



VISION
GROUP

30 June 2026, Tuesday

VISION BOARDROOM NOTE

- # Macros
- # Fixed Income
- # Industry Highlights
- # Corporate News
- # What's Next



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MACROS

Happenings in the broader economy and US/China

Malaysia's macroeconomic outlook remains resilient, although the initial phase of recovery has largely passed. 1Q26 GDP grew 5.4% y/y, showing the economy is still holding up well, while the external sector has stayed supportive, with 4M26 exports up 19.0% y/y and a stronger current account surplus helping to reinforce external buffers. The main bright spot remains the AI-led upcycle, where stronger E&E exports and continued data-centre-related investment are still cushioning broader growth. That said, the economy is becoming more uneven. Domestic demand is still positive, but households and businesses are facing firmer cost pressures from fuel-related spillovers, subsidy rationalisation and other policy pass-throughs, which should make spending more selective in 2H26. Inflation is still manageable rather than alarming, but it is clearly drifting higher, while BNM is expected to keep the OPR unchanged at 2.75%. Malaysia is still on a constructive footing, but growth is now shifting from broad-based strength to a more selective expansion driven by exports, digital investment and policy-supported resilience.

The United States's macro outlook reflects a more restrictive policy stance. At the June FOMC meeting, the Fed kept rates unchanged at 3.50%–3.75%, but the tone shifted clearly in a tougher direction as policymakers raised their inflation projections and signalled that price stability remains the priority. Growth is still holding up, but less convincingly than before: the Fed cut its 2026 GDP forecast to 2.2%, while lifting its 2026 PCE inflation forecast to 3.6% and core PCE to 3.3%, pointing to a slower disinflation path. The labour market has also stabilised enough to keep the Fed patient, with unemployment seen at 4.3% and recent payroll gains reducing the urgency for cuts. The US is still expanding, but sticky inflation, especially from energy and supply-side pressures, is keeping the Fed in a higher-for-longer mode. Unless oil prices fall more decisively and inflation cools faster, the bar for rate cuts this year remains high.

China economy remains on track for growth of around 4.5%–4.7% in 2026, but the pace is likely to moderate in the second half after a stronger first half supported by exports and front-loaded fiscal spending. Domestic demand remains the main area of weakness. In April, retail sales rose just 0.2% y/y, industrial production slowed to 4.1% y/y, and domestic automobile sales fell 16% y/y, while monthly household net credit contracted by RMB787bn, pointing to still-cautious household spending and borrowing. By contrast, policy-backed and external-facing sectors remain firmer, with integrated-circuit-board production up 24.7% y/y in April. With the 1-year and 5-year Loan Prime Rates already reduced to 3.1% and 3.5%, respectively, further support is more likely to come through targeted fiscal and quasi-fiscal measures rather than broad monetary easing.

Gold remains range-bound into end-June, pressured by a firmer US dollar and higher-for-longer Fed expectations ahead of the US jobs report and Chair Warsh's remarks. Near term, gold price appears capped below the US\$4,135–4,165 resistance zone, with US\$4,050 acting as the key downside support; a sustained break above resistance would be needed to reopen upside momentum.

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Index	Value	YTD
DJIA	52,182.74	+8.57%
NASDAQ	25,820.15	+11.09%
S&P 500	7,440.43	+8.69%
CSI 300	4,946.46	+6.79%
Shanghai Composite	4,073.90	+2.65%
Hang Seng	23,026.68	-10.16%
Nikkei 225	69,468.11	+38.00%
USD/MYR	4.0626	+0.17%
CNY/MYR	0.5980	+3.14%
Gold	3,957.23	-10.23%
Bitcoin	243,353.63	-31.30%

FBM KLCI (1Y)

Value on 29 June 2026: 1,665.91
(YTD: -0.85%)



Food for Thought: Malaysia's "Value-Up" Moment

Malaysia's data centre theme keeps strengthening. TNB's capex is accelerating toward RM13bn in FY26, electricity demand grew 7.0% in 1Q26 (the fastest since 2Q24), and the pipeline now stands at 8.3GW. Yet research flags a global mismatch: AI capex has "accelerated too quickly," with hyperscalers buying hardware ahead of demand and monetisation still lagging the spend.

