

CCO PROPERTY MARKET REVIEW 2025/2026



In 2026, Malaysia's development prospects are expected to be more challenging than in 2025. The ongoing conflict in Iran, the closure of the Strait of Hormuz, and uncertainties surrounding US tariff policies could adversely affect Malaysia, particularly if these issues persist beyond the third quarter of 2026.

FOREWORD BY SR ANNIE A. N. CHAN
GROUP MANAGING DIRECTOR OF CCO & ASSOCIATES GROUP



SR ANNIE A. N. CHAN
(Group Managing Director)

In 2025, Malaysia's economy continued to demonstrate resilience, expanding by 5.2%, slightly higher than the 5.1% growth recorded in the previous year. Despite the stronger economic performance, the property market experienced a period of consolidation, with the total number of property transactions declining by approximately 1%, from 420,545 transactions in 2024 to 416,413 transactions in 2025.

The Government has maintained its earlier 2026 economic growth forecast of 4.0% to 4.5%, which was made prior to the outbreak of the Iran conflict and the closure of the Strait of Hormuz on 28 February 2026. Nevertheless, Malaysia's economic growth is expected to moderate in 2026 due to the potential impact of these developments. The downside risks could become more pronounced, and economic growth may fall significantly below the forecast range should the closure of the Strait of Hormuz persist beyond the third quarter of 2026.

Rising global fuel prices have prompted the Government to introduce measures aimed at mitigating the impact on public finances and energy consumption. Fuel subsidies are now capped at 200 litres per month for each Malaysian holding a valid driving licence, while government employees have been permitted to work from home to reduce commuting needs.

Over the medium to long term, these measures are likely to influence the lifestyle and travel patterns of Malaysians, particularly those whose monthly fuel consumption exceeds the subsidised 200-litre allocation. Such households may face higher transportation costs, potentially encouraging greater reliance on public transport, carpooling, remote working arrangements, or relocation closer to workplaces and essential services.

At present, it remains uncertain whether the Government will lift the 200-litre subsidy cap should global fuel prices stabilise and return to more normal levels. Consequently, the long-term implications of these policy measures on consumer behaviour, housing preferences, and economic activity remain difficult to assess.

As a highly trade-dependent economy, Malaysia remains vulnerable to developments in the global economic and geopolitical landscape. Escalating geopolitical tensions, coupled with uncertainty surrounding the United States' tariff policies and the prospect of higher tariffs on Malaysian exports, could adversely affect investor sentiment and external trade performance. These challenges may weaken Malaysia's attractiveness as a preferred investment destination, including undermining Malaysia's competitive position within the "China Plus One" strategy.

Malaysia's development outlook for 2026 is expected to be more challenging than in 2025 due to heightened geopolitical risks, elevated energy prices, and growing uncertainties in global trade. Consequently, property developers and investors are likely to adopt a more cautious approach towards new developments and investments.

A resolution of the Iran conflict and the full reopening of the Strait of Hormuz are crucial to restoring stability to global trade and economic growth.

The Malaysian property market is expected to face several key challenges in 2026, including:

- Oversupply situation in certain property segments and locations
- Increasing development and construction costs
- Slower economic growth amid the global uncertainties
- Inflationary pressures affecting household expenditures and business costs
- Challenging business operating environment
- Retargeting of government subsidies

Fiscal reforms and subsidy rationalisation may reduce the purchasing power of middle- and higher-income households, potentially dampening property demand as these groups form a major segment of property purchasers and investors.

FOREWORD BY SR CHAN WAI SEEN

CHIEF EDITOR & EXECUTIVE DIRECTOR OF CCO & ASSOCIATES GROUP



SR CHAN WAI SEEN
(Chief Editor & Executive Director)

In 2026, the Malaysian Government imposed a 200-litre monthly fuel subsidy cap for each Malaysian holding a valid driving licence. The subsidised allocation may be insufficient for long-distance commuters, and if fuel prices remain elevated, households may increasingly favour residential locations closer to employment centres. Such a shift could influence housing demand patterns and location preferences.

The substantial incoming supply of high-rise residential developments, particularly serviced apartments and affordable housing projects, is expected to intensify market competition and limit price appreciation despite rising development costs. At the same time, escalating fuel prices arising from the Iran conflict and the closure of the Strait of Hormuz are likely to increase construction and transportation costs, placing additional pressure on developers. The combination of rising development costs and heightened market competition may affect the viability of certain property development projects in the country.

The government has implemented various measures to mitigate the negative effects from the recent negative events, namely maintaining the price of subsidized RON95 under Budi Madani RON95 at RM1.99 per litre in spite of the significant increase globally. The government has also offered cash assistance under Sumbangan Tunai Rahmah (STR) and Sumbangan Asas Rahmah (SARA) to low-income individuals and providing soft loans and microloans to Small & Medium Enterprises (SMEs).

Since 2024, the Government has undertaken various fiscal reforms, including subsidy rationalisation and enhanced tax collection measures, to strengthen the country's fiscal position. Key initiatives include the implementation of e-invoicing, the expansion of the Sales and Service Tax (SST) regime, and the introduction of capital gains tax on the disposal of unlisted shares. While these measures are expected to improve fiscal sustainability, they may also exert pressure on business profitability and reduce the disposable income of higher-income households. As these groups represent an important segment of the property market, their reduced spending and investment capacity could dampen property demand, particularly if economic growth slows significantly.

Against this backdrop, the Malaysian property market may undergo significant structural changes should current trends persist. CCO Research will continue to closely monitor developments in the property market, government policies, and the global economic and trade environment.

To provide timely market intelligence and updates, CCO Research will further enhance the content of its website in 2026 by incorporating the latest market information, including Corporate Announcements and other relevant property-related developments, at www.cco.com.my.

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Gross Domestic Product (GDP)

2025-1Q: 4.4%
2025-2Q: 4.4%
2025-3Q: 5.4%
2025-4Q: 6.3%

Consumer Price Index (CPI)

2025-1Q: 1.5%
2025-2Q: 1.3%
2025-3Q: 1.3%
2025-4Q: 1.3%

Exchange rate to US Dollar (end)

24-4Q: RM4.470
25-1Q: RM4.433
25-2Q: RM4.217
25-3Q: RM4.215
25-4Q: RM4.057
26-05: RM3.997

Brent Crude Oil (per barrel)

25-1Q: USD74.77
25-2Q: USD66.74
25-3Q: USD66.03
25-4Q: USD61.33
May26: USD92.9

Crude Palm Oil (Average RM/mt)

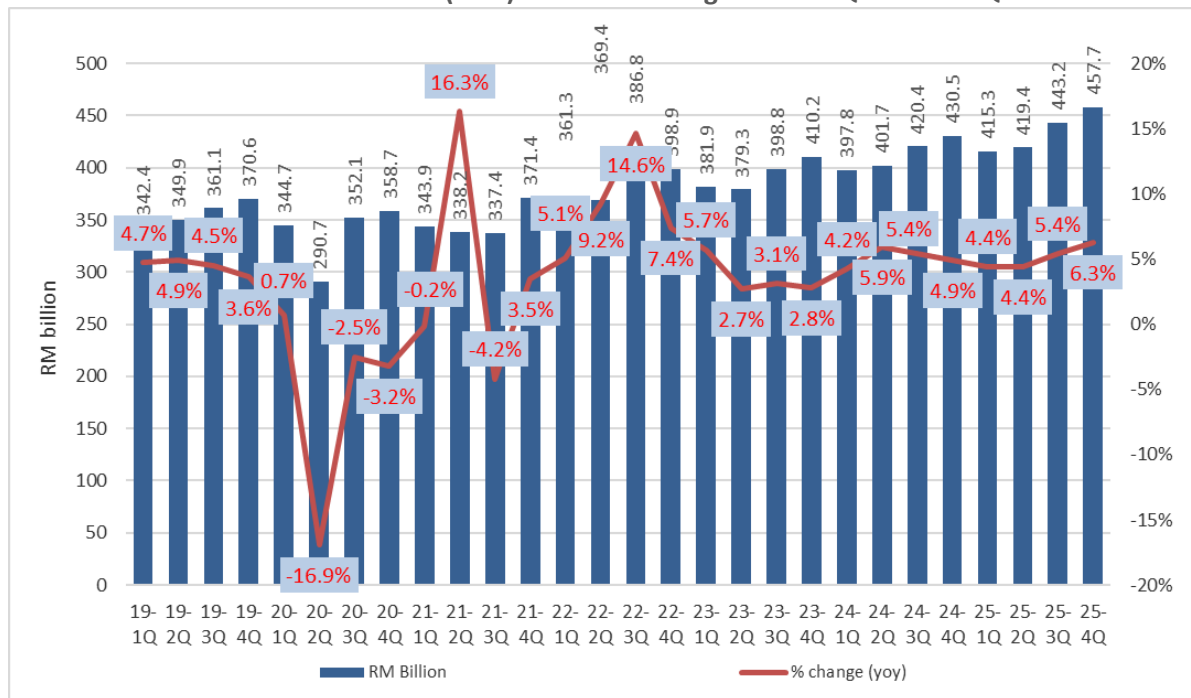
25-1Q: RM4,724
25-2Q: RM4,056
25-3Q: RM4,271
25-4Q: RM4,181
Mar26: RM4,500

OVERVIEW OF MALAYSIAN ECONOMY

Malaysia's economy improved by 5.2% in 2025, which was marginally higher than the 5.1% recorded in 2024. All economic sectors recorded positive growth, with the Construction recorded the highest growth of 12.2% followed by Services and Manufacturing at 5.5% and 4.5%, respectively. The Agriculture and Mining & Quarrying sector grew by 2.2% and 0.7%.

