

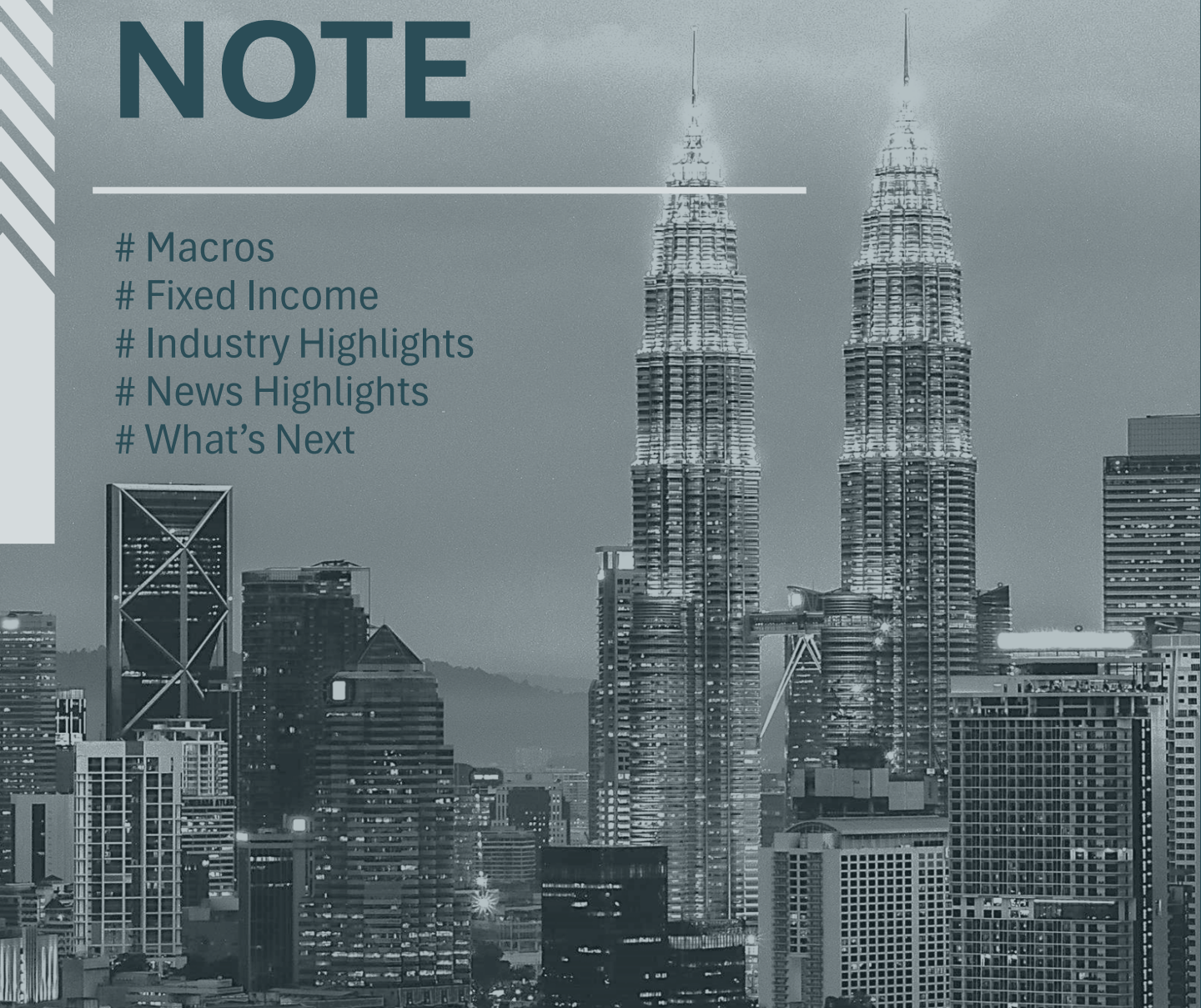


VISION
GROUP

8 September 2026, Tuesday

VISION BOARDROOM NOTE

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



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MACROS

Happenings in the broader economy and US/China

Malaysia Bank Negara Malaysia (“**BNM**”) kept the Overnight Policy Rate (“**OPR**”) unchanged at 2.75% on 3 September, extending the pause for a seventh consecutive meeting. Headline and core inflation averaged 1.8% and 2.0%, respectively, in the first seven months, with the pass-through from higher external costs remaining contained by domestic policy measures and stable demand conditions. The Ringgit traded around RM4.04/USD, while BNM maintained a data-dependent stance amid continued risks from geopolitical tensions and elevated commodity prices.

