Charting Binastra's next phase of growth

22 Oct 2025

Tan: Data centres are fast paced. A condominium project takes 36 months, but a data centre can be completed in 10 months. The margins may be lower than a condo project, but the turnover is faster . (Photo by Mohd Izwan Mohd Nazam/The Edge)

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LESS than three years after Datuk Jackson Tan Kak Seng did a backdoor listing by taking over Comintel Corp Bhd, Binastra Corp Bhd (KL:BNASTRA ASK EDGE) is now the fifth-largest construction company on Bursa Malaysia in terms of market capitalisation.

Binastra's share price has more than tripled since the start of 2024, from 64.1 sen to RM2.28. The company undertook a one-for-one bonus issue last year.

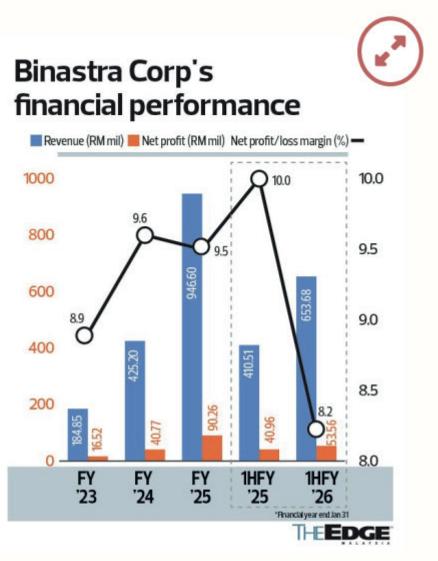
Binastra's market capitalisation currently stands at RM2.5 billion, below that of industry giants Gamuda Bhd (KL:GAMUDA ASK EDGE), IJM Corp Bhd (KL:IJM ASK EDGE), Sunway Construction Group Bhd (KL:SUNCON ASK EDGE) and Kerjaya Prospek Group Bhd (KL:KERJAYA ASK EDGE).

Tan, a civil and structural engineer by training, tells The Edge that undertaking the backdoor listing was not a way for him to cash out, but to take Binastra to the next phase of growth. He currently has a 56.49% stake in the listed entity.

He also runs privately owned construction outfit Binastra Construction (M) Sdn Bhd, which was founded by his father Tan Nge in 1980. The firm is currently undertaking five projects worth RM1 billion.

Tan reveals that Binastra Construction will eventually become an investment holding company as the new job wins will be for the listed entity. Binastra's outstanding order book currently stands at RM4.69 billion, giving it revenue visibility of three to four years.

Notably, the contracts awarded by Exsim Group account for more than 50% of its order book. This concentration risk may raise some eyebrows in the investor community.



However, this was the result of a strategic pivot that Tan made about a decade ago. Binastra chose to focus on a select group of developers instead of expanding its client base, a decision that has been instrumental in driving sustainable growth, he says.

According to Tan, the company has achieved a 100% success rate on all tenders submitted. As a result, it has secured RM3.1 billion in new orders, surpassing its target of RM3 billion.

He attributes the impressive performance to the company's long-standing relationships with key clients, including Exsim Development Sdn Bhd, Maxim Global Bhd (KL:MAXIM ASK EDGE) and Platinum Victory Sdn Bhd. These partnerships are built on reliability and consistent delivery, and not price alone, he emphasises.

"Many developers don't want just the cheapest contractor. They want someone reliable who delivers quality work and doesn't complicate things with unnecessary contractual issues. We focus on these kinds of clients. Once trust is built, they keep coming back," says Tan.

Apart from high-rise residential properties in the Klang Valley and Johor Bahru, Binastra is also involved in the construction of data centres and the redevelopment of old sewage treatment plants (STPs) and Large-Scale Solar (LSS) installations.

Its recent client additions include property developers Greenearth Landmark Sdn Bhd and CPI Land Sdn Bhd, data centre operator AIMS Group and stainless steel manufacturer Bahru Stainless Sdn Bhd.

The company is targeting RM4 billion in new order wins. It has secured RM1.9 billion year to date. Tan remains confident of meeting the full-year target, citing robust demand in Johor from key clients Exsim and Maxim, which are expected to develop more than 11,000 property units, which translates into an estimated contract value of RM3.33 billion.

Sentral Damansara, a new township developed by Exsim Group that is adjacent to Empire Damansara, is the largest contributor of jobs, with five active projects collectively valued at about RM1 billion.

