

Kerjaya Prospek goes solo in RM124m Penang project, buys out Aspen for RM60m



CONSTRUCTION and property group Kerjaya Prospek Group Bhd (KPGB) is taking full control of its upcoming mixed development in Tanjung Bungah, Penang, after exiting its joint venture with Aspen Vision Tanjung Sdn Bhd (AVT).

In a Bursa Malaysia filing today, KPGB said its subsidiary Kerjaya Prospek Ventures Sdn Bhd has entered into a share sale agreement to acquire Aspen's remaining 40% stake in Tanjung Bungah Development Sdn Bhd (TBD), the project's special purpose vehicle.

While the shares were acquired for a nominal RM80, the effective cost of Aspen's exit is RM60.03 million, structured as a shareholder loan repayment by TBD.

The amount comprises RM53 million to reimburse Aspen for land-related cash advances to Hong Hong Distribution Sdn Bhd, the landowner, and RM7.03 million for development expenses already incurred.

As part of the restructuring, KPGB will also assume Aspen's obligations under corporate guarantees totalling RM104 million, including RM92 million in project financing from Alliance Bank Malaysia Bhd and RM12 million owed to the landowner.

KPGB has undertaken to secure Aspen's full and unconditional release from the bank within six months of completion.

The freehold land, valued at RM117 million, is earmarked for a mixed development comprising affordable housing, residential units, serviced apartments and commercial components.

Work has yet to commence pending vacant possession and final approvals.

KPGB said the buyout allows it to streamline ownership, consolidate control over design and execution, and retain full upside from the project's future development.

The acquisition will be funded via internally generated funds and is expected to be completed by December 2026. —
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