The Malaysian economic growth in 2025 was driven mainly by the Private Final Consumption Expenditure (PFCE), which grew by 5.2% while Gross Fixed Capital Formation (GFCF) improved by about 9.6%. The Government Final Consumption Expenditure (GFCE) grew by 6.6%. The exports and imports recorded increases of 3.1% and 4.6%, respectively.

Gross Domestic Product (GDP) & Annual Changes From 1Q-2019 to 4Q-2025



Source: Department of Statistics Malaysia

Malaysia has recorded positive economic performance in 2025 despite the sweeping tariff policy announced by US President Donald Trump in April 2025. The 25% tariff imposed on Malaysian exports to US was subsequently reduced to 19% effective in August 2025. The exempted Malaysian exports include palm oil, rubber products, cocoa, aircraft components and semi-conductors.

In 2025, Malaysia benefited from front-loading activities, as exporters increased shipments to the US before the tariffs were implemented, leading to an exceptional rise in exports. The 5.2% economic growth was also supported by resilient consumer spending and robust investment, record high approved investment, low inflation, strong employment rate and sound financial sector.

Iran War

The joint U.S.–Israel attack on Iran on 28 February 2026 (the Iran War) represents the third major ongoing military conflict globally, alongside the wars in Ukraine and Gaza. Notably, the Iran War has already produced more extensive regional and global repercussions than the preceding two conflicts.

The Iran War has already driven a sharp surge in global oil prices, rising from approximately USD60 to USD70 per barrel before the conflict to over USD90 to USD110 per barrel currently. This represents a substantial increase of around 40% to 50%. Countries that rely heavily on oil imports from the Middle East have already reported significant supply shortages, indicating the onset of a major energy crisis in these regions.

Prolonged global oil crisis until end of 2026 may have significant impact on the global economy including Malaysia.

200 litres per month limit may be inadequate for frequent travelers staying over 40-kilometre radius from their workplaces. The persistent high global fuel prices may force residents to stay nearer to their workplaces, namely in the city and town centres.

Thus far, the Malaysian government has maintained the subsidized RON95 petrol at RM1.99 per litre under the Budi95 scheme. The unsubsidized prices for RON95, RON97 and diesel have increased to RM3.87, RM5.15 and RM5.52 per litre, respectively, indicating about 26% to 55% increases.

Malaysia's monthly subsidies for RON95 petrol and diesel have risen sharply, increasing from approximately RM700 million to RM3.2 billion. This substantial escalation reflects heightened fiscal pressure amid current global conditions. Nevertheless, domestic fuel supply remains stable and adequate and is projected to remain manageable through May 2026.

Due to the global fuel crisis, the government will reduce the monthly subsidised fuel quota under the Budi95 scheme from 300 litres to 200 litres, effective 1 April 2026. The government expects that this adjustment will have minimal impact on the majority of Malaysians. In addition, the Malaysian government has allowed civil servants to work from home.

Should the disruption of Hormuz Strait involving Iran and US continue until the end of 2026, global fuel supplies may be severely affected. Consequently, inflationary pressures could intensify significantly across major economies, potentially triggering a global recession.

US Tariff

In February 2026, the US Supreme Court ruled all US tariffs imposed by the Trump administration under the International Emergency Economic Powers Act as unlawful. Following the suspension of the tariff collections introduced since April 2025, the Trump administration subsequently imposed a 15% global tariff, thereby increasing uncertainties in the global trade as the new tariff is temporary and subject to the approval from the Congress.

US has also initiated investigations into several countries including Malaysia over concerns about overproducing goods in certain manufacturing sectors that distort the global market as well as government policies affecting trade, including undercutting US industries and creating unfair competition. The investigation forms part of a broader shift in US trade strategy after the Supreme Court ruling.

Although the tariff on Malaysian exports to US has reduced from 19% to 15%, the tariff rate may change subject to the decision by Congress as well as results of the investigation. The tariff uncertainty will affect Malaysia's exports and cause slowdown in foreign and local investments and global supply chain disruptions.

In response to a recent Supreme Court ruling, the Malaysian government has declared the Agreement on Reciprocal Trade (ART), signed between Malaysia and the US in August 2025, to be null and void. To date, no official response has been issued by the US regarding Malaysia's decision to invalidate the agreement. US has subsequently imposed a 10% global tariff under Section 122 of the Trade Act of 1974, which is not affected by the Supreme Court ruling.

Political Issues

Malaysia is expected to hold state elections (Pilihan Raya Negeri, PRN) in Johor and Negeri Sembilan during the third quarter of 2026 following the dissolution of their respective state legislative assemblies in early June 2026. In addition, Melaka is anticipated to dissolve its state assembly by the end of 2026, setting the stage for another state election.

The lead-up to the Johor and Negeri Sembilan state elections has highlighted growing strains within the unity government coalition. Barisan Nasional (BN) and Pakatan Harapan (PH) have opted not to cooperate in these elections. Nevertheless, BN has reiterated its commitment to supporting the Madani federal government until the 16th General Election (GE16).

Malaysia's principal political coalitions, namely Pakatan Harapan (PH), Barisan Nasional (BN) and Perikatan Nasional (PN) continue to grapple with internal challenges that have constrained their ability to consolidate political support and establish a clear electoral advantage. The emergence of new political parties, including RESET and BERSAMA, has further diversified the political landscape in the country.

Overall, Malaysia's political environment remains fluid and uncertain. With no coalition currently commanding a clear and dominant position, the outlook for the next federal government ahead of GE16 remains highly competitive and difficult to predict.

In 2025, the country's economy remained resilient with 5.2% GDP growth, low inflation rate of 1.4% and low unemployment rate of 2.9%.

Consumer Price Index (CPI)

Malaysia recorded a moderate inflationary environment with year-on-year growth averaging approximately 1.4% in 2025, easing from 1.8% in 2024. The Consumer Price Index (CPI), the country's main gauge of inflation, stood at 135.5 points in December compared with 133.4 a year earlier. The low inflation was mainly due to moderate increases in housing-related costs, transport and health, alongside continued price declines in information and communication.

Prior to the Iran war, Malaysia's inflation was projected to remain moderate, within a range of 1.8% to 2.0%. Since the outbreak of the war and expanded into the Middle East region in March 2026, the global fuel prices increased to over USD90 per barrel with potential increase to over USD120 per barrel. This sharp increase is expected to exert upward pressure on global inflation, particularly through higher fuel and transportation costs.

Interest Rates

Monetary Policy Committee (MPC) of Bank Negara Malaysia (BNM) reduced the Overnight Policy Rate (OPR) by 25 basis points from 3% to 2.75% in July 2025. The ceiling and floor rates of the OPR are correspondingly reduced to 3% and 2.5%, respectively. The reduction was aimed at preserving Malaysia's steady economic growth amid moderate inflation prospects.

Bank Negara Malaysia (BNM) is expected to maintain a cautious stance on interest rates, balancing the need to support economic growth against rising inflationary pressures stemming from the Iran War.

Interest rates are expected to remain low to support economic growth, with Bank Negara Malaysia (BNM) potentially easing further amid escalating geopolitical tensions and a weakening global economic outlook.

Unemployment

At the end of 2025, the unemployment rate stood at 2.9%, the lowest rate since the 2Q2014. The number of unemployed persons decreased by about 3.9%, representing a reduction of 20.8 thousand persons, to a total of 517,900 persons when compared to the same quarter in the previous year.

Supported by positive economic performances, the unemployment rate in Malaysia is expected to remain low and manageable.

Major Infrastructure Projects

The government has allocated a total of RM227 billion under the 13th Malaysia Plan (13MP) for infrastructure, public transport, disaster mitigation and affordable housing developments.

The following outlines key infrastructure developments in Malaysia for 2025 that are expected to drive growth in the domestic property market.

Klang Valley

- LRT3 line is expected to be operational by June 2026. Presently, trials are being conducted to ensure the line runs smoothly once it starts operation.
- The RM1.7 billion New Pantai Expressway Extension (NPE2), which will be a fully elevated 15 km highway connecting Pantai Dalam Toll Plaza to Jalan Istana, is expected to be completed and operational by 2029. The extension will have a new toll plaza.
- The dispute surrounding a 300-metre stretch is delaying the completion of Section 3 of the West Coast Expressway (WCE), which stretches from Banting to Klang. Section 2 of the WCE opened to traffic in January 2025. The government is finalizing discussions with the receivers and managers of MEX II Sdn Bhd to complete the stalled Maju Expressway extension (MEX II). It is a planned 3-lane dual carriageway designed to link the MEX Putrajaya Interchange to the KLIA Highway.
- Selangor government is finalizing financing strategies and identifying suitable partners for the Kita Selangor Rail project aimed at creating a modern, seamless, and user-friendly network that connects key areas in the state including the Selangor Aero Park in Sepang.
- The land acquisition process for The MRT3 project has commenced and is targeted for completion by end of 2026.
- Mah Sing Group has been appointed by Majlis Perbandaran Kajang (MPKj) as the lead developer to construct a new RM52.5 million flyover at the intersection of Jalan Tasik Kesuma and Jalan Semenyih, Bandar Tasik Kesuma.

