



VISION
GROUP

21st April 2026, Tuesday

VISION BOARDROOM NOTE

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MACROS

Happenings in the broader economy and US/China

Malaysia continued to stand out as one of Asia’s stronger-performing economies heading into end-April, with advance 1Q2026 GDP coming in at 5.3% YoY, moderating from 6.3% in 4Q25 but still robust, with growth broad-based across manufacturing (+5.8%), services (+5.4%) and construction (+7.8%), underpinned by resilient consumer spending and data-centre/AI-linked investment. Inflation showed signs of firming: March CPI accelerated to 1.7% YoY (highest since January 2025), with core inflation edging up to 2.1%, reflecting the feed-through from higher oil and freight costs. On 17 April, the IMF raised Malaysia’s 2026 GDP forecast to 4.7% (+0.4 ppt from its January WEO), although some houses remain more cautious, with OCBC projecting 4.4% growth. On monetary policy, Bank Negara Malaysia is widely expected to keep the OPR unchanged at 2.75% at its 7 May MPC meeting, with house views (UOB, BIMB and Kenanga) unanimous on the hold given the growth/inflation mix. The Ringgit has been the currency story of the region, trading at 3.9525/USD on 17 April. Although still below its 2026 peak of 3.8820 recorded on 26 February, the currency has been supported by a softer US Dollar, continued FDI flows into AI-linked supply chains and Malaysia’s position as a net energy exporter by value.

United States’s macro direction turned more stagflation sensitive over the past 2 weeks. The labour market still looks firm with weekly jobless claims falling to 207,000 while the 4-week average of insured unemployment reached its lowest level since June 2024. The growth inflation mix has become the Fed’s central problem because oil driven input costs have kept core inflation elevated. This has pushed markets to price year end fed funds in a 3.50 to 3.75% range against earlier hopes of two 2026 cuts. Politically the backdrop has grown noisier as President Trump has renewed attacks on Fed Chair Powell whose term as Chair expires on 15 May. This is raising fresh Fed independence concerns into the 29 April FOMC. Still markets rallied hard into 17 April on the Iran ceasefire breakthrough with the S&P 500 (+1.2% to 7,126.06) and Nasdaq (+1.5% to 24,468.48) closing at fresh all-time highs.

China’s economy delivered a stronger-than-expected Q1 2026 print of 5.0% YoY (consensus 4.8%), accelerating from 4.5% in 4Q25 and hitting the top of Beijing’s 4.5–5.0% target. The mix was uneven, with industrial production (+6.1%) and exports (+14.7%) remaining strong while retail sales (+2.4%) pointed to still-soft domestic demand. PPI turned positive at +0.5% YoY, the first positive print since September 2022, as the Iran-related oil shock fed through to factory-gate prices. The stronger Q1 print has lowered pressure for broad-based stimulus at Beijing’s late-April Politburo meeting, with policy attention shifting towards targeted consumption support, energy security and the rollout of the 15th Five-Year Plan, while weak household confidence and lingering property sector strains remain key concerns.

Gold and Bitcoin filled divergent macro roles through mid-April. Gold reached a recovery high of US\$4,790.09 (+10.4% YTD), though still sits 14.4% below its January peak of US\$5,600. Rallying on central bank demand and USD debasement fears gold is now driven by structural flows rather than pure geopolitics. Bitcoin, by contrast, has recovered sharply from its March low to trade near US\$75,359. The bounce was powered by the oil crash, ~US\$427m of crypto short liquidations, and progress on the CLARITY Act crypto-regulation bill which is targeted for a Senate Banking Committee markup in late April.

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Index	Value	YTD
DJIA	49,442.56	+2.87%
NASDAQ	24,404.39	+5.00%
S&P 500	7,109.14	+3.85%
CSI 300	4,757.44	+2.75%
Shanghai Composite	4,082.13	+2.85%
Hang Seng	26,361.07	+2.85%
Nikkei 225	58,805.00	+16.68%
USD/MYR	3.9525	-2.47%
CNY/MYR	0.5799	+0.11%
Gold	4,790.09	+10.38%
Bitcoin	75,359.65	-13.89%

FBM KLCI

Value on 20 April 2026: 1,702.30
(YTD: +1.32%)



Food for thought: Malaysia's Lag vs the Global Risk Rally

Global markets have priced in a durable ceasefire resolution, with the S&P 500 and Nasdaq closing at record highs on 17 April, while oil prices fell about 10% over the week. Bursa Malaysia has lagged, with the FBM KLCI closing at 1,702.30 on 20 April, still below its pre-war February level of 1,716, despite strong domestic fundamentals including 1Q2026 GDP growth of 5.3%, an IMF forecast upgrade to 4.7% and Ringgit reaching 3.9525. Even so, the market remains historically inexpensive, with the KLCI trading at 13.7x 2026 PE and offering a 372 bps earnings yield spread over the 3.58% 10Y MGS yield.