That tension matters locally, given how tied construction, utility capex and FDI narratives are to this one theme. A useful "truth serum" is rising electricity usage itself, watching for facilities to hit 85% of declared maximum demand before treating capex as real revenue. The open question: is this a durable structural driver, or exposure to a global AI-spending correction?



FIXED INCOME

Happenings in the bonds/fixed income space

MGS/GII: Local government bonds stayed firm, supported by a stronger ringgit and steady domestic demand, even as global yields were broadly range-bound. The 10-year MGS held around 3.60%, while the 5-year area eased to about 3.39%, pointing to selective duration appetite. Overall, the market tone remains constructive but not aggressively bullish, as investors continue to balance stable domestic rates against upcoming economic data and central bank decisions.

Corporate Bonds / Sukuk: Corporate bonds and sukuk remained active, with turnover improving to around RM853m from the previous session. Demand was led by AAA-rated papers, while AA and A-rated names continued to see selective interest. This suggests credit appetite remains healthy, but investors are still disciplined on liquidity, credit quality and spread pickup. With government bond yields broadly stable, carry remains attractive, but the market is not showing signs of indiscriminate risk-taking.

US Treasuries: US Treasuries were largely range-bound, with the 2-year and 10-year yields at around 4.10% and 4.37%, respectively. Markets are balancing renewed US-Iran talks against upcoming US labour data, which will be important for the Fed rate outlook. For now, reduced rate-hike expectations have helped ease pressure on regional bonds and currencies, but investors are unlikely to price a stronger rally without clearer confirmation from data.

Malaysian Government Securities (MGS) – Conventional

Tenure	Maturity	Coupon (%)	Trading Yields Close (29 June 2026)	Daily Change (bps)
3-Year	Mar-2029	3.237	3.26	1
5-Year	Jun-2031	4.232	3.39	-2
7-Year	Apr-2033	3.844	3.53	-2
10-Year	Jul-2035	3.476	3.60	-1

Government Investment Issues (GII) – Islamic

Tenure	Maturity	Trading Yields Close (29 June 2026)	Daily Change (bps)
3-Year	Oct-2029	3.25*	-
5-Year	Aug-2030	3.37	-1
7-Year	Mar-2033	3.54	-1
10-Year	Apr-2035	3.61	0

* Last traded

Major Sovereign Yields (%)

Sov. Yield	Last Close	bps
UST 2Y	4.10	1
UST 10Y	4.37	1
Germany 10Y	2.86	1
UK 10Y	4.72	(1)
Japan 10Y	2.64	2
Australia 10Y	4.75	3
China 10Y	1.72	(1)

Source: Bloomberg, Trading Economics, AmBank Economics

Policy Rates

Central Banks	Current	Next
US Fed Funds	3.75	30-Jul
ECB Deposit Rate	2.25	23-Jul
BOE Base Rate	3.75	30-Jul
RBA Cash Rate	4.35	11-Aug
BOJ Cash Rate	1.00	31-Jul
RBNZ Cash Rate	2.25	08-Jul
PBOC 1Y LPR	3.00	-
BNM OPR	2.75	09-Jul

