MARKETBEAT
KUALA LUMPUR
INDUSTRIAL Q3 2026



CUSHMAN & WAKEFIELD

MARKET FUNDAMENTALS

Industrial Property (All Types)	12-Month Forecast
44.61% Transactions from Terraced Factory / Warehouse	▼
4.35% Sales Growth (Value y-o-y)	▲
-13.71% Sales Growth (Volume y-o-y)	▼

Source: C&W / IVPS Research

ECONOMIC INDICATORS

	YOY Chg	12-Month Forecast
6.0% GDP Growth	▲	▲
1.9% CPI Growth *August 2026*	▲	▲
3.0% Unemployment Rate *July 2026*	▼	▼

Source: BNM, DOSM

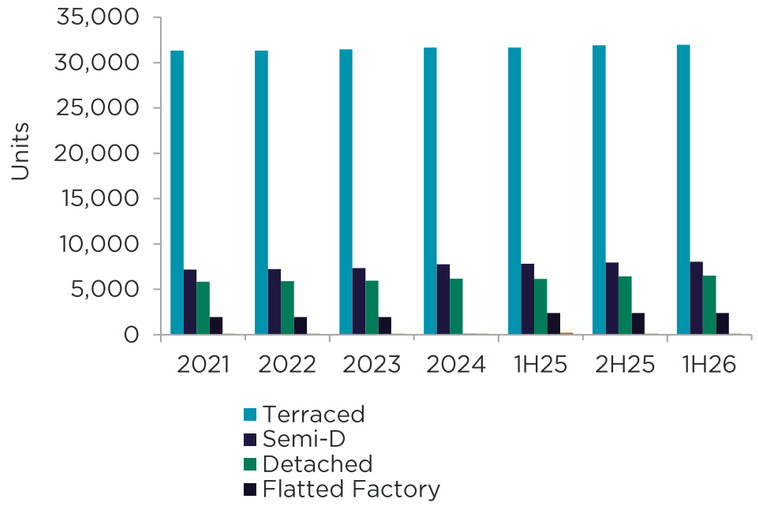
ECONOMY: MANUFACTURING AND TRADE SUSTAIN INDUSTRIAL MOMENTUM IN Q3 2026

Malaysia's industrial sector sustained positive momentum in Q3 2026, with the Industrial Production Index (IPI) rising 4.7% year-on-year in July 2026, supported by a 6.4% expansion in the Manufacturing sector, particularly in electronics and machinery. The Electricity sector also recorded steady growth of 5.0% YoY, reflecting continued industrial and commercial activity. Meanwhile, total trade increased 43.4% YoY in August, driven by strong export and import growth, highlighting sustained external demand and active supply chain flows. Overall, resilient manufacturing output and robust trade activity continue to underpin demand for production, warehousing and logistics facilities across Malaysia's industrial property market.

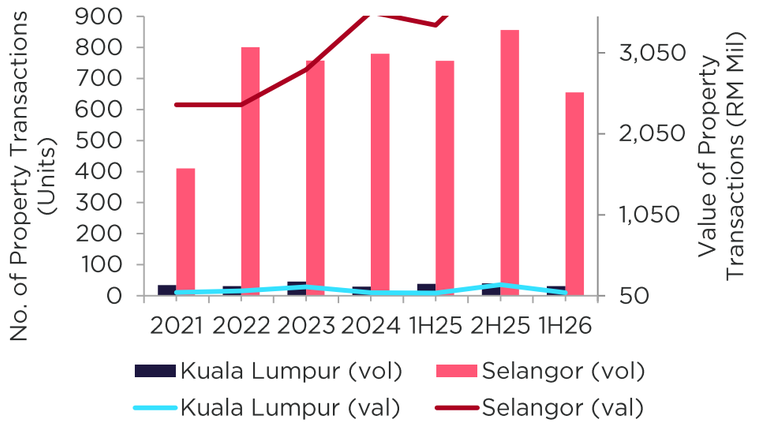
DEMAND: DIVERSIFYING OCCUPIER DEMAND SUPPORTS INDUSTRIAL MARKET ACTIVITY

Industrial demand remained supported by a broadening occupier base in Q3 2026, with logistics, manufacturing, e-commerce and data centre-related requirements continuing to drive leasing activity. The expansion of third-party logistics providers and manufacturers, together with ongoing demand for modern warehouses and specialised industrial facilities, supported occupier requirements across key industrial corridors. Meanwhile, demand from data centre and technology-related users continued to underpin interest in strategically located industrial land and purpose-built facilities. The diversification of demand sources provides support for continued industrial market activity amid ongoing additions to supply.