FIXED INCOME

Happenings in the bonds/fixed income space

MGS/GII: Local govies were mixed, with sentiment shaped by two cross-currents: (1) firm domestic fundamentals, with Malaysia's advance 1Q26 GDP at 5.3% y/y and March CPI at 1.7% y/y (core 2.1%), and (2) headline-driven uncertainty tied to the Strait of Hormuz, keeping oil-linked inflation risk in focus. Foreign flow conditions improved in March, with net inflows of RM6.1bn reversing February outflows, while auction demand also stayed healthy, highlighted by the well-received new 3.5-year GII with a 2.92x bid-to-cover. Supply remains a near-term swing factor, with the next key event flagged as a new 20Y MGS (MGS 04/46) sized at RM3.5bn public tender plus RM1.5bn private placement.

Corporate Bonds / Sukuk: Corporate credit stayed orderly but selective. Secondary trading was mixed and continued to favour higher-grade, shorter-tenor names, with sentiment lagging moves in govies unless global risk appetite improves materially.

US Treasuries: UST direction remained driven by shifts in the Middle East narrative: yields fell after Iran signalled the Strait of Hormuz would reopen, but the situation remains fluid and keeps markets sensitive to oil and inflation risks. With the Fed in communications blackout, attention turns to geopolitical developments and incoming data, while Treasuries remain caught between oil-driven inflation swings and broader macro uncertainty.

Malaysian Government Securities (MGS) – Conventional

Tenure	Maturity	Coupon (%)	Trading Yields Close (20 Apr 2026)	Daily Change (bps)
3-Year	Mar-2029	3.237	3.18	-1
5-Year	Jun-2031	4.232	3.35*	-
7-Year	Jul-2032	3.582	3.45	-1
10-Year	Jul-2035	3.476	3.58	0

Government Investment Issues (GII) – Islamic

Tenure	Maturity	Trading Yields Close (20 Apr 2026)	Daily Change (bps)
3-Year	Oct-2029	3.19	-1
5-Year	Aug-2030	3.29	0
7-Year	Mar-2033	3.49	-1
10-Year	Apr-2035	3.58	-1

* Last traded

Major Sovereign Yields (%)

Sov. Yield	Last Close	bps
UST 2Y	3.71	(7)
UST 10Y	4.25	(6)
Germany 10Y	2.96	(7)
UK 10Y	4.76	(9)
Japan 10Y	2.42	1
Australia 10Y	4.99	4
China 10Y	1.77	(1)

Source: Bloomberg, Trading Economics, AmBank Economics

Policy Rates

Central Banks	Current	Next
US Fed Funds	3.75	29-Apr
ECB Deposit Rate	2.00	30-Apr
BOE Base Rate	3.75	30-Apr
RBA Cash Rate	4.10	05-May
BOJ Cash Rate	0.75	28-Apr
RBNZ Cash Rate	2.25	08-Apr
PBOC 1Y LPR	3.00	-
BNM OPR	2.75	07-May