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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)
AC First Genesis Berhad	Not Rated	30-Jun-2026	5.00	5.000	3
AC First Genesis Berhad	Not Rated	30-Jun-2026	5.00	5.000	3
AC First Genesis Berhad	Not Rated	30-Jun-2026	6.01	5.000	3
AC First Genesis Berhad	Not Rated	30-Jun-2026	6.01	5.000	3
AC First Genesis Berhad	Not Rated	30-Jun-2026	7.01	5.000	3
AC First Genesis Berhad	Not Rated	30-Jun-2026	7.01	5.000	3
AC First Genesis Berhad	Not Rated	30-Jun-2026	8.01	5.000	3.5
AC First Genesis Berhad	Not Rated	30-Jun-2026	8.01	5.000	3.5
AC First Genesis Berhad	Not Rated	30-Jun-2026	9.00	12.000	91
AC First Genesis Berhad	Not Rated	30-Jun-2026	9.00	5.000	309.5
STM Lottery Sdn Bhd	AA-(MARC)	30-Jun-2026	5.00	4.460	140
Malaysia Debt Ventures Berhad	P1 (RAM)	30-Jun-2026	0.50	-	50
Gabungan AQRS Berhad	MARC-1 IS (MARC)	30-Jun-2026	0.50	-	5
Seaport Terminal (JOHORE) Sdn Bhd	Not Rated	30-Jun-2026	0.25	5.660	432.675
Gamuda Land (Botanic) Sdn Bhd	Not Rated	30-Jun-2026	6.16	-	25
Gamuda Land (Botanic) Sdn Bhd	Not Rated	30-Jun-2026	6.66	-	25

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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)
RHB Bank Berhad	AA2 (RAM)	30-Jun-2026	10.01	3.970	410
Parkcity Cheras Sdn Bhd	Not Rated	30-Jun-2026	9.00	-	800
RHB Bank Berhad	P1 (RAM)	30-Jun-2026	1.00	-	800

Upcoming Bond/Sukuk Issuance

Issuer	Rating	Issue Date	Issue Tenure (Years)	Coupon Rate (%)	Issue Size (RM' mil)
Exsim Capital Resources Berhad	Not Rated	1-Jul-2026	0.50	-	1.897
Exsim Capital Resources Berhad	Not Rated	1-Jul-2026	0.75	-	1.361
Envico Properties Sdn Bhd	Not Rated	1-Jul-2026	12.01	-	700
Jakel Holdings Sdn Bhd	Not Rated	1-Jul-2026	5.00	-	31.3
Jakel Holdings Sdn Bhd	Not Rated	1-Jul-2026	6.01	-	3.1
WM Senibong Capital Berhad	AA- IS (MARC)	1-Jul-2026	5.00	4.800	50
CIMB Bank Berhad	P1 (RAM)	1-Jul-2026	0.25	-	50
CIMB Bank Berhad	P1 (RAM)	1-Jul-2026	1.00	-	500
Exio Logistics Sdn Bhd	Not Rated	2-Jul-2026	12.88	-	9