Binastra is currently managing 27 active construction projects, supported by a workforce of 334, up significantly from 132 last year. In the past two months alone, the company has added 70 workers. It has also opened a regional office in Johor Bahru to support its operations in the southern state.

Venturing into green projects

Tan views the ESG theme as a strategic financial lever, and not merely a moral obligation. "Banks are more willing to lend to green projects and the rates are cheaper. It's the future."

Binastra Construction recently secured three concessions under the LSS5 scheme, with a total capacity of 56.54mw. These projects are expected to generate engineering, procurement, construction and commissioning (EPCC) contracts worth about RM200 million for Binastra's 51%-owned subsidiary Binastra Atlantic Sdn Bhd.

"This is just the beginning. We intend to pursue more EPCC opportunities going forward," says Tan.

Last Monday, Binastra announced a RM305 million contract to install a 65mwp solar photovoltaic system and 200mwh battery storage at Bahru Stainless' plant in southern Johor. The deal, signed on Oct 7, is a recurrent related party transaction as Tan and executive director Lee Seng Yong have equity interest in Bahru Stainless' parent company, Worldwide Stainless Sdn Bhd.

Tan says the system will generate 80 million kWh annually, covering 80% of Bahru Stainless' energy needs. This will help the firm save RM45.6 million and to reduce carbon dioxide emissions by 61,920 tonnes.

The contract is expected to strengthen Binastra's position in the renewable energy space. Analysts estimate such projects could yield a profit margin of about 8%, notably higher than the typical 5% to 6% seen in conventional construction.

On the sewage treatment front, Tan explains that older STPs are open-based and environmentally obsolete. These facilities are being replaced with modern, enclosed plants equipped with integrated mechanical and electrical systems. Once the new plants are operational, the decommissioned sites — often occupying a substantial amount of land — can be repurposed for mixed-use developments.

Binastra is currently undertaking two STP redevelopment projects: one in Sri Hartamas and another in Taman Bukit Cheras, both in Kuala Lumpur, with a total contract value of RM222.6 million. The contracts were awarded by private developers. Tan believes these mature sites hold significant redevelopment potential and will generate future construction opportunities for the group.

Riding data centre boom

Beyond its green ambitions, Binastra is capitalising on Malaysia's fast-growing data centre sector. "The next few years will still be strong. All the major US names — Amazon, Google — are already here. Now, China's tech giants are in the pipeline," says Tan.

He remains selective though. "I'm very particular about data centre jobs. We are sticking to our niche — 15mw to 20mw builds. These are worth about RM1 billion, and that's sufficient. Everyone has their own market. We've delivered a solid data centre project already and proven our capability."

Binastra is currently executing four data centre projects with a total value of RM1.24 billion. Its remaining order book for these jobs stood at RM874 million as at end-July.

"Data centres are fast paced. A condominium project takes 36 months, but a data centre can be completed in 10 months. The margins may be lower than a condo project, but the turnover is faster," says Tan.

To strengthen its foothold, Binastra has invested in LF Lansen, which specialises in thermal energy storage systems for data centres. "Data centres can't afford downtime. We supply buffer tanks that store cooling energy. If the power or chiller fails, these tanks keep the system stable," he explains.

LF Lansen carries a profit guarantee of RM10 million annually from FY2025 to FY2027. In April, Binastra acquired a 40.8% stake in the firm for RM15 million cash, with a call option to raise its interest to a controlling 51% for RM44.8 million.

The second-stage call option allows Binastra to acquire an additional 10.2% stake at a valuation based on eight times LF Lansen's FY2025 audited net profit, capped at RM8.7 million. The option is exercisable upon release of the audited accounts and remains valid until Dec 31, 2025.

As at end-March 2025, LF Lansen had an outstanding order book of RM43 million.

Earnings on growth path

For the first half of FY2026 ending Jan 31, Binastra sustained its growth trajectory, posting a 30% year-on-year increase in net profit to RM53.56 million, up from RM40.96 million. Revenue surged 59% to RM653.68 million from RM410.51 million.

In FY2025, net profit more than doubled to RM90.24 million from RM40.77 million, driven by a corresponding rise in revenue to RM946.57 million from RM425.2 million. Its trade receivables soared from RM227.29 million in January 2024 to RM723.7 million in July 2025.