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FIXED INCOME

Happenings in the bonds/fixed income space



Recent Bond/Sukuk Issuance

Issuer	Rating	Issue Date	Issue Tenure (Years)	Coupon Rate (%)	Issue Size (RM'mil)
CAGAMAS Berhad	MARC-1 IS (MARC) ,P1 (RAM)	17-Apr-2026	0.50	3.400	500
Public Bank Berhad	P1 (RAM)	17-Apr-2026	0.33	-	100
WTK Capital Sdn Bhd	Not Rated	17-Apr-2026	9.01	-	194.25
Seaport Terminal (Johore) Sdn Bhd	Not Rated	16-Apr-2026	0.25	5.535	67.325
Sekata Capital Sdn Bhd	Not Rated	16-Apr-2026	6.01	-	130
CIMB Bank Berhad	P1 (RAM)	16-Apr-2026	0.25	-	60
Perlabuhan Tanjung Pelepas Sdn Bhd	AA IS (MARC)	15-Apr-2026	3.00	3.730	300
Perlabuhan Tanjung Pelepas Sdn Bhd	AA IS (MARC)	15-Apr-2026	5.00	3.810	200
Government of Malaysia	-	15-Apr-2026	3.50	3.227	5000
SunREIT Unrated Bond Berhad	Not Rated	15-Apr-2026	1.00	3.640	100
SunREIT Unrated Bond Berhad	Not Rated	15-Apr-2026	1.00	-	130
Quantum Alpha Sdn Bhd	Not Rated	14-Apr-2026	7.58	-	25.39
Government of Malaysia	-	13-Apr-2026	1.00	-	1500

Upcoming Bond/Sukuk Issuance

Issuer	Rating	Issue Date	Issue Tenure (Years)	Coupon Rate (%)	Issue Size (RM'mil)
Setia Fontaines Sdn Bhd	Not Rated	23-Apr-2026	3.44	4.550	4
Setia Fontaines Sdn Bhd	Not Rated	23-Apr-2026	3.44	4.400	2

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INDUSTRY HIGHLIGHTS

Notable Highlights of the Different Industries in Malaysia

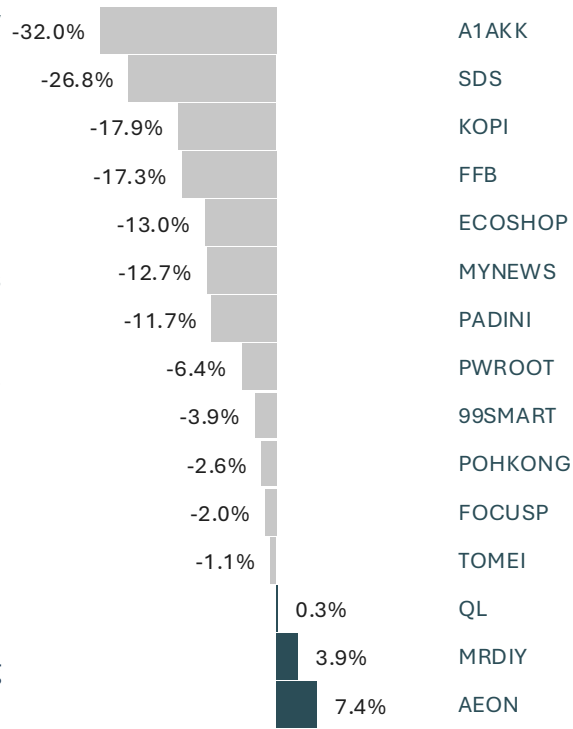
RETAIL / CONSUMER PRODUCTS & SERVICES

Retail and consumer spending conditions in Malaysia remain stable, although spending patterns are becoming more selective. Consumer activity has been supported by festive demand in 1Q26, a stable labour market with unemployment at 2.9%–3.0%, continued income support and a still-firm domestic demand backdrop, which should keep everyday spending resilient, particularly in staples and essential categories.

Near-term margins are also being supported by the stronger MYR against the USD, together with stabilising grain prices such as corn and wheat. However, volatility remains in other "soft" commodities like cocoa and energy-linked inputs. This should give retailers and consumer names some room to manage pricing without creating immediate broad-based pressure on consumers, while higher logistics costs still appear manageable for now.

The main shift lies in the outlook for 2Q26, as the more important risk is whether cost pressures begin to build further. If the Middle East conflict remains prolonged, higher fuel, food and agricultural input costs could weigh more clearly on both consumer sentiment and operating costs. In that environment, staples and daily F&B essentials should remain more resilient, while discretionary retail is likely to face a more cautious consumer and tighter margin management.

