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**Residential & Corporate Edition**

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# RESIDENTIAL

## **Cross-Border Logistics and Infrastructure Bets Anchor Heavy Pre-Sales in Johor Bahru**

**Source: EdgeProp.my, June 9, 2026**

TH Tebrau Land, a subsidiary of Teguh Harian Group, has launched Monterra, a RM941-million integrated mixed-use project in Tebrau, Johor Bahru. The transit-adjacent development has already secured an 80% take-up rate since its April pre-launch.

This rapid conversion signals robust capital flows into the Tebrau corridor. Driven by proximity to the CIQ complex and structural optimism surrounding the Johor-Singapore Special Economic Zone, the asset size strengthens regional market momentum.

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## **Peripheral Corridor Expansion Drives Suburban Mixed-Use Footprint Near Putrajaya Fringe**

**Source: EdgeProp.my, June 8, 2026**

Oriental Interest Bhd's residential arm, Myra, has unveiled Myra Embun, a freehold mixed-use development on 5.08 acres in Jenderam. The project marks a first-of-its-kind integrated hub for the area, combining retail, hospitality, and 594 serviced units.

The strategic layout responds directly to changing demographics and spillover demand from the Putrajaya-Cyberjaya digital corridor. This micro-market shifts focus toward self-sustaining suburban hubs, capturing early-cycle momentum from regional infrastructure growth.

# RESIDENTIAL

## **Asset-Light Capital Allocation Speeds Up Residential Pipeline Development in Mukim Plentong**

**Source: EdgeProp.my, June 10, 2026**

Varia Bhd's subsidiary has entered a 50-50 joint venture profit-sharing agreement with United Malaya Land's Seri Alam Properties. The partnership aims to build a 645-unit residential project in Johor Bahru with a RM250 million GDV.

The model bypasses direct land acquisition costs, keeping the land value fixed at RM17 million as the owner's contribution. This non-g geared initial setup protects balance sheet liquidity while establishing positive earnings visibility for future financial cycles.

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## **Premium Preservation Strategy Drives Differentiated Valuation Gains in Mature Enclaves**

**Source: EdgeProp.my, June 9, 2026**

Urban Hallmark Properties has launched Botanik Point in Ampang with a gross development value of RM96 million. The developer restricted project density to 46 units on the 1.78-acre site, dedicating 30% to a protected nature reserve.

The lower density pivots away from high-volume plays to capture premium pricing power, with villas starting at RM1.6 million. This strategy establishes a blueprint for sustainable residential products seeking internationally accredited green recognition.

# INDUSTRIAL

## **Logistics Pivot Gains Momentum via High-Yield Stratified Industrial Site Redevelopment**

**Source: EdgeProp.my, June 4, 2026**

Chin Hin Group Property is acquiring a 2.16-hectare leasehold factory site in Kota Damansara for RM92.5 million. Plans are underway to redevelop the vacant asset into a 322-unit stratified industrial hub with a RM612 million GDV.

This high-yield logistics shift will lift net gearing from 0.53 to 0.71 times. It highlights defensive capital reallocation toward tech-linked industrial infrastructure in mature, core Selangor science parks.

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## **Recurring Infrastructure Revenue Repositions Blueprint for Multi-Billion Data Centre Portfolio**

**Source: EdgeProp.my, June 9, 2026**

Sime Darby Property reports rising industrial and technology asset lines ahead of its 53rd AGM. Strong performance yields RM4,184.2 million in FY2025 revenue and an oversubscribed RM4.5 billion Islamic medium-term notes issuance.

The growth is anchored by a massive RM7.6 billion long-term data centre lease pipeline at Elmina Business Park. This execution accelerates the corporate shift toward tech infrastructure, targeting a 30% recurring earnings contribution.

# INDUSTRIAL

## **Non-Core Portfolio Divestment Unlocks Capital Gains for Strategic Production Realignment**

**Source: EdgeProp.my, June 4, 2026**

Sapura Industrial has proposed the cash disposal of a vacant 2.163-hectare industrial plot in Melaka for RM10.48 million. The transaction will realize a capital appreciation gain of approximately RM7.3 million for the company.

Monetizing this asset clears real estate weight from the balance sheet without affecting short-term gearing. The incoming cash flows will fund manufacturing line expansions located closer to end-market customers.

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## **Discretionary Clearance of BKIP2 Disputes Stabilises State Industrial Development Rollout**

**Source: The Edge Malaysia, June 3, 2026**

Penang Development Corporation (PDC) and Aspen Holdings have formally closed all outstanding matters surrounding the Batu Kawan Industrial Park 2 (BKIP2) request for proposal. Aspen accepted PDC's evaluation authority, dropping claims on an adjacent 580-acre land right.

This resolution removes legal drag from state-backed industrial projects. By establishing administrative finality without litigation, the settlement preserves local asset values and clears policy gridlock, ensuring unhindered infrastructure execution for the industrial hub.