Addressing the increase in receivables, Tan attributes it to the group's expanded order book and affirmed that the figure remains within normal operating parameters. "We will ensure timely client payments and we are confident in our receivables as we are committed to paying dividends."

Binastra's trade receivables — a metric tracking the average time taken to collect payments— stood at about 120 days.

Reflecting his confidence in the group's financial strength, Tan says Binastra aims to maintain a dividend payout ratio of at least 30% of its net profit, with plans to change from annual to half-yearly distributions. For 1HFY2026, the group declared a dividend of three sen per share, amounting to a payout of RM32.73 million and representing a payout ratio of 61%.

The company's balance sheet remains robust, with cash holdings of RM107.46 million against total borrowings of RM30.71 million, resulting in a net cash position of RM76.75 million.

In May last year, the group completed a fundraising exercise comprising a RM35 million rights issue and RM70 million private placement, raising gross proceeds of RM105 million. Tan and Lee collectively subscribed for 70% of the rights issue. The proceeds were fully utilised and allocated primarily to formwork equipment purchases and working capital.

Analysts remain bullish on the stock, with the seven research houses covering the counter having a "buy" recommendation. Target prices range from RM2.40 (Affin Hwang Investment Bank) to RM2.85 (TA Securities), with an average of RM2.64, implying an upside potential of 15.7%.

UOB Kay Hian, for one, projects an earnings compound annual growth rate of nearly 30% over the next three years.

At last Thursday's closing price of RM2.27, Binastra shares were trading at a forward price-earning ratio of 19.05 times. This compares with the industry average of 17 times.

The Edge Malaysia | Savills Klang Valley Residential Property Monitor 2Q2025: Housing market resilient amid uneven recovery across segments

22 Oct 2025

Selected developments in established locations are starting to attract interest, suggesting cautious optimism throughout the industry (Photo by Zahid Izzani/The Edge)

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In 2Q2025, Greater Kuala Lumpur's residential property market demonstrated cautious resilience amid uneven recovery, according to Savills Malaysia director of research and consultancy Fong Kean Hwa in presenting *The Edge Malaysia* | Savills Klang Valley Residential Property Monitor 2Q2025.

"The demand was sustained in mid-market and TODs (transit-oriented developments), supported by policy easing and financing innovation. At the same time, developers faced persistent pressures from rising costs and thinner margins, underlining the cautious tone that continues to shape the industry," says Fong in an email interview.

During the quarter under review, Bank Negara Malaysia reduced the statutory reserve requirement (SRR) by 100 basis points to 1%. Fong reckons that this adjustment released liquidity into the banking system, enhancing lending capacity and providing banks with more room to support mortgage demand. This was reflected in Bank Negara's 1H2025 loan statistics, which showed that total loan applications reached RM225.2 billion.

However, loan approvals declined by 2.8% year on year (y-o-y) in 1H2025, totalling RM91.5 billion, with an approval rate of 40.6%.

"Several banks, in collaboration with developers, introduced 120% loan packages that not only cover the purchase price but also include funds for renovations, furnishings and even moving costs. These offers are particularly appealing to first-time homebuyers and younger purchasers as they lower initial barriers to entry and facilitate move-in-ready purchases.

"For developers, these packages help boost sales while banks benefit by attracting new mortgage business. However, there is a clear trade-off, such as repayments on loans of this type that are typically 30% higher than those for conventional mortgages. This raises concerns over the sustainability of long-term repayment, especially as household debt continues to increase," Fong comments.

Fong: In the high-end segment, there are tentative signs of revival, which are evident through increased transaction activity in prime areas of KL, especially in the city centre (Photo by Savills)

Nonetheless, financial results from developers for 2Q2025 revealed the fragmented nature of market recovery. Developers focusing on affordable and mid-market products have seen healthier sales momentum, particularly in Greater KL and township projects. The significant unbilled sales backlog has provided stability and enhanced earnings visibility. However, Fong points out that many developers are experiencing challenges when it comes to profitability due to rising costs.

"In the high-end segment, there are tentative signs of revival, which are evident through increased transaction activity in prime areas of KL, especially in the city centre. This suggests a gradual absorption of the overhanging stock that has burdened the market in recent years," he notes.