YTD Share Price Performance (%)

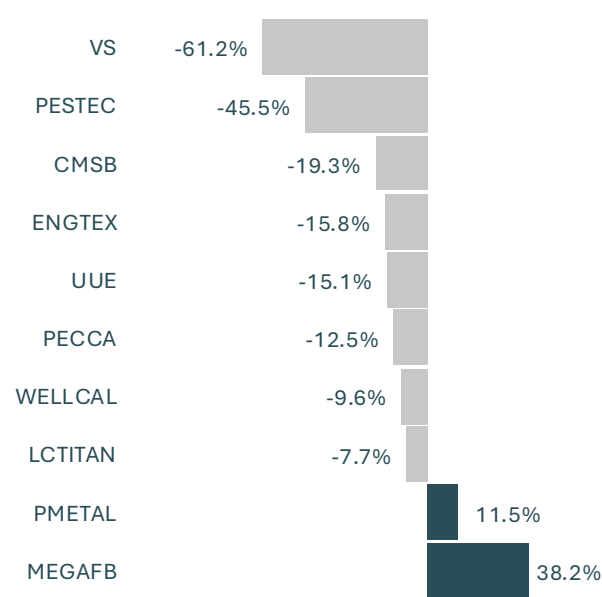


MANUFACTURING / INDUSTRIAL PRODUCTS & SERVICES

Industrial products and services conditions remain constructive, although the operating environment is becoming more uneven. Malaysia's manufacturing PMI rising to 50.7 in March 2026 from 49.3 in February, while 1Q26 PMI averaged 50.1 versus 49.9 in 4Q25, signalling a potential pick-up in activity. The broader investment cycle also remains supportive, driven by manufacturing upgrades, data centre build-ups with related M&E and EPCC jobs, and multi-year infrastructure pipelines. Approved investments typically take 18 to 24 months to realise, which should continue to support business activity and project pipelines.

The main near-term challenge is cost. Higher oil and commodity prices, together with the risk of supply disruptions in petrochemicals, fertilisers and industrial gases, are increasing pressure on input, freight and utility costs. Even so, medium-term support remains intact, with supply chain relocation, industrial park expansion and continued capex still providing a constructive demand backdrop for the sector.

YTD Share Price Performance (%)



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INDUSTRY HIGHLIGHTS

Notable Highlights of the Different Industries in Malaysia

REAL ESTATE INVESTMENT TRUSTS

The M-REIT sector enters 2Q26 as a vital defensive play. Earnings remain fundamentally robust, driven largely by a domestic-centric asset base and stable rental income, which keeps the sector relatively insulated from the direct volatility of the Middle East conflict. Operationally, retail and hospitality assets are benefiting from the Visit Malaysia 2026 momentum, supported by retail trade sales growth of 6.1% YoY (Jan 2026) and significant inbound tourism recovery.

The dividend yield spread between the KLREI and the 10-year MGS currently sits at approximately +2%. This positioning is near +1SD to its long-term mean, highlighting an attractive window for accumulation. While targeted fuel subsidies are expected to cushion mass-market spending against elevated energy prices, risks remain. Should geopolitical tensions extend, a persistent rise in bond yields could compress spreads. In this scenario, retail and hospitality REITs would be the most sensitive to pressure, as rising costs of living may eventually dampen discretionary consumer spending.

REIT	Annualised Distribution Yield	NAV	Gearing Ratio
ALAQAR	5.8%	1.250	48.3%
ALSREIT	4.7%	1.124	47.9%
ARREIT	4.0%	1.251	45.5%
AMEREIT	4.6%	1.118	22.9%
AMFIRST	7.7%	1.200	47.1%
ATRIUM	7.4%	1.387	43.5%
AXREIT	5.3%	1.691	32.4%
CLMT	7.9%	0.956	38.9%
HEKTAR	5.1%	1.050	41.5%
IGBREIT	4.2%	1.524	31.0%
IGBCR	7.1%	0.991	26.3%
KIP REIT	7.9%	1.177	39.5%
KLCC	5.2%	7.830	30.5%
PARADIGM	7.3%	1.051	32.4%
PAVREIT	5.5%	1.399	40.1%
SENTRAL	8.7%	1.144	45.6%
SUNREIT	6.0%	1.569	44.1%
TWRREIT	4.4%	1.160	27.7%
UOAREIT	8.5%	1.464	40.5%
YTLREIT	7.8%	1.802	42.8%
AVERAGE	6.1%	-	-

IOI Properties Plans Major REIT Listing to Unlock Value

IOI Properties Group Bhd has proposed to establish and list **IOIPG Malaysia REIT** on Bursa Malaysia’s Main Market, injecting a portfolio of prime Malaysian retail, office, and hotel assets including IOI City Mall and IOI City Park valued at **RM7.58 billion**.