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INDUSTRY HIGHLIGHTS

Notable Highlights of the Different Industries in Malaysia

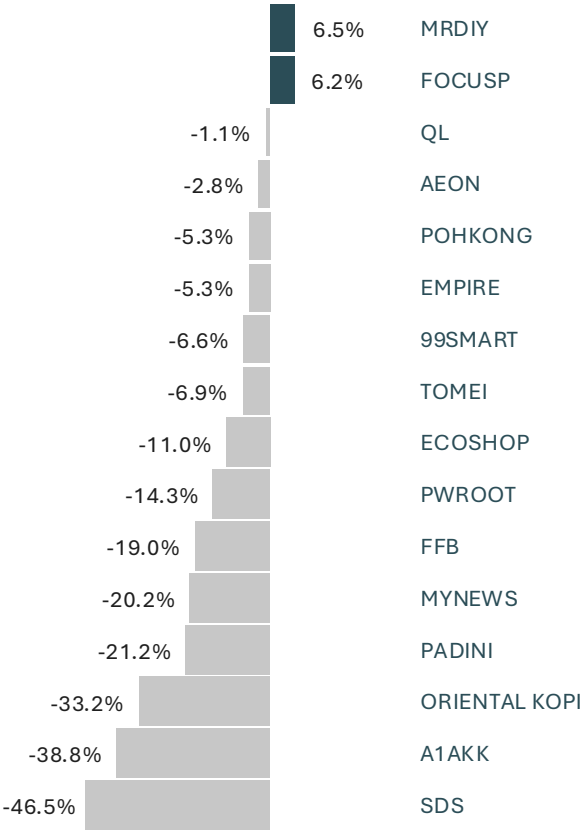
RETAIL / CONSUMER PRODUCTS & SERVICES

The Malaysian consumer sector is undergoing a structural transition as the rising living expenses reshape retail behaviour. Driven primarily by the increasing cost of fresh meat, vegetables, housing and utilities, headline inflation has accelerated to 2.0% year-on-year (“YoY”). While food and beverage operators may face margin pressure to absorb higher raw material prices, core inflation maintained at 2.0%, reinforcing that underlying price pressures remain manageable.

Amid these rising costs, domestic value-oriented consumer discretionary sector is expected to remain resilient as consumer downtrading becomes increasingly visible, and household disposable income continues to be supported by government initiatives, such as the SARA cash assistance programme and the retention of the targeted fuel subsidies. Although retail sales had grown about 6.3% YoY, this momentum shows clear signs of moderation as geopolitical tensions in the Middle East becomes a primary driver of margin compression due to energy-related costs.

Investors are likely to focus on companies with strong pricing power, disciplined cost margins and defensive business models as margins came under pressure.

YTD Share Price Performance (%)

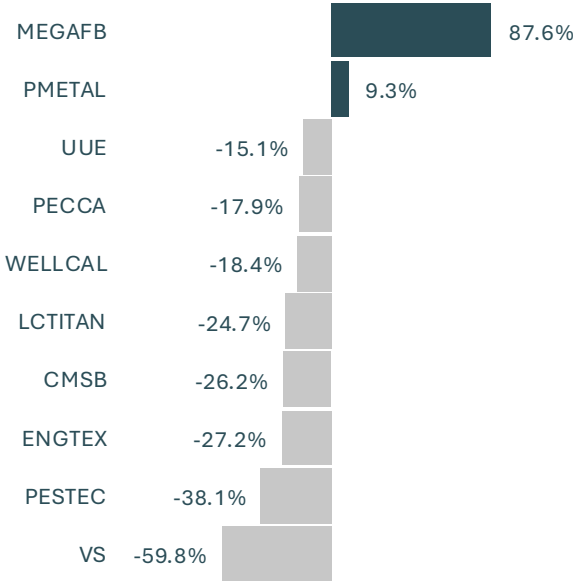


MANUFACTURING / INDUSTRIAL PRODUCTS & SERVICES

The manufacturing and industrial landscape continues to demonstrate robust growth in selected sectors as both re-exports and domestic exports increase. Malaysia’s total trade for May surged 29.8% YoY to RM327.6 billion, heavily driven by 45.3% expansion in exports of electrical and electronic products, other manufactures, and petroleum products. Penang emerged as the primary catalyst, contributing RM 50.0 billion to total shipments and reinforcing the strength of domestic semiconductor ecosystem.

Beyond exports, Malaysia continues to strengthen its semiconductor ecosystem by advancing high-value integrated circuit design capabilities and next-generation Advanced Driver Assistance Systems with the collaboration between local firm GreatAsic Technology Sdn Bhd and Xenith Technology Sdn Bhd. There was also the launch of Supercenter Factor by MKS Inc. in Penang to support the growing global demand for wafer fabrication equipment.

