2026

PROPERTY PLUG

BIWEEKLY MARKET BRIEF

30 JUNE – 13 JULY 2026

RESIDENTIAL & CORPORATE EDITION

Compiled from EdgeProp.my, The Edge Malaysia, The Star, NST & regional sources.

RESIDENTIAL

BUMIPUTERA PUSH: S P SETIA OFFERS RM285,000 IN IKEA REWARDS

EDGEPROP.MY · JULY 7, 2026

THE STORY

S P Setia launched Kempen Impian Bumiputera, offering RM5,000 in IKEA gift cards each to the first 57 Bumiputera buyers who purchase a unit and sign the sale and purchase agreement within 30 days of booking, running July 1 to Sept 30 nationwide.

WHY IT MATTERS

This is a modest incentive, not a price cut. Developers are leaning on furnishing perks to sustain Bumiputera-quota take-up amid affordability pressures.

RESIDENTIAL

RAWANG DEBUT: OCR LAUNCHES RM344 MIL D'TEMPLER HILLTOP, TAPS HUAWEI

EDGEPROP.MY · JULY 6, 2026

THE STORY

OCR Group launched D'Templer Hilltop Residences in Rawang, a project with a gross development value of RM344 million, and signed a smart-living memorandum of understanding with Huawei Malaysia to integrate smart-home technology into the development's units and common areas.

WHY IT MATTERS

Pairing a suburban launch with a tech-brand tie-up is a differentiation play. Developers are leaning on smart-home features to stand out in Rawang's increasingly competitive landed housing corridor.

▪ RESIDENTIAL

BALLOT-BOX CALM: JUWAI IQI SEES LIMITED HIT TO JOHOR HOUSING

EDGEPROP.MY · JUNE 30, 2026

THE STORY

Juwai IQI said the July 11 Johor election is unlikely to dent the property market beyond a temporary slowdown before polling, citing 2022 data when home transactions rose over 25% during a similarly election-heavy year, aided by the Singapore border reopening.

WHY IT MATTERS

Juwai IQI expects delayed buyers to return after the vote. It argues the RTS Link and JS-SEZ matter more than the election for full-year demand.

▪ RESIDENTIAL

WELLNESS LIVING: SÓL ESTATE SIGNS 10+ PARTNERS FOR SARAWAK LIFESTYLE HUB

EDGEPROP.MY · JULY 8, 2026

THE STORY

EXAL Malaysia exchanged MOUs with more than 10 partners for what it calls Sarawak's first Lifestyle and Wellness Hub within its SÓL Estate landed project in Kuching, with the first phase anchored by 12 operators spanning healthcare, fitness, childcare and food and beverage.

WHY IT MATTERS

Managing director Albert Ko calls it a 'Third Place' for multi-generational living. It's part of a push to differentiate East Malaysian townships through lifestyle amenities.

INDUSTRIAL

LOGISTICS EXPANSION: SIME DARBY PROPERTY, ESR ADD 2.2 MIL SQ FT IN KLANG

EDGEPROP.MY · JULY 10, 2026

THE STORY

Sime Darby Property and ESR completed Metrohub 4 and broke ground on Metrohub 3 at E-Metro Logistics Park in Bandar Bukit Raja, adding over 2.2 million sq ft of Grade-A warehouse space and boosting group AUM by RM800 million to about RM5.2 billion.

WHY IT MATTERS

Metrohub 3 adds dedicated dangerous-goods storage for rising lithium-battery imports. Metrohub 4's largest tenant, Mixue, signals sustained multinational demand for institutional-grade logistics space.

INDUSTRIAL

DATA CENTRE SUPPLY CHAIN: PEKAT WINS RM46.94 MIL EARTHING CONTRACTS

THE EDGE MALAYSIA · JULY 8, 2026

THE STORY

Pekat Group secured two contracts worth RM46.94 million to supply and install earthing and lightning protection systems for data centres, comprising a RM19.73 million job for a hyperscale facility in Port Dickson due by June 2027 and a RM27.21 million Johor job.