Johor stands to gain significantly from large-scale infrastructure projects aimed at underpinning its accelerating economic growth, including those supporting the expansion of data centre developments.

- The first section of the East Klang Valley Expressway (EKVE) opened in September 2025, linking Sungai Long to Ampang.
- The Pulau Indah Power Plant (PIPP) is being built on a 24.3ha reclaimed site adjacent to the Port Klang Free Zone. PIPP is a 1,200 megawatt combined-cycle gas turbine facility owned and operated by Pulau Indah Power Plant Sdn Bhd.
- The government has approved the construction of two links under Phase 2A of the Duta-Ulu Kelang Expressway (DUKE) in May 2025.
- The Belfield Tunnel, which is Malaysia's second two-storey tunnel spanning just over one kilometre, was opened in March 2025 to vehicles traveling to and from Merdeka 118.
- The Gombak Integrated Transport Terminal (GITT) has gone into trial operational since March 2025.

Johor

- Mah Sing Group has opened a new ingress and egress ramp and toll plaza to Bestari Perdana along the Senai-Desaru Expressway.
- The Rapid Transit System (RTS) is being developed as part of a broader integrated mobility network to link the RTS with other public transport systems in Johor Bahru, namely the future Autonomous Rail Transit, additional bus services, pedestrian overhead bridges, park & ride facility and others.
- The Gemas-Johor Bahru electrified double-track line was launched in December 2025. This completes the electric train services (ETS) network linking the north and south of Peninsular Malaysia.
- The government launched Maharani Freeport in November 2025. The project spans nearly 1,300ha across three purpose-built islands and mainland comprising Energy Hub, Deep Seaport, Freeport Industrial Park and Freeport Financial Hub.
- Renewable Energy developer, Ditrolic Energy is developing the Southern Johor Renewable Energy Corridor, which is a strategic initiative to position Southern Johor as a hub for renewable energy generation, green industry and sustainable infrastructure. The proposed 4GWp RE, which is backed by World Bank's International Finance Corp and Permodalan Darul Ta'zim, has received strong interest from hyperscale data centres, multinational manufacturers and major corporate players.

- Pasir Gudang Expressway is being upgraded from the Perling elevated interchange up to the North-South Expressway Exit. The upgrading works will start from 3rd December 2025 to 2nd December 2028.
- The federal government will allocate RM300 million in the next two years to enhance digital infrastructure, expand 5G coverage and strengthen cybersecurity awareness in Johor-Singapore Special Economic Zone.

Pulau Pinang

- Eastern & Oriental Bhd opens the Gurney Bridge in Penang, creating a new link from Gurney Bay to Andaman Island and establishing the main access route into the island's upcoming township.
- The tender for the second segment of the Mutiara LRT line, stretching from Macallum on Penang Island to Penang Sentral in Butterworth on the mainland, remains under evaluation following the withdrawal of Gamuda's bid in the project.
- Package 1 of the traffic dispersal project between Juru and Sungai Dua toll plazas, which comprises upgrading the roundabout at the East-West Elevated Intersection (Butterworth-Kulim Expressway) and construction of a new flyover at Jalan Tun Hussein Onn, would be completed in 24 months.
- The Penang state government is determined to implement the North Coast Paired Road (NCPR) as an alternative route between Batu Ferringhi and Teluk Bahang. Construction of the road is expected to start in 2026 and be completed in 2031.
- Package Two bypass road for the Air Itam-Tun Dr Lim Chong Eu Expressway is expected to be completed by 2026. The expressway project has three key interchanges, which are Lebuh raya Thean Teik, Jalan Bukit Gambir-Jalan Sultan Azlan Shah and Tun Dr Lim Chong Eu Expressway.

Perak

- The 55-year West Ipoh Span Expressway (WISE) concession hasn't started. The concession and land acquisition will only start after all the conditions precedent are fulfilled. WISE will reduce traffic at Menora Tunnel at North-South Expressway.

The success of VM2026 will spur the performance of property sectors that are related to hospitality industries, namely hotels & resorts, retail property sector, short-term rental properties and others.

- RM28 million has been allocated for developments of public and socio-economic infrastructure in Perak including landscape development in Sungai Kinta area, stretching from the Sultan Iskandar Bridge to the Jalan Leong Boon Swee Bridge.
- The government has approved an allocation of RM60 million in January 2025 for the expansion of the Sultan Azlan Shah Airport in Ipoh.

Sabah

- Pan Borneo Highway package in Sabah is facing a nearly 10% delay despite payments made in tandem with work completed on the ground.
- Pansar Berhad has been appointed to design and construct a dual carriageway highway from Simpang Gedong Isthmus to Simpang Lubok Terangganu worth RM217 million.
- The RM120.9 million expansion works on the Tawau Airport in Sabah will be completed within three years and will be a key gateway for international tourism and seafood exports.

Sarawak

- Nine out of the eleven packages under Phase 1 of Sarawak's Pan Borneo Highway, spanning 641 kilometres have been completed and opened to traffic as of March 2025.

East Coast

- The East Coast Rail Link (ECRL) project recorded an overall progress of approximately 89% as of October 2025. With preparations shifting to the testing and commissioning phase beginning middle of 2026, the rail project from Kota Bahru to Gombak Integrated Terminal is anticipated to commence operations by January 2027.
- The plan to extend ECRL to Rantau Panjang, Kelantan bordering Thailand border is still in initial discussion stage.
- TSR Capital is undertaking construction work to widen the Kuala Lumpur-Karak Highway, which is scheduled for completion by third quarter of 2027.

West Coast

- The government will approve and revive the Kuala Lumpur-Singapore high-speed rail (HSR) project if there is full participation from the private sector with minimal involvement and funding from the government.

Visit Malaysia 2026

The government has planned various initiatives to promote the country's tourism sector in line with the Visit Malaysia 2026 (VM2026).

The following highlights some of these key initiatives introduced by the government:

- Opening of Seri Negara.
- A new pedestrian bridge from Perdana Botanical Gardens to Carcosa Seri Negara.
- Opening of Bangunan Sultan Abdul Samad complex.
- Improvement of tourism facilities at Pantai Cherating, Pahang.
- Restoration of UNESCO sites at Taman Negara Gunung Mulu in Sarawak as well as Lembah Lenggong, Perak and FRIM Forest Park in Selangor.
- Development of geotourism products at Kilim Geoforest Park, Selat Panchor Cave adventure trail and hiking geotrail at Langkawi UNESCO Global Geopark.
- Permodalan Nasional Berhad (PNB) will spearhead efforts to revitalise the treasures of Malay heritage through exhibitions and the digitisation of collections at the Merdeka Textile Museum at Merdeka 118.

The ongoing conflict in Iran and escalating geopolitical tensions in the Middle East may affect tourist arrivals to Malaysia, particularly tourists from long-haul and Middle Eastern markets. Disruptions to air travel, rising fuel costs, and increased uncertainty have made international travel more expensive and less convenient, which could discourage potential visitors.

Although overall tourist arrivals remain relatively stable, declines in specific markets highlight the vulnerability of Malaysia's tourism sector to external shocks. This situation may hinder the government's ability to achieve its targeted tourist arrivals and tourism receipts under Visit Malaysia 2026.

Accordingly, the government has taken proactive measures by extending tourism initiatives to 2027, allowing more time to recover from global uncertainties, diversify source markets, and strengthen Malaysia's position as a competitive and attractive travel destination.

Overall, the Malaysian banking system continues to exhibit stability and resilience, which is essential for sustaining the overall performance and growth of the property market.

Non-Performing Loans (NPL)

In 2025, the Non-Performing Loan (NPL) for purchase of properties in Malaysia's banking system stabilized at RM13.9 billion. When compared to the NPL in November 2025, the NPL reduced by about 2.3% in December 2025. Overall, the monthly NPL for the purchase of properties stabilized at between RM13.7 and RM14.2 billion throughout the 2025.

The overall loan portfolio for property purchases in Malaysia's banking system grew by approximately 6%, increasing from RM1.12 trillion in 2024 to RM1.18 trillion in 2025. While this reflects continued expansion, the growth rate moderated compared to 7.2% in 2024 and 6.7% in 2023.

The NPL ratio of loan portfolio for purchase of properties had declined and stabilized at around 1.2% throughout 2025. The ratios were generally lower than the monthly ratios of 1.2% to 1.4% recorded throughout the 2024.

The NPL ratio of loan portfolio for purchase of properties is generally low and remain at a healthy and manageable level, reflecting a healthy state of Malaysian financial system.