YTD Share Price Performance (%)



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Notable Highlights of the Different Industries in Malaysia



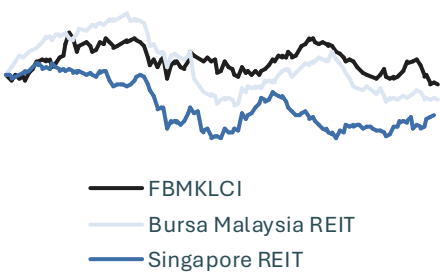
REAL ESTATE INVESTMENT TRUSTS

Despite the recent sentiment-driven underperformance in Bursa Malaysia REIT index, the outlook for Malaysian REIT sector remains positive. The sector's yield spread against the 10-year MGS widening to approximately 200 basis points above its long-term mean. Furthermore, expectations that OPR will maintain at 2.75% throughout 2026 provides a highly supportive environment for managing borrowing costs and funding acquisition activities.

The sector's stability is anchored by the quality retail assets, which have emerged as standout performers bolstered by resilient consumer spending during recent festive periods. Moving forward, retail REITs are expected to sustain positive mid-single-digit rental reversions throughout the remainder of 2026. Simultaneously, the industrial segment continues to demonstrate strong value, supported by consistent rental growth and robust, acquisition-led expansion strategies. Overall, the sector continues to serve as a highly dependable, defensive asset class.

REIT	Annualised Distribution Yield	NAV	Gearing Ratio
ALAQAR	6.0%	1.250	48.3%
ALSREIT	4.0%	1.124	47.9%
ARREIT	4.0%	1.251	45.5%
AMEREIT	5.4%	1.261	28.8%
AMFIRST	8.8%	1.218	46.6%
ATRIUM	7.5%	1.387	43.5%
AXREIT	5.3%	1.691	32.4%
CLMT	8.0%	0.956	38.9%
HEKTAR	5.4%	1.050	41.5%
IGBREIT	4.2%	1.524	31.0%
IGBCR	7.1%	0.991	26.3%
KIP REIT	8.1%	1.177	39.5%
KLCC	5.3%	7.830	30.5%
PARADIGM	7.7%	1.051	32.4%
PAVREIT	5.9%	1.399	40.1%
SENTRAL	8.7%	1.144	45.6%
SUNREIT	6.6%	1.569	44.1%
TWRREIT	4.1%	1.160	27.7%
UOAREIT	8.6%	1.464	40.5%
YTLREIT	7.5%	1.802	42.8%
AVERAGE	6.4%	-	-

FBM KLCI vs MREIT vs SREIT



FBM KLCI vs MREITs vs SREITs

Between 16 June and 29 June, the FBM KLCI closed around 1,667 points amid cautious global sentiment and a hawkish US Federal Reserve. MREITs continued to underperform, with the KL-REIT Index hovering near 930, as foreign and institutional investors are no longer eligible for the preferential 10% final withholding tax, while Bank Negara's unchanged OPR of 2.75% and competing bank yields of 5.0% to 5.5% further eroded sector appeal. SREITs, by contrast, retained a structural advantage through tax-free distributions for Singapore residents and expectations of easing Singapore Overnight Rate Average rates, drawing yield-focused investors towards Singaporean trusts.

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Liftech Opens Lower In ACE Market

Liftech Group Bhd | Industrial Materials, Components & Equipment • 30 June 2026

Opening share price: RM0.275; IPO share price: RM0.290

Liftech Group Bhd opened lower on its ACE Market debut, with shares starting at 27.5 sen compared with its initial public offering (IPO) price of 29 sen, amid subdued broader market conditions. The stock fell to as low as 26.5 sen and was trading at 27.5 sen after more than 17 million shares changed hands at 9.15am. Based on its last traded price, the crane manufacturer's market capitalisation stood at about RM87 million. The public portion of its IPO was oversubscribed by 18.92 times. (Source: [The Edge](#))

