

2026

PROPERTY PLUG *Biweekly*

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Residential & Corporate Edition

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RESIDENTIAL

Government Takes Three Major Measures to Ensure Access to Affordable Homes

Source: The Edge Malaysia, January 27, 2026

The Malaysian government has introduced three measures to manage housing costs and maintain access to affordable homes.

Under the National Affordable Housing Policy, affordable home prices are capped at RM300,000, while state and district income-based price mapping helps guide developers and buyers. The Housing Integrated Management System (HIMS) has been fully implemented to centralise project licensing and sales information. The Housing Credit Guarantee Scheme (SJKP) supports first-time buyers with financing up to RM500,000, including 120% loan coverage and step-up repayments aligned with rising incomes.

Mah Sing to Revive Two RMK-U Affordable Housing Projects in Penang

Source: EdgeProp.my, February 9, 2026

Mah Sing Group Bhd has announced plans to revive two affordable housing projects under the Rumah Mampu Milik Kedah-Utara (RMK-U) initiative in Penang, reaffirming its strategic focus on mass-market residential demand.

The projects are expected to contribute to Penang's supply of middle-income housing, with pricing targeted to be accessible to first-time buyers and upgraders. Mah Sing said the revivals build on its ongoing M-Series affordability offerings in key urban and growth corridors, supported by strong local demand fundamentals and infrastructure connectivity.

RESIDENTIAL

OSK Property and RHB Launch Enhanced Green Home Financing Scheme

Source: The Edge Malaysia, February 5, 2026

OSK Property Holdings Bhd has partnered with RHB Banking Group to introduce the RHB Green Home Financing Guarantee Programme, designed to support environmentally responsible homeownership by improving access to financing for buyers of green-certified residential projects.

Eligible purchasers can obtain financing of up to 110% of property value. Participating projects include Nara at OSK Shorea Park in Puchong, Hana Hills in Taman Melawati, Bayu @ OSK Mori Park in Shah Alam, and OSK Areca in Nilai.

Malaysia's Trend of Stalled Projects Draws Renewed Attention from Major Developers

Source: The Edge Malaysia, February 9, 2026

Multiple prominent property developers, including TS Land Holdings, Mah Sing Group, EXSIM Group and potential bids from Pavilion Group or Malton Bhd, have reportedly submitted proposals for the stalled 8 Conlay project in Kuala Lumpur.

Receivers managing the distressed site said the tender reflects market appetite for urban mixed-use assets near key destinations, including Pavilion Kuala Lumpur and other central precincts. Industry sources cautioned that execution risks remain significant due to legal disputes, funding needs and completion complexities, with no definitive winner or timeline yet announced.

INDUSTRIAL

IOI Properties Sells 136 Acres of Industrial Land for RM740 Million

Source: The Edge Malaysia, February 5, 2026

IOI Properties Group Bhd has agreed to sell a 136.03-acre industrial land parcel at IOI Industrial Park @ Banting for RM740.68 million, reflecting continued strong demand for industrial land suitable for logistics and data-centre development. The buyer, Bridge Data Centres Malaysia VII Sdn Bhd, is expected to develop the site to capitalise on the region's growing role in digital infrastructure and supply chain expansion.

Analysts noted the deal underscores investor confidence in Malaysia's industrial real estate market amid broader economic and logistics sector growth.

DHL Opens Second Logistics Hub in Senai Airport City as Demand Accelerates

Source: New Straits Times, January 29, 2026

DHL Supply Chain Malaysia has commenced operations at its second logistics hub in Senai Airport City, Johor, in response to accelerating demand for integrated logistics services in the southern industrial corridor. The new facility expands DHL's regional footprint and enhances its capacity for supply chain operations.

The opening follows full occupancy at its South Region Hub 1 and aligns with broader logistics ecosystem growth in Senai, where multinational occupiers are increasingly clustering. Stakeholders say the facility supports Johor's positioning as a strategic logistics gateway between Malaysia, Singapore and broader ASEAN markets.

INDUSTRIAL

MTAG to Acquire Johor Bahru Land for Industrial Expansion

Source: The Edge Malaysia, January 31, 2026

MTAG Group Bhd has entered into an agreement to acquire 7.54 ha (75,400 sq m) of vacant land in Johor Bahru for RM53.58 million in cash, aimed at expanding its industrial footprint and future development pipeline.

MTAG's planned expansion reflects broader investor confidence in Johor's industrial sector, driven by strong demand for factory, logistics and integrated supply chain facilities. Market analysts note that strategic landbanking at competitive pricing can provide both operational flexibility and potential future rental income or capital gains as the southern industrial hub evolves.

CapitaLand Malaysia Trust Eyes Bigger Industrial & Logistics Portfolio

Source: The Edge Malaysia, January 29, 2026

CapitaLand Malaysia Trust (CLMT) is targeting a 20% allocation of its assets under management (AUM) to industrial and logistics assets by 2028, up from about 7.9% currently, as it pursues strategic acquisitions in Penang, Johor and the Klang Valley. The REIT is gradually diversifying beyond retail property to capture income-producing industrial facilities that align with strong market demand for logistics and manufacturing space.

