



Juwai IQI offers 'check-out' option

► Company introduces bank-grade feature to protect property buyers and renters from fraud

PETALING JAYA: Malaysia's RM725 billion annual e-payment transactions could get a RM3.6 billion boost from real estate as IQI embeds a one-tap bank-grade "checkout" button that will make every transaction fraud-resistant.

"Malaysian home buyers and renters finally have a bank-grade 'checkout' button for their purchase and rental booking fees and deposits," said Juwai IQI co-founder COO and CIO Nabeel Mungaye (*pic*).

He said they created the system in partnership with payments infrastructure provider FPX, and it

works with every major bank in the country, including Maybank, CIMB, Public Bank, RHB Bank and Hong Leong Bank.

"The average rental deposit is RM4,800 and the average buyer's booking fee is about RM14,500. That's a significant share of anyone's household budget, so we have a responsibility to make sure it is secure, he said, adding that this payment integration complies with anti-money laundering rules, safe-



guards all parties to property transactions and helps prevent property scams.

Mungaye said some 300 people lose more than RM12 million to property fraud every year. The most common scams include fake rental listings, inflated deposits, fees for fake services and even sale of properties that scammers do not own.

"Malaysians transacted 28% more via digital payments in 2024 than in 2023. If every Malaysian goes on to pay their real estate booking fees via a digital payment system like IQI's, that would add RM3.6 billion in value to the country's digital

payments. Real estate would boost the RM14.7 billion of annual digital payments by nearly 25%."

Mungaye believes they are the first to integrate secure payments into buying and renting through an online payments system in partnership with a top provider like FPX.

He said, "Before, you might have given cash to agents, written a cheque, or transferred funds into an agent's personal bank account. You had to wait to see if your funds made it to their destination. As of now, you just scan a QR code, add your info, and hit the button. The money goes into verified company accounts and is linked to you personally and to your property transaction."

"The benefits of the new system

are a payments log-in you trust, instant receipts, no hidden fees, and 24-7 clearance."

Juwai IQI co-founder and group CEO Kashif Ansari said, "The average house price across Malaysia now stands at RM486,070 and grew by 0.9% in January to March, compared to a year earlier. The number of newly launched residential units doubled to 12,498, and unsold inventory, especially serviced apartments, continued to shrink."

He added that they expect steady growth in the second half of the year, which will be supported by construction activity and new supply.

Kashif said innovations like their new secure payments integration will help make property buying and renting simpler and faster, which could result in more deals done.

June terms of trade jump 2.5% from previous month

PETALING JAYA: Malaysia's export unit value index in June 2025 registered an increase of 2.1% to 151.2 points from 148.0 points in the previous month.

Meanwhile, the import unit value index fell 0.4% from 124.8 points to 124.4 points.

Malaysia's terms of trade rose by 2.5% month-on-month to 121.5 points in June, the Department of Statistics Malaysia reported yesterday.

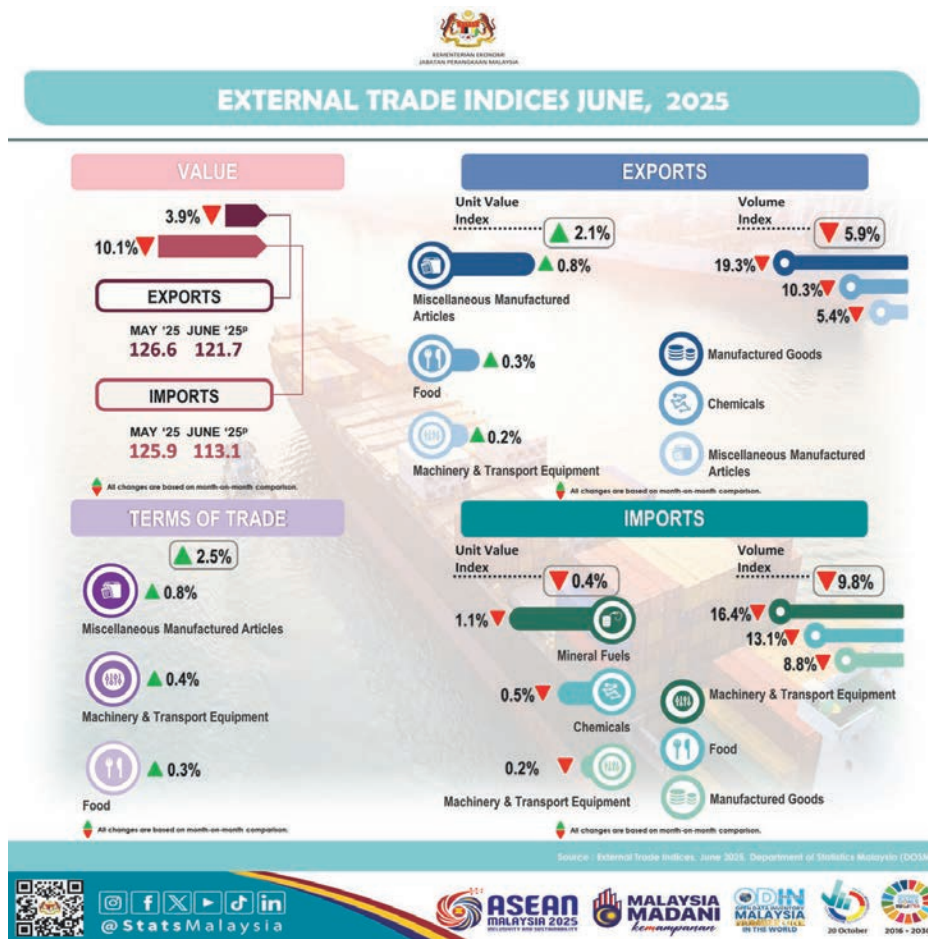
Chief Statistician Malaysia Datuk Seri Dr Mohd Uzir Mahidin said the export unit value index's 2.1% increase in June was primarily driven by rises in the indices of miscellaneous manufactured articles (+0.8%), food (+0.3%) and machinery & transport equipment (+0.2%). However, the export volume index dropped by 5.9% in line with the decrease in the indices for manufactured goods (-19.3%), chemicals (-10.3%) and miscellaneous manufactured articles (-5.4%).