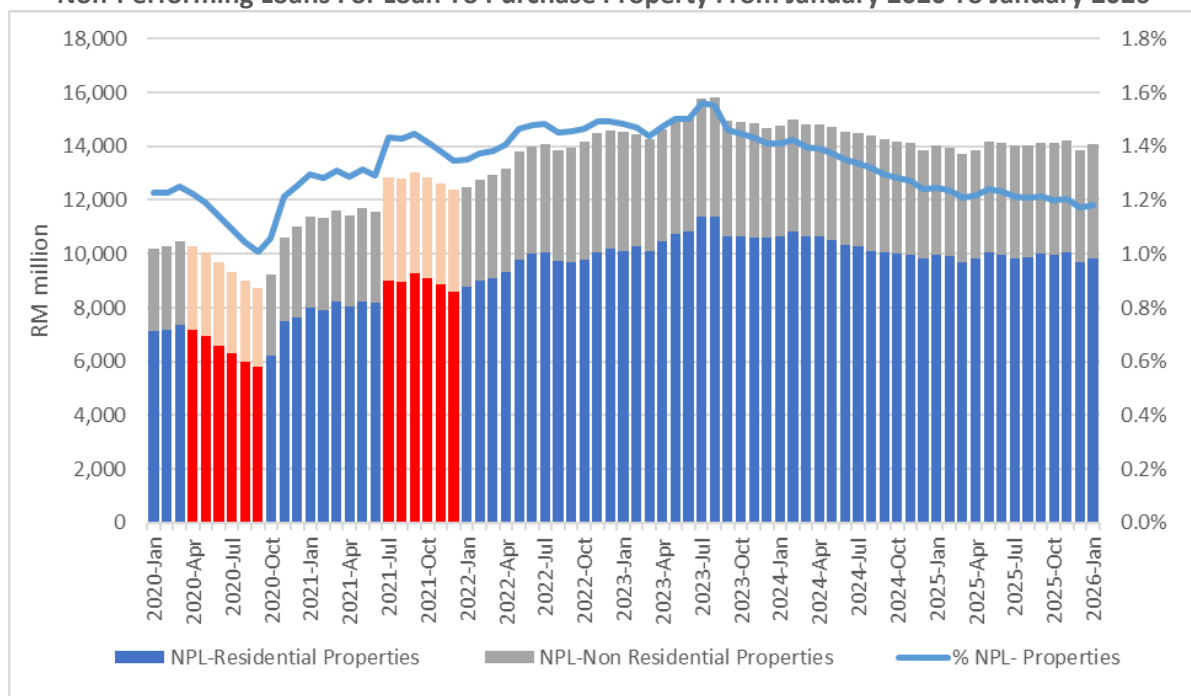
Approximately 75.6% of the overall loan portfolio for purchase of properties comprised residential properties while the remaining 24.4% of the overall loan portfolio comprised loans to purchase non-residential properties.

In 2025, the loan portfolio of residential and non-residential properties increased by approximately 5.9% and 6.4%, respectively, which were lower than the 6.9% and 8.1% growths recorded in 2024.

The NPL for residential property loans declined marginally by approximately 1.8%, easing to RM9.7 billion in 2025 from RM9.8 billion in the previous year. NPL for non-residential property loans increased by approximately 4.2% to RM4.2 billion in 2025 from about RM4.0 billion in 2024, reversing the 1.7% decline recorded in 2024.

Overall, NPL ratios have demonstrated an improvement, supported by the strengthening economic environment. This trend points to an encouraging enhancement in asset quality across the banking system in the country, reflecting improved repayment capacity among borrowers and more resilient credit conditions.

Non-Performing Loans For Loan To Purchase Property From January 2020 To January 2026



Source: BNM, Department of Statistics Malaysia & CCO Research

Note:

% of real estate loans was derived by dividing the Impaired Loan for purchase of properties with total real estate loans in the banking system.

Bars in red show the period when the government had imposed automatic loan moratorium.

As the government's 4.0%–4.5% growth forecast was made before the Iran conflict began, a prolonged war could pose significant downside risks to Malaysia's economic growth in 2026.

Overall, the Malaysian property market demonstrated resilience in 2025 relative to 2024, as evidenced by modest changes of 2.7% in transaction volume and 4.1% in transaction value.

Economic Outlook

Despite recording strong growth of 5.2% for overall 2025, the government has projected lower growth rate of between 4% and 4.5% for 2026. The lower projection takes into consideration global trade uncertainties, adverse impact from the US tariff and slower exports due to slower external demand.

In view of the uncertainties in the global economy and geopolitical tension largely due to the Iran War and US Tariff, the Malaysian economy in 2026 will be largely driven by local consumption, namely Private Final Consumption Expenditure (PFCE) and Government Final Consumption Expenditure (GFCE).

A prolonged Iran conflict, particularly if it leads to the continued closure of the Strait of Hormuz, could adversely affect Malaysia’s economic performance, especially through its impact on exports and global trade. This may hinder the country’s ability to achieve its projected GDP growth of 4% to 4.5% for 2026.

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OVERVIEW OF MALAYSIAN PROPERTY MARKET

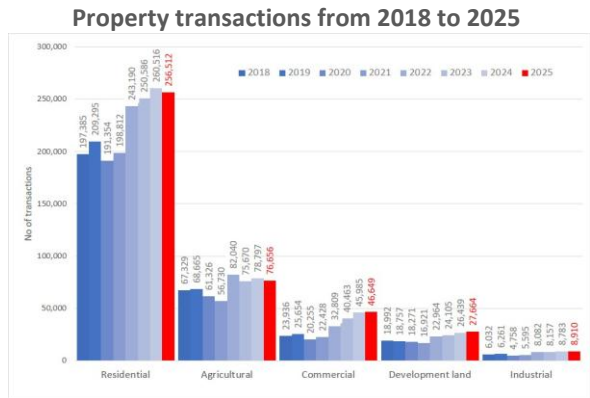
In 2025, the total number of property transactions declined slightly by about 1%, falling to 416,413 from 420,545 recorded in 2024. This moderation reflects a normalisation phase following consecutive record highs recorded since 2022.

The number of residential property transactions reduced by about 1.5% to 256,512 from 260,516 a year earlier. The agricultural property transactions also reduced by about 2.7% from 78,797 last year to 76,656 in 2025.

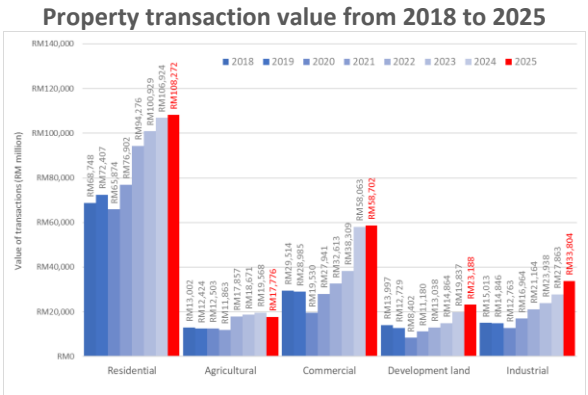
In 2025, the number of development land transactions recorded the highest increase of about 4.6% from 26,439 in 2024 to 27,664 while the commercial and industrial property transactions improved by about 1.4%.

The number of residential property transactions reduced by about 1.5% to 256,512 from 260,516 a year earlier. The agricultural property transactions also reduced by about 2.7% from 78,797 last year to 76,656 in 2025.

Unlike the number of property transactions, the value of overall property transactions in 2025 increased by approximately 4.1% to RM241.9 billion from RM232.3 billion a year earlier.



Source: NAPIC & CCO Research



Source: NAPIC & CCO Research

Industrial property transaction value recorded the highest increase of approximately 21.3% from RM27.9 billion in 2024 to RM33.8 billion in 2025 followed by the development land transaction value, which increased by about 16.9% from RM19.8 billion to RM23.2 billion.

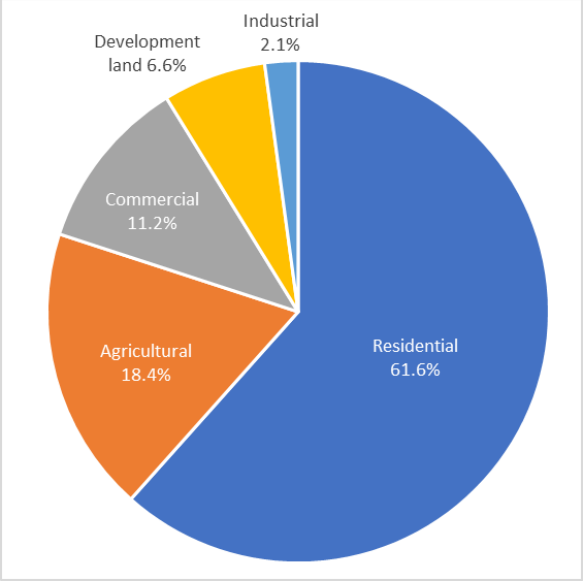
While the residential property sector continued to dominate market activity in 2025, the commercial and industrial property sectors exhibited more robust growth, recording higher increases during the year.

In 2025, the residential and commercial property transaction values recorded lower increases of 1.3% and 1.1%, respectively. The agricultural property sector was the only segment to record a decline in transaction value, decreasing by approximately 9.2%.

The residential property sector remained the most active segment within Malaysia’s property market, accounting for approximately 61.6% of total property transactions nationwide in 2025, reflecting a gradual decrease from approximately 66% in 2021 based on historical trends.

The agricultural and commercial property sectors made up approximately 18.4% and 11.2% of the overall property transactions while the development land and industrial property transactions made up about 6.6% and 2.1%, respectively.

