur at KL Midtown Prepares to Open in Mont Kiara This August

Source: The Edge Malaysia, July 7, 2025

The global hospitality brand Hyatt Regency will open its new five-star hotel in KL Midtown, Mont Kiara on August 26, 2025.

Located at No.7 Jalan Dutamas 2 opposite MITEC and near Matrade, the property combines hospitality and residential offerings, comprising 306 hotel rooms (starting at 42sqm) and 104 serviced residences—complete with private lobbies, kitchenettes, and living/dining areas.

ECRL Project Reaches 85% Completion, On Track for Early 2027 Operations

Source: The Edge Malaysia, July 5, 2025

The East Coast Rail Link (ECRL) has hit 85% completion, with operations still slated to begin by early 2027.

Chief Secretary to the Government, Tan Sri Shamsul Azri Abu Bakar, called for strict oversight to prevent issues like rail encroachments that could delay the timeline. He stressed that the project, spanning 665 km between Klang and Kota Bharu, will boost connectivity, drive economic revitalisation along its route, and align with the national MADANI principle promoting prosperity across regions. The Ministry has emphasised federal-state-private sector collaboration and hopes to generate local jobs and business opportunities tied to the rail link.

OTHERS

Bank Negara Malaysia Cuts Overnight Policy Rate to 2.75%

Source: Reuters, July 9, 2025

In its monetary policy statement on July 9, 2025, Bank Negara Malaysia (BNM) reduced the Overnight Policy Rate (OPR) by 25 basis points, from 3.00% to 2.75%—its first policy rate cut since May 2020. The OPR corridor was adjusted to a ceiling of 3% and a floor of 2.50%.

The decision was motivated by moderate inflation (headline at 1.2% in June), a weaker economic outlook, and external headwinds, including new U.S. tariffs on Malaysian exports. BNM described the move as a proactive measure to support growth, noting that domestic demand and multi-year investment projects remain resilient.

RM140 Million Paloh-Bekok Road to Reduce Travel Time in Johor

Source: The Star via revived reporting, July 1, 2025

The Johor state government is investing RM140 million to construct a new road linking Paloh and Bekok, aimed at significantly cutting travel time between the two towns and enhancing regional mobility.

Although detailed technical specs were not disclosed, the route is expected to enhance local connectivity, alleviate existing congestion on Federal Routes J16 and J150, and support more efficient transport flow in the southeastern Johor corridor. The project also underscores state infrastructure efforts to boost accessibility and stimulate local economic activities.

FOREIGN

First RTS Link Train Unveiled; Rail System 56% Complete

Source: The Straits Times, early July 2025

The first of eight driverless train sets for the upcoming Johor Bahru–Singapore Rapid Transit System (RTS) Link was officially unveiled on June 30, 2025.

The RTS system is currently about 56% complete, with ongoing work focusing on track construction, traction power systems, and signalling, communications, and control integrations. Each four-car train carries up to 600 passengers, and the system is designed to handle up to 10,000 passengers per hour per direction. System integration and off-site testing will proceed through mid-2025 before final trials at Wadi Hana Depot in Johor Bahru.

Singapore Increases Seller's Stamp Duty and Holding Period to Curb Speculation

Source: The Straits Times, Channel NewsAsia, AsiaOne, July 2025

Effective July 4, 2025, Singapore authorities extended the holding period for private home seller's stamp duty (SSD) from three to four years, and raised SSD rates to between 4% and 16%, depending on how soon the property is sold after purchase.

The move aims to deter short-term flipping, especially in light of rising sub-sales within the past few years. Analysts emphasised that the measure is calibrated—targeting speculators without significantly disrupting long-term buyer demand or market fundamentals. . Earlier trends show sub-sale activity peaking in 2023 and narrowing in early 2025, suggesting a natural easing of temporary speculative behaviour

FOREIGN

Hong Kong Office Rent Decline Slows but Offers Little Relief to Distressed Landlords

Source: South China Morning Post, July 2025

After several years of continuous decline, Hong Kong's office rental market is beginning to show signs of stabilisation.

However, according to industry analysts, the moderation in rent drops provides limited short-term relief for landlords, particularly those already facing financial stress. While headline rental rates in core business areas such as Central, Admiralty, and Wan Chai have stopped falling at the same steep pace seen in previous years, vacancy rates remain historically high. The commercial office sector continues to grapple with structural headwinds, including corporate downsizing, remote work adoption, and relocations to more cost-efficient locations within or outside the city.

Hong Kong Stock Market Revival Lifts Property Sentiment Amid Lingering Risks

Source: South China Morning Post, July 2025

Hong Kong's equity market has staged a significant rebound in 2025, with the Hang Seng Index climbing over 20% year-to-date. This recovery has helped to improve investor sentiment in the property sector, which has struggled with weak demand and falling prices in recent years.

The stock market revival has been driven by strong IPO activity and renewed interest in tech and financial stocks. However, analysts warn that risks remain, including geopolitical uncertainty, subdued consumer spending, and the need for broader economic reform. A full property market recovery will likely depend on sustained policy support and investor confidence.

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