The seasonally adjusted export volume index dropped by 12% from 166.1 points to 146.1 points.

In an annual comparison, the export unit value index and the volume index went down by 0.005% and 3.5% respectively.

The import unit value index's 0.4% drop in June was contributed by declines in the indices for mineral fuels (-1.1%), chemicals (-0.5%) and machinery & transport equipment (-0.2%). The import volume index dropped by 9.8% in June compared to the previous month, contributed by decreases in the indices for machinery & transport equipment (-16.4%), food (-13.1%) and manufactured goods (-8.8%).

The seasonally adjusted import volume index decreased by 10.8% from 232.8 points to 207.8 points. A year-on-year comparison showed that the unit value index edged down by 4.7% while the volume index edged up by 11.8%.



Malaysia's terms of trade soared 2.5% month-on-month to 121.5 points in June, driven by increases in the index of miscellaneous manufactured articles (+0.8%),

machinery & transport equipment (+0.4%) and food (+0.3%). In addition, Malaysia's terms of trade rose 4.5% year-on-year from 116.3 points in June of the previous year.

Penang top exporting state, Selangor leading importer

PETALING JAYA: Malaysia's total trade for June 2025 amounted to RM234.9 billion with exports and imports recording RM121.7 billion and RM113.1 billion, respectively, the Department of Statistics Malaysia reported yesterday.

Chief Statistician Malaysia, Datuk Seri Dr Mohd Uzir Mahidin said exports in June decreased RM4.4 billion (-3.5%) compared to the same month of the previous year. The decrease was attributed to lower exports in most states such as Johor (down RM3.3 billion), Sarawak (RM1.8 billion), Kedah (RM1.6 billion), Selangor (RM1.2 billion), Terengganu (RM743 million), FT Kuala Lumpur (RM491.4

million), Pahang (RM312.9 million), FT. Labuan (RM277.3 million), Perak (RM209 million) and Negeri Sembilan (RM54.7 million).

However, exports increased in Penang (up RM4.9 billion, Sabah (RM414.3 million), Malacca (RM372 million), Kelantan (RM69.5 million) and Perlis (RM2.9 million).

Penang remained as the top exporter with a contribution of 39.5%, followed by Johor 18.6%, Selangor 16.9%, Sarawak 5.3% and FT Kuala Lumpur 4%.

Looking at import performance by state, Mohd Uzir said imports in June 2025 increased RM1.4 billion (1.2%) compared to the same month in 2024. The increase was attributed to higher

imports in Penang (up RM3.4 billion), Johor (RM1.5 billion), FT Kuala Lumpur (RM890.4 million), Sabah (RM254.5 million), Perak (RM108 million), FT. Labuan (+RM27.8 million) and Kelantan (+RM11.8 million).

However, imports decreased in Negeri Sembilan (down RM1.3 billion), Kedah (RM980 million), Malacca (RM954.9 million), Selangor (RM903.4 million), Terengganu (RM246.7 million), Sarawak (RM16.9 million), Pahang (RM753.3 million), Perlis (RM87.2 million).

Selangor dominated Malaysia's imports with a share of 24.4%, followed by Johor 24.3%, Penang 23.7%, FT. Kuala Lumpur 8.3% and Kedah 5.4%.

Gan Kong Hiok emerges as substantial shareholder of Kinergy Advancement

PETALING JAYA: Kinergy Advancement Bhd (KAB) announced that Datuk Gan Kong Hiok has emerged as a substantial shareholder in the company, marking his first official entry as a significant investor.

In a Bursa Malaysia filing, KAB said Gan brings an impressive track record to Malaysia's corporate landscape, having held key leadership roles at established public companies.

He previously served as executive director and managing director of PK Resources Bhd, where he played a pivotal role in the company's growth and expansion. His tenure at PK Resources began on June 3, 1991, when he was first appointed to the board of directors. He served as executive director until April 27, 2001, was then appointed as managing director, and remained in that position until he stepped down on Sept 1, 2006.

Currently, Gan is a major investor and board member in several organisations.

Most notably, he holds the largest stake in Nextgreen Global Bhd, a leading green technology firm in Malaysia, where his ownership grew significantly from an initial 8% to 17.7% as reported in February 2024.

As of July 2025, his most recent shareholding activities show him holding 15.42% of the total issued shares, with a total of 164,688,300 shares in Nextgreen.

Beyond Nextgreen Global, Gan maintains substantial investment positions in other public companies.

He holds a 2.31% stake in Malayan Flour Mills Bhd, demonstrating his diversified investment approach across Malaysia's food and agricultural sector.

Through his investment vehicle, Pristine Acres Sdn Bhd, where he holds 99.9% ownership alongside his sons, Gan Eng Hann and Gan Eng Hian, he has previously held stakes in SCH Group Bhd, however, this position was disposed of in subsequent years.

Gan's corporate involvement extends through his role as director of Pristine Acres, which serves as his primary investment holding company for various corporate interests.

His investment philosophy demonstrates a strategic focus on transformative sectors, particularly green technology and sustainable business models, as evidenced by his significant involvement in companies developing renewable energy solutions and environmentally conscious manufacturing processes.