

Ynh Property Berhad (3158)

EMA Bullish Crossover Reinforced by Four-Day Rally

YNHB MK	Last Close:	0.330	52-week High:	0.365	52-week Low:	0.210
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Entry Price	0.330 – 0.335	Stop Loss	0.210	Target Price	0.365 – 0.425
Resistance 1	0.365	Support 1	0.265	RSI	Bullish
Resistance 2	0.425	Support 2	0.215	MACD	Positive

Technical Highlights

The stock last closed at RM0.330 after decisively breaking above its 9-month descending trendline at RM0.253 before extending its gains to clear the immediate resistance level at RM0.320. The successive breakouts were accompanied by four consecutive bullish candlesticks, reflecting persistent buying interest and reinforcing the strength of the prevailing uptrend. Adding to the constructive price action, the 20-day EMA has crossed above the 50-day EMA at RM0.227, further supporting the bullish technical structure.

Momentum indicators remain supportive of the bullish outlook. The RSI has climbed to 84.57, reflecting strong buying momentum despite entering overbought territory. Meanwhile, the MACD remains above the signal line with a widening positive histogram, signalling strengthening bullish momentum. Adding to the constructive setup, price continues to trade above all its key EMAs, reinforcing the prevailing uptrend.

On the upside, the immediate target is RM0.365, with further strength potentially extending towards RM0.425 should momentum build. Conversely, a breach below its support levels would invalidate the bullish outlook and expose the stock to further downside.

Key Catalyst: YNH signed an agreement to sell its 2.61-acre Jalan Sultan Ismail land to Chin Hin Group Property Bhd on July 8, 2026. This allows the debt-laden group to unlock RM455m in value from the disposal, entirely **wiping out RM375m in heavy perpetual securities obligations** while retaining a **10% stake in the site's future RM4bn development upside** without taking on any execution risk.

Company Profile

YNH Property Berhad is an investment holding company which operates in property development, investment, and hotel business as well as general contracting. The Company also cultivates palm oil and sells palm oil products.

Stock Information

Rating	Non-Rated
Market Cap (RM m)	174.4
Issued Shares (m)	528.5
Free Float (%)	48.0
Beta	0.5
3-mth Avg. Vol.	864,956
20-day Avg. Vol.	1,232,648
Shariah Compliant	Yes

Source: Bloomberg, Mercury Research

Iris Group Berhad (0010)

Resistance in Sight After Breakout

IRIS MK	Last Close:	0.255	52-week High:	0.330	52-week Low:	0.170
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Entry Price	0.255 – 0.260	Stop Loss	0.200	Target Price	0.265 – 0.330
Resistance 1	0.265	Support 1	0.215	RSI	Bullish
Resistance 2	0.330	Support 2	0.205	MACD	Positive

Technical Highlights

The stock last closed at RM0.255 after breaking above its triangle formation at RM0.232, which was defined by a 3-month descending trendline and a 2-month ascending trendline. The breakout was accompanied by a strong bullish marubozu candle, while subsequent price action is testing the immediate resistance at RM0.256. The formation of a hammer-like candlestick near this level suggests buyers are defending the breakout, keeping the near-term bullish structure intact.

Momentum indicators are turning increasingly favourable. The RSI remains firmly in positive territory at 59.92, reflecting solid buying momentum and sustained demand. Meanwhile, the MACD line has crossed above the signal line, indicating that bullish momentum remains intact. Adding to the positive setup, price is now trading above all its key EMAs, reinforcing the strength of the uptrend and pointing to a firmly positive technical outlook.

On the upside, the immediate target is RM0.265, with further strength potentially extending towards RM0.330 should momentum build. Conversely, a breach below its support levels would invalidate the bullish outlook and expose the stock to further downside.

Company Profile

Iris Group Berhad operates as a holding company. The Company, through its subsidiaries, provides identification solutions including e-passports, national ID cards, e-visas, and automated border control systems. Iris Group serves governments and enterprises worldwide.

Stock Information

Rating	Non-Rated
Market Cap (RM m)	208.0
Issued Shares (m)	815.7
Free Float (%)	66.6
Beta	0.6
3-mth Avg. Vol.	3,462,827
20-day Avg. Vol.	2,309,052
Shariah Compliant	Yes

Source: Bloomberg, Mercury Research

Glossary of commonly used technical terms

Exponential Moving Average (EMA)	An indicator frequently used in technical analysis showing the average value of a security's price over a set period with greater weightage placed on the most recent data points.
Moving Average Convergence Divergence (MACD)	A trend-following momentum indicator that shows the relationship between two moving averages of prices. The MACD is calculated by subtracting the 26-day exponential moving average (EMA) from the 12-day EMA. A 9-day EMA of the MACD, called the "signal line", is then plotted on top of the MACD, functioning as a trigger for buy and sell signals.
Stochastic	A technical momentum indicator that compares a security's closing price to its price range over a given time period. The indicator's sensitivity to market movements can be reduced by adjusting the time period or by taking a moving average of the result.
Average True Range (ATR)	A measure of volatility whereby the indicator is the greatest of the following: <ul style="list-style-type: none">- current high less the current low;- the absolute value of the current high less the previous close;- the absolute value of the current low less the previous close;
Bollinger Band	A band plotted 2 standard deviations away from a simple moving average.
On-Balance Volume (OBV)	A method used in technical analysis to detect momentum, the calculation of which relates volume to price change. OBV provides a running total of volume and shows whether this volume is flowing in or out of a given security.
Support	The price level which, historically, a stock has had difficulty falling below. It is thought of as the level at which a lot of buyers tend to enter the stock.
Resistance	The price at which a stock or market can trade, but not exceed, for a certain period of time. Often referred to as "resistance level".
Reversal	A change in the direction of a price trend. On a price chart, reversals undergo a recognizable change in the price structure. An uptrend, which is a series of higher highs and higher lows, reverses into a downtrend by changing to a series of lower highs and lower lows. A downtrend, which is a series of lower highs and lower lows, reverses into an uptrend by changing to a series of higher highs and higher lows.
Divergence	When the price of an asset and an indicator, index or other related asset move in opposite directions.
Overbought	In technical analysis, this term describes a situation in which the price of a security has risen to such a degree – usually on high volume – that an oscillator has reached its upper bound. This is generally interpreted as a sign that the price of the asset is becoming overvalued and may experience a pullback.
Oversold	A situation in technical analysis where the price of an asset has fallen to such a degree – usually on high volume – that the oscillator has reached a lower bound. This is generally interpreted as a sign that the price of the asset is becoming undervalued and may represent a buying opportunity for investors

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