2026

PROPERTY PLUG

BIWEEKLY MARKET BRIEF

1 – 15 November 2026

RESIDENTIAL & CORPORATE EDITION



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24 STORIES. SIX SECTORS.

This issue tracks property news from 1 to 15 November 2026 across Malaysia's residential, industrial, commercial and land markets, plus policy and infrastructure updates and selected regional stories.

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

• RESIDENTIAL

HOUSING LAUNCHES JUMP 70% AS UNSOLD STOCK RAISES ABSORPTION CONCERNS

EDGEPROP.MY · NOVEMBER 13, 2026

THE STORY

Malaysia recorded 19,642 new residential launches in Q3 2026, up 70.3% year-on-year, but sales performance stood at just 7.1%. Completed unsold homes reached 33,598 units valued at RM19.55 billion, while unsold serviced apartments added another 23,568 units worth RM20.13 billion.

WHY IT MATTERS

New supply is growing despite weak launch absorption. With affordability remaining a constraint, developers face greater pressure to align product offerings and pricing with local demand.

• RESIDENTIAL

KPKT'S SHARED HOUSING DATABASE AIMS TO MATCH SUPPLY WITH LOCAL DEMAND

EDGEPROP · NOVEMBER 12, 2026

THE STORY

The Housing Ministry is building a shared data repository under the 13th Malaysia Plan, covering supply, demand, affordability, household income and unsold stock by locality. Deputy Minister Aiman Athirah Sabu said it would spare developers separate market studies, which could raise compliance costs.

WHY IT MATTERS

Shared data could help states and councils approve projects that fit local demand. Developers may save on compliance costs, while unsold stock should attract closer scrutiny.

• RESIDENTIAL

MAIA MONT'KIARA REACHES 60% TAKE-UP AS PREMIUM DEMAND HOLDS

EDGEPROP · NOVEMBER 10, 2026

THE STORY

UEM Sunrise's MAIA Mont'Kiara has recorded 60% take-up since its late-August soft launch, ahead of the 10 November official launch. The RM1.17 billion project offers 495 units in two 45-storey towers, priced from RM1.54 million, with completion targeted for the first half of 2031.

WHY IT MATTERS

Early take-up suggests high-end Mont'Kiara buyers remain active despite broader unsold-stock concerns. The long completion timeline means demand should be tracked beyond launch.

• RESIDENTIAL

LBS EXPANDS PREMIUM HOUSING PORTFOLIO WITH 192-ACRE KWASA TOWNSHIP

THE EDGE MALAYSIA · NOVEMBER 11, 2026

THE STORY

LBS Bina plans to launch 196 landed homes at Sherwood Residence in April or May 2027, opening its 192-acre freehold The Reserva township in Kwasa Damansara. The first 24.94-acre phase will comprise superlinks, semi-detached houses and bungalows.

WHY IT MATTERS

The project marks LBS's deeper move into premium housing in the Petaling Jaya market. With 11 parcels spread across 13 to 15 years, delivery will depend on market conditions.

• INDUSTRIAL

DAISO'S RM1.2B PULAU INDAH HUB ADDS OPERATING WAREHOUSE CAPACITY

MALAY MAIL · NOVEMBER 5, 2026

THE STORY

Daiso's RM1.2 billion distribution centre in Pulau Indah has begun operations on 133,666 sqm. Completed ahead of schedule and below budget, it will serve as Daiso's primary logistics hub linking Japan, China and other suppliers to 27 countries across Asia and the Middle East.

WHY IT MATTERS

Large operating warehouses reinforce Pulau Indah's role beside Port Klang. Occupier-built facilities like this show global retailers anchoring regional supply chains in Malaysia.

• INDUSTRIAL

SUNCON'S RM1.739B SERENDAH AWARD REINFORCES DATA CENTRE MOMENTUM

EDGEPROP · NOVEMBER 5, 2026

THE STORY

Sunway Construction secured a RM1.739 billion build-only contract for a hyperscale data centre in Bandar Serendah, for an unnamed international hyperscaler. Scope covers core and shell, campus infrastructure and mechanical and electrical fit-out, with work starting in 4Q2026 and completion targeted for 4Q2028.

