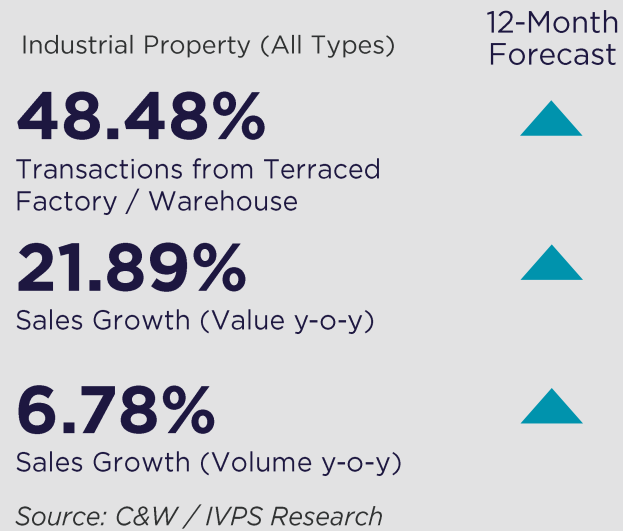
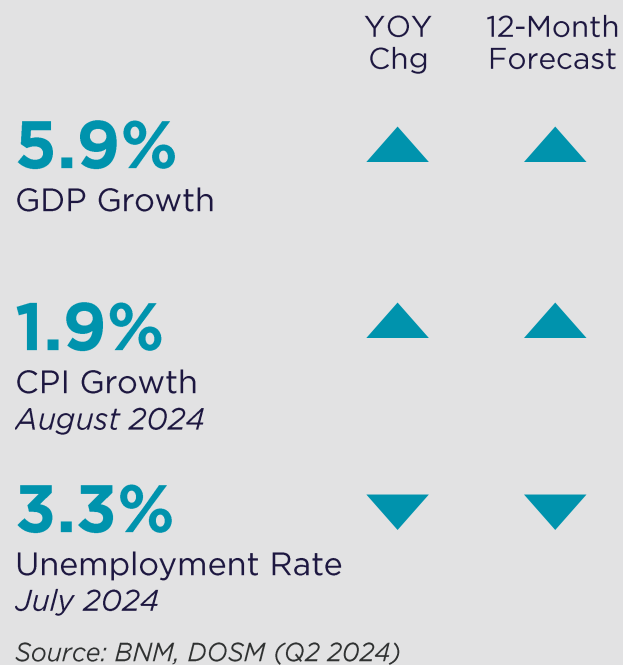




MARKET FUNDAMENTALS



ECONOMIC INDICATORS



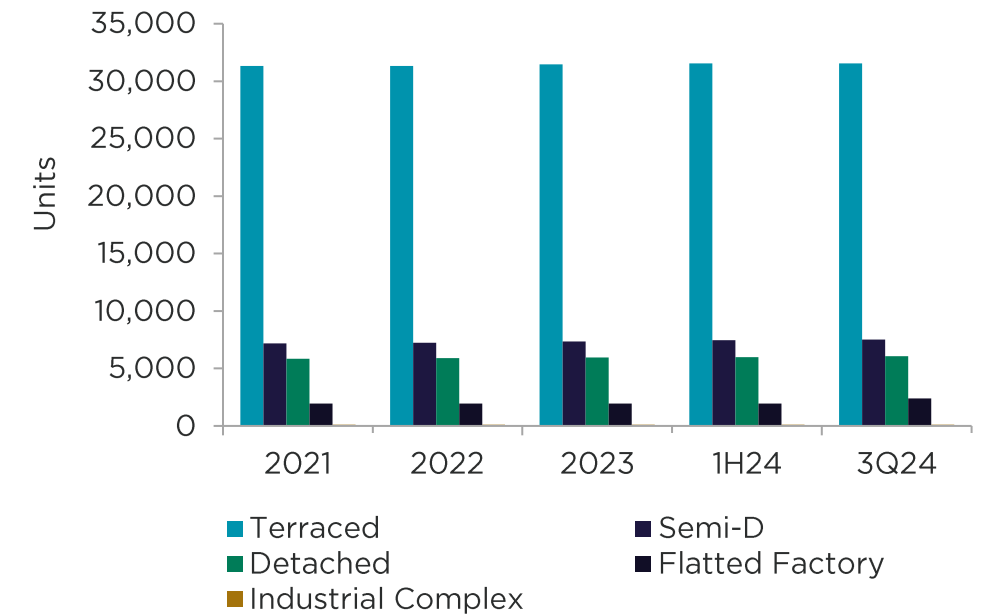
ECONOMY: MALAYSIA INDUSTRIAL PRODUCTION INDEX (IPI) PROPELLED BY MANUFACTURING SECTOR'S GROWTH

The Industrial Production Index (IPI) rose by 4.1% in August 2024 as compared to the same month in the previous year. The increase was spearheaded by the expansion in Manufacturing (6.5%); and Electricity (4.1%) sectors. Meanwhile, the Mining sector declined 6.4 per cent. In a seasonally adjusted terms, IPI in August 2024 contracted by 1.9%, compared to the previous month. The decreased was influenced by the decline in Mining (-3.7%); Electricity (-2.0%); and Manufacturing (-1.5%) during the month. It is notable that the increase in Manufacturing sector was primarily led by the Electrical & Electronics (E&E) Products sub-sector. Overall, many experts foresee higher demand for E&E products, oil & fats, motor vehicles and consumer products with caution of potential downside risks of weaker final demand from major economies. It could result in another disruption to global trade and supply chain as well as pushing energy prices higher.