Management says the shift supports long-term portfolio resilience and recurring income amid rising demand for quality logistics and industrial assets across Malaysia.

LAND

Malaysia Gains Additional Territory After Border Re-demarcation

Source: The Edge Malaysia, February 4, 2026

Malaysia has gained a net 780 hectares of territory following the re-measurement and re-demarcation of outstanding boundary problem (OBP) areas along the Malaysia-Indonesia border at Sungai Sinapad and Sungai Sesai.

The revision confirms that Kampung Kabulangalor, Kampung Lepaga, and Kampung Tetagas now fall within Malaysian territory. An agreement reached at the 45th Indonesia-Malaysia Joint Border Committee Meeting also secured a small gain of five hectares in the Pulau Sebatik OBP. Officials said the outcome reflects careful negotiation and approval by the Sabah government before finalisation.

Malay Reserve Land Area in Peninsula Malaysia Increases to 4.95 Million Hectares

Source: EdgeProp.my, January 30, 2026

The total area of Malay reserve land (MRL) in Peninsular Malaysia rose to 4.95 million hectares in 2024, up from 4.82 million hectares in 2020, according to the Ministry of Natural Resources and Environmental Sustainability (NRES).

This reflects continued government efforts to preserve and protect MRL status under state and federal land laws. Kelantan recorded the largest MRL area, followed by Perak, Kedah and Johor. NRES noted that the total excludes Penang and Melaka, which do not have Malay Reservation Enactments, and that ongoing monitoring ensures the land remains protected for qualifying beneficiaries.

LAND

EcoFirst to Acquire Two Freehold Land Parcels in Penang for RM45 Million

Source: EdgeProp.my, January 31, 2026

EcoFirst Consolidated Bhd has entered into agreements to acquire two freehold land parcels on Penang island for a total of RM45 million, part of its plan to expand its development pipeline and diversify beyond the Klang Valley.

The acquisition is intended to strengthen EcoFirst's landbank and support future residential or mixed-use developments in a strategic urban location with strong demand fundamentals. The move reflects confidence in Penang's property market resilience and the company's ambition to broaden its geographic footprint, complementing ongoing projects in Malaysia's key urban centres.

IOI Properties May Book Substantial Income From Premium Land Sale, Analysts Say

Source: EdgeProp.my, February 5, 2026

Analysts say IOI Properties Group Bhd could recognise a significant income gain from the sale of a large industrial land parcel at a premium price, a factor that helped lift its share price on Bursa Malaysia.

The potential booking arises from the disposal of the 136-acre industrial land at IOI Industrial Park @ Banting, reflecting strong investor interest in ready industrial and logistics sites amid robust demand for such assets. Market watchers noted that crystallising a premium on land sales can materially boost earnings and improve free cash flow, enhancing IOI's capacity to pursue strategic investments and development opportunities across its property portfolio.

COMMERCIAL

IGB REIT and IGB Commercial REIT Report Strong Property Income Growth

Source: The Edge Malaysia, January 28, 2026

IGB Real Estate Investment Trust (IGB REIT) and its sister trust IGB Commercial REIT posted significantly higher net property income (NPI) for the fourth quarter ended December 31, 2025, driven by stronger rental contributions and asset performance.

For 2025, both REITs reported double-digit growth in income and revenue, with distributions per unit also rising. IGB REIT declared a 97.5% payout ratio while its commercial counterpart distributed 95% of distributable income, positioning both trusts to benefit from resilient consumer demand, domestic consumption and tourism-linked footfall in 2026.

Penang in Talks with Federal Authorities on Proposed International Financial Centre

Source: The Edge Malaysia, February 6, 2026

The Penang state government is holding high-level discussions with Bank Negara Malaysia, the Securities Commission and the Labuan Financial Services Authority to advance plans for a Penang International Financial Centre (PIFC), aiming to broaden the state's economic base.

State officials emphasised that proposals for the financial centre must meet national regulatory standards and complement existing ecosystems without duplicating functions. Although no final decisions have been made, this initiative reflects Penang's strategic push to diversify its high-tech and export-oriented economy.

COMMERCIAL

BMC Mall and Seven-Acre Site in Cheras Up for Sale by Tender

Source: The Edge Malaysia, February 2, 2026

BMC Mall, a two-storey shopping complex in Bandar Mahkota Cheras, and its adjacent seven-acre freehold commercial land have been placed on the market via tender, with an asking price around RM130 million. The property enjoys an occupancy rate exceeding 95% and generates a respectable rental yield.

Conditional development orders previously granted create flexibility for future projects, making the site compelling for investors seeking both immediate income and redevelopment potential in Cheras.