WHY IT MATTERS

The award confirms Serendah as an emerging data centre location in Selangor. It may support demand for power-ready land and specialised industrial infrastructure nearby.

• INDUSTRIAL

KITACON WINS RM54.87M CONTRACT FOR 14 ELMINA BUSINESS PARK FACTORIES

THE STAR · NOVEMBER 10, 2026

THE STORY

Kitacon Sdn Bhd won a RM54.87 million contract from Sime Darby Property to build 14 two-storey detached factories at Elmina Business Park in Gombak, plus three refuse chambers, EV charging bays and two distribution substations. Works run about 22 months from 30 November 2026.

WHY IT MATTERS

The contract adds to Selangor's industrial construction pipeline this year. Detached factory units in an established township may suit manufacturers seeking ready-to-occupy space.

• INDUSTRIAL

NEW POWER MARKET COULD RESHAPE DATA CENTRE EXPANSION ECONOMICS

EDGEPROP.MY · NOVEMBER 12, 2026

THE STORY

Malaysia plans a separate wholesale electricity market for large users, including data centres, by 2029 or 2030. Data centre demand could reach 8.39GW by 2030, led by Johor at 4.42GW and Selangor at 1.48GW.

WHY IT MATTERS

The move aims to prevent expansion-related infrastructure costs from being passed to other consumers. Data centres can be built in 12 to 24 months, but power plants take four to five years, making electricity planning a critical constraint on sector growth.

• COMMERCIAL

FORMER MAYBANK HQ'S RM500 MILLION VALUATION HINGES ON REDEVELOPMENT POTENTIAL

NEW STRAITS TIMES · NOVEMBER 16, 2026

THE STORY

Maybank's former headquarters, Menara Tun Perak, could fetch RM500 million or more, according to industry estimates, versus its RM65.87 million book value. The 55-storey tower sits on 7.85 acres of freehold city-centre land, including about 1.16 acres identified for potential future development.

WHY IT MATTERS

Investors must weigh the asset's income potential against refurbishment and redevelopment costs. The ongoing expression-of-interest process will test whether buyers value it primarily as an office investment or a wider mixed-use opportunity.

• COMMERCIAL

AMANAHRAYA REIT REPOSSESSES WISMA ELM AFTER EARLY TENANT EXIT

EDGEPROP · NOVEMBER 11, 2026

THE STORY

AmanahRaya REIT re-entered and repossessed Wisma ELM in Damansara Heights on 10 November after an unnamed corporate tenant vacated early, terminating the lease. The tenancy accounts for about 7% of portfolio gross annual rental income. The manager will seek replacement tenants and reserves rights to recover outstanding and unexpired rent.

WHY IT MATTERS

Single-tenant concentration can quickly dent REIT income. Replacement leasing speed will determine how much rental income is restored.

• COMMERCIAL

IOIPG REIT'S RM5 BILLION IPO SIGNALS INSTITUTIONAL APPETITE FOR PROPERTY INCOME

EDGEPROP.MY · NOVEMBER 12, 2026

THE STORY

IOIPG REIT fixed its IPO price at 91 sen per unit, implying a projected 6.96% distribution yield and approximately RM5 billion market capitalisation. The Malaysian public offer was subscribed 1.59 times, with its institutional tranche fully taken up.

WHY IT MATTERS

Sponsor IOI Properties Group is expected to raise around RM2 billion, making this potentially Malaysia's largest REIT IPO. Institutional demand, particularly from long-only investors, signals appetite for income-generating property assets despite uneven retail subscription.

• COMMERCIAL

APB SELLS VACANT MENARA APB FOR RM45M TO CUT DEBT

THE STAR · NOVEMBER 6, 2026

THE STORY

APB Resources will sell vacant 16-storey Menara APB in Shah Alam for RM45 million cash, RM1 million below independent valuation. APB bought the office in April 2024 for RM39.89 million, expects a net gain of about RM3.23 million, and will use proceeds to repay bank borrowings.

