2026

PROPERTY PLUG

BIWEEKLY MARKET BRIEF

14 – 26 July 2026

RESIDENTIAL & CORPORATE EDITION

24 stories across six verticals, compiled for the two weeks of 14–26 July 2026.

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

RESIDENTIAL

LUXURY TIE-UP: TA GLOBAL TAPS GAGGENAU, GESSI, LAUFEN FOR CLOUTHAUS

EDGEPROP.MY · JULY 14, 2026

THE STORY

TA Global partnered with premium brands Gaggenau, Gessi and Laufen to supply kitchen appliances, fittings and sanitaryware for CloutHaus Residences, positioning the project around imported craftsmanship and design as part of its luxury-living proposition for discerning urban buyers.

WHY IT MATTERS

Branded fit-out partnerships are becoming a differentiation tool in the upper end of the market. Buyers increasingly weigh finishing quality alongside location when comparing premium condominium launches.

RESIDENTIAL

SUNGAI BESI MILESTONE: RADIUM TOPS OUT 1,218-UNIT VISTA ADESA

EDGEPROP.MY · JULY 20, 2026

THE STORY

Radium Development topped out Vista Adesa, its 1,218-unit Residensi Wilayah affordable housing project in Sungai Besi, Kuala Lumpur, comprising 800 sq ft units priced from RM300,000 and targeted for completion in the second quarter of 2027 under the federal affordable-housing scheme.

WHY IT MATTERS

Reaching topping-out on a large-scale affordable project keeps supply on track for federal housing targets. It signals steady execution even as broader completed-stock overhang concerns persist.

• RESIDENTIAL

BANGSAR STRENGTH: SUNSURIA'S TALISA HITS 88% TAKE-UP ON LAUNCH

EDGEPROP.MY · JULY 21, 2026

THE STORY

Sunsuria's second residential phase of Bangsar Hill Park, Talisa, achieved an 88% take-up rate, with units from 917 to 1,478 sq ft, targeted for completion in mid-2028, coinciding with the opening of a standalone sales gallery in Bangsar.

WHY IT MATTERS

The strong take-up follows the 2025 handover of the masterplan's first phase, Verdura. It suggests sustained demand for well-located Klang Valley launches despite broader affordability pressures weighing on the wider market.

• RESIDENTIAL

POLICY RESET: REHDA INSTITUTE PUSHES REFORMS AHEAD OF HOUSING BLUEPRINT

EDGEPROP.MY · JULY 14, 2026

THE STORY

Rehda Institute is using its July 29 Regional Housing Conference to push for better demand forecasting, data integration and planning reforms ahead of the National Housing Policy 3.0 covering 2026 to 2035, bringing together policymakers, regulators and industry players.

WHY IT MATTERS

The push reflects a shift from expanding supply toward improving supply alignment. Better data on demographics, transport and income levels could reduce mismatches behind Malaysia's unsold-home overhang.

• INDUSTRIAL

SELANGOR DEBUT: AME ELITE, KLK LAND UNVEIL RM1.3 BIL I-PARK@COALFIELDS

EDGEPROP.MY · JULY 22, 2026

THE STORY

AME Elite and KLK Land unveiled i-Park@Coalfields, a RM1.3 billion, 151.2-acre freehold industrial park in Coalfields, Selangor, through a 60:40 joint venture, marking AME Elite's first industrial park development in the state after establishing its model in Johor and Penang.

WHY IT MATTERS

Phase 1 offers ready-built factories for faster deployment, reflecting occupiers' shift away from purpose-built facilities. It extends AME Elite's proven model into a new northern Klang Valley corridor.

• INDUSTRIAL

HOSPITAL BUILD: PESONA METRO ACCEPTS RM247.5 MIL SETIA ALAM AWARD

EDGEPROP.MY · JULY 20, 2026

THE STORY

Pesona Metro accepted a RM247.5 million letter of award from a Mega First Corp unit to build three private hospital blocks at Setia Alam Medical Centre, lifting its order book to about RM2.4 billion, with construction starting July 28 over 30 months.