The United States’ August labour report came in stronger than earlier employment indicators, with nonfarm payrolls rising by 162,000 and June and July payrolls revised up by a combined 55,000. The unemployment rate remained at 4.1%, while labour force participation increased to 61.6%. Average hourly earnings rose 0.3% month on month, although annual wage growth eased to 3.1% from 3.2%, suggesting that labour demand remains resilient without a renewed acceleration in wage pressure. Following the data, markets priced around a 60% probability of a Fed rate increase at the 15–16 September meeting, up from 49% beforehand. Brent crude also rose to around US\$97/bbl amid renewed US-Iran tensions, keeping inflation and the upcoming CPI and PPI releases in focus.

China’s recovery remains uneven, with a widening gap between external and domestic demand. Services activity strengthened in August, with the services PMI rising to 51.4 from 50.4 and the composite PMI increasing to 52.1 from 50.8, supported by continued hiring. However, the broader economy remains increasingly reliant on trade, with exports up 18.5% year on year in the first seven months, led by cars, ships and semiconductors, while retail sales and fixed-asset investment fell to post-pandemic lows and property and credit indicators remained weak. Policy support is expected to remain incremental and targeted, focusing on faster deployment of approved fiscal funds and consumer-loan interest subsidies rather than broad-based stimulus.

Gold & Bitcoin Gold eased to around US\$4,410/oz on 7 September, as rising oil prices and bond yields offset support from a softer US dollar. Bitcoin also slipped below US\$80,000, retreating from a three-month high of about US\$82,179 as Fed rate-hike expectations increased. Beyond price movements, crypto is also becoming easier to use for everyday payments, with newer solutions allowing users to spend directly from digital-asset balances through physical cards or QR payments, while conversion into fiat takes place automatically at the point of transaction.

Ticker	Value	YTD
DJIA	53,414.25	+11.13%
NASDAQ	26,506.99	+14.05%
S&P 500	7,718.60	+12.75%
CSI 300	4,575.02	-1.19%
Shanghai Composite	3,932.70	-0.91%
Hang Seng	25,413.12	-0.85%
Nikkei 225	66,060.00	+31.07%
USD/MYR	4.0460	-0.30%
CNY/MYR	0.6029	+3.91%
Gold	4,451.7	+2.77%
Bitcoin	79,042.0	-9.83%

FBM KLCI (1Y)

Value on 7 Sep 2026: 1,714.79
(YTD: +2.06%)



Food for Thought: Crypto Is Finding New Ways Into Everyday Payments

Crypto payments are increasingly being built around existing payment habits rather than replacing them. Users can now spend through physical cards linked to crypto balances, scan merchant QR codes connected to local payment networks, or use mobile wallets such as Apple Pay and Google Pay, with digital assets converted into the required currency in real time.

The interesting shift is that users no longer necessarily need to manually sell crypto, transfer funds into a separate wallet and then spend the proceeds. As these steps become more automated, the bigger question is whether crypto’s next phase of adoption will be driven less by trading and more by integration into the payment infrastructure people already use every day.

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FIXED INCOME

Happenings in the bonds/fixed income space

MGS/GII: Yields rose over the fortnight, with the 10-year MGS rose to 4.04% and the 10-year GII rose to 4.04%. The 20-year MGS 4/46 reopening was poorly bid, clearing at a bid-to-cover of only 1.64x. BNM left the OPR unchanged at 2.75% on 3 September but stopped describing the current rate as the right setting for now, after 2Q GDP of 6.0% y/y lifted 1H growth to 5.7%. Foreign investors were nonetheless net buyers of government bonds in August, adding RM11.1bn (RM5.6bn in the final week); Bloomberg put August inflows into government and corporate bonds at USD3.9bn, the largest month in BNM data back to 2016. The ringgit closed the week at 4.0423/USD, with the FMIP reference at 4.0476 on 7 September. Secondary activity picked up: average daily MGS/GII volume rose 3% to RM4.83bn (prior week RM4.70bn), led by off-the-run MGS 5/27 (RM2.92bn), GII 9/26 (RM2.87bn) and MGS 11/26 (RM1.86bn), with GII at 40% of government trading. The next auction is the RM5.0bn reopening of the 3.447% GII 7/36 on 9 September, which will become the new 10-year GII benchmark.