SRKK AI's Initial Public Offering Oversubscribed 312.3

SRKK AI Bhd | • 29 June 2026

SRKK AI Bhd's retail public tranche for its initial public offering (IPO) was oversubscribed by 312.3 times, after receiving 29,428 applications worth RM1.4 billion for the 14.2 million shares offered to the Malaysian public, ahead of its ACE Market listing on 9 July 2026. The digital transformation solutions provider is expected to raise RM20.48 million from the IPO, with proceeds mainly earmarked for artificial intelligence (AI) growth initiatives, including the set-up of AI labs and an AI academy, development of AI-enabled data analytics and business intelligence solutions, geographical expansion into Indonesia, and the establishment of an in-house security operations centre. (Source: [The Star](#))

Insights Analytics Secures Exclusive Malaysian Rights For p-CAT Pipeline Technology

Insights Analytics Berhad | Industrial Services • 29 June 2026

Share price: Last close RM1.420 (29 June 2026); YTD: 29.09%

Insights Analytics Berhad has secured the exclusive rights to distribute and deploy p-CAT, a proprietary pipeline condition assessment technology developed by Australia's Pipeline Inspection & Assessment (PIA), across Malaysia. The collaboration was formalised through a memorandum of understanding (MoU), with Insights Analytics already commencing Malaysia's first p-CAT pilot deployment with Lembaga Air Perak, covering about seven kilometres of water pipeline. The company said the partnership supports its efforts to modernise Malaysia's water infrastructure by improving asset visibility, enhancing operational efficiency and helping utilities address non-revenue water (NRW) challenges through more advanced pipeline diagnostic solutions. (Source: [TheStar](#))

Bina Puri Gets Lenders' Approval In Principle For Restructuring Scheme

Bina Puri Holdings Berhad | Construction • 29 June 2026

Share price: Last close RM0.295 (29 June 2026); YTD: 0.00%

Bina Puri Holdings Bhd has received approval in principle from participating lenders for its proposed restructuring scheme (PRS), following mediation by the Corporate Debt Restructuring Committee (CDRC), a committee under the purview of Bank Negara Malaysia. The company said participating lenders representing at least 75% in value had approved the terms and conditions of the PRS, making the scheme binding on all participating lenders pursuant to the CDRC Code of Conduct. Bina Puri's scheme meeting is scheduled for 30 Jun 2026, where scheme creditors will consider and, if thought fit, approve the proposed scheme of arrangement. The update follows an earlier six-month extension of the CDRC standstill period to 6 Aug 2026. (Source: [The Star](#))



GIIB Explores Investment In Traditional Chinese Medicine Distributor

GIIB Holdings Bhd | Auto Parts • 26 June 2026

Share price: Last close RM0.475 (29 June 2026); YTD: 533.33%

GIIB Holdings Bhd is exploring an investment in the exclusive Malaysian distributor of traditional Chinese medicine and food products, after its wholly owned subsidiary GIIB Project Management & Capital Sdn Bhd signed a memorandum of understanding with Tricrest Foodie Trading Sdn Bhd to evaluate a proposed subscription of new shares. Tricrest holds the exclusive distribution rights for Wonlucky products in Malaysia and plans to market the halal-certified products locally while exploring export opportunities across Southeast Asia, the Middle East and Africa. GIIB said the proposed investment, if completed, could provide an opportunity to participate in the potential long-term profitability of the products, and remains subject to approvals from its board and, where required, shareholders and Bursa Malaysia. (Source: [The Edge](#))

Hong Leong Bank Issues RM640m Tier 2 Subordinated Notes

Hong Leong Bank Bhd | Banking • 26 June 2026

Share price: Last close RM21.400 (29 June 2026); YTD: -3.34%

Hong Leong Bank Bhd has issued RM640 million in subordinated notes under its multi-currency Tier 2 subordinated notes programme, comprising Tranche 7 Series 1 of RM350 million and Tranche 7 Series 2 of RM290 million. Proceeds will be used for working capital, general banking and corporate purposes, as well as refinancing existing borrowings, subordinated debt and existing subordinated notes issued under the programme. Series 1 carries a 10-year tenure with a five-year non-call period and a 3.9% coupon, while Series 2 has a 12-year tenure with a seven-year non-call period and a 4.0% coupon, with coupon payments made semi-annually. RAM Rating Services Bhd assigned an AA1 rating to the programme. (Source: [The Edge](#))