WHY IT MATTERS

The awards show data centre demand converting into subcontracting work, not just headline land and construction deals. That broadens the boom's beneficiaries to local specialist suppliers.

INDUSTRIAL

KENANGA: SECOND WAVE OF DATA CENTRE BOOM IS HERE AS INFRASTRUCTURE SLOWS

EDGEPROP.MY · JULY 8, 2026

THE STORY

Kenanga said Malaysia is entering a second data centre boom, with new mega-campuses in Negeri Sembilan, Selangor and Johor pointing to 17 to 21 structures in the pipeline, even as public infrastructure roll-outs slow and total awards fall to RM108 billion from RM125 billion.

WHY IT MATTERS

Kenanga kept its 'overweight' rating. It argues data centre capex is structurally underpinning demand, even as commercial and industrial jobs dominate over infrastructure awards.

INDUSTRIAL

FURNITURE CONSOLIDATION: RHONG KHEN BUYS THREE KAPAR FACTORIES FOR RM47 MIL

EDGEPROP.MY · JULY 8, 2026

THE STORY

Rhong Khen International is acquiring three industrial properties in Kapar, Selangor, for RM47 million cash, comprising an office-factory building and two standalone factories totalling over 317,000 sq ft, located about 1.5km from its existing factories and head office.

WHY IT MATTERS

Consolidating operations within a tight radius aims to cut logistics costs and improve coordination between upstream and downstream manufacturing. Input and freight costs remain elevated across the furniture industry.

COMMERCIAL

KLCC REDEVELOPMENT: SIME DARBY PROPERTY BUYS WISMA UNIRAZAK FOR RM160 MIL

EDGEPROP.MY · JULY 6, 2026

THE STORY

Sime Darby Property is acquiring the 15-storey Wisma Unirazak along Jalan Tun Razak from Permodalan Nasional for RM160 million cash, planning to redevelop the freehold 1.46-acre site into a mixed-use project with an estimated GDV of RM900 million, targeted for 2028 launch.

WHY IT MATTERS

Analysts called the price fair, given a 3.5% discount to independent valuation. But they flagged growing competition in an increasingly crowded KLCC corridor.

COMMERCIAL

GOLDEN TRIANGLE MEGADEAL: CHIN HIN BUYS YNH LAND FOR RM455 MIL

EDGEPROP.MY · JULY 9, 2026

THE STORY

Chin Hin Group Property agreed to buy a 2.61-acre freehold parcel on Jalan Sultan Ismail from YNH Property for RM455 million cash-and-share, planning a mixed-use project with an estimated RM3.6 billion GDV; YNH separately disclosed an expected RM305.9 million net gain.

WHY IT MATTERS

Large freehold Golden Triangle sites rarely trade hands. YNH's retained stake means it stays exposed to the RM3.6 billion project's upside, rather than taking a one-off exit.

COMMERCIAL

MALL VOTE CALLED: KIP REIT SETS EGM ON RM435 MIL SETAPAK CENTRAL BUY

EDGEPROP.MY · JULY 9, 2026

THE STORY

KIP REIT issued a circular convening an extraordinary general meeting for unitholders to vote on its RM435 million Setapak Central Mall acquisition, with independent valuer CBRE WTW appraising the mall at RM435 million and a RM43.5 million deposit already paid.

WHY IT MATTERS

Formalising the unitholder vote moves the deal a step closer to its targeted fourth-quarter completion. It will lift AUM past RM2 billion and become the trust's largest asset.

COMMERCIAL

CAPITAL-LIGHT PLAY: UEM SUNRISE GRANTS EXSIM RIGHTS TO KLCC LOT 149

EDGEPROP.MY · JULY 3, 2026

THE STORY

UEM Sunrise granted Exsim KLCC the rights to develop its 1.6-acre Lot 149 near the KLCC precinct, securing a guaranteed RM415 million entitlement plus a profit share, and expects to book a gain of about RM66 million in the year ending Dec 31, 2026.

WHY IT MATTERS

The structure lets UEM Sunrise realise upfront land value without carrying construction risk. Such capital-light models are gaining traction as developers prioritise balance-sheet discipline.