Corporate Bonds / Sukuk: Secondary trading was thin. Average daily turnover fell 51% to RM0.31bn in the Merdeka-shortened week (prior: RM0.63bn). AA paper led (EXSIM 6/27 RM90m at 4.74%; EXSIM 12/30 RM75m at 4.80%). GG was quiet (PRASA 2/27 RM35m at 3.20%). AAA saw AIRSEL 8/49 (RM50m at 4.60%) and PASB 11/27 (RM40m at 3.55%). A-rated flow was mainly CIMB Group 4.03% perps (RM20m at 4.32%).

Primary supply earlier in the window: Maybank's RM4.8bn Tier 2 sukuk on 11 August (4.05%–4.33%, RAM AA1/Stable) and CIMB Islamic's RM1.7bn Senior Sukuk Wakalah tap on 27 August (RM1.4bn tokenised). The holiday week itself had almost no new issuance.

Ratings: MARC upgraded SAJ Capital to AAIS/Stable and FGV to AAAIS. RAM assigned AA3/Stable to Exsim Capital's Tranche 8 green sukuk, affirmed KIP REIT Capital Class A at AAA/Stable, and withdrew Poseidon ABS's second-tranche senior rating.

US Treasuries: US Treasury yields rose last week, with the 2-year up to 4.34% and the 10-year up to 4.77%. The move followed Fed Chair Warsh's Jackson Hole message that inflation remains above target, alongside a 7–10% rise in crude as US–Iran tensions flared (Brent near USD96). Markets added to 2026 hike pricing. Local 10-year MGS yields tracked the move higher, toward 3.98%. Bank Negara's OPR is unchanged at 2.75%; the relevant point for issuers is that the external benchmark for new bond and sukuk funding has cheapened in price, not that domestic policy has tightened.

Malaysian Government Securities (MGS) – Conventional

Tenure	Maturity	Coupon (%)	Trading Yields Close (7 Sep 2026)	Daily Change (bps)
3-Year	Mar 2029	3.237	3.45	4
5-Year	Jun 2031	4.232	3.73	4
7-Year	Apr 2033	3.844	3.96	3
10-Year	Jul 2035	3.476	4.04	6

Government Investment Issues (GII) – Islamic

Tenure	Maturity	Trading Yields Close (7 Sep 2026)	Daily Change (bps)
3-Year	Oct 2029	3.46	2
5-Year	Oct 2031	3.72	3
7-Year	Mar 2033	3.95	5
10-Year	Apr 2035	4.04	8

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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)
Gabungan AQRS Berhad	MARC-1 IS (MARC)	4 Sep 2026	0.50	-	15
Cagamas Berhad	MARC-1 (MARC), P1 (RAM)	4 Sep 2026	0.75	-	190
IJM Treasury Management Sdn Bhd	P1 (s) (RAM)	4 Sep 2026	0.25	-	250
MQ Technology Berhad	Not Rated	4 Sep 2026	1.11	2.000	1.1
Bank Negara Malaysia	Exempted	4 Sep 2026	0.25	-	500
BGRB Venture Sdn Bhd	Not Rated	4 Sep 2026	1.00	7.000	6.13

Upcoming Bond/Sukuk Issuance

Issuer	Rating	Issue Date	Issue Tenure (Years)	Coupon Rate (%)	Issue Size (RM'mil)
Cagamas Berhad	MARC-1IS (MARC), P1 (RAM)	11 Sep 2026	1.00	3.570	500
Magnum Corporation Sdn Bhd	Not Rated	11 Sep 2026	2.00	4.400	45
Magnum Corporation Sdn Bhd	Not Rated	11 Sep 2026	3.00	4.400	25
Magnum Corporation Sdn Bhd	Not Rated	11 Sep 2026	4.00	4.450	25
Magnum Corporation Sdn Bhd	Not Rated	11 Sep 2026	5.00	4.500	50
Trusmadi Capital Sdn Bhd	MARC-1 (MARC)	11 Sep 2026	0.27	-	205
Trusmadi Capital Sdn Bhd	MARC-1 (MARC)	11 Sep 2026	0.27	-	35