WHY IT MATTERS

The sale gives a pricing benchmark for vacant Shah Alam office stock. It shows corporate owners monetising idle buildings to reduce debt.

• LAND

UEM SUNRISE COMPLETES RM415M KLCC ENTITLEMENT RECEIPT

EDGEPROP · NOVEMBER 2, 2026

THE STORY

UEM Sunrise received the final RM311.26 million on 30 October, completing its RM415 million guaranteed entitlement from EXSIM KL City Centre for development rights over a 1.59-acre freehold site off Jalan Ampang. It expects a gain of about RM66 million for FY2026.

WHY IT MATTERS

Full payment moves the partnership from signing to execution. Prime KLCC land is being structured through guaranteed entitlement with profit-sharing rather than an outright sale.

• LAND

TOPMIX BUYS 2.88-ACRE PETALING SITE FOR RM16M AT A DISCOUNT

THE STAR · NOVEMBER 6, 2026

THE STORY

Topmix Resources will buy 1.1635 hectares (about 2.88 acres) of freehold land in Damansara, Petaling, for RM16 million cash to build office and warehousing premises. The price is 14.83% below independent valuation. The deal needs approval to change land use from agricultural to industrial; completion is expected in 1H2027.

WHY IT MATTERS

A discount to valuation helps, but rezoning remains the key condition. Operators still want owned industrial space nearby.

• LAND

CROPMATE PROPOSES RM12M BINTULU LAND BUY FOR FERTILISER PLANT

THE STAR · NOVEMBER 10, 2026

THE STORY

Cropmate's subsidiary has proposed to acquire 1.6 hectares of vacant industrial land in Kidurong Industrial Area Phase II, Bintulu, for RM12 million. The site, near Bintulu Port, would host a fertiliser factory and warehousing. Cropmate says it will improve supply efficiency, shorten delivery lead times and strengthen its East Malaysia position.

WHY IT MATTERS

Port-adjacent industrial land stays attractive for supply-chain-driven occupiers. The deal is still proposed, so completion terms need monitoring.

• LAND

RIMBUNAN SAWIT AGREES RM18.39M SALE OF 613HA BARAM PLANTATION

EDGEPROP · NOVEMBER 13, 2026

THE STORY

Rimbunan Sawit agreed to sell about 613 hectares (1,515 acres) of Baram, Sarawak oil palm plantation land to Lembaga Amanah Kebajikan Masjid Negeri Sarawak for RM18.39 million cash, 2.2% above the RM18 million valuation. The lease expires in 2059; completion is targeted for 1H2027.

WHY IT MATTERS

Rimbunan Sawit is trimming its landbank, citing lower management and development costs. A premium to valuation shows buyers still value Sarawak leasehold estates.

• OTHERS

ANWAR PUSHES LOCAL MODULAR CONSTRUCTION FOR AFFORDABLE HOMES

MALAY MAIL · NOVEMBER 10, 2026

THE STORY

Prime Minister Anwar Ibrahim said Malaysia targets 500,000 affordable homes by 2030 and one million by 2035, and urged industry to develop and export its own construction technology. CIDB is working with private firms on advanced modular construction, including exploring three-dimensional concrete printing.

WHY IT MATTERS

Modular methods could shorten build times and lower affordable housing costs. Success depends on scaling local production and giving SMEs access to training and technology.

• OTHERS

SELANGOR TO REVIEW DEVELOPMENT APPROVALS AFTER FLOODS

MALAY MAIL · NOVEMBER 6, 2026

THE STORY

Selangor Menteri Besar Amirudin Shari said he will request a review of all development approvals granted. Developers must build temporary water retention facilities. Johan Setia, Parit Mahang, Bukit Kuching and Bukit Hijau were named problem areas, and two sites will be gazetted as catchment areas or floodplains.