INDUSTRIAL SUPPLY PIPELINE (GREATER KL)



VOLUME & VALUE OF PROPERTY TRANSACTIONS



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KUALA LUMPUR
INDUSTRIAL Q3 2026

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	327	RM 2.10 – RM 4.50	$ 0.52 – $ 1.10	€ 0.45 – € 0.97
Northern Region	Kuala Selangor, Hulu Selangor, Sabak Bernam	5,093	532	RM 1.20 – RM 2.50	$ 0.29 – $ 0.61	€ 0.26 – € 0.54
Southern Region	Kuala Langat, Sepang	1,914	671	RM 1.80 – RM 3.00	$ 0.44 – $ 0.74	€ 0.39 – € 0.65
Western Region	Klang	9,634	1,202	RM 2.10 – RM 3.50	$ 0.52 – $ 0.86	€ 0.45 – € 0.76
Eastern Region	Hulu Langat	7,477	278	RM 1.20 – RM 2.80	$ 0.29 – $ 0.69	€ 0.26 – € 0.61
TOTALS		49,157	3,010	RM 1.20 – RM 4.50	$ 0.29 – $ 1.10	€ 0.26 – € 0.97

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

Source: NAPIC & IVPS/Cushman & Wakefield Research

KEY SALES TRANSACTIONS Q3 2026

PROPERTY	LOCATION	SELLER/BUYER	LAND AREA	PRICE RM
Freehold industrial land	Seberang Perai Selatan, Penang	Lee Mooi Khean / PTT Logistics Hub 3	9.70 acres	RM 62.53 Mil
Freehold industrial land	Mukim Senai, Kulai, Johor	Aura Muhibah / M Industrial Development	419.17 acres	RM 273.87 Mil
Three freehold industrial land parcels	Kapar, Klang, Selangor	Beshom Holdings Bhd / Buyer not specified	Not disclosed	RM 85.8 Mil
Industrial land	Kota Seri Langat, Selangor	COMPASS IP Sdn Bhd / Global Data Infrastructure	36 acres	Not disclosed

INVESTMENT TREND/INDUSTRIAL DEVELOPMENT ACTIVITIES

- *Axis-REIT has entered into a sale and purchase agreement with WH Union Development to acquire a fully occupied industrial complex in Kawasan Industri Padang Meha, Kedah, for RM113 million in cash. The property has a lettable area of approximately 340,047 sq ft.*
- *Chin Hin Group Property has entered into an agreement to acquire an industrial property in Kota Damansara for RM92.5 million in cash, with plans to redevelop the site into a logistics warehouse hub.*
- *YLI Holdings is disposing of two industrial land parcels in Prai, Penang, for RM28.5 million in cash. The disposal is expected to generate a net gain of approximately RM6.83 million and help reduce the group's losses.*
- *Tanco Holdings Bhd is proposing up to RM250 million in financial assistance to its joint venture partner to fund the acquisition of land and development of an industrial park in Port Dickson.*
- *Axis Real Estate Investment Trust is acquiring three adjoining parcels of industrial land with warehouse facilities in Taman Perindustrian Pulau Indah, Klang, for RM61 million.*
- *Maybulk proposed to acquire a freehold industrial property in Bandar Bukit Raja, Klang for RM35.5 million, expanding its industrial property business.*
- *S P Setia is expanding its eco-industrial park strategy, with Setia Alaman Industrial Park in Selangor forming part of its focus on light and medium industrial developments and long-term industrial assets.*

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