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INDUSTRY HIGHLIGHTS

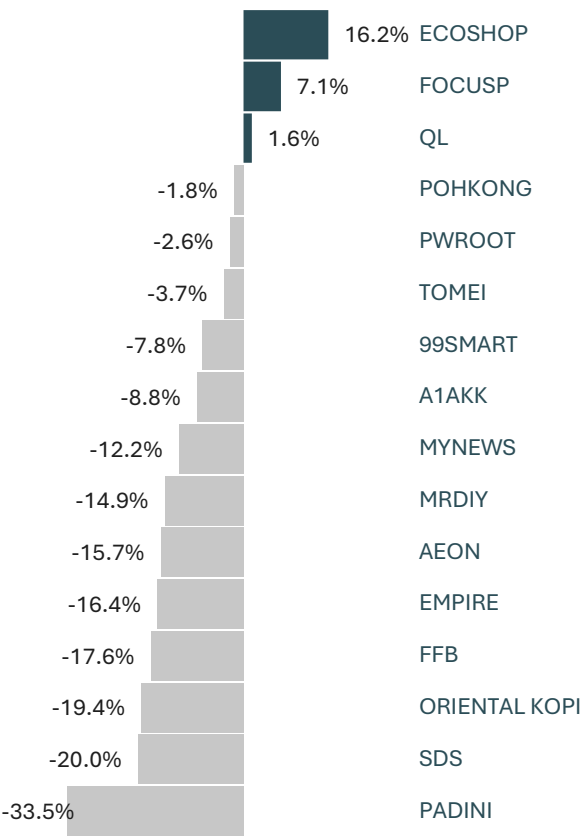
Notable Highlights of the Different Industries in Malaysia

RETAIL / CONSUMER PRODUCTS & SERVICES

Consumer spending remains resilient, but wallet share is shifting more clearly towards essentials and value-oriented formats. Headline inflation remains contained at 1.8%, yet recent corporate results show consumers are still cautious on discretionary purchases. Padini reported its first quarterly loss in five years, with 4QFY26 revenue falling 6.7% YoY as weaker sales coincided with higher rental, depreciation and service-tax related costs. In contrast, Oriental Kopi’s 3QFY26 revenue grew 34.2% YoY, although net profit fell 5.3%, showing that even stronger-demand categories are facing difficulty converting sales growth into margins.

Government assistance should continue to provide a floor for essential spending. STR Phase 3 channeled RM1.2 billion to 5.3 million recipients from mid-August, while Budget 2027 is expected to retain cost-of-living support as a key policy focus. This disproportionately benefits grocery and convenience formats, with 99 Speed Mart alone accounting for around 21% of SARA-eligible stores. The sector outlook therefore remains defensive rather than broad-based: staples and value retailers should remain relatively resilient, while apparel, discretionary retail and F&B operators face greater pressure to protect margins through pricing, product mix and cost control.

YTD Share Price Performance (%)



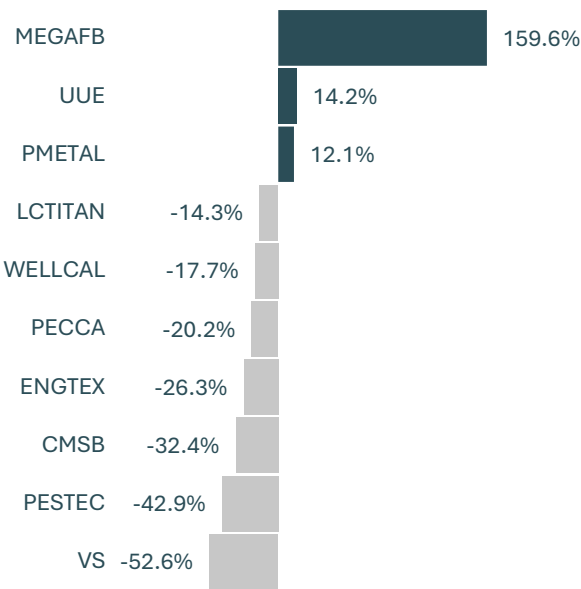
MANUFACTURING / INDUSTRIAL PRODUCTS & SERVICES

Malaysia’s manufacturing sector remains supported by strong export demand, led by the E&E and semiconductor upcycle. July exports rose 38.0% YoY to a record RM193.6 billion, with E&E exports up 51.0%, while machinery, equipment and parts and optical and scientific equipment also recorded strong growth. Demand remained broad-based across key markets, reinforcing Malaysia’s role in the regional technology and advanced manufacturing supply chain.

