— 2026

PROPERTY PLUG

BIWEEKLY MARKET BRIEF

27 July – 10 August 2026

RESIDENTIAL & CORPORATE EDITION

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RESEARCH

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

RESIDENTIAL

RENTAL REFORM SHIFTS POLICY TOWARD CLEARER RULES AND OWNERSHIP ACCESS

THE STAR, AUGUST 4, 2026

THE STORY

The Housing Ministry is finalising a Residential Tenancy Bill defining tenant and landlord rights and enabling faster, cheaper dispute resolution. It will not impose rent controls, focusing instead on expanding affordable rental housing and ownership access.

WHY IT MATTERS

SJKP's guarantee ceiling has risen to RM40 billion, with RM27.4 billion approved for 113,222 applications by April 30. The policy shifts focus toward clearer rental rules, helping first-time buyers move toward home ownership.

RESIDENTIAL

E&O STRENGTHENS KLCC PIPELINE WITH RM1.1B DEVELOPMENT POTENTIAL

BUSINESSTODAY MALAYSIA, AUGUST 3, 2026

THE STORY

E&O and Majestic Gen acquired a 1.4-acre Jalan Kia Peng site for RM189.9 million, or RM3,106 per sq ft. RHB Research considers the pricing attractive against recent KLCC transactions.

WHY IT MATTERS

The site could support a high-end residential project with an estimated GDV of RM1.1 billion. With Conlay and The Peak almost sold, the acquisition strengthens E&O's KLCC pipeline, while foreign and affluent Malaysian buyers remain key drivers.

RESIDENTIAL

RM74.5M CONTRACT ADDS EARNINGS VISIBILITY AT KWASA DAMANSARA

THE STAR, AUGUST 3, 2026

THE STORY

Nestcon secured a RM74.52 million contract from Exsim MX4 to construct a 28-storey affordable apartment at Kwasa Damansara. Construction started immediately and is scheduled for completion by January 2, 2029.

WHY IT MATTERS

The award adds multi-year revenue visibility and should support Nestcon's earnings per share, net assets per share and gearing throughout construction. For Kwasa Damansara, it expands affordable housing supply as the township's masterplan progresses further.

RESIDENTIAL

MIDDLE-INCOME SQUEEZE SIGNALS STRUCTURAL MARKET MISMATCH

EDGEPROP.MY, JULY 30, 2026

THE STORY

Malaysia's M40 homeownership fell to 75.9% in 2024, dropping below B40 levels despite a record 78% national rate. A joint Rehda Institute and Universiti Malaya report highlights severe market mismatches, with over 51,000 completed homes worth RM32.89 billion remaining unsold in Q1 2026.

WHY IT MATTERS

This signals structural location and affordability friction rather than supply shortages. As average household sizes shrink to 3.7 persons, developers must align future projects with actual demographics.

INDUSTRIAL

RM1.71B GAMUDA AWARD REINFORCES PORT DICKSON DATA CENTRE MOMENTUM

EDGEPROP.MY, AUGUST 5, 2026

THE STORY

Gamuda secured a RM1.71 billion contract to build a hyperscale data centre in Port Dickson for a US-based technology company. Construction starts in 3Q2026 and ends in 2Q2028.

WHY IT MATTERS

The award follows another RM1.72 billion Port Dickson hyperscale contract secured in April, adding to Gamuda's already-record RM52 billion construction pipeline as at end-April. It strengthens Port Dickson's role in data centre expansion and lifts revenue visibility.

INDUSTRIAL

SELANGOR UTILITY CAPACITY SUPPORTS CONTINUED DATA CENTRE EXPANSION

EDGEPROP.MY, AUGUST 7, 2026

THE STORY

Selangor says data centre demand has not pressured domestic water supply, with treated water reserves at 16.23%, equivalent to 1,055 million litres per day. Developers must provide new infrastructure and three-day storage.

WHY IT MATTERS

The state requires 30% local content and approved 39 data centre projects between 2021 and 2025. With projected water demand at 632 million litres per day, capacity planning stays central to the state's infrastructure pipeline.

INDUSTRIAL

AXIS-REIT LOOKS TOWARD 2H26 EARNINGS RECOVERY

THE STAR, AUGUST 3, 2026

THE STORY

Axis-REIT's core net profit fell 7.4% year-on-year to RM47 million, while 1H26 core earnings declined 4% to RM96.8 million. Temporary vacancies, suspended rental recognition after a fire, and higher maintenance costs weighed on results.

WHY IT MATTERS

Analysts expect recovery in 2H26 as leasing improves, new acquisitions contribute and one-off pressures gradually ease. Management expects key occupancies to recover by January 2027, shifting focus toward tenanting and rental reversions.

INDUSTRIAL

PJ DATA CENTRE PROPOSAL HIGHLIGHTS URBAN PLANNING FRICTION

THE STAR, JULY 27, 2026 (UPDATED JULY 30)

THE STORY

A proposed three-storey business data centre in Kota Damansara drew about 290 formal objections by July 21, before the developer's consultant withdrew the planning application on July 30 amid sustained resident pressure.