High-rise residential

AREA	2024 1Q	2024 2Q	2024 3Q	2024 4Q	2025 1Q	2025 2Q
PRICE MOVEMENT (RM/UNIT '000)						
KLCC	1,420	1,450	1,450	1,470	1,470	1,460
Bangsar	975	970	972	977	1,000	988
Mont'Kiara	780	785	788	810	830	840
Bandar Sunway	850	855	859	860	880	900
Subang Jaya	750	760	762	761	780	785
Petaling Jaya	1,055	1,059	1,062	1,062	1,100	1,100
Shah Alam	730	760	761	761	780	785
MONTHLY RENTAL MOVEMENT (RM/UNIT)						
KLCC	4,000	3,900	4,000	4,000	4,100	4,200
Bangsar	3,200	3,100	3,100	3,300	3,350	3,350
Mont'Kiara	3,100	3,150	3,150	3,150	3,200	3,229
Bandar Sunway	3,500	3,500	3,500	3,500	3,600	3,600
Subang Jaya	2,850	2,900	2,900	3,000	3,000	3,000
Petaling Jaya	3,300	3,400	3,450	3,450	3,475	3,470
Shah Alam	2,600	2,500	2,550	2,700	2,720	2,750
GROSS RENTAL YIELD						
KLCC	3.4	3.2	3.3	3.3	3.3	3.5
Bangsar	3.9	3.8	3.8	4.1	4.0	4.1
Mont'Kiara	4.8	4.8	4.8	4.7	4.6	4.6
Bandar Sunway	4.9	4.9	4.9	4.9	4.9	4.8
Subang Jaya	4.6	4.6	4.6	4.7	4.6	4.6
Petaling Jaya	3.8	3.9	3.9	3.9	3.8	3.8
Shah Alam	4.3	3.9	4.0	4.3	4.2	4.2

Note: The high-rise residential sample selection is based on 2-bedroom units with built-ups of 580 to 1,600 sq ft in the Kuala Lumpur areas (KLCC, Bangsar and Mont'Kiara) and 3-bedroom units with built-ups of 900 to 2,100 sq ft in the Selangor areas (Bandar Sunway, Subang Jaya, Petaling Jaya and Shah Alam)

THE EDGE MALAYSIA

Strong demand for high-rise residential in prime locations

Savills' market tracking showed that in 2Q2025, demand for properties in prime locations in KL remained strong, with Bangsar and Mont'Kiara recording healthier price and rental growth compared to the same period last year.

In 2Q2025, average transaction prices rose by 0.7%, 1.9% and 7% y-o-y in KL city centre (KLCC), Bangsar and Mont'Kiara, reaching RM1.46 million, RM988,000 and RM840,000 respectively for 2-bedroom high-rise units.

Rental rates also posted positive growth across KLCC, Bangsar and Mont'Kiara, increasing by 7.7%, 8.1% and 2.5% y-o-y respectively. Among these, Mont'Kiara continued to offer comparatively stronger rental yields.

The KLCC high-rise residential segment is anticipated to stay resilient, supported by sustained interest from expatriates and high-net-worth buyers, according to Fong. A notable addition is The Conlay on Jalan Kia Peng, recently completed with 491 units priced above RM1,500 psf.

Meanwhile, Bangsar continues to attract young professionals and expatriates due to its lively atmosphere, supporting ongoing residential development in the area. One key project is Phase 1 of Bangsar Hill Park called Verdura, comprising Towers D and E. The project will deliver 812 units ranging from 917 to 1,478 sq ft with prices starting from RM800 psf.

Market resilience for high-rises is also evident in Selangor's prime location, where Fong points out that areas such as Bandar Sunway, Subang Jaya and Shah Alam experienced steady growth in prices and rentals.

According to Savills' data, the average transaction price in Bandar Sunway climbed 5.3% y-o-y to RM900,000 in 2Q2025. Concurrently, monthly rental rates rose to RM3,600, delivering a rental yield of 4.8%.

In Subang Jaya, the average transaction price remained at RM785,000, with monthly rental unchanged at RM3,000 y-o-y, yielding a quarterly return of 4.6%.

Petaling Jaya, however, recorded a modest 0.1% y-o-y price growth, with transaction values ranging between RM1.06 million and RM1.1 million. Meanwhile, rental rates rose by 2.1% y-o-y to RM3,470 per month, resulting in an annual yield of 3.9%.

In Shah Alam, prices rose 0.6% y-o-y from RM780,000 to RM785,000, while monthly rents increased to RM2,750 from RM2,720, representing a 4.2% rental yield.