WHY IT MATTERS

Healthcare construction is emerging as a steady demand driver alongside data centres. The award meaningfully deepens Pesona Metro's order book visibility through to early 2029.

• INDUSTRIAL

CAPACITY BUILD: PMW INTERNATIONAL ADDS NEW SPUN-PILE PLANT IN PERAK

EDGEPROP.MY · JULY 17, 2026

THE STORY

PMW International is building a new concrete spun-pile and pole manufacturing facility in Perak worth RM43.76 million, aimed at boosting production capacity for infrastructure and construction clients, with operations expected to begin in the third quarter of 2027.

WHY IT MATTERS

Expanding pile and pole capacity positions PMW to supply the infrastructure and industrial construction pipeline. It follows the group's earlier Sarawak manufacturing tie-up with a state agency.

• INDUSTRIAL

SEMICONDUCTOR BUILD: ICENTS SECURES RM12.9 MIL KLANG VALLEY CONTRACT

EDGEPROP.MY · JULY 16, 2026

THE STORY

iCents Group's subsidiary VC Engineering secured a RM12.9 million contract to renovate a factory, warehouse and office in the Klang Valley for a Malaysia-incorporated unit of a Netherlands-based semiconductor and life-sciences technology company.

WHY IT MATTERS

The award reinforces iCents' expanding role in Malaysia's growing semiconductor value chain. Cleanroom and precision-engineering expertise grows more valuable as global manufacturers steadily expand local production footprints, facility upgrades and cleanroom capacity.

• COMMERCIAL

MONT KIARA TOWER: GDB BAGS RM439.4 MIL WOLO HOTEL & RESIDENCES JOB

EDGEPROP.MY · JULY 22, 2026

THE STORY

GDB Holdings secured a RM439.4 million contract from a Magma Group unit to build the 60-storey Wolo Hotel & Residences in Mont Kiara, comprising 378 serviced apartments, 98 suites and a 63-room hotel, with construction starting in August.

WHY IT MATTERS

The award substantially enlarges GDB's order book beyond the RM620 million recorded in March. It underpins earnings visibility through the project's targeted December 2030 completion date and beyond.

• COMMERCIAL

MALL MOMENTUM: IGB REIT'S NET PROPERTY INCOME JUMPS 51% IN 2Q

EDGEPROP.MY · JULY 22, 2026

THE STORY

IGB REIT's net property income rose 51% to RM181.2 million in the second quarter, boosted by a full-quarter contribution from The Mall, Mid Valley Southkey, while IGB Commercial REIT's net property income grew 18.5% to RM45.1 million on better occupancy.

WHY IT MATTERS

The results show retail and office assets both improving, a contrast to the sector's more cautious broader outlook. Both REITs declared distributions despite ongoing economic uncertainty.

• COMMERCIAL

RECORD PAYOUT: KIP REIT LIFTS DISTRIBUTION TO 7.26 SEN AS SETAPAK DEAL FIRMS UP

EDGEPROP.MY · JULY 24, 2026

THE STORY

KIP REIT raised its annual distribution to 7.26 sen per unit, its highest since listing, as full-year net property income and revenue both grew, with fourth-quarter net property income up 26.2% to RM35.41 million; its Setapak Central Mall purchase turned unconditional July 23.

WHY IT MATTERS

With the acquisition unconditional, AUM is set to reach about RM2.1 billion, beating its target ahead of schedule. The payout signals underlying portfolio strength heading into completion.

• COMMERCIAL

SETIA ALAM BUILD: TAFI SECURES RM135 MIL MIXED-USE CONTRACT

EDGEPROP.MY · JULY 17, 2026

THE STORY

TAFI Home & Office secured a RM135 million contract to construct a mixed-use development in Setia Alam, Selangor, comprising apartments, SOHO units, shops and retail units, with the 24-month construction project starting in July 2026 and running through mid-2028.