WHY IT MATTERS

The reversal highlights planning friction for data centres within established urban areas. Community objections can lengthen or derail approvals where industrial infrastructure sits near residential uses, underscoring the need for earlier, clearer public consultation.

INDUSTRIAL

RM85M USJ WAREHOUSE TESTS APPETITE FOR INCOME-PRODUCING ASSETS

EDGEPROP.MY, AUGUST 7, 2026

THE STORY

A warehouse in USJ One, Subang Jaya is offered at RM85 million, covering about 122,000 sq ft of land and roughly 99,000 sq ft built-up. The fully tenanted property has high-clearance warehouse space.

WHY IT MATTERS

The offering tests appetite for large industrial assets in mature Klang Valley locations. Its roughly RM695 per sq ft land asking price reflects freehold tenure; buyers must assess whether rental income supports the valuation.

COMMERCIAL

FLIGHT-TO-QUALITY STRENGTHENS IGB COMMERCIAL-REIT POSITIONING

THE STAR, AUGUST 3, 2026

THE STORY

IGB Commercial-REIT reported net profit of RM35.01 million and revenue of RM71.24 million, while core net profit rose 34% year-on-year to RM31.8 million. Occupancy reached 94%, versus a Klang Valley average of 77%.

WHY IT MATTERS

Demand is shifting toward integrated offices with ESG credentials, connectivity and modern specifications. IGB's 10-property portfolio is fully green-certified, though 2.7 million sq ft of new supply in 2H26 could intensify competition.

COMMERCIAL

SENTRAL REIT SHOWS IMPROVING OFFICE INCOME RESILIENCE

THE STAR, AUGUST 6, 2026

THE STORY

Sentral REIT's 1H26 net income rose 0.4% to RM39.9 million, while revenue increased 3.3% to RM97.4 million. Occupancy improved to 89% from 85%, supported by higher rents and new tenancies.

WHY IT MATTERS

It declared RM37.9 million in distributions, or 3.17 sen per unit, while gearing improved to 44.9% from 45.3%. With 451,000 sq ft due for renewal this year, leasing execution stays central to sustaining occupancy and rents.

COMMERCIAL

PAVILION SQUARE TESTS PREMIUM PRICING FOR COMPACT KL OFFICES

EDGEPROP.MY, AUGUST 7, 2026

THE STORY

Pavilion Square in Bukit Bintang offers 106 office units from 1,093 to 2,464 sq ft, linked to Pavilion Kuala Lumpur. A listed 1,112 sq ft office is priced at RM2 million, or RM1,798.56 psf.

WHY IT MATTERS

The launch adds new office supply in the Golden Triangle, close to MRT, monorail and retail anchors. For investors, the key question is whether connectivity and location can support the asking price.

LAND

MRCB CONVERTS CYBERJAYA LAND INTO BALANCE-SHEET LIQUIDITY

THE STAR, AUGUST 7, 2026

THE STORY

MRCB plans to sell Cyberjaya land parcels to Digital Cosmos Malaysia for RM419.05 million. The 36.66-acre parcels will be consolidated into 45.81 acres, valued at RM419.1 million, or RM210 per sq ft.

WHY IT MATTERS

MRCB expects a gain of RM81.4 million, while RM350 million of proceeds will repay borrowings, with estimated gross annual interest savings of RM14.84 million. This should strengthen liquidity for working capital and reduce gearing.

LAND

BERANANG LAND DEAL GETS MORE TIME TO COMPLETE

EDGEPROP.MY, AUGUST 4, 2026

THE STORY

S P Setia and Mah Sing-linked entities extended the conditional period on a RM273.5 million sale of 275.40 acres of land in Beranang, Selangor. The period runs until November 2, with completion by December 28.

WHY IT MATTERS

All other SPA terms remain unchanged. The extension delays execution but preserves the Greater Kuala Lumpur transaction, supporting Mah Sing's landbank growth while S P Setia retains its disposal consideration.

LAND

NO LAND ACQUISITION NEEDED FOR PORT DICKSON AI SMART PORT

NEW STRAITS TIMES, JULY 28, 2026

THE STORY

Negeri Sembilan's Aminuddin Harun said Port Dickson's AI Smart Port needs only Tanco Holdings and Midports land, requiring no acquisition. He dismissed claims of a 566-hectare land grab, including village and forest reserve areas, as baseless.

WHY IT MATTERS

Tanco Holdings has about 202 hectares designated for the port, at an estimated RM3.4 billion cost, with roughly three years for phase one. This removes acquisition uncertainty and supports Port Dickson's maritime-hub positioning.

LAND

SUNGAI LANGAT FLOOD PROJECT MOVES TOWARD LAND ACQUISITION

THE STAR, AUGUST 8, 2026

THE STORY

The RM512 million Sungai Langat flood mitigation project is scheduled to begin land acquisition in 4Q2026. Detailed engineering design should conclude within six to nine months, followed by about 12 months of land acquisition.