The structure involves injecting the assets in exchange for 5.5 billion REIT units (at an indicative price of 90 sen per unit) and RM2.65 billion in cash. IOI Properties will retain a 60% stake while offering up to 2.2 billion units (40%) to investors, potentially raising up to **RM2 billion**. Proceeds will mainly repay borrowings and fund future developments. The listing is targeted for completion by **4Q2026**, subject to approvals.

Analysts noted that once the Malaysian REIT is listed, attention will likely shift to the group’s significantly larger **Singapore portfolio** (valued at more than three times the Malaysian assets). Singapore’s office market is in a structural upcycle with tight supply and strong demand. Potential future moves include a full S-REIT listing by 2029, phased listings, or a private commercial real estate fund as early as 2027.

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CORPORATE NEWS

Real updates, market consequences



Gading Kencana plans Bursa Malaysia IPO by 4Q2027

Gading Kencana Sdn Bhd | Solar • 16 Apr 2026

Malaysia based solar power player Gading Kencana is planning a Bursa Malaysia listing by 4Q2027 as it positions itself to capitalise on the energy transition trend. The group currently operates and develops large scale solar assets with approximately 123MW capacity, while also offering rooftop solar and zero capex power purchase agreements to commercial and industrial clients. Its participation in a government-backed programme to groom IPO ready companies highlights growing efforts to deepen the renewable energy pipeline and increase capital market participation in Malaysia. (Source: [The Edge](#))

MTT Shipping opens at a 1.94% increase from its IPO price of RM1.03 while posting strong FY2025 earnings ahead of IPO listing

MTT Shipping and Logistics Bhd | Logistics • 16 Apr 2026

IPO price: RM1.03; Listing date: 21 April 2026 (Main Market)

MTT Shipping and Logistics opened at RM1.08 (+1.94% from IPO price) during its listing day today. It also reported a 29.2% YoY increase in FY2025 net profit to RM323.5 million, driven by higher cargo volumes, firm charter rates and stronger contributions from its shipping and depot segments. The group IPO raised RM652 million with a market capitalisation of RM2.6 billion, marking the country's largest logistics related IPO in over a decade. (Source: [The Edge](#), [Business Today](#))

Sunway Construction wins RM1.75 billion data centre contract

Sunway Construction Group Bhd | Construction • 17 Apr 2026

Share price: Last close RM7.01 (20 Apr 2026); YTD: 23.85%

Sunway Construction secured a RM1.75 billion contract from "an international hyperscaler" to develop a hyperscale data centre in Serendah, Selangor, covering core structures, infrastructure and MEP works. The project, running from 3Q2026 to 3Q2028, lifts its outstanding order book to RM8.7 billion and is expected to support earnings growth. The win reflects accelerating demand for data centre infrastructure driven by AI and advanced computing needs in Malaysia. (Source: [The Edge](#))

Gamuda wins RM1.72 billion hyperscale data centre contract

Gamuda Bhd | Construction • 17 Apr 2026

Share price: Last close RM4.40 (20 Apr 2026); YTD: -11.65%

Gamuda has secured a RM1.72 billion contract from a US based multinational technology company to build a hyperscale data centre in Port Dickson, covering core construction, infrastructure and MEP works. The project is scheduled to commence in 2Q2026 and complete by 1Q2028, lifting the group's order book to approximately RM45.7 billion. The contract underscores continued strong demand for data centre infrastructure in Malaysia, driven by hyperscaler expansion and AI related investments. (Source: [The Edge](#))

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CORPORATE NEWS

Real updates, market consequences



IAQ Group mulls RM1 billion IPO in Malaysia

IAQ Group | Technology • 17 Apr 2026

Singapore based IAQ Group is considering a Kuala Lumpur IPO to raise approximately RM1 billion, with the potential listing targeted as early as 1Q2027, subject to ongoing deliberations. The group provides design and maintenance services for facilities including power plants and data centers and is currently working with financial advisers on the proposed listing. The move highlights a growing pipeline of large cap IPOs in Malaysia, supported by rising capital market activity and increasing demand for infrastructure linked to digitalization and energy sectors. (Source: [The Edge](#))