Landed residential: two-storey terraced houses

	AREA	2024 1Q	2024 2Q	2024 3Q	2024 4Q	2025 1Q	2025 2Q
PRICE MOVEMENT (RM/UNIT '000)							
Kuala Lumpur	TTDI	1,520	1,570	1,570	1,600	1,610	1,610
	Bangsar (Lucky Garden)	1,660	1,660	1,660	1,650	1,650	1,700
	OUG	895	890	860	900	920	890
	Cheras (Taman Midah)	780	760	780	780	780	780
Petaling Jaya	SS2	1,000	1,005	1,010	1,000	1,000	1,020
	Bandar Utama Damansara	1,300	1,260	1,260	1,300	1,350	1,360
Puchong	Bandar Kinrara	735	735	730	740	780	780
	Bandar Bukit Puchong	705	690	680	680	710	720
Subang Jaya	Putra Heights	745	720	725	720	700	700
Shah Alam	Bandar Setia Alam	740	710	715	730	760	760
	Kota Kemuning	710	700	718	720	700	710
Klang	Bandar Bukit Raja	630	650	630	630	630	620
	Bandar Bukit Tinggi	660	650	650	660	680	690
MONTHLY RENT MOVEMENT (RM/UNIT)							
Kuala Lumpur	TTDI	3,100	3,100	3,100	3,200	3,250	3,250
	Bangsar (Lucky Garden)	3,200	3,200	3,200	3,200	3,200	3,200
	OUG	1,950	2,000	2,000	2,000	2,050	2,000
	Cheras (Taman Midah)	1,750	1,750	1,750	1,850	1,870	1,850
Petaling Jaya	SS2	1,950	2,000	2,000	2,000	2,050	2,000
	Bandar Utama Damansara	2,600	2,600	2,600	2,600	2,600	2,600
Puchong	Bandar Kinrara	2,050	2,030	2,030	2,150	2,150	2,150
	Bandar Bukit Puchong	1,650	1,650	1,650	1,700	1,730	1,700
Subang Jaya	Putra Heights	1,650	1,660	1,660	1,800	1,750	1,750
Shah Alam	Bandar Setia Alam	1,550	1,600	1,600	1,630	1,650	1,630
	Kota Kemuning	1,650	1,650	1,650	1,650	1,700	1,750
Klang	Bandar Bukit Raja	1,600	1,600	1,600	1,700	1,710	1,690
	Bandar Bukit Tinggi	1,500	1,550	1,550	1,550	1,600	1,630
GROSS RENTAL YIELD							
Kuala Lumpur	TTDI	2.4	2.4	2.4	2.4	2.4	2.4
	Bangsar (Lucky Garden)	2.3	2.3	2.3	2.3	2.3	2.3
	OUG	2.6	2.7	2.8	2.7	2.7	2.7
	Cheras (Taman Midah)	2.7	2.8	2.7	2.8	2.9	2.8
Petaling Jaya	SS2	2.3	2.4	2.4	2.4	2.5	2.4
	Bandar Utama Damansara	2.4	2.5	2.5	2.4	2.3	2.3
Puchong	Bandar Kinrara	3.3	3.3	3.3	3.5	3.3	3.3
	Bandar Bukit Puchong	2.8	2.9	2.9	3.0	2.9	2.8
Subang Jaya	Putra Heights	2.7	2.8	2.7	3.0	3.0	3.0
Shah Alam	Bandar Setia Alam	2.5	2.7	2.7	2.7	2.6	2.6
	Kota Kemuning	2.8	2.8	2.8	2.8	2.9	3.0
Klang	Bandar Bukit Raja	3.0	3.0	3.0	3.2	3.3	3.3
	Bandar Bukit Tinggi	2.7	2.9	2.9	2.8	2.8	2.8

Note: The double-storey terraced house samples are intermediate lots ranging from 1,300 to 1,900 sq ft in land size

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Mixed performance for two-storey residential

In 2Q2025, the 2-storey terraced house market in KL and Selangor showed varied performance. Prices fell in areas such as Putra Heights and Bandar Bukit Raja while the remaining monitored areas showed an increase.

For example, the 2-storey terraced house market in key areas such as KL's Taman Tun Dr Ismail (TTDI), Lucky Garden in Bangsar and Taman Midah in Cheras showed positive price appreciation trends. TTDI recorded a y-o-y increase of 2.5% to RM1.61 million, Lucky Garden saw a 2.4% increase y-o-y to RM1.7 million and Taman Midah increased 2.6% y-o-y to RM780,000.