LAND

KLANG VALLEY SHIFT: DAYONE-LINKED BUYER ASSEMBLES 157-ACRE KAPAR SITE

EDGEPROP.MY · JULY 6, 2026

THE STORY

Maybulk, Eonmetall and Leader Steel issued circulars for a combined RM687.89 million sale of contiguous freehold industrial land in Kapar, Klang to WG Malaysia VIII, a DayOne Data Centers vehicle, pricing aligned with valuations benchmarking the land for IT infrastructure use.

WHY IT MATTERS

The assembly signals hyperscale land demand spreading beyond Johor into Selangor. Klang Valley emerges as a secondary data centre node, with completion expected in the second half.

LAND

FULL TAKE-UP: COMPASS IP SELLS FINAL 36-ACRE PLOT AT KSL PARK

EDGEPROP.MY · JULY 8, 2026

THE STORY

COMPASS IP signed a sale and purchase agreement for the final 36-acre plot at the 220-acre COMPASS @ KSL Industrial Park in Selangor, marking full take-up, with buyer Global Data Infrastructure planning a facility requiring 300MVA of power and 210MW of IT load.

WHY IT MATTERS

The sellout confirms strong demand for Selangor's first green-certified managed industrial park. The state is drawing a growing share of data centre investment alongside Johor.

LAND

PROPERTY DEBUT: NESTCON SHAREHOLDERS BACK RM1.37 BIL JOHOR LAND PLAN

EDGEPROP.MY · JULY 2, 2026

THE STORY

Nestcon shareholders approved the group's diversification into property development and its acquisition of three freehold commercial parcels totalling about 33,782 sq m in Mukim Pulai, Johor Bahru, for RM95 million, with the underlying sale and purchase agreement turning unconditional on June 30.

WHY IT MATTERS

The vote marks Nestcon's formal entry into property development. It targets completion by the fourth quarter as it builds a RM1.37 billion Johor pipeline.

LAND

KLUANG TOP-UP: PARAGON GLOBE COMPLETES RM11.48 MIL JOHOR LAND BUY

EDGEPROP.MY · JULY 9, 2026

THE STORY

Paragon Globe completed the purchase of three parcels totalling about 11.84 hectares in Mukim Rengam, Kluang, Johor, for RM11.48 million in cash, closing an acquisition the developer first announced back in October 2025.

WHY IT MATTERS

This modest top-up comes alongside a larger Iskandar Puteri land sale to DayOne Data Centers in the same period. Together they show Paragon Globe actively recycling and rebuilding its Johor landbank on both fronts.

OTHERS

CONSTRUCTION RE-RATED: HLIB SEES IMPROVING RISK-REWARD AS IRAN RISK EASES

EDGEPROP.MY · JULY 6, 2026

THE STORY

Hong Leong Investment Bank said construction sector valuations have turned more favourable as Iran war-related headwinds ease and job flows accelerate, with the KL Construction Index's year-to-date loss narrowing to about 5% in 2Q2026 as steel and concrete prices retreat toward pre-war levels.

WHY IT MATTERS

HLIB kept its 'overweight' call, naming Sunway Construction and IJM top picks. It cites RM16.9 billion in 2Q job flows, driven by data centre awards.

OTHERS

RATES STEADY: BANK NEGARA HOLDS OPR AT 2.75% FOR SEVENTH MEETING

THE EDGE MALAYSIA · JULY 9, 2026

THE STORY

Bank Negara Malaysia held the overnight policy rate unchanged at 2.75% for a seventh consecutive meeting, keeping variable-rate mortgage pricing steady as the central bank balances growth support against inflation and external trade risks amid a cautious global backdrop.

WHY IT MATTERS

A stable OPR keeps financing costs predictable for homebuyers and developers alike. That removes a key source of uncertainty as the property sector navigates the second half of 2026.