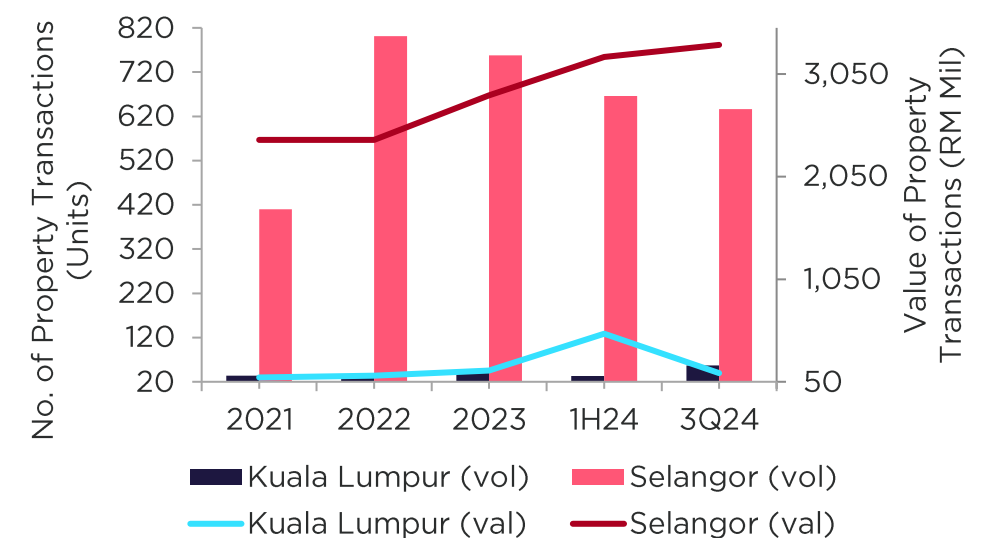
DEMAND: PLANS FOR AI-POWERED PORT AMID GLOBAL SUPPLY CHAIN SHIFT

In an effort to capture logistics demand due to changes in global supply chains, Malaysia is set to construct a new port near Kuala Lumpur located in Port Dickson, Negeri Sembilan featuring 1.8-km jetty, terminal and container operation area along 8.71 mil sf. It will be designed to handle a significant volume of cargo and improve the efficiency of logistics operations by utilizing artificial intelligence (AI) technology; deploy automated cranes and unmanned trucks, use traffic data to plan ship movements and automate logistics, with the capacity to accommodate the largest container vessels. By enhancing its port infrastructure, Malaysia aims to strengthen its position as a major hub in the global supply chain network and stimulate economic growth in the region.

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	24,888	238	RM 2.00 – RM 4.00	\$ 0.47 – \$ 0.93	€ 0.43 – € 0.85
Northern Region	Kuala Selangor, Hulu Selangor, Sabak Bernam	4,941	634	RM 0.90 – RM 2.40	\$ 0.21 – \$ 0.56	€ 0.19 – € 0.51
Southern Region	Kuala Langat, Sepang	1,605	695	RM 1.50 – RM 3.50	\$ 0.35 – \$ 0.81	€ 0.32 – € 0.75
Western Region	Klang	8,929	1,662	RM 1.60 – RM 2.80	\$ 0.37 – \$ 0.65	€ 0.34 – € 0.60
Eastern Region	Hulu Langat	7,376	90	RM 0.90 – RM 1.50	\$ 0.21 – \$ 0.35	€ 0.19 – € 0.32
TOTALS		47,739	3,319	RM 0.90 – RM 4.00	\$ 0.21 – \$ 0.93	€ 2.00 – € 4.00

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

Source: NAPIC & IVPS/Cushman & Wakefield Research

KEY SALES TRANSACTIONS Q2 2024

PROPERTY	LOCATION	SELLER/BUYER	LAND AREA	PRICE RM
4 ½-storey detached industrial building	Petaling Jaya	Axis REIT / Cycle & Carriage Bintang	2.4 acres	RM 69M
Single storey detached industrial building with annexed 1 ½-storey office building	Batu Caves	Axis REIT / Cycle & Carriage Bintang	4.1 acres	RM 59M
Vacant land	Ulu Tiram, Johor	Bridge Data Centre	47.9 acres	RM 238.3M
Vacant land	i-TechValley, SILC Johor	Digital Hyperspace	34.9 acres	RM 209.8M

INVESTMENT TREND/INDUSTRIAL DEVELOPMENT ACTIVITIES

- IJM secured two contracts for the construction of data centres in Johor and an industrial manufacturing facility in Penang with a combined value of RM561 million, scheduled for completion in 3Q2025 and 1Q2026 respectively.
- SD Guthrie (formerly known as Sime Darby Plantation) is partnering with TH Properties to develop Malaysia’s first halal-certified managed industrial park in Bukit Pelandok, Negeri Sembilan will feature a range of ready-built and built-to-suit factories, including linked, semi-detached and detached options.
- AWS to invest RM29.2 billion in Malaysia through 2038 as part of its long-term commitment, providing developers, start-ups, entrepreneurs, and enterprises in Malaysia options for running applications and serving end users from local AWS data centres.

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