Breakdown of the property transactions according to property sectors (2025)

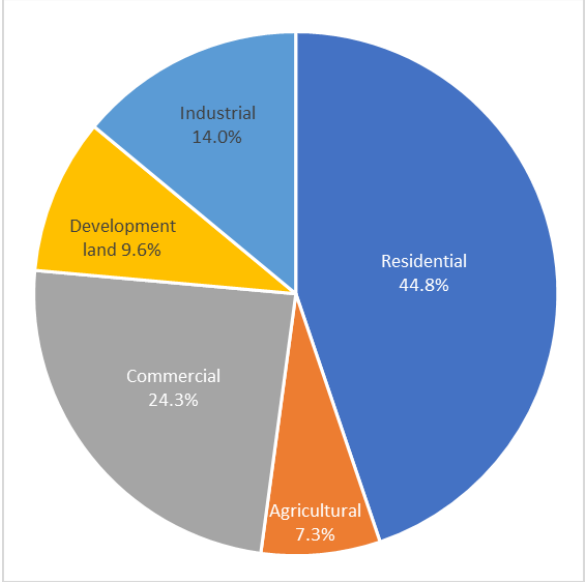


Source: NAPIC & CCO Research

In terms of transaction value, the residential property sector continued to dominate the property market, accounting for approximately 44.8% of the total property transaction value in 2025, extending the downward trend from a peak of about 55% in 2020.

In 2025, the value of commercial property transactions made up approximately 24.3% of the overall property transaction value in the country, followed by the industrial property (14.0%), development land (9.6%) and agricultural property (7.3%).

Breakdown of the property transaction values according to property sectors (2025)



Source: NAPIC & CCO Research

Unsold Completed Units (Overhang Property)

In 2025, the overall number of unsold completed units (also known as overhang properties) stood at 59,280 units, indicating an increase of about 16.1% when compared to the 51,067 units reported in 2024.

The overhang was dominated by residential properties, accounting for approximately 87.8%, including serviced apartments and SOHO units. The remaining 11% and 1.2% consisted of commercial and industrial properties, respectively.

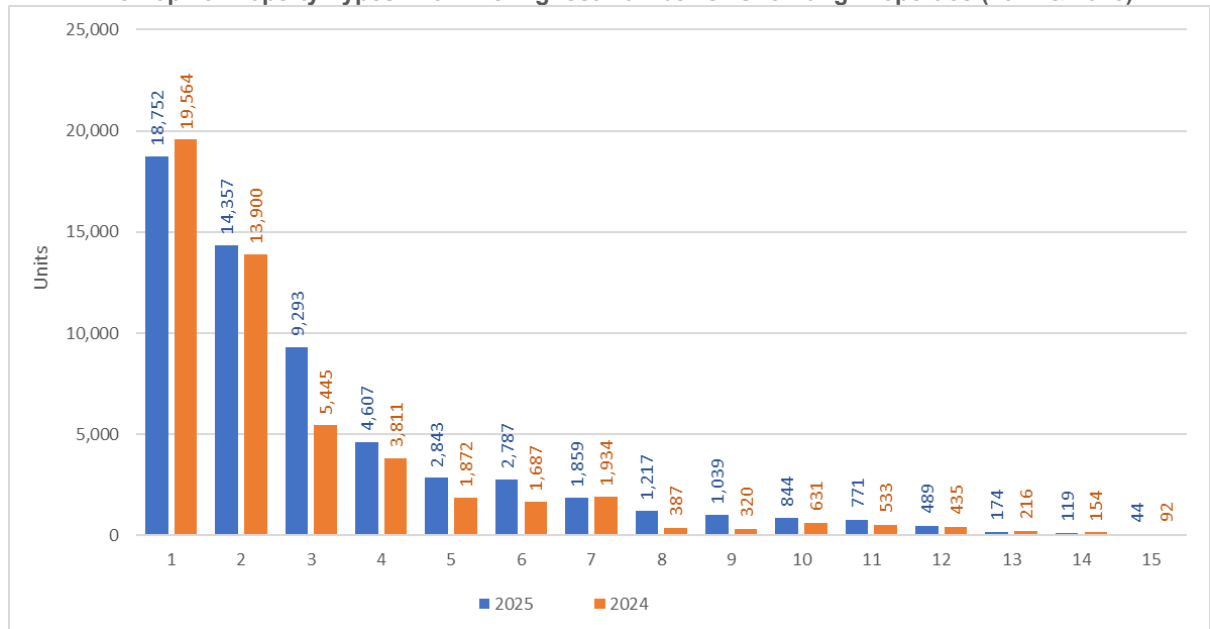
In 2025, the overall value of the overhang properties of the overall overhang properties was estimated to be about RM41.905 billion, which was approximately 14.8% higher than the overhang property value of RM36.501 billion observed in 2024.

Approximately 82.6% of the overhang property value comprised residential properties including serviced apartments and SOHO. Approximately 15.5% of the overhang property value comprise overhang commercial properties while the remaining 1.9% comprise overhang industrial properties, respectively.

A large proportion of the overhang property in the country comprised high-rise residential properties such as condominiums, serviced apartments and SOHO.

High-rise residential properties continued to record high number of overhang units, particularly the service apartment units.

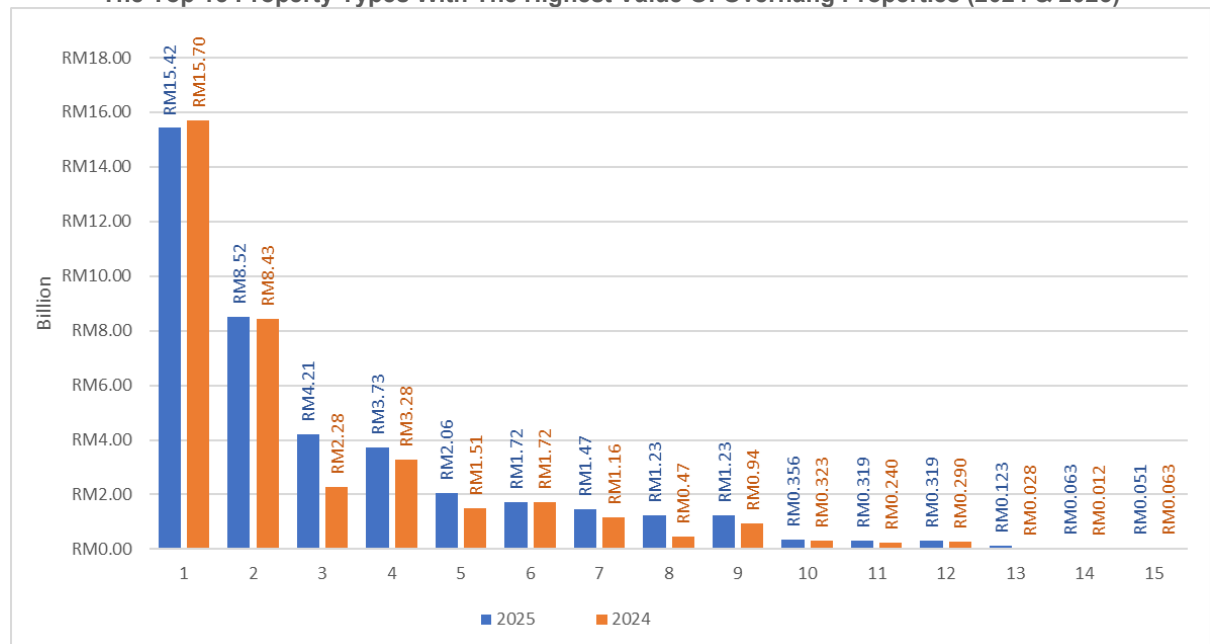
The Top 15 Property Types With The Highest Number Of Overhang Properties (2024 & 2025)



Source: NAPIC & CCO Research

1 – Service apartments	6 – Semi-detached houses	11 – Detached houses
2 – Condominiums	7 – Stratified shops	12 – Terraced factories
3 – Terraced houses	8 – Cluster houses	13 – Semi-detached factories
4 – Terraced shops	9 – Low-cost houses	14 – Flats
5 – SOHO	10 – Townhouses	15 – Low-cost flats

The Top 15 Property Types With The Highest Value Of Overhang Properties (2024 & 2025)



Source: NAPIC & CCO Research

1 – Service apartments	6 – Stratified shops	11 – Townhouses
2 – Condominiums	7 – SOHO	12 – Terraced factories
3 – Terraced houses	8 – Cluster houses	13 – Low-cost houses
4 – Terraced shops	9 – Detached houses	14 – Detached factories
5 – Semi-detached houses	10 – Semi-detached factories	15 – Cluster factories

Approval rates for residential property loans have reverted to levels observed prior to the COVID-19 pandemic, suggesting a normalization of financing conditions within the residential property market.

In 2025, there were 35,952 units of overhang high-rise residential properties or about 60.6% of the overhang properties in Malaysia. The value of the overhang high-rise residential properties stood at RM25.41 billion.

In addition to high-rise residential properties, approximately 15.7% of the total overhang, or 9,393 units, comprised single- and double-storey terraced houses. The total value of these overhang terraced houses was estimated at around RM4.21 billion.

The 4,607 units of overhang terraced shops reported in 2025 made up about 7.8% of the overall overhang properties in the country. The overhang terraced shops carry value of about RM3.73 billion.

The large number of overhang high-rise residential properties are attributed to the large number of properties being launched. In 2025, a total of 210,584 units of high-rise residential properties were launched, which made up about 70.9% of the overall launched units.

A total of 50,123 units of terraced houses and 11,236 units of terraced shops were launched in 2025, contributed approximately 16.6% and 3.7% of the overall property launches in the country in 2025, respectively.

In spite of the large number of overhang high-rise residential properties, the overhang rates (number of overhang properties over the total launched units) of the service apartments and condominiums were relatively low at 16.8% and 16.3%, respectively while the SOHO recorded 26.3% overhang rate. The overhang rate for terrace houses was analysed to be about 18.5%.