The near-term outlook is more measured, with August manufacturing PMI easing to 50.2. Export growth may moderate in 2H26 due to a higher base and earlier order front-loading, although demand for semiconductors and higher-value electronics should continue to support industrial production and factory-related capex.

What to Watch Next: Sustainability of E&E export growth and whether strong orders translate into sustained factory output.

YTD Share Price Performance (%)



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INDUSTRY HIGHLIGHTS

Notable Highlights of the Different Industries in Malaysia

REAL ESTATE INVESTMENT TRUSTS

REIT fundamentals remain stable, but sector performance is becoming increasingly dependent on asset quality and income growth. Industrial demand continues to broaden into specialised facilities, with aerospace and advanced manufacturing adding to existing logistics and data-centre requirements. Built-to-suit assets with strong tenant profiles and longer leases should remain particularly attractive.

Funding conditions remain manageable with the OPR unchanged at 2.75%, although higher long-term government bond yields increase competition for income-focused capital. As a result, rental reversions, asset enhancements and acquisition yields will remain key differentiators across the REIT sector.

REIT	Latest Performance	Distribution (DPU)	Key Growth Drivers
SUNWAY REIT	2Q26 NPI +5.2% YoY to RM163.0m	6.28 sen (for 1HFY2026)	Stronger retail performance, hotel recovery and industrial contribution; retail NPI rose 14% YoY
HEKTAR REIT	2Q26 NPI +9.5% YoY to RM17.4m	1.21 sen for 2Q26	Higher occupancy, tenancy remixing and lower property operating expenses lifted NPI margin to 54.4%
AXIS REIT	2Q26 NPI -4.5% YoY to RM75.5m	2.30 sen for 2Q26	Acquisition-led growth continues, supported by a RM61m Pulau Indah warehouse acquisition with five-year leaseback

REIT	Annualised Distribution Yield	NAV	Gearing Ratio
ALAQAR	6.1%	1.250	48.3%
ALSREIT	3.8%	1.124	47.9%
ARREIT	4.1%	1.251	45.5%
AMEREIT	5.0%	1.261	28.8%
AMFIRST	8.3%	1.218	46.6%
ATRIUM	7.8%	1.387	43.5%
AXREIT	5.8%	1.691	32.4%
CLMT	7.9%	0.956	38.9%
HEKTAR	4.7%	1.050	41.5%
IGBREIT	4.3%	1.524	31.0%
IGBCR	6.9%	0.991	26.3%
KIP REIT	8.5%	1.218	39.1%
KLCC	5.4%	7.830	30.5%
PARADIGM	7.9%	1.051	32.4%
PAVREIT	6.0%	1.399	40.1%
SENTRAL	8.4%	1.144	45.6%
SUNREIT	6.7%	1.569	44.1%
TWRREIT	6.3%	1.169	27.7%
UOAREIT	8.5%	1.464	40.5%
YTLREIT	7.6%	1.905	41.2%
AVERAGE	6.4%	-	-

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NEWS HIGHLIGHTS

Real updates, market consequences



Zetrix AI Revives RM130m MYEG Ventures Deal Under New Agreement

Zetrix AI Bhd | Technology • 7 Sep 2026

Share price: Last close RM0.270 (7 Sep 2026); YTD: -66.67%

Zetrix AI Bhd has entered into a new share purchase agreement with IPVG Employees Inc to acquire a 50% stake in MYEG Ventures Inc for RM130 million, after terminating an earlier agreement with Next Lion Ltd following a review of the commercial rationale due to volatility in Zetrix AI's share price. The consideration will be satisfied via the issuance of 360.57 million new Zetrix AI shares at 28 sen each, with the remaining RM29.04 million to be paid in cash from internally generated funds. MYEG Ventures owns 51% of MYEG Philippines Inc, where Zetrix AI already holds 49% directly. Upon completion, Zetrix AI's effective interest in MYEG Philippines will rise to 74.5%, making it a subsidiary and allowing its results to be consolidated into the group's accounts. (Source: [The Star](#))

