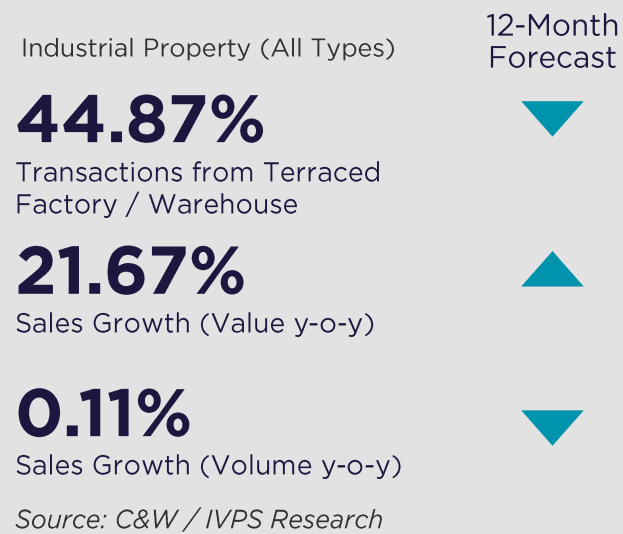
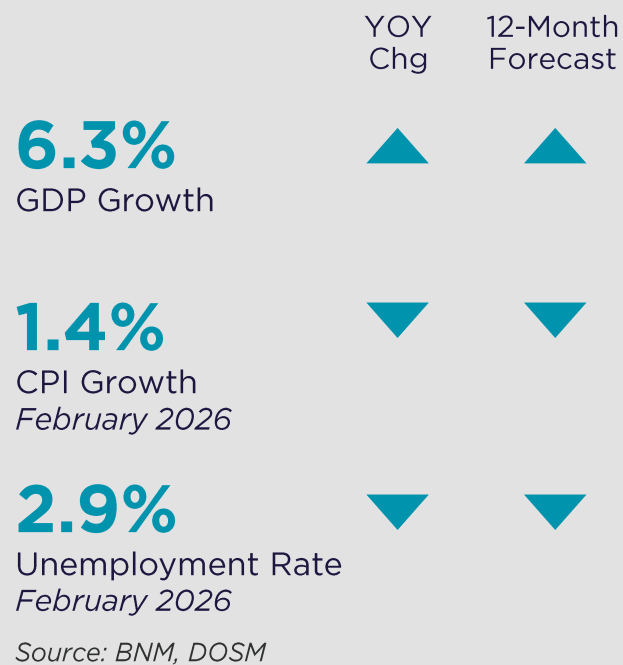




### MARKET FUNDAMENTALS



### ECONOMIC INDICATORS



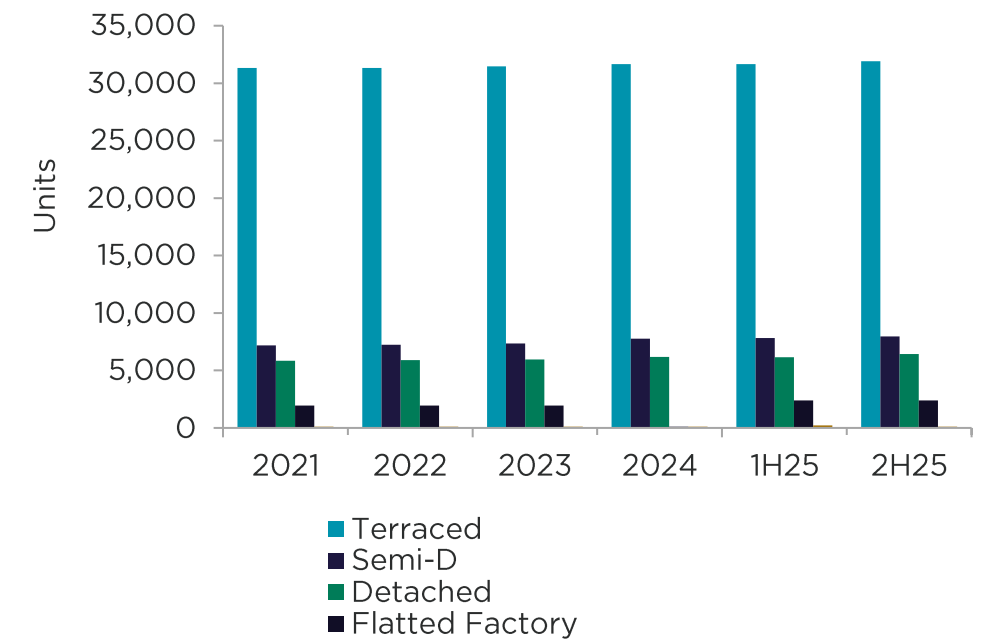
### ECONOMY: SUSTAINED INDUSTRIAL EXPANSION SUPPORTED BY MANUFACTURING AND UTILITIES IN Q1 2026