High overhang rate was noted for the terraced shops, analysed to be about 41.0%. Other property types recorded high overhang rates in 2025 were detached factories (62.7%), semi-detached shops (58.3%), cluster factories (55.0%), low-cost houses (51.2%), terraced factories (49.2%) and detached houses (42.5%).

Despite the increasing number of overhang properties, there are generally no significant signs of market distress. Developers with unsold completed units have implemented aggressive strategies to reduce inventory and improve cash flow, including renting units to generate recurring income and refinancing them with banks.

Loan Approval

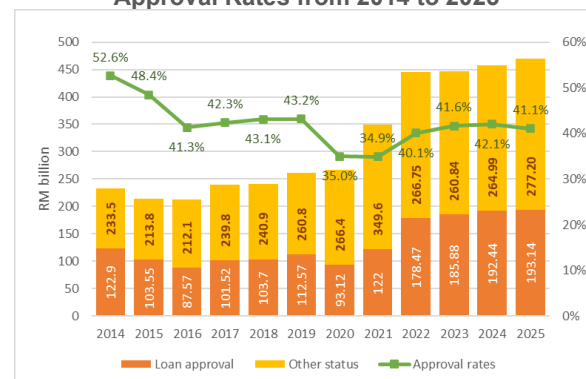
In 2025, the overall loan application to purchase properties increased by approximately 3.3% to RM655.86 billion when compared to the RM634.72 billion in 2024 while the overall loans approved to purchase properties increased marginally by about 1.2% from RM283.27 billion in 2024 to RM286.63 billion.

The overall loan approval rate for property purchases in 2025 declined slightly to 43.7%, compared to 44.6% in 2024, reflecting a more cautious approach by financial institutions in approving property loans.

In 2025, loans for purchasing residential properties accounted for approximately 67.4% of total loans approved and 71.7% of total loan applications. The remainder consisted of loans for non-residential properties, including commercial and industrial properties.

In 2025, the loans approved to purchase residential properties increased marginally by about 0.4% from 192.44 billion in 2024 to 193.14 billion while its loan applications recorded higher increase of 2.8% from RM457.44 billion to RM470.34 billion in 2025.

Residential Properties: Approved loans and Approval Rates from 2014 to 2025



Source: NAPIC (data from 2014 to 2021) and BNM & CCO Research (data from 2022 to 2025)

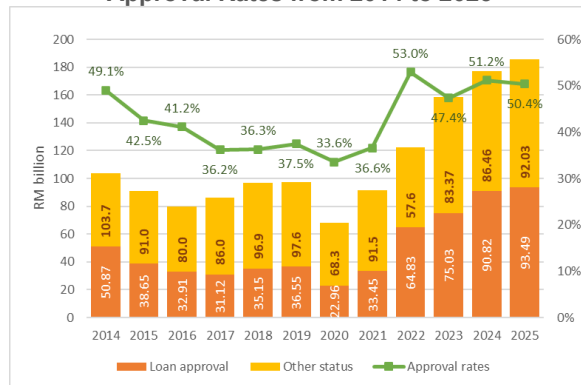
In 2025, the overall approval rate for loan applications to purchase residential properties stood at about 41.1%, which was slightly lower than the 42.1% approval rate recorded in 2024.

Financial institutions have increasingly focused on non-residential property lending, with approval rates remaining relatively higher than residential loans at 50.4% in 2025. However, this represents a slight decline from the approval rate of 51.2% recorded in 2024.

In contrast, approval rates for non-residential property loans have consistently exceeded those for residential properties, reflecting sustained confidence within the banking sector in the commercial and industrial property markets.

In 2025, total loans approved for the purchase of non-residential properties reached RM93.48 billion, representing a 2.9% increase from RM90.82 billion in 2024. Meanwhile, the loan applications for non-residential property purchases rose by 4.6% to RM185.5 billion, compared to RM177.3 billion in 2024.

Non-Residential Properties: Approved loans and Approval Rates from 2014 to 2025



Source: NAPIC (data from 2014 to 2021) and BNM & CCO Research (data from 2022 to 2025)

In 2025, overall loan applications for the purchase of residential and non-residential properties recorded by the financial institutions continued to demonstrate steady growth, reflecting the resilience of the Malaysian property market.

Overall, loan approval rates for residential property purchases suggest a modest tightening in credit conditions. In contrast, financial institutions continue to exhibit a positive risk appetite toward the non-residential property sector, as reflected by consistently higher approval rates since 2013.

Overall, the strong and resilient banking system continued to play a key role in sustaining and supporting the growth of the Malaysian property market.

Residential Property Sector

In 2025, although the number of residential property transactions reduced by about 1.5% from 260,516 in 2024 to 256,512 in 2025, the overall value of residential property transactions increased marginally by about 1.3% from RM106.9 billion in 2024 to RM108.3 billion in 2025.

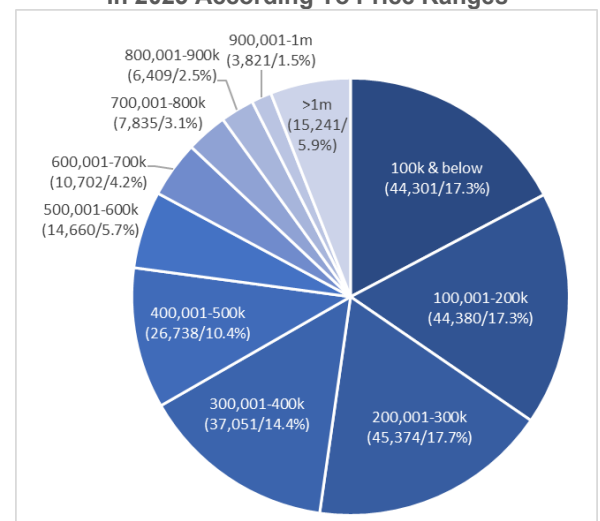
The total value of residential property transactions reached a new record high in 2025. At the same time, the average value per transaction rose from RM410,430 in 2024 to RM422,093, representing a 2.8% increase.

In 2025, affordably priced residential property priced at RM300,000 and below were the most popular in the country, collectively, making up about 52.3% of the overall residential property transactions in 2025.

Close to 17% of the overall residential properties were transacted from RM500,000 to RM1 million. High-end residential properties priced above RM1 million made up approximately 5.94% of the overall residential property transactions.

Overall, government incentives aimed at encouraging first-time homebuyers to purchase properties priced at RM500,000 and below contributed to a high volume of transactions in this segment, which accounted for approximately 77% of total residential property transactions in 2025.

Breakdown Of Residential Property Transactions In 2025 According To Price Ranges



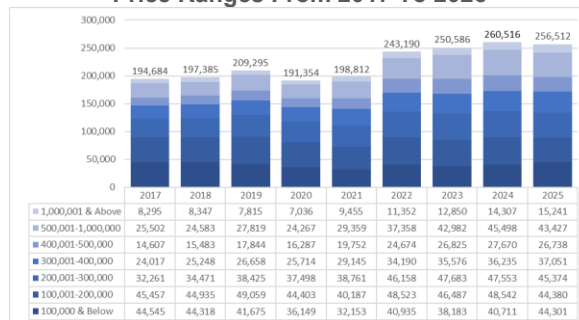
Source: NAPIC & CCO Research

Transactions of residential properties priced below RM100,000, comprising primarily affordable housing, recorded the strongest growth in 2025, increasing by 8.8%. This was followed by residential properties priced above RM1 million, which registered an increase of approximately 6.5%. Residential properties within the RM300,001 to RM400,000 price range also recorded a modest increase of approximately 2.3%.

In contrast, all other price categories experienced declines in transaction volume. Residential properties priced between RM100,001 and RM200,000 recorded the largest decline of about 8.6%, followed by those priced from RM200,001 to RM300,000, which decreased by about 4.6%.

Transactions for residential properties priced between RM400,001 and RM500,000 declined by approximately 3.4%, while those in the RM500,000 to RM1.1 million range fell by approximately 4.6%.

Residential Property Transactions According To Price Ranges From 2017 To 2025



Source: NAPIC & CCO Research

The following residential projects have been launched or planned for launch in Klang Valley, Johor, Pulau Pinang and Johor in 2025.

