



JOINT MEDIA RELEASE

# MRT Corp and Sunway to Jointly Develop RM2.6 billion Integrated Mixed-Use Development in Bukit Chagar, Johor Bahru

- *Strategically located adjacent to the upcoming Bukit Chagar RTS Link Station and newly built Immigration, Customs and Quarantine Complex.*

**Johor Bahru, 13 February 2025** – MRT Corporation (MRT Corp) and Sunway Group, through its property division, today formalized a strategic partnership through the signing of a Master Agreement to jointly develop an integrated mixed-use development adjacent to the Bukit Chagar RTS Link Station.

The agreement was formalised in a signing ceremony, witnessed by the Minister of Transport Malaysia, YB Tuan Anthony Loke Siew Fook. Signing on behalf of MRT Corp was its CEO, Datuk Mohd Zarif Hashim, while Sunway Property CEO Chong Sau Min signed on behalf of Sunway Berhad. Also present at the event MRT Corp Chairman, Tan Sri Bashir Ahmad and Sunway Group founder and chairman Tan Sri Dato Seri Sir Dr. Jeffrey Cheah KBE AO.

The Bukit Chagar Integrated Mixed-Use Development spans 4.23 acres of prime land will be fully integrated and seamlessly linked with the ICQ Complex and Bukit Chagar RTS Station, which directly connects Johor Bahru and Woodlands North Station in Singapore.

The project is set to redefine urban connectivity and lifestyle by integrating multiple key components into one carefully curated masterplan.

The development will feature:

- **RTS Multi-Storey Car Park** - A key infrastructure addition in anticipation of the RTS Link's operations, the car park will feature 1,550 car parks and 1,015 motorbike bays, ensuring ample parking for RTS commuters and visitors alike.
- **Residential** – high-rise residences sitting atop retail and commercial areas for professionals commuting between Johor Bahru and Singapore.
- **Retail mall and educational institutions**, combining shopping, dining, and educational facilities in a single dynamic hub.
- **Health and Wellness hub** – Providing access to quality healthcare, with dedicated facilities to support community well-being and to potentially promote medical tourism.
- **Hospitality Component** – A range of accommodations and meeting spaces for tourists and business travelers alike that will position Bukit Chagar as a vibrant economic hub.



Integrating transportation, retail, and lifestyle components, among others, this development embodies the concept of “mobility meets lifestyle,” offering a more engaging, enjoyable, and convenient commuter experience.

Speaking at the media briefing, YB Anthony Loke emphasized that the Bukit Chagar Integrated Development is a key pillar of Malaysia’s broader strategy to enhance public transport connectivity, reduce congestion, and drive urban transformation. He stressed that improved mobility must be complemented by livable, well-planned urban spaces that support the daily lives of the rakyat and reaffirmed that this development is designed to achieve exactly that.

He further commended MRT Corp’s innovative Rail Plus Property model, which ensures that investments in public transportation generate sustainable economic benefits. By reducing reliance on government funding and unlocking new revenue streams, the model strengthens Malaysia’s infrastructure development strategy.

MRT Corp CEO Datuk Mohd Zarif Hashim highlighted the significance of this collaboration, “The Bukit Chagar Integrated Mixed-Use Development represents a fundamental shift for MRT Corp as we integrate large-scale property rejuvenation alongside our rail infrastructure development. Through the Rail Plus Property model, we are optimizing land use to create a sustainable, transit-oriented ecosystem that ensures the long-term sustainability of this development while enhancing the mobility of people.”

“Globally, cities have successfully regenerated themselves by integrating transit infrastructure into their urban planning, and the Bukit Chagar Integrated Mixed-Use Development embodies this very concept. Its strategic location next to the country’s first cross-border metro rail project positions it well to capitalize on cross-border movement, attracting businesses, investments, and talent.”

“Our approach ensures that we are not only enhancing mobility but also advancing the government’s national infrastructure aspirations by driving urban transformation and economic expansion. As Malaysia continues to expand its transit networks, Bukit Chagar will serve as a blueprint for how we can modernize and rejuvenate city spaces around transit hubs, ensuring that infrastructure investments continue to deliver long-term value for generations to come.”

“With the integration of residential, commercial, retail, hospitality, and medical facilities in one development, we are ensuring that the tens of thousands of Malaysian and Singaporean commuters using the RTS Link will have unparalleled access to essential services and conveniences, all in one place. A key addition to this vision is the RTS Multi-Storey Car Park, which reflects our forward-thinking approach to passenger comfort and accessibility. With 1,550 car parking spaces and 1,015 motorbike bays, we are prioritizing ease of transit for commuters and making their journey more efficient.”



Sunway Group founder and chairman Tan Sri Dato' Seri Sir Dr. Jeffrey Cheah KBE AO said, "We look forward to this public-private partnership with MRT Corp in developing one of the first Rail Plus Property projects in Malaysia. This integrated mixed-used development with a gross development value of more than RM2.6 billion will serve as a catalyst for economic growth across the Greater Johor Bahru area.

"This development solidifies Sunway's presence at the First Link (Causeway) and the Second Link. It will also complement our Johor development portfolio alongside our 2,000-acre Sunway City Iskandar Puteri, which is a five-minute drive from the Second Link and modelled after Sunway City Kuala Lumpur, Malaysia's first integrated, green and sustainable township."

"As a Malaysian organisation committed to nation-building with our unique Build-Own-Operate business model, I am confident that this strategic partnership will transform Johor Bahru into an international gateway city, contributing to the economic prosperity of Malaysia and Singapore."

Construction of the Bukit Chagar Integrated Mixed-Use Development is scheduled to commence in March 2025, with the first phase of the multi-storey park & ride facility, with an estimated 850 car park bays and 1,015 motorcycle parking spaces, targeted for public opening by 30 November 2026.

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