WHY IT MATTERS

Preliminary acquisition costs are estimated at RM166 million, while physical works should span 67 months and target 100-year flood protection. The project could strengthen long-term resilience, though benefits depend on successful construction.

OTHERS

PENANG LRT AWARD LIFTS MRCB EARNINGS VISIBILITY

BUSINESSTODAY MALAYSIA, AUGUST 10, 2026

THE STORY

MRCB-Theta Edge's joint venture secured a RM3.03 billion Penang Mutiara Line systems contract from MRT Corp. MRCB's effective share is about RM2.7 billion, covering trains, signalling, tracks, power, telecommunications and fare collection.

WHY IT MATTERS

The 68.8-month contract should push MRCB's order book above its FY26 target, with HLIB raising FY26-FY28 earnings forecasts by 3% to 12%. Funding needs remain substantial across MRCB's wider order book and pipeline.

OTHERS

RTS LINK STRENGTHENS JOHOR BARU'S CONNECTIVITY-LED GROWTH CASE

THE STAR, JULY 31, 2026

THE STORY

Johor Baru businesses expect the RTS Link to increase cross-border connectivity, investment, visitor traffic and commercial activity. Passenger services are expected in January 2027, connecting Bukit Chagar with Woodlands North.

WHY IT MATTERS

One hotel-association leader reports stronger investor interest, saying local property prices have risen three to four times from original values. Cafes and retailers are expanding despite higher rents, though traffic and parking capacity remain real constraints.

OTHERS

AI MOVES INTO MALAYSIA'S BUILT ENVIRONMENT AGENDA

THE STAR, JULY 30, 2026

THE STORY

Malaysia's Housing Minister says artificial intelligence is already being adopted by architects and civil servants in design work, supporting the government's ambition to become an AI nation by 2030. Applications include smarter homes and liveable cities.

WHY IT MATTERS

The shift could influence how buildings and urban areas are designed, planned and managed. Technology is moving into mainstream property development, potentially affecting design workflows and future built-environment standards.

OTHERS

ESG GAP COULD INCREASINGLY INFLUENCE PROPERTY CAPITAL ALLOCATION

BUSINESSTODAY MALAYSIA, JULY 30, 2026

THE STORY

MBSB Research kept a Neutral rating on Malaysia's property sector, noting progress in green buildings, solar systems, EV charging and sustainable township planning. However, Malaysia still trails Singapore and Australia in several ESG areas.

WHY IT MATTERS

The research house identified green building regulations, wider green financing and carbon pricing as priorities. The gap matters because ESG affects efficiency and long-term value, potentially shifting sustainability toward capital allocation decisions.

FOREIGN

SINGAPORE HDB RULE CHANGE FAVOURS FLEXIBILITY OVER PRICE UPSIDE

CHANNEL NEWSASIA, JULY 28, 2026

THE STORY

Singapore removed the 15-month wait-out period for eligible private property owners buying non-subsidised HDB resale flats. Analysts expect pent-up demand from right-sizing households but see limited risk of another sharp price increase.

WHY IT MATTERS

HDB resale prices have declined for two consecutive quarters, while more flats are reaching minimum occupation periods and buyers retain BTO alternatives. Demand should concentrate in larger flats, supporting stabilisation rather than a broad price surge.

FOREIGN

VANTAGE SALE HIGHLIGHTS INSTITUTIONAL VALUE IN MALAYSIA DATA CENTRES

MINGTIANDI, JULY 30, 2026

THE STORY

Vantage Data Centers is considering selling its Malaysia assets in a transaction that could value them above US$2 billion. Its portfolio includes a 31MW Cyberjaya campus, a 436MW development and three Johor data centres exceeding 300MW combined.

WHY IT MATTERS

The potential sale places a large digital infrastructure portfolio into the institutional capital market. It highlights Malaysia's growing asset depth as data centres attract strategic investors and alternative capital.

FOREIGN

APAC PROPERTY INVESTMENT REBOUNDS AS CROSS-BORDER CAPITAL RETURNS

REAL ESTATE ASIA, AUGUST 4, 2026

THE STORY

Asia Pacific commercial real estate investment reached US$105 billion in H1 2026, the strongest first-half result since 2022. Office attracted US$40.2 billion, retail US$26.7 billion and industrial US$22.8 billion, while data centres drew US$6.7 billion.

WHY IT MATTERS

Overseas buyers accounted for 35.9% of acquisitions, up from 26% in 2023, turning net purchasers. The return of international capital signals stronger liquidity, with institutional investors again shaping regional property allocations.

FOREIGN

SINGAPORE RAISES THE BAR FOR PROPERTY AGENT PROFESSIONALISM

CHANNEL NEWSASIA, JULY 29, 2026

THE STORY

Singapore will require property agents to complete at least three transactions over three years for licence renewal, alongside 16 annual training hours. Agents who fall short can take a refresher examination.

WHY IT MATTERS

The measure strengthens minimum professional activity while licence validity moves from one year to three years. With about 40% of agents currently below the one-transaction-a-year benchmark, the framework should raise service and accountability standards.

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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