WHY IT MATTERS

The award adds to a wave of mixed-use construction activity in Setia Alam. It reflects developers diversifying township offerings beyond pure residential product to capture retail and SOHO demand.

• LAND

TERRACE EXPANSION: CHIN HIN COMPLETES RM91 MIL SERI KEMBANGAN LAND BUY

EDGEPROP.MY · JULY 20, 2026

THE STORY

Chin Hin Group Property completed the acquisition of two leasehold parcels in Seri Kembangan, Selangor, for RM91 million, planning a 380-unit terrace housing development with an estimated gross development value of RM560 million for the township.

WHY IT MATTERS

The completion follows Chin Hin's larger Golden Triangle land purchase days earlier. It shows the developer simultaneously building both a landed housing pipeline and premium mixed-use exposure across Selangor and Kuala Lumpur.

• LAND

WCE FALLOUT: SIME DARBY PROPERTY ORDERED TO REFUND RM36.23 MIL

EDGEPROP.MY · JULY 21, 2026

THE STORY

The High Court ordered Sime Darby Property's subsidiary SDP Klang to refund RM36.23 million in excess compensation for land compulsorily acquired for the West Coast Expressway, plus 5% annual interest, following its July 10 loss of the related RM78.6 million claim.

WHY IT MATTERS

The consequential ruling closes out a decade-long land dispute. Sime Darby Property said the financial impact is limited to the judgment sum and won't materially affect group operations.

• LAND

MEGA CORRIDOR: SIME DARBY PROPERTY, SD GUTHRIE INK RM798.3 MIL LAND DEAL

EDGEPROP.MY / THE STAR · JULY 15-16, 2026

THE STORY

Sime Darby Property and SD Guthrie's 50:50 joint venture signed agreements to acquire 1,021.93 acres of freehold agricultural land in Bukit Kerayong, Kapar, for RM798.3 million, advancing a 3,000-acre industrial master plan announced in November 2025.

WHY IT MATTERS

Each partner is committing up to RM100 million in equity, moving the corridor from planning into implementation. The site near Port Klang links two existing Sime Darby Property projects into one industrial belt.

• LAND

DATA CENTRE PREMIUM: ASTRO SELLS CYBERJAYA LAND TO AIMS FOR RM92 MIL

EDGEPROP.MY · JULY 17, 2026

THE STORY

Astro's unit MEASAT Broadcast Network Systems agreed to sell a 4.5-acre freehold Cyberjaya property, including a six-storey technical building, to data-centre operator AIMS Central for RM92 million, a 31% premium over its RM85 million independent valuation.

WHY IT MATTERS

The premium price shows data-centre operators still paying up for well-located Cyberjaya land. For Astro, the disposal monetises an untenanted non-core asset well above both its valuation and book value.

• OTHERS

REIT VIEW HOLDS: HLIB STAYS NEUTRAL ON VALUATIONS AND RE-RATING TRIGGERS

EDGEPROP.MY · JULY 14, 2026

THE STORY

Hong Leong Investment Bank Research maintained a neutral call on Malaysian REITs, saying valuations and defensive characteristics remain supportive, but the sector lacks a broad re-rating trigger after the expiry of the 10% withholding tax concession for foreign unitholders.

WHY IT MATTERS

Retail and industrial assets, plus possible benchmark index inclusion, were flagged as selective catalysts. That's a narrower path to re-rating than a sector-wide upgrade would offer.

• OTHERS

COUPON DEFERRAL: YNH PROPERTY PUSHES BACK RM350 MIL IN PAYMENTS AGAIN

EDGEPROP.MY · JULY 24, 2026

THE STORY

YNH Property deferred coupon obligations on two sukuk tranches worth a combined RM350 million for the second time this year, pushing RM7.87 million due July 30 to January 2027 and RM26.54 million due Aug 7 to February 2027.

WHY IT MATTERS

YNH said the deferral isn't a default, but cash has thinned to RM22.39 million while borrowings rose to RM379.8 million. Repeated deferrals highlight tightening liquidity even as YNH closes land disposals elsewhere.