OTHERS

STEADY VALUATIONS: IGB COMMERCIAL REIT PORTFOLIO EDGES UP TO RM3.25 BIL

EDGEPROP.MY · JULY 8, 2026

THE STORY

IGB Commercial REIT's investment property portfolio rose to RM3.253 billion as at June 30, 2026 from RM3.247 billion at end-2025, a RM6 million gross fair value gain per an independent Knight Frank valuation, translating to a net change of RM841,000 after adjustments.

WHY IT MATTERS

The marginal uplift reflects resilience in IGB's premium Mid Valley City office and retail assets. That's notable given Malaysia's Grade A office market faces oversupply pressure.

OTHERS

PORT AMBITIONS: SELANGOR EYES SEPTEMBER START FOR CAREY ISLAND TERMINAL

THE EDGE MALAYSIA · JULY 10, 2026

THE STORY

Selangor aims to break ground on the proposed Carey Island port terminal as early as September, pending Transport Ministry approval of a port licence, Menteri Besar Amirudin Shari said, as the state government reviews potential operators to run the project.

WHY IT MATTERS

Port Klang Free Zone called the new terminal complementary rather than competing. It expects spillover warehousing and value-added activity as the state expands its logistics infrastructure footprint.

FOREIGN

SECOND UAE WIN: WCT LANDS RM926 MIL ABU DHABI RESIDENTIAL JOB

EDGEPROP.MY · JULY 7, 2026

THE STORY

WCT Holdings, via a 50:50 joint venture with UAE-based Construction General Contracting House, accepted a RM926.2 million sub-contract to build six residential towers for Aldar's Yas Riva Residences on Yas Island, its second Abu Dhabi win in three weeks after a June deal.

WHY IT MATTERS

Analysts called the re-entry into the Middle East strategic. WCT's effective share is about RM463 million, opening repeat work from Abu Dhabi's largest developer.

FOREIGN

INVESTOR COURTSHIP: JS-SEZ FORUM DRAWS FRANCE, GERMANY, TAIWAN DELEGATIONS

BUSINESSTODAY · JULY 3, 2026

THE STORY

The Economy Ministry said JS-SEZ investor engagement remains active, citing a July 1 Executive Forum alongside meetings with delegations from France, Germany, the Nordic countries, Taiwan and Canada, plus a Micron-OCBC supplier event that brought 30 suppliers from South Korea, Japan and Taiwan.

WHY IT MATTERS

The zone drew RM76.98 billion in approved investments in 2025, with 57% already progressing to implementation. That's sustained interest despite the master plan's delayed launch.

FOREIGN

FINANCING LANDS: MAYBANK BACKS DAYONE'S REGIONAL DATA CENTRE PUSH

EDGEPROP.MY · JULY 6, 2026

THE STORY

DayOne Data Centers, a Singapore-headquartered operator active across Singapore, Johor, Batam, Bangkok, Hong Kong and Tokyo, has secured a RM2.5 billion financing commitment from Maybank for projects linked to the Johor-Singapore Special Economic Zone, as it separately assembles a 157-acre Kapar land site.

WHY IT MATTERS

The financing tie-up shows Malaysian banks underwriting regional hyperscale expansion. That deepens the JS-SEZ corridor's role as a cross-border capital magnet for data centre operators.

FOREIGN

DELAYED BLUEPRINT: JOHOR MB PRESSES FEDERAL GOVERNMENT ON JS-SEZ PLAN

EDGEPROP.MY · JULY 2, 2026

THE STORY

Johor Menteri Besar Onn Hafiz Ghazi urged the federal government to immediately release the JS-SEZ master plan, delayed from end-2025 and then March 2026; the Economy Ministry confirmed Cabinet approval, saying the launch is timed for the Malaysia-Singapore Leaders' Retreat in the fourth quarter.

WHY IT MATTERS

The dispute highlights real tension. Investors want regulatory clarity now, while the federal government prefers a high-profile bilateral launch event.

— GET IN TOUCH

HAVE A QUESTION ABOUT SOMETHING IN THIS ISSUE?

Just reply — we read every one. For deeper dives into market data, deal-sourcing, or bespoke briefs, reach out to us.

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