Reliance's Jio Platforms plans IPO filing in May

Jio Platforms | Technology • 17 Apr 2026

Reliance Industries is expected to file draft documents for the IPO of Jio Platforms as early as May 2026, potentially marking India's largest ever public offering. The listing timeline was delayed due to recent market volatility, but the company aims to include full year financials to better position the offering. The IPO would be the first major listing by a Reliance unit in nearly two decades and reflects continued investor interest in large scale digital and telecom platforms across the region. (Source: [The Edge](#))

AirAsia Aviation Group tests market with US\$230M private credit deal

AirAsia X Berhad | Aviation • 20 Apr 2026

Share price: Last close RM1.30 (20 Apr 2026); YTD: -25.29%

AirAsia Aviation Group is testing investor appetite with a US\$230 million (RM910 million) private credit deal structured as a revenue bond backed by ticket sales, arranged by Deutsche Bank. The move comes amid rising jet fuel costs following geopolitical tensions, as airlines seek alternative funding sources to manage liquidity and sustain operations. While near term demand remains resilient, the transaction highlights increasing reliance on structured financing within the aviation sector. (Source: [The Edge](#))

IOI Properties Group Bhd acquires S\$2.4B Marina Bay office asset

IOI Properties Group Berhad | Property • 20 Apr 2026

Share price: Last close RM3.83 (20 Apr 2026); YTD: 45.08%

IOI Properties Group is acquiring Asia Square Tower 2 in Singapore's Marina Bay CBD for S\$2.48 billion, marking one of its largest overseas investments. The deal strengthens its portfolio of prime, income generating assets and expands its presence in a key global financial hub, with the asset boasting to 95.8% occupancy and strong demand for Grade A office space. (Source: [New Straits Times](#))

WHAT'S NEXT?

Key Events Happening Soon



Upcoming IPO

Company	Board	Principal Advisor	Issue for Sale	New Shares
Big Caring Group Bhd (“BCG”)	MAIN	Maybank IB, RHB IB, and AmInvestment Bank	1,291,821,000	590,547,00
Principal Activity: BCG, through its subsidiaries, are principally involved in the following: i. retail sales of pharmaceutical, healthcare, beauty, general merchandise and other related products; ii. manufacturing, importing, marketing, distributing and wholesaling of healthcare, pharmaceutical and nutraceutical products; and iii. provision of physiotherapy, tele-consultation and other healthcare-related services.				
KK Mart Retail Berhad (“KK Mart”)	MAIN	Maybank IB	630,000,000	210,000,000
Principal Activity: KK Mart, through its subsidiaries, are principally involved in the retail business, operating the well-known “KK Super Mart” chain of 24-hour convenience marts. KK Mart has 996 stores located across Peninsular Malaysia (except Kelantan and Terengganu) and Sarawak.				

Upcoming Listings

Company	Listing Date	Principal Advisor	IPO Price (RM)	PE Ratio	Offer for Sale	Public Issue	Private Placement
MTT Shipping and Logistics	21 April (MAIN)	CIMB IB	1.03	10.30x	-	633,500,000	-
AMS Advanced Material	23 April (ACE)	M&A	0.29	20.71x	47,000,000	113,000,000	127,243,000
Manforce Group Berhad	06 May (ACE)	M&A	0.38	14.91x	19,999,000	79,996,000	49,997,000
Inspace Creation Berhad	08 May (ACE)	TA Securities	0.25	11.36x	29,300,000	68,500,000	70,834,000

Estimated Upcoming Earnings Releases

Date	Company	Event Description	Latest Share Price & YTD %
08/04/2026	AEON Credit Service (M) Berhad	Q4 2026	5.37 (-6.45%)
15/04/2026	Infomina Berhad	Q3 2026	1.05 (-21.05%)
16/04/2026	Ancom Nylex Berhad	Q3 2026	0.92 (+4.55%)
16/04/2026	HPP Holdings Berhad	Q3 2026	0.28 (-9.68%)

Dividend Calendar

April	20	April	21	April	22	April	23	April	24
BAUTO RM0.0175 CHEEDING RM0.0113		SENHENG RM0.0019 ORNA RM0.015		MRDIY RM0.02 PSP RM0.02		VELESTO RM0.0225 KMLOONG RM0.06 VSTECS RM0.04		UTDPLT RM0.51 CKI RM0.0184 KTI RM0.004	
April	27	April	28	April	29	April	30	May	1
				UEMS RM0.0084 LFG RM0.01 LBS RM0.013		MALAKOF RM0.0086 SEM RM0.0135			

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