Monthly rental rates in TTDI and Taman Midah rose by 4.8% to RM3,250 (2.4% rental yield) and 5.7% to RM1,850 (2.8% rental yield) respectively. Rental for Lucky Garden remained stable at RM3,200, maintaining a rental yield of 2.3%.

In Selangor, the average transacted price for 2-storey terraced houses in SS2, Petaling Jaya, increased by 1.5% to RM1.02 million while monthly rental rates remained unchanged y-o-y at RM2,000, yielding a return of 2.4%.

Bandar Utama also saw a steady price increase of 7.9% y-o-y to RM1.36 million, while rental rates remained unchanged at RM2,600 per month, resulting in a 2.3% rental yield.

The Puchong 2-storey terraced house market demonstrated stable yet positive sentiment, with Bandar Kinrara seeing an increase of 6.1% to RM780,000 (monthly rental rates up 5.9% y-o-y to RM2,150 with a 3.3% yield) and Bandar Bukit Puchong climbing 4.3% to RM720,000 (monthly rental rates up 3% y-o-y to RM1,700 with a 2.8% yield).

Meanwhile, prices of 2-storey terraced houses in Putra Heights dipped 2.8% y-o-y to RM700,000 while rentals rose 5.7% to RM1,750, yielding 3%. Fong believes the decline could be due to negative public perception following the deadly gas pipeline blast in April.

"While the explosion may not have directly impacted property values, the name 'Putra Heights' itself might influence buyer sentiment. Although rental demand appears to remain resilient in the short term, it may be premature to conclude that the market is stabilising. Ongoing recovery efforts are underway, but the longer-term impact on property values and buyer sentiment, especially in the affected areas, remains uncertain," he shares.

In Shah Alam, the terraced house market showed varied performance. For instance, Bandar Setia Alam saw a 7% y-o-y price increase to RM760,000 with monthly rental rates climbing 1.9% to RM1,630, yielding 2.6%. Kota Kemuning also saw a 1.4% increase to RM710,000 with rental rates rising to RM1,750, providing a 3% yield.

Bandar Bukit Raja saw a slight dip to RM620,000, but rental demand remained strong with a 5.6% increase to RM1,690, resulting in a 3.3% yield. Fong says this coincides with YCH Group breaking ground on its RM500 million Supply Chain City Malaysia project, which may be supporting rental growth in the area.

In Klang, Bandar Bukit Tinggi saw a 6.2% y-o-y price increase to RM690,000, while rental rates surged to RM1,630 per month, yielding 2.8%. The upcoming LRT3, now expected to commence operations by year end after final testing, is seen to boost further demand in Bandar Bukit Tinggi and its surrounding areas, according to Fong.

Meanwhile, the semi-detached housing sector in Selangor showed an overall positive trend in 2Q2025, with price increases recorded across most of Savills' monitored areas.

"In 2Q2025, Selangor's semidee housing market registered positive growth, with prices increasing in most key locations. Rental yields held steady within the range of 1.9% to 3.9%. New project launches, including UEM Sunrise Bhd's (KL:UEMS) Allegro at Symphony Hills in Cyberjaya, indicate that demand for semidee homes in Selangor remains strong," says Fong.