# LAND

## **Aggressive Johor Landbank Replenishment Signals Mid-Cycle Confidence in High-Density Residential Schemes**

**Source: EdgeProp.my, June 3, 2026**

Malton Bhd's wholly owned subsidiary, Bukit Rimau Development, has entered a conditional agreement to acquire 3.72 acres of freehold land in Bandar Johor Bahru for RM97.23 million. The site sits within the integrated W City Larkinton commercial development corridor.

The prime acquisition targets a high-density serviced apartment scheme with a preliminary gross development value of RM950 million. Backed by strong momentum from its nearby Mutiara Kempas launch, the transaction leverages blended internal funds and borrowings to expand the group's southern development pipeline.

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## **Contiguous Aggregation Phase Wraps Up to Consolidate Megamall Ecosystem Footprint**

**Source: EdgeProp.my, June 9, 2026**

IGB Bhd has completed the RM214.97 million acquisition of two leasehold land parcels measuring 859,897 square feet in Mukim Plentong. The deal was executed via Enrich Horizon, a 70:30 joint venture with Southkey City.

The strategic layout locks in the final contiguous acreage adjacent to The Mall, Mid Valley Southkey, lowering pioneer investment risk. Funded by a mix of internal cash and credit facilities, the expansion deepens recurring commercial income while strengthening asset values.

# LAND

## **Multi-Asset Land Consolidation Closes as Operational Turnaround Stabilises Forward Earnings**

**Source: EdgeProp.my, June 5, 2026**

Y&G Corp Bhd has finalized its 95.02-acre Sepang land acquisition from Nurani Saujana for RM206 million. The transaction concludes a wider RM477 million three-asset related-party corporate exercise that includes completed acquisitions in Kuala Selangor.

The completion coincides with a strong financial turnaround, with 1.Q profit hitting RM3.31 million on high progress billings. Bolstered by RM134.13 million in unbilled sales, the group secures robust earnings visibility while maintaining capital discipline.

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## **YLI Holdings Unlocks RM6.8 Million Gain via Prai Industrial Asset Divestment**

**Source: The Edge Malaysia, June 3, 2026**

YLI Holdings' subsidiary, Yew Lean Foundry, is selling two industrial land parcels in Prai to Trilight Optics for RM28.5 million. The deal yields a RM6.83 million net gain, significantly above the RM15.9 million book value.

This divestment shifts capital toward working capital and debt reduction, narrowing the group's FY2025 losses. It signals a strategic exit from non-core assets to strengthen the balance sheet and improve net assets per share.

# COMMERCIAL

## **Hospitality Entry Signals Diversification Pivot Into Defensive Real Estate Asset Classes**

**Source: EdgeProp.my, June 8, 2026**

Radium Development has diversified its portfolio by launching The Face Chancery Hotel in Kuala Lumpur, representing its entry into the hospitality sector. The asset forms part of a wider mixed development scheme.

The strategic pivot shifts the developer's reliance away from pure residential sales. By locking in a hospitality footprint, the group establishes long-term recurring revenue potential to capture tourism flows and stabilise future corporate earnings.

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## **Non-Core Commercial Divestment Frees Institutional Capital for Liquid Reinvestment Allocation**

**Source: EdgeProp.my, June 2, 2026**

IJM Corporation's subsidiary is selling a hypermarket building in Sandakan, Sabah, to its existing tenant, Econsave Cash & Carry, for RM47.5 million. The disposal covers the building and its leasehold land.

Monetising this asset allows the group to unlock capital from peripheral commercial property. The incoming cash flows strengthen balance sheet liquidity, allowing IJM to reallocate resources toward core structural infrastructure pipelines.

# COMMERCIAL

## **Institutional Anchor Partnership Enhances Township Valuation and Speeds Up Long-Term Absorption**

**Source: EdgeProp.my, June 8, 2026**

Gamuda Land has partnered with UCSI Group to establish a university campus within the 810-acre Gamuda Gardens township in Rawang. The campus will locate inside the regional retail hub.

Integrating higher education directly boosts the township's long-term commercial momentum. The anchor asset drives sub-market demand, increasing residential valuation and securing steady catchment footfall that shifts the development into a self-sustaining zone.

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## **Institutional Asset Divestment Tests Valuation Floors Amid Petaling Jaya Office Glut**

**Source: The Edge Malaysia, June 1, 2026**

Pelaburan Hartanah Bhd has launched an Expression of Interest exercise to sell CP Tower in Petaling Jaya, valued between RM158 million and RM187 million. Setia Awan Holdings is among the interested parties bidding for the 288,058-square-foot freehold asset.

The corporate exit highlights structural pressure in older regional office markets, where vacancy rates hover near 30%. This liquidity event underscores a wider cyclical shift, forcing capital reallocation out of legacy stock into prime, ESG-compliant corporate structures.