Malaysia's Industrial Production Index (IPI) continued its robust expansion into early 2026, with January 2026 recording a 5.9% year-on-year increase, up from 4.8% in December 2025, underscoring resilient industrial activity at the start of the year. This growth was primarily driven by manufacturing, which strengthened by 7.3%, supported by both export-oriented industries such as computer, electronics & optical products and domestic-oriented segments including food processing and fabricated metal products. The electricity sector also reported healthy growth of 6.3%, reflecting rising industrial and commercial consumption, while the mining sector modestly turned positive at 0.1%, signaling a gradual recovery in output after prior contraction. Overall, the broad-based gains across manufacturing, utilities, and the mining subsector point to sustained industrial performance in Q1 2026, with continued demand for Malaysia's production capacity both domestically and in key export markets.

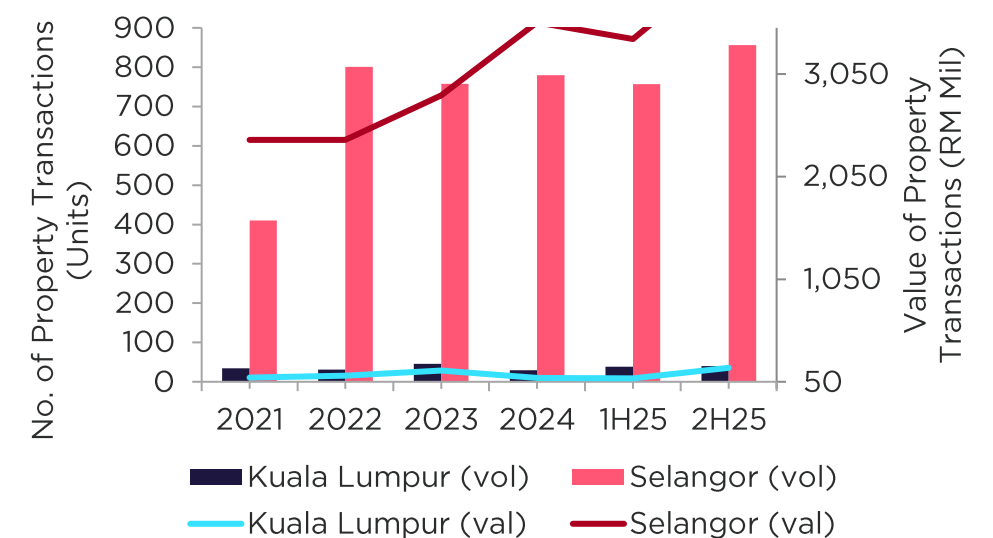
### SUPPLY: NEW INDUSTRIAL PARKS BOOSTS SUPPLY

Several new industrial park developments along the North-South Expressway have been recently completed with more in the pipeline, significantly expanding the regional distribution and manufacturing capacity. These developments, concentrated in key nodes such as Sepang, Nilai, and Kulai, comprise modern logistics and light industrial facilities, including high-ceiling warehouses, semi-detached factories and units with direct highway access, enabling efficient movement of goods between northern and southern industrial corridors. While the new supply increases options for occupiers, strategically located developments near key transport junctions continue to attract strong pre-commitment interest, reflecting sustained confidence in these industrial corridors.