Projects	Developers	Units
HIGH-RISE RESIDENTIAL PROPERTIES		
Kuala Lumpur		
Kiaramas Dedaun (Mont Kiara)	Kiaramas Development Sdn Bhd	225
Golden Crown Residence (TRX)	Multibay Dev SB (Golden Eagle Realty)	490
PPAM Bdr Tun Razak (Cheras)	Rimbun Purnama Sdn Bhd	500
Residensi Awani 6 @ RW (Setapak)	Aqua Legacy Sdn Bhd (SkyWorld)	638
Residensi Awani @ Pr1ma (Brickfields)	Aspirasi Cekap Sdn Bhd (SkyWorld)	492
Residensi Eden (Duta)	BRDB Development SB (BRDB)	146
Residensi Kerinchi Ria @ RW (Kerinchi)	Kumpulan Gapadu Sdn Bhd	336
Lake Side Homes @ RW (Sg Besi)	Astana Setia & Euro Saga Sdn Bhd	593
Lake Side Homes @ RW (Sg Besi)	Astana Setia & Euro Saga Sdn Bhd	593
M Aria (Sentul)	M Aria Sdn Bhd (Mah Sing Group)	606
Residen Metropolitan @ RW (Kepong)	M Zenya Sdn Bhd (Mah Sing Group)	702
Residensi Platinum Melati (Setapak)	Smart Advance Resources (Platinum)	794

Projects	Developers	Units
Kuala Lumpur (cont...)		
SkyAman 1 Residence (Cheras)	SkyAman Dev SB (SkyWorld)	510
Royal Garden Residence (Putramas)	Mayland Dev SB (Mayland)	600
Aurum Suites (Sri Petaling)	Hartacom Property SB (Amber Homes)	456
1 Seputeh Residence (Seputeh)	Seputeh Kukuh Sdn Bhd (Asiabina Group)	383
Aricia Residences (Seputeh)	Aricia Sdn Bhd (Chin Hin Group)	787
The Vividz Residence (Bukit Jalil)	Exsim Bukit Jalil City SB (Exsim)	1,138
Imperial Residences (Damansara Heights)	Jendela Mayang SB (Pavilion Group)	154
Sunway Flora 2 Residences (Bukit Jalil)	Sunway Flora Sdn Bhd (Sunway)	686
Stellaris, Riana Dutamas (Segambut)	368 Segambut Sdn Bhd (IJM Land)	1,143
Residensi Aras (Taman OUG)	WCT OUG Dev Sdn Bhd (WCT Land)	1,272
Sunway Cochrane Residence (Cheras)	Sunway Cochrane Sdn Bhd (Sunway)	1,296
The Skies KL (Cheras)	Warisan Tradisi Sdn Bhd (Shayer Group)	303
Armani Hallson KLCC (KLCC)	Armani Hallson KLCC SB (Armani Group)	2,215
Selangor		
Adiwarna (Banting)	Naluri Wijaya SB (SPB Property)	368
Amanria Residence (Sepang)	Perumahan Maju Jaya SB	300
Bayu Timur (Klang)	Pakar Angsana SB (Berjaya Land)	518
Ilham Residensi @ RSKU (Sepang)	Rasmajati Sdn Bhd	1,193
Erat Residence (Shah Alam)	Suntrack Development SB	269
KR7 Residences (Puchong)	Kemajuan Masteron SB (Masteron)	215
Alamanda Heights (Seri Kembangan)	Multiplex Land Sdn Bhd	440
Cendana Apartment @ RSKU (Rawang)	Elite Park Dev SB (Mah Sing Group)	224
Gemilang TWL Condo (USJ)	TWL USJ Heights SB	746
Kita Seri Condo (Dengkil)	Koleksi Sigma SB (LBS Group)	1,171
Serasi Residences @ RSKU (USJ)	Trans Loyal Development SB	1,010
Suasana Residences @ RSKU (Semenyih)	Trans Loyal Development SB	1,200
Vista Azalea @ RSKU (Semenyih)	Kevo Bina SB	208
Seri Aura Residence (Seri Kembangan)	Olympic Builders Sdn Bhd	714
Aurora 2, Dwitara Residence (PJ)	BH Builders Sdn Bhd	439

Projects	Developers	Units
Selangor (cont...)		
The Ayu Residence (Kajang)	Sterling Utama Sdn Bhd	495
Residensi Bayu 3 (Hulu Langat)	Wangsa Keringat Development SB	300
Residensi Camelia 2 (Kajang)	Wira Cheras Development SB	327
DaMai Residence (Melawati)	SDB Properties Sdn Bhd	306
Desa Tiara Residence (Cheras)	Trevi Properties Sdn Bhd	350
Residensi Hijauan Bayu (Kajang)	Basic Development Sdn Bhd	288
Residensi Kirana (Bangi)	Astana Asas (M) Sdn Bhd	796
Palm Elite Residence (Kajang)	KEB Land Sdn Bhd	232
Residensi Rio Cheras Selatan (Cheras)	Green Target Holdings Sdn Bhd	823
Residensi Senja @ RSKU (Bangi)	Trans Loyal Development SB	1,458
Residensi Suria @ RSKU (Bangi)	Trans Loyal Development SB	866
Residensi Veridian, VTown (PJ)	Perumahan Masteron SB (Masteron)	551
Vista Angsana Residence (Bangi)	Vista Mercu Sdn Bhd	243
Rimbawan Residensi (Ph2b) (Sepang)	De Centrum Land Sdn Bhd	517
Sutera Embun @ RSKU (Kajang)	Fabulous Range Sdn Bhd	236
Vista Bayu Condo (Kajang)	Kenting Development Sdn Bhd	187
Residensi Sena (Shah Alam)	Starhill Century SB (Setia Awan)	2,042
Cherita Urban Suites (PJ)	Cherita Development Sdn Bhd	286
Residensi Damaisari (PJ)	Cheras Traders Square SB (SCP Group)	924
Harmoni 8 (Shah Alam)	Ancubic Valley Sdn Bhd	499
Luminar, Federal Avenue (Subang Jaya)	Impiana Impresif Sdn Bhd (BRDB)	751
Myra Senja (Shah Alam)	Myra Land Sdn Bhd (Oriental Interest)	384
Aldenz Residences (Damansara)	Mightyprop Sdn Bhd (Exsim Group)	662
Ppuri Bayu Impian @ RSKU (Klang)	I&P Kota Bayuemas Sdn Bhd (SP Setia)	561
Bangi Sepoi Residence (Bangi)	Century World Development SB	544
Ambang Residence (Klang)	Gamuda GM Klang SB (Gamuda)	618
Ara Residence (Puchong)	Bison Holdings SB (Hua Yang)	639
Prestonia Suites Edusphere (Cyberjaya)	Aspen Entity Sdn Bhd (HCK Capital)	591

Projects	Developers	Units
Selangor (cont...)		
Maya Residence Eco Ardence (Shah Alam)	Eco Ardence Sdn Bhd (Eco World)	995
Residensi Cemerlang (Bangi)	Top Home Builder Development Sdn Bhd	1,189
Residensi Cemerlang @ RSKU (Bangi)	Top Home Builder Development Sdn Bhd	510
SJCC East One (Subang Jaya)	Sime Darby Property (Subang) SB	926
Residensi Linkar 52 (Shah Alam)	PKNS	615
Mori Residences 3 (Rawang)	Scientex Park (M) SB (Scientex Bhd)	498
Putrajaya		
Residensi Madani Melur @ RW (Pc 19)	Protasco Development SB	654
Terra (Premier Condo) (Putrajaya Lake)	Putrajaya Homes Sdn Bhd	348
Johor		
Residensi Aethera (Bukit Chagar)	Midtown Sanctuary SB (UOA Group)	786
Calia Residences (Danga Bay)	PGB Desa Heights Sdn Bhd	1,274
Residensi CTC SkyOne (Bukit Chagar)	CTC Skyline Dev SB (CTC Group)	1,605
Axis, Causewayz Square (Bukit Chagar)	Exsim Lumba Kuda Sdn Bhd (Exsim)	908
Brixton, Causewayz Square (Bukit Chagar)	Exsim Lumba Kuda Sdn Bhd (Exsim)	1,257
Dover, Causewayz Square (Bukit Chagar)	Exsim Lumba Kuda Sdn Bhd (Exsim)	1,527
The Address (Taman Pelangi)	Maxim Pelangi Sdn Bhd (Maxim Global)	2,743
SOHO Sunway Majestic (Medini)	Sunway Majestic Sdn Bhd (Sunway Group)	1,012
Skyline One Sentosa (Taman Sentosa)	Plaza Sentosa Properties SB (TSLaw)	1,623
Summer Suites (Bukit Meldrum)	Connoisseur Properties SB	748
The Asteriaz (Kebun Teh)	Exsim Kebun Teh Sdn Bhd (Exsim)	848
MBW Boulevard 3 (Tampoi)	Tiara Cemerlang Sdn Bhd (MB World)	1,360
MBW Boulevard 2 (Tampoi)	Tiara Cemerlang Sdn Bhd (MB World)	1,369
MBW Boulevard 3 (Tampoi)	Tiara Cemerlang Sdn Bhd (MB World)	945
Residensi Arden (Bukit Senyum)	Astaka Kimlun Sdn Bhd (Kimlun)	618
Residensi Ion (Medini)	CI Medini Sdn Bhd (NCT Group)	405
Paragon Signature Suites (Abdul Samad)	Paragon Urban Sdn Bhd (Joland Group)	484
Lestari Residensi (Kulai)	Scientex Lestari Sdn Bhd	382
Lestari Medini (Medini)	CJ Invesco Sdn Bhd	1,106