WHY IT MATTERS

Tighter flood requirements may raise costs and slow approvals in flood-prone locations. Developers should expect closer scrutiny of drainage and retention.

• OTHERS

PENANG LRT CROSS-SEA PACKAGE AWARDED IN RM2.69B CONTRACT

THE STAR · NOVEMBER 6, 2026

THE STORY

A joint venture of China Communications Construction Company, TRC Construction and Ufuk Semarak won the RM2.69 billion cross-sea package of Penang's Mutiara Line LRT from MRT Mutiara. It covers a sea-crossing viaduct, an elevated station and related works from Macallum to Penang Sentral over five years.

WHY IT MATTERS

The award advances a key link between Penang Island and the mainland. Land around the Penang Sentral node may draw closer attention.

• OTHERS

SELANGOR FREEZES PUNCAK ALAM WORKS PENDING FLOOD REASSESSMENT

MALAY MAIL · NOVEMBER 7, 2026

THE STORY

Selangor froze all development works in Puncak Alam, Kuala Selangor, immediately while flood mitigation plans and the Environmental Impact Assessment are reassessed. Menteri Besar Amirudin Shari also ordered statewide flood mitigation works to be expedited, with up to RM1,500 in aid for flood victims at evacuation centres.

WHY IT MATTERS

Project freezes show flood risk can halt works, not just reshape approvals. Developers in Puncak Alam face schedule uncertainty until reassessments conclude.

• FOREIGN

SWIRE AND CITY REALTY TAKE UPPER HOUSE BANGKOK RESIDENCES TO HONG KONG BUYERS

THE STANDARD (HONG KONG) · NOVEMBER 11, 2026

THE STORY

Swire and City Realty's joint venture is marketing two Wireless Road towers in Bangkok with 395 units. Upper House Residences has over 100 sales worth over THB 10 billion. About two-thirds of buyers are Thai, the rest from Hong Kong, Europe, Taiwan and elsewhere. A Hong Kong preview follows.

WHY IT MATTERS

Branded residences are drawing regional capital beyond local buyers. The Hong Kong roadshow tests overseas demand for premium Bangkok product.

• FOREIGN

URA'S FINAL TO KWA WAN PLOT DRAWS JUST THREE TENDERS

SOUTH CHINA MORNING POST · NOVEMBER 11, 2026

THE STORY

The Urban Renewal Authority received three tenders for the last plot in its To Kwa Wan Road/Wing Kwong Street redevelopment scheme after tendering closed on Wednesday. South China Morning Post reported the turnout missed expectations. Consortia were among the bidders, though detailed bid terms were not available.

WHY IT MATTERS

A thin tender field points to cautious developer appetite for residential redevelopment land. Bid levels will show how developers are pricing risk.

• FOREIGN

NEW HUANGGANG PORT PUSHES GREATER BAY AREA HOMES TO HONG KONG BUYERS

SOUTH CHINA MORNING POST · NOVEMBER 10, 2026

THE STORY

Developers of new Greater Bay Area projects, including New World Development's Wellspring, are offering promotions aimed at Hong Kong homebuyers after the new Huanggang Port opened, agents say. Reports put Hong Kong buyers at about 20% of residential transactions around the port.

WHY IT MATTERS

Faster border crossing is turning Shenzhen housing into a cross-border product for Hong Kong buyers. Prices near the port rose about 5% in six months before opening.

• FOREIGN

TAIWANESE LENDER MOVES TO WEST KOWLOON AS FINANCIAL FIRMS LEAD LEASING

SOUTH CHINA MORNING POST · NOVEMBER 10, 2026

THE STORY

South China Morning Post reported that a Taiwanese lender is moving to West Kowloon, with financial firms leading Hong Kong office leasing. West Kowloon has already drawn UBS and JPMorgan, which signed as anchor tenant at Sun Hung Kai Properties' office development there.

WHY IT MATTERS

Financial occupiers keep favouring newer, higher-quality space outside Central, which supports the flight-to-quality trend. Landlords competing for those tenants need modern, well-located buildings with strong specifications.

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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