### INDUSTRIAL SUPPLY PIPELINE (GREATER KL)



### VOLUME & VALUE OF PROPERTY TRANSACTIONS



MARKET STATISTICS

SUBMARKET	INDUSTRIAL AREA	INVENTORY (UNIT)	PLANNED & UNDER CNSTR (UNIT)	FACE RENT RM PSF PM (ALL TYPES)	FACE RENT USD PSF PM (ALL TYPES)	FACE RENT EUR PSF PM (ALL TYPES)
Central Region	W.P Kuala Lumpur, Gombak, Petaling	25,039	249	RM 2.00 – RM 4.50	\$ 0.50 – \$ 1.12	€ 0.43 – € 0.98
Northern Region	Kuala Selangor, Hulu Selangor, Sabak Bernam	5,093	532	RM 1.20 – RM 2.50	\$ 0.30 – \$ 0.62	€ 0.26 – € 0.54
Southern Region	Kuala Langat, Sepang	1,832	593	RM 1.80 – RM 3.00	\$ 0.45 – \$ 0.75	€ 0.39 – € 0.65
Western Region	Klang	9,537	1,102	RM 1.90 – RM 3.50	\$ 0.47 – \$ 0.87	€ 0.41 – € 0.76
Eastern Region	Hulu Langat	7,403	169	RM 1.40 – RM 2.80	\$ 0.35 – \$ 0.70	€ 0.30 – € 0.61
<b>TOTALS</b>		<b>48,796</b>	<b>2,645</b>	<b>RM 1.20 – RM 4.50</b>	<b>\$ 0.30 – \$ 1.12</b>	<b>€ 0.26 – € 0.98</b>

Cumulative supply for all submarkets are based on total supply of industrial space (all types).

Source: NAPIC & IVPS/Cushman & Wakefield Research

KEY SALES TRANSACTIONS Q1 2026

PROPERTY	LOCATION	SELLER/BUYER	LAND AREA	PRICE RM
Three plots of land	IOI Industrial Park @ Banting	IOI Properties/ Bridge Data Centres Malaysia VII	322 acres	RM 740.68 Mil
Three parcels of leasehold land	Kuching, Sarawak	Mighty Metaverse, Borneo 1 Stop Business Services, Sport Pavillion/GDB Holdings	2.191 hectares	RM 32.72 Mil
A freehold land	Setapak, Kuala Lumpur	Knusford Holdings/Tahap Juara	0.304 hectares	RM 7 Mil
Industrial plot of land	Gurun, Kedah	Ann Joo Resources/LB Advanced Material Asia	60.1 acres	RM 117.81 Mil
Two parcels of freehold land	Senai, Johor	Nice Frontier/AME Elite Consortium	31.82 acres	RM 101.18 Mil

INVESTMENT TREND/INDUSTRIAL DEVELOPMENT ACTIVITIES

- LFE Corp has secured a Letter of Intent (LOI) worth RM11.5 million from SunCon to carry out electrical works for a data centre in Taman Teknologi Malaysia, Kuala Lumpur.
- Paramount is set to acquire a 2.62-acre freehold plot in Putrajaya for RM40 million, with plans to develop a RM323 million project on the site.
- Sunway has purchased three land parcels across Selangor and Penang for RM179.8 million. Covering almost nine acres, the acquisitions include sites in Puchong and USJ1 in Selangor, as well as George Town in Penang.
- Construction firm Ingenieur Gudang Bhd is disposing of a 1.9-acre Nilai property comprising a factory and office to Baba Products for RM22 million in cash.
- Selangor Dredging is acquiring a freehold commercial land in Petaling Jaya for RM63 million as part of its land bank expansion, with plans to develop the land into a project with an estimated GDV of RM507 million.

**TIFFANY GOH**

Head - Occupier Services

Tel: +6012-299 2778 (M); +603-7728 4117 (O)

[tiffanygoh@ivpsmalaysia.com](mailto:tiffanygoh@ivpsmalaysia.com)

**FARINA BASAR**

Occupier Services

Tel: +6012-480 2831 (M) ; +603-7728 4117 (O)

[norfarina@ivpsmalaysia.com](mailto:norfarina@ivpsmalaysia.com)

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