KLCCP Outlook Lifted by Stable Offices and Tourism Momentum

Source: New Straits Times, February 1, 2026

KLCC Property Holdings Bhd (KLCCP) expects a positive outlook for fiscal year 2026, driven by stable office occupancy and a recovering tourism sector that supports retail and hospitality assets within the Kuala Lumpur City Centre precinct. The strengthening performance is underpinned by recovering footfall around key landmarks such as PETRONAS Twin Towers, tourist arrivals linked to Visit Malaysia 2026 and broader domestic consumption.

Industry observers note that improved demand for office space in prime locations and sustained visitor interest are helping to stabilise rental and occupancy metrics, creating a constructive environment for KLCCP's portfolio.

OTHERS

Mah Sing's Bestari Perdana Ramp Opens as East Johor Connectivity Upgraded

Source: EdgeProp.my, January 30, 2026

Mah Sing Group Bhd has officially opened a ramp access point at Bestari Perdana in Johor, improving access to major highways and employment hubs. The upgraded link is expected to reduce travel times for residents and support growth in both housing demand and commercial activity within the region.

The new infrastructure is part of Mah Sing's broader strategy to leverage improved transport links to boost Bestari Perdana's appeal as an integrated township, further reinforcing the area's growth potential.

Updated Higher Loans and Longer Tenures Contributing to Housing Unaffordability — Experts

Source: EdgeProp.my, January 30, 2026

Experts have warned that higher loan amounts and longer home loan tenures are inadvertently contributing to housing unaffordability in Malaysia, with buyers stretching budgets and taking on larger debt to secure properties amid flat or constrained income growth.

The analysis highlights that while flexible financing terms were designed to improve accessibility, they may mask underlying affordability challenges by pushing buyers into higher-cost segments beyond sustainable means. Experts call for more balanced lending practices and structural reforms to support genuine affordability.

OTHERS

18 MPs Say Higher Incomes Still Can't Fix Housing Crunch — Economist

Source: EdgeProp.my, January 29, 2026

An economist has urged policymakers to adopt broader structural reforms to address Malaysia's housing shortage, saying that higher incomes alone will not resolve the affordability gap. The comment came as 18 Members of Parliament highlighted that escalating home prices continue to outpace wage growth.

The economist called for comprehensive strategies including increased supply of affordable housing, targeted subsidies and tighter alignment of home financing structures with actual income trends.

Green Building Certifications Jump 25%

Source: EdgeProp.my, January 29, 2026

Green building certifications in Malaysia have risen by about 25% as more stakeholders adopt sustainability standards, reflecting growing demand for environmentally efficient properties. The trend spans residential, commercial and industrial sectors, with certifications like GBI and LEED serving as benchmarks for energy, water and material performance.

Industry players attribute the growth to stronger ESG commitments, regulatory support and tenant preference for lower costs and healthier indoor environments. Green-certified assets are expected to gain a competitive edge over conventional buildings.

FOREIGN

Hong Kong's Housing Market Recovery Rests on Solid Foundations

Source: South China Morning Post, February 2, 2026

Hong Kong's residential property market is showing signs of a durable rebound as economic growth accelerates, capital market activity strengthens and investor confidence improves.

Analysts, including Morgan Stanley, forecast house price growth in 2026, while renewed stock market momentum and increased capital inflows are helping to rebuild sentiment among buyers after years of price correction. The recovery appears supported by both domestic demand and broader financial market stability.

David Ebrahimzadeh and Corniche Capital Lead AI Data Centre Investment Strategy

Source: Yahoo Finance, January 30, 2026

David Ebrahimzadeh, President of Corniche Capital, is spearheading a strategic investment focus on AI-enabled data centres and digital infrastructure, positioning these assets as core to future commercial real estate value.

Corniche Capital's strategy emphasises long-duration, power-intensive facilities that support artificial intelligence workloads amid rising demand from enterprise, logistics and cloud computing sectors. This shift reflects broader institutional capital flows into future-oriented industrial and technology infrastructure.

FOREIGN

GuocoLand Books US\$85.4 Million Earnings in 1HFY2026, Up 14%

Source: EdgeProp.sg, February 2, 2026

GuocoLand posted US\$85.4 million in profit attributable to equity holders for the first half of FY2026, a 14% year-on-year increase, underpinned by recurring income from investment properties and gains on asset disposal.

Revenue declined due to timing of residential project recognitions, but strong take-up at Singapore developments and full commitment rates at key investment properties stabilised earnings. The group plans several new launches in 2026 to sustain momentum.

Far East Organization Unit Sells 51 Tuas View Link to PGIM and Northstar Capital

Source: Yahoo Finance Singapore, February 2, 2026

A unit of Far East Organization has sold the industrial property at 51 Tuas View Link, Singapore, to a joint venture between PGIM Real Estate and Northstar Capital for S\$121.1 million, reflecting robust investor appetite for well-located industrial assets.

The property, located in Singapore's core industrial belt in Tuas, offers strong income visibility and potential medium- to long-term redevelopment optionality. Market sources say the deal underscores continued valuation support for prime industrial assets amid resilient fundamentals.

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