Butterfield FB IPO Oversubscribed 18.67 Times Ahead Of ACE Market Debut

Butterfield FB Bhd | Consumer Products • 4 Sep 2026

Butterfield FB Bhd's IPO was oversubscribed by 18.67 times by the Malaysian public ahead of its ACE Market listing on 15 Sept 2026. The coffee and tea extract powder blends manufacturer's IPO comprises a public issuance of 150.0 million new ordinary shares at 48 sen per share, representing 18.8% of its enlarged share capital, with expected proceeds of RM72 million. The group received 12,670 applications for 786.67 million new shares worth RM377.60 million for the 40 million shares allocated to the Malaysian public, while shares for eligible persons, MITI-approved Bumiputera investors and selected investors were fully subscribed or fully placed out. Proceeds will mainly be used for headquarters expansion in Bukit Minyak, working capital, strategic investments or acquisitions, and listing expenses. (Source: [Bernama](#))

AmFIRST REIT Issues Circular For Proposed RM331m Menara AmBank Disposal

AmFIRST Real Estate Investment Trust | Real Estate Investment Trust • 4 Sep 2026

Share price: Last close RM0.350 (7 Sep 2026); YTD: +11.11%

AmREIT Managers Sdn Bhd, the manager of AmFIRST Real Estate Investment Trust, has issued a circular to unitholders for the proposed disposal of Menara AmBank to AmBank (M) Bhd for a total cash consideration of RM331 million. An extraordinary general meeting will be convened on 21 Sept 2026 to seek unitholders' approval for the proposal, which forms part of AmFIRST REIT's ongoing portfolio rationalisation and capital recycling strategy. Upon completion, proceeds will be used primarily for debt reduction, with pro forma gearing expected to improve from about 46.6% to 33.9%. The disposal is expected to be completed by 4Q2026. (Source: [The Edge](#))

TPG-Backed Asia OneHealthcare Files Confidentially For Potential RM10bn IPO

Asia OneHealthcare Sdn Bhd | Healthcare • 3 Sep 2026

TPG Inc-backed Asia OneHealthcare Sdn Bhd has reportedly confidentially filed a draft registration with Securities Commission Malaysia for an IPO in Kuala Lumpur that could raise up to RM10 billion. Deliberations are still ongoing and the deal is not guaranteed, with sources indicating that other hospital operators and private equity firms remain interested in potentially acquiring Asia OneHealthcare's Malaysian assets. The group, previously known as Columbia Asia Healthcare, also operates medical facilities in Indonesia and Vietnam, with stakeholders including TPG, Hong Leong Group, Abu Dhabi Investment Authority and the Employees Provident Fund. (Source: [The Star](#))

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NEWS HIGHLIGHTS

Real updates, market consequences



Gamuda JV Wins RM2.54bn Sydney Metro Station Contract

Gamuda Bhd | Construction & Engineering • 4 Sep 2026

Share price: Last close RM4.590 (7 Sep 2026); YTD: -7.83%

Gamuda Bhd has secured a RM2.54 billion (A\$880 million) project in Sydney to build the Parramatta underground metro station and associated infrastructure. The contract was awarded by Sydney Metro to the Riverside Link Consortium, comprising Gamuda's Australian subsidiaries, Gamuda Engineering Pty Ltd and Gamuda (Australia) Pty Ltd, together with MTR Corporation (Australia) Pty Ltd. The station works will commence on 4 Sept 2026 with completion targeted in 2032. Gamuda and MTR Australia will also equally split the development rights for commercial, retail and residential buildings above and adjacent to the station. This marks Gamuda's sixth project on the Sydney Metro West alignment. (Source: [The Edge](#))

Kerjaya Prospek Bags First Data Centre Contract Worth RM858m

Kerjaya Prospek Group Bhd | Construction & Engineering • 3 Sept 2026

Share price: Last close RM3.190 (7 Sep 2026); YTD: +19.92%

Kerjaya Prospek Group Bhd has secured a RM858 million contract for mechanical, electrical and plumbing (MEP) fit-out works for a data centre in Iskandar Puteri, Johor, marking the group's first-ever job related to data centres. The contract was awarded by an undisclosed developer and is slated for completion within eight months. The win lifts Kerjaya Prospek's new contracts for 2026 to RM3.2 billion, while outstanding jobs on hand stood at a record RM5.9 billion. Management said the project provides a starting point for the group to establish its presence in the data centre space and build capabilities, execution track record and industry expertise in the sector. (Source: [The Edge](#))