Vestland Wins RM135m Construction Job In Klang

Vestland Bhd | Construction • 26 June 2026

Share price: Last close RM0.600 (29 June 2026); YTD: 41.18%

Vestland Bhd has secured a RM135 million construction contract from Golden Armani Sdn Bhd for an industrial development project in Bukit Raja, Klang. The contract involves superstructure works for one block of a nine-storey factory and related facilities, with the scope covering the design through to commissioning of the superstructure. Works are expected to be completed within 36 months from a start date to be notified later. (Source: [The Edge](#))

Axis REIT To Buy Distribution Centre From City-Link Express For RM128m

Axis Real Estate Investment Trust | Real Estate Investment Trusts • 26 June 2026

Share price: Last close RM1.970 (29 June 2026); YTD: 3.13%

Axis Real Estate Investment Trust's trustee, RHB Trustees Bhd, is acquiring a distribution centre in Bandar Saujana Putra, Selangor from City-Link Express (M) Sdn Bhd for RM128 million cash. The transaction is structured as a sale-and-leaseback, with City-Link Express to remain as tenant for 15 years and continue using the property as one of its logistics hubs. The asset comprises a 355,023 sq ft distribution centre on two leasehold parcels and is expected to be completed in 4Q2026, with an initial monthly rental of RM661,878. Axis REIT said the acquisition will strengthen its exposure to Malaysia's logistics and industrial sector, and will be funded via existing borrowings. (Source: [The Edge](#))

WHAT'S NEXT?

Key Events Happening Soon



Upcoming IPO

Company	Board	Principal Advisor	Issue for Sale	New Shares
Tri Star SBN Berhad ("Tri Star SBN")	ACE	TA Securities Holdings Berhad	47,500,000	116,600,000
Principal Activity: Tri Star SBN is an investment holding company. Through its subsidiaries, joint venture and associated companies, it is primarily involved in the manufacturing of speciality fasteners and provision of cathodic protection systems and cable support systems.				

Upcoming Listings

Company	Listing Date	Principal Advisor	IPO Price (RM)	PE Ratio	Offer for Sale	Public Issue
Enest Group Berhad	15 Jul (ACE)	M&A Securities	0.13	9.4x	15,054,000	116,250,000
SRKK AI Berhad	9 Jul (ACE)	TA Securities	0.32	13.3x	13,000,000	64,000,000
RNG Tech Berhad	7 Jul (ACE)	M&A Securities	0.13	16.9x	78,800,000	126,080,000
Eckem Holdings Berhad	3 Jul (ACE)	M&A Securities	0.12	16.7x	62,500,000	125,000,000

Estimated Upcoming Earnings Releases

Date	Company	Event Description	Latest Share Price & YTD %
08/07/2026	Aeon Credit Service (M) Bhd	Q1 FY2027	5.850 (+2.09%)

Dividend Calendar

Jul 1	Jul 2	Jul 3	Jul 6	Jul 7
AEONCR RM0.18 FAREAST RM0.15 PBA RM0.03 SURIA RM0.01	LYSAGHT RM0.07 KIMLUN RM0.04 ECOWLD RM0.02 SKYWLD RM0.004	SAPIND RM0.04	MITRA RM0.03	MAGNI RM0.02 KRETAM RM0.01 CETECH RM0.001
Jul 8	Jul 9	Jul 10	Jul 13	Jul 14
COLFORM RM0.01 ORKIM RM0.02 TIENWAH RM0.03	CRPMATE RM0.006 KLK RM0.20 BKAWAN RM0.20	APOLLO RM0.30	MENANG RM0.03 POHUAT RM0.01 CANONE RM0.04 CARLSBG RM0.24	SAM RM0.01 HI RM0.01 WTK RM0.01

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