Landed residential: double-storey semi-detached houses

	AREA	2024 1Q	2024 2Q	2024 3Q	2024 4Q	2025 1Q	2025 2Q
PRICE MOVEMENT (RM/UNIT '000)							
Petaling Jaya	SS3	1,550	1,600	1,650	1,650	1,650	1,670
Puchong	Bandar Kinrara	1,960	1,960	1,960	2,000	2,050	2,070
Shah Alam	Bandar Setia Alam	1,850	1,780	1,750	1,800	1,780	1,780
	Bandar Tropicana Aman	1,500	1,550	1,575	1,590	1,590	1,600
Klang	Glenmarie Cove	1,050	1,050	1,025	1,050	1,100	1,110
	Bandar Parkland	1,300	1,290	1,290	1,290	1,350	1,350
Cyberjaya	Evergreen Garden Residence	1,260	1,280	1,285	1,300	1,330	1,330
Seri Kembangan	Taman Equine	1,450	1,500	1,490	1,530	1,550	1,580
Semenyih	Setia Ecohill	1,000	980	965	1,000	1,000	1,000
MONTHLY RENTAL MOVEMENT (RM/UNIT)							
Petaling Jaya	SS3	2,700	2,700	2,700	2,700	2,700	2,700
Puchong	Bandar Kinrara	4,300	4,300	4,250	4,250	4,500	4,500
Shah Alam	Bandar Setia Alam	4,200	4,150	4,100	4,100	4,000	4,000
	Bandar Tropicana Aman	3,500	3,550	3,600	3,600	3,500	3,600
Klang	Glenmarie Cove	3,400	3,500	3,600	3,600	3,600	3,600
	Bandar Parkland	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Cyberjaya	Evergreen Garden Residence	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Seri Kembangan	Taman Equine	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Semenyih	Setia Ecohill	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
GROSS RENTAL YIELD							
Petaling Jaya	SS3 Petaling Jaya	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Puchong	Bandar Kinrara	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Shah Alam	Bandar Setia Alam	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
	Bandar Tropicana Aman	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Klang	Glenmarie Cove	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
	Bandar Parkland	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Cyberjaya	Evergreen Garden Residence	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Seri Kembangan	Taman Equine	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Semenyih	Setia Ecohill	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Note: The double-storey semi-detached house samples are [illegible]

THE EDGE MALAYSIA

Better market outlook in 2H2025

Although developers remain cautious about launching new projects in 2Q2025, Fong observes that selected developments in established locations are starting to attract interest, suggesting cautious optimism throughout the industry. This explains why developers are pacing their launches strategically, adjusting key performance indicators and tightening cost management in preparation for a potentially more supportive market environment in 2H2025.

Looking ahead, Fong believes that the reduction of the overnight policy rate (OPR) to 2.75% in July will complement the SRR cut by lowering borrowing costs and enhancing affordability for homebuyers.

"Together, these measures signal a more accommodative stance from Bank Negara and are likely to support housing demand in the coming months. The Greater KL residential market is stabilising but remains uneven. The clearest opportunities are found in affordability-driven [illegible] and TODs, where demand has proven to be most resilient. In contrast, the luxury segment offers selective upside as absorption improves in prime locations, although high construction costs continue to temper growth," he notes.

Notable Klang Valley housing developments in 2Q2025

- Kerjaya Prospek Group Bhd (KL:KERJAYA) acquired three freehold land parcels in [illegible], KL, for a total of RM112.8 million. The purchase, which includes a 1.57ha plot along 9th Mile [illegible] Road, will be held as strategic land bank for future development.
- In April, UM Land Bhd launched Enlace Suites, a 48-storey serviced apartment block comprising 438 units in Bukit Kerinchi, KL. The units range in size from 474 to 1,733 sq ft while selling prices range from RM436,000 to RM1.86 million.
- Khaya Residence in Bangsar, KL, was officially launched in June by Bayu Mantap Sdn Bhd. Comprising 795 units that range in size from 630 to 1,321 sq ft, selling prices start from RM677,000. The development is expected to be completed by 2029.
- MKH Bhd (KL:MKH) acquired 6.03ha of freehold land in Semenyih, Selangor, for RM42.21 million. The company plans to develop the site into a high-rise commercial and residential project with an estimated gross development value of RM170 million.
- Ecobuilt Holdings Bhd (KL:ECOHLDS) secured a RM34.85 million contract from MCI Development Sdn Bhd to build a 25-storey, 264-unit serviced apartment project in Shah Alam, Selangor. Construction is expected to be completed by May 2027.
- DSK Property launched SAVYi @ Mall Park in Shah Alam, a 2.41-acre transit-oriented development offering 641 serviced apartments with built-ups ranging from 500 to 958 sq ft and selling prices from RM250,000. The project also offers 187 first-edition units with built-ups from 571 to 732 sq ft, priced from RM340,000.
- In May, Sime Darby Property Bhd's (KL:SIMEPROP) new 2-storey terraced homes in City of Elmina, Shah Alam, sold out on launch day. The 192 freehold units, sized from 2,000 to 2,342 sq ft, feature four bedrooms, four bathrooms and a [illegible] backyard garden.
- UEM Sunrise unveiled Allegro at Symphony Hills in Cyberjaya, comprising 69 semi-detached units with built-ups from 2,866 to 5,115 sq ft and a starting price of RM1.79 million. Previewed on May 31, the project achieved a 34% take-up rate worth RM46.8 million on day one.