• OTHERS

8 CONLAY UNRAVELS: COURT ORDERS WINDING UP OF STALLED TOWER'S DEVELOPER

EDGEPROP.MY · JULY 16, 2026

THE STORY

The Shah Alam High Court ordered the winding up of Damai City, developer of the stalled 8 Conlay project, following a creditor petition; GDB Holdings, owed over RM140 million in court-awarded claims, is now pursuing recovery through the liquidation process.

WHY IT MATTERS

The order formalises the collapse of one of Kuala Lumpur's highest-profile stalled towers. It also sets the stage for a possible new developer to take over the site through liquidation.

• OTHERS

FRACTIONAL ACCESS: WAHED LAUNCHES RM500 PROPERTY INVESTING PLATFORM

EDGEPROP.MY · JULY 17, 2026

THE STORY

Islamic fintech platform Wahed launched fractional real estate investing in Malaysia, letting retail investors take stakes in residential property from as little as RM500 without committing to a mortgage or full unit ownership of a property.

WHY IT MATTERS

The platform targets first-time buyers priced out of conventional ownership paths. It reflects growing fintech interest in lowering the entry barrier to residential property investment for younger, cash-constrained buyers.

• FOREIGN

RTS WINDFALL: STUDY SEES RM3.3 BIL MORE SINGAPOREAN SPENDING IN JB

EDGEPROP.MY / MALAY MAIL · JULY 16-17, 2026

THE STORY

A study commissioned by three Singapore business bodies projected Singaporeans will spend an additional S$1.05 billion, about RM3.3 billion, annually in Johor Bahru once the RTS Link opens in 2027, with outbound trips rising 51% to 11.2 million a year.

WHY IT MATTERS

Groceries, pharmacy, dining and beauty services are expected to capture most of the spending. That points to retail and F&B property, not just residential, as a key JB beneficiary.

• FOREIGN

REPEAT AWARD: MGB LANDS SECOND RM44.67 MIL SAUDI VILLA CONTRACT

EDGEPROP.MY / BUSINESSTODAY · JULY 21, 2026

THE STORY

MGB's Saudi unit secured an additional RM44.67 million contract from ROSHN Group for mechanical, electrical, plumbing and finishing works on 75 villas in Jeddah, lifting the total value of its Marafy Al Arous contracts to about RM80.6 million.

WHY IT MATTERS

Winning a second, larger award on the same villa project signals client confidence in MGB's delivery. It strengthens the contractor's case for further repeat work in the Saudi market.

• FOREIGN

DELISTING AHEAD: GUOCOLAND MALAYSIA CLEARS FINAL PRIVATISATION HURDLE

EDGEPROP.MY · JULY 17, 2026

THE STORY

GuocoLand Malaysia will suspend share trading from July 30 after a High Court order confirmed the capital reduction behind its RM1.10-a-share privatisation by Singapore-listed parent GuocoLand Ltd, involving a roughly RM269.4 million capital repayment to minority shareholders.

WHY IT MATTERS

The take-private removes another established Malaysian property counter from Bursa. It reflects continued use of selective capital reduction as a privatisation route for thinly traded developers in Malaysia's market.

• FOREIGN

TWO-SPEED JOHOR: CIMB FLAGS INDUSTRIAL STRENGTH, APARTMENT OVERSUPPLY

EDGEPROP.MY · JULY 17, 2026

THE STORY

CIMB Securities said Johor is becoming a two-speed market, with prime industrial land prices rising to about RM150 psf from RM70 to RM80 psf in 2024 on data-centre demand, even as the state's serviced-apartment pipeline continues to raise oversupply concerns among analysts.

WHY IT MATTERS

CIMB expects the JS-SEZ blueprint and 2027 RTS Link to keep supporting industrial and landed demand. The bank kept a neutral property-sector call rather than turning broadly bullish.

GET IN TOUCH

HAVE A QUESTION ABOUT SOMETHING IN THIS ISSUE?

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