MClean Technologies Plans Private Placement To Raise Up To RM25.85m

MClean Technologies Bhd | Industrial Products & Services • 1 Sept 2026

Share price: Last close RM0.745 (7 Sep 2026); YTD: +27.35%

MClean Technologies Bhd has proposed a private placement of new ordinary shares representing up to 10% of its total issued shares, excluding treasury shares, to raise up to RM25.85 million. Based on the indicative issue price of 70 sen per placement share, the exercise may involve up to 36.93 million new shares. The bulk of the proceeds is expected to be used for working capital, with part of the funds allocated for land acquisition, estimated expenses and related purposes. (Source: [The Malaysian Reserve](#))

Yinson Confirms Privatisation Talks At Indicative RM2.35 Per Share

Yinson Holdings Bhd | Energy Services • 28 Aug 2026

Share price: Last close RM2.020 (7 Sep 2026); YTD: -14.41%

Yinson Holdings Bhd's major shareholder, Yinson Legacy Sdn Bhd, has confirmed that it is in preliminary and exploratory discussions with MISC Bhd over a potential privatisation of the company. An indicative offer price of RM2.35 per share is being considered should the proposal proceed, although the final offer price remains subject to due diligence and commercial viability. The proposed deal, if implemented, will be carried out through a scheme of arrangement, where all remaining Yinson shares not already held by Yinson Legacy and connected parties would be acquired, while EPF would retain its existing effective shareholding. (Source: [The Edge](#))

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WHAT'S NEXT?

Key Events Happening Soon

Upcoming Listings

Company	Listing Date	Principal Advisor	IPO Price (RM)	PE Ratio	Offer for Sale	Public Issue
Pioneer Heat Holdings Berhad	17 Sep (ACE)	Malacca Securities	0.25	10.55x	17,345,000	86,700,000
Butterfield FB Berhad	15 Sep (ACE)	M & A Securities	0.48	12.63x	72,000,000	150,000,000
United Asiapac Energy Berhad	14 Sep (ACE)	TA Securities	0.35	27.56x	-	139,220,000

Estimated Upcoming Earnings Releases

Date	Company	Event Description	Latest Share Price & YTD%
28 Sep 2026	Yinson Holdings Bhd.	Q2 2027	2.02 (-14.41%)
28 Sep 2026	Aeon Credit Service (M) Bhd.	Q2 2027	5.56 (-2.97%)
5 Oct 2026	Top Glove Corporation Bhd.	Q4 2026	0.64 (+0.78%)

Upcoming Events

Date	Country	Event	Event Description
11 Sep 2026	US	CPI August	August CPI will provide the latest gauge of US inflation, with markets watching for implications for the Federal Reserve's interest rate outlook
9 Sep 2026	China	PPI	August PPI will indicate factory gate price trends and upstream inflationary pressures across China's industrial sector
9 Sep 2026	Malaysia	IPI	July IPI will provide an update on Malaysia's industrial activity, covering output trends across the manufacturing, mining and electricity sectors

Dividend Calendar

Sep 07	Sep 08	Sep 09	Sep 10	Sep 11
GENP RM0.1 LYSAGHT RM0.08 AMWAY RM0.05 DOMINAN RM0.01 OHM RM0.006	MAXIS RM0.04 PETDAG RM0.25	BPPLAS RM0.03 TEOSEN RM0.01 KLCC RM0.093 MBSB RM0.0086	TAANN RM0.15 PPB RM0.13 MBMR RM0.08 APM RM0.05 LSH RM0.0056	OCK RM0.03 PETGAS RM0.16 BMGREEN RM0.03 PMETAL RM0.025
Sep 14	Sep 15	Sep 16	Sep 17	Sep 18
HENGYUAN RM0.1 BONIA RM0.02 WELLCAL RM0.016 SUNCON RM0.04	SIME RM0.11 KSENG RM0.05 TEAMSTR RM0.005		PWROOT RM0.01 HUPSENG RM0.01 JAGCPTL RM0.04 SUNWAY RM0.03	MAGNI RM0.028 LTKM RM0.02 KPJ RM0.011 CENSOF RM0.005

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