# OTHERS

## **Active Transit Infrastructure Phase Commences to Unlock Coastal Urban Catchments**

**Source: EdgeProp.my, June 8,**

Construction on Penang's 29.67km Mutiara Line LRT is progressing steadily, with station designs awaiting imminent local council approval. Foundation works are completed at Bandar Sri Pinang, while five piers are erected at the airport station.

Active transit engineering triggers widespread traffic management rollouts along the 20-station alignment. This structural phase establishes critical links to major economic zones, shifting regional asset connectivity ahead of its planned December 2031 operations.

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## **Suburban Infrastructure Injection Anchors Public Realm Values in Mature Enclaves**

**Source: New Straits Times, June 16, 2026**

The government has launched a RM6.5 million infrastructure upgrade for Lembah Kiara Park to improve local public amenities. The capital injection targets targeted asset remediation and structural preservation inside the public recreational space.

The strategic funding improves municipal infrastructure without stretching broader state development budgets. Enhancing the park's structural integrity directly supports neighboring residential asset values, reinforcing premium township positioning within the mature suburban micro-market.

# OTHERS

## **Regulatory Clearance Gridlock Pauses RM1 Billion Coastal Reclamation Masterplan**

**Source: EdgeProp.my, June 10, 2026**

The Penang government is withholding a new extension for the RM1 billion Jelutong landfill rehabilitation and sea reclamation project. The decision awaits a detailed Department of Environment evaluation regarding an ongoing Environmental Impact Assessment.

The regulatory pause follows public scrutiny over developer concessions along Karpal Singh Drive. This compliance check slows immediate urban land creation, highlighting state policy discipline in balancing lucrative sea-facing development pipelines with environmental baseline risks.

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## **Contractor Shakeups Loom as Delayed Federal Subsidies Stymie Sabah Development Rollout**

**Source: EdgeProp.my, June 10, 2026**

The Ministry of Sabah and Sarawak Affairs has flagged 22 federal infrastructure developments in Sabah as delayed "sick" projects. Severe land-related disputes and poor contractor performance are cited as primary obstacles.

The administrative bottleneck prompts plans for a specialized land task force and immediate contractor replacements. Enforcing stricter operational monitoring aims to restore federal spending efficiency and reverse regional economic drag before fiscal cycles tighten.

# FOREIGN

## **Discounted Capital Recycling Yields Immediate Accretive Inflows Into Institutional Portfolios**

**Source: EdgeProp Singapore, June 3, 2026**

CapitaLand Ascendas REIT has entered an agreement to acquire 5 Tuas Avenue 5, a ramp-up logistics asset, from Hup Hin Transport for S\$133.9 million. The pricing matches a 1.5% discount to independent valuation.

The fully occupied asset establishes immediate 6.5% net property income yields, lifting global logistics exposure to 26.2%. Secured by long-term triple-net leases, this capital allocation provides stable, index-linked cash distributions through changing macro environments.

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## **Distressed Capital Capture Accelerates Alternative Institutional Asset Reallocation**

**Source: South China Morning Post, June 16, 2026**

A Singapore-based investment group has acquired a distressed tower in Hong Kong to capitalise on booming student housing demand. The transaction leverages discounted pricing structures within an otherwise correcting commercial core.

This distressed capture exploits expanding yield differentials in non-traditional residential sub-markets. As university enrollments outpace localized housing pipelines, the tactical repositioning redirects cross-border capital toward recession-resilient income generators near educational infrastructure.

# FOREIGN

## **Affordability Thresholds Soften Price Run-Ups Ahead of Intense Launch Concentration**

**Source: The Business Times, June 15, 2026**

Singapore expects a massive supply injection in the second half of 2026, with 11 private residential projects delivering 3,550 units. While prices remain steady due to construction costs, analysts report emerging buyer resistance thresholds.

The concentrated launch window shifts market dynamics back toward consumer leverage, keeping future benchmarks below S\$4,000 per square foot. This pricing resistance indicates a maturing property cycle where buyers prioritize balance sheet insulation.

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## **Intergenerational Family Offices Lock In Generational Wealth via Premium Freehold Land**

**Source: The Business Times, June 6, 2026**

Members of Lian Beng Group's founding Ong family have purchased two prime Good Class Bungalows on Belmont Road for a combined S\$60 million. The transactions were split across second and third-generation family members.

The acquisitions represent private family office liquidity flowing directly into premium landbanks. By securing highly tightly held land parcels, the capital deployment emphasizes long-term wealth preservation and wealth insulation over volatile liquid equity markets.

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**IF YOU HAVE ANY QUESTIONS OR NEED PROPERTY ADVICE,  
WE'RE HERE TO HELP AND WOULD LOVE TO HEAR FROM YOU.**

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