Projects	Developers	Units
Johor (cont...)		
Residensi Gen Sfera (JB City Centre)	Majestic Gen Sdn Bhd (Majestic Group)	996
Residensi Senyum (Wadihana)	Crescendo Landmark SB (Crescendo)	1,257
Pinegate Residency (Masai)	Pinegate Dev SB (Kimlun Group)	1,792
Ariela Residences (Teluk Jawa)	MBW Cove Sdn Bhd (MB World)	449
Adison Service Apartments (Larkin)	WCT Green Sdn Bhd (WCT Group)	210
Residensi Kaze @ RMMJ (Ulu Tiram)	Far East (Ulu Tiram) Sdn Bhd (Linbaq)	45
Residensi Topaz (Mont Austin)	Austin Senibong Dev SB	537
KSL Lakeview (Taman Daya)	VIP Beyond Sdn Bhd (KSL Group)	1,200
Flora Santai Tiga (Tebrau)	Eco Summer Sdn Bhd (Eco World)	627
Mercu 3, R&F (Tanjung Puteri)	R&F Development Sdn Bhd	2,285
KSL Austin Legacy (Austin)	Prosper Plus Industry SB (KSL Group)	1,280
Sunway LakeHills (Taman Molek)	Sunway City (JB) Sdn Bhd (Sunway Group)	862
Skypark Kepler (Danga Bay)	Lido Waterfront Blvd SB (Tropicana)	1,596
Residensi Idaman Nova (Kempas)	Wealthy Growth SB (IOI Prop)	922
Residensi Anggun Mewah (Kulai)	Dsara Sentral Sdn Bhd (Mah Sing)	1,733
Pangsapuri Pulau Duta 1 @ RMMJ (Pulai)	Scientex Quatari Sdn Bhd (Scientex)	124
Pangsapuri Pulau Duta 2 @ RMMJ (Pulai)	Scientex Quatari Sdn Bhd (Scientex)	142
Residensi Mandolin (Desa Tebrau)	Plenitude Tebrau SB (Plenitude Bhd)	712
The Seed Phase 5 (Sutera Utama)	Tanah Sutera Dev SB (Tanah Sutera)	159
d' Secret Garden 2 (Kempas)	Khoo Soon Lee Realty Sdn Bhd (KSL Group)	1,664
Daya 1 Residences (Taman Daya)	Keck Seng (Malaysia) Berhad	852
Residensi Suasana Permas (Permas)	Permas Jaya Sdn Bhd	399
Residensi Camar (Taman Perling)	Pelangi Sdn Bhd (SP Setia)	499
Pangsapuri Cendera 3 @ RMMJ (Pulai)	Amber Land Berhad	353
Pulau Pinang		
D'Hazelton (Farlim)	Sunrish Conquest Sdn Bhd	1,670
The Lighthauz (Gelugor)	Exsim Waterfront Sdn Bhd (Exsim)	671
SkyAwani Pearlmont @ RBM (Sberang Jaya)	Skyworld Mutiara Dev SB (Skyworld)	1,846
Pinnacle Bukit Gambier (Gambier)	Pinnacle Bkt Gambier SB (Pinnacle)	982

Projects	Developers	Units
Pulau Pinang (cont...)		
Paramount Embun Hills (Bkt Mertajam)	Paramount Property (PG) SB (Paramount)	170
Silkspring Residence (Butterworth)	Eco Summit Sdn Bhd	148
Tuan Pavilion (Ayer Itam)	Milenium Baru SB (M Summit)	280
Waterstone (Jesselton)	Prestige Origin SB (Bellevue)	365
Sejahtera 113 @ RMKu (Bkt Mertajam)	Golden RCH Development Sdn Bhd	113
Westin Residences (Gurney Drive)	Macrovest Sdn Bhd	498
One City Heights (Juru)	World Corporate Construction SB	148
Blossom Suites (Tg Bungah)	Kobay Development Sdn Bhd	412
Residensi Harmoni Indah (Bkt Mertajam)	MHL Development Sdn Bhd	204
Harmoni Vista @ RMKu (Teluk Kumbar)	Definite Harmony Development SB	214
AVEA (Andaman Island)	Persada Mentari SB (E&O)	1,080
Pekatra Indah (Simpang Ampat)	Robert Fullerton Realty (Tasek) SB	336
Altus Residency (Perai)	G Land Development SB (Hua Yang Bhd)	148
M Zenni (Batu Maung)	Vienna View Dev SB (Mah Sing)	494
Setia Sky Ville Phase 2 (Jelutong)	Kay Pride Sdn Bhd	268
Eight & Eight Condo (Tg Tokong)	Uda Land (North) SB (Uda Property)	600
Flora Indah Sv Apt (Tg Tokong)	Metrio Jaya Development	398
Merione (The Light Gelugor)	Jelutong Development SB	145
The Fount (Batu Uban)	B. U. Development Sdn Bhd	280
Masyhur Sv Apt (Machang Bubok)	TF Land Sdn Bhd (Multi-Usage)	126
Pangsapuri Vista Perdana (Butterworth)	Bertam Properties Sdn Bhd	144
Perak		
Casa Klebang 2 Apartment (Klebang)	Casa Subang Sdn Bhd (Scenic Odyssey)	384
Kerian Putra @ RPK (Parit Buntar)	Bumi Johan SB (Asiabina Group)	100
TERRACE HOUSE		
Kuala Lumpur		
The Batai (Damansara Heights)	Arabayu Sepakat Sdn Bhd (Tan & Tan)	48
The Maison 23 (Cheras)	PV M6 Sdn Bhd (Platinum Victory)	23
Selangor		
Taman Dato Hormat 6 (Klang)	RST Development Sdn Bhd	10

Projects	Developers	Units	Projects	Developers	Units
Selangor (cont...)			Selangor (cont...)		
Taman Tok Muda Jaya (Kapar)	Sinaran99 Sdn Bhd	64	Telok Gadong Besar (Klang)	Evergreen Index Sdn Bhd	29
Taman Desa Bukit Delima (Klang)	Seiring Harum Sdn Bhd	45	Taman Desa Bukit Permata (Kapar)	Creative Variety Sdn Bhd	14
Eco Harmoni 2 (Sabak Bernam)	Clir Development Sdn Bhd	30	Taman Semenyih Parklands (Semenyih)	Amalan Setar (M) Sdn Bhd	151
Taman Merpati (Banting)	Samsuri Dagang Sdn Bhd	22	Ligamas Residence Ph 6e (Batang Kali)	Ligamas Sdn Bhd	29
Taman Langat Utama 2 (Banting)	Imperial Land Sdn Bhd	24	Taman Wira Permai 11 (Klang)	Layar Wawasan (M) Sdn Bhd	20
Avalon Cybersouth (Dengkil)	Ecolake Residence SB (Avaland)	343	Taman Puchong Lagenda (Puchong)	Huges Development Sdn Bhd	177
Taman Desa Permai (Meru, Klang)	Ketara Mekar Development SB	41	Ambang Suria (Puncak Alam)	Shah Alam 2 Sdn Bhd (IJM Land)	238
Taman Sementa Jaya (Kapar)	Lian Hoe Realty Sdn Bhd	60	Taman Bentara (Teluk Panglima Garang)	Bina Impian Property Sdn Bhd	25
Taman Meru Permai (Meru, Klang)	V2 Development Sdn Bhd	23	Areca, Pantai Sepang Putra (Sepang)	GLM Emerald Sepang SB (GuocoLand)	62
Taman Sinar (Meru, Klang)	Megah Land Development Sdn Bhd	24	Taman Banting Mewah (Banting)	Kejuruteraan Rambai Pasir Sdn Bhd	22
Taman Tok Muda Gemilang (Klang)	Wesmah Development SB	66	Laman Cherakah (Shah Alam)	Creative Variety Sdn Bhd	28
Botanica Hills (Rawang)	Stellar Trinity Sdn Bhd (Chin Hin)	231	Intrika 3, Serene Heights (Semenyih)	Symphony Hills Sdn Bhd (UEM Sunrise)	105
Saujana KLIA (Sepang)	Magical Sterling Sdn Bhd	60	Desa Budiman (Kajang)	Pujangga Development SB	26
Jasmine Scientex Jenjarom (Jenjarom)	Scientex Jenjarom Sdn Bhd (Scientex)	322	Amber 5, Bukit Sentosa (Rawang)	Leo Vista Sdn Bhd (Mitrajaya)	49
D'Amber Puchong Intan (Puchong)	DK-Excel Auto Leather Sdn Bhd (DK Group)	32	Taman Bentara (Teluk Panglima Garang)	Masmuran Properties Sdn Bhd	18
Taman Ijok Bahagia (Ijok)	Bahagia Development Sdn Bhd	55	Taman Nakhoda 2 (Tik Panglima Garang)	Raya Baiduri Sdn Bhd	30
Elmina Ridge 2 (Shah Alam)	Sime Darby Property (City of Elmina) SB	145	Aurora Ph 1, Setia Bayuemas (Klang)	I&P Kota Bayuemas Sdn Bhd (SP Setia)	82
Taman Puchong Tekali (Puchong)	Pacific Grandland Sdn Bhd	45	Tilia, Encorp Cahaya Alam (Shah Alam)	Must Ehsan Dev SB (Encorp)	56
Taman Pinggiran Cyber (Cyberjaya)	Life Chapter Sdn Bhd	85	Musika Homes, Setia Alam (Shah Alam)	Bandar Setia Alam Sdn Bhd (SP Setia)	100
Taman Desa Idaman (Banting)	JW Wealth Lands Sdn Bhd	20	Taman Mawar 7 (Shah Alam)	Hasil Menang Sdn Bhd	18
Johan Setia (Kg Johan Setia)	Yontec (M) Sdn Bhd	30	Auva Residensi, Cyber Valley (Cyberjaya)	PKNS	124
Allamanda, Saujana KLIA (Sepang)	Magical Sterling Sdn Bhd (Glomac)	140	Taman Kuala Selangor Utama (K Selangor)	Johan Credit & Leasing Sdn Bhd	44
Armanee, BTP (Rawang)	Rawang Lakes Sdn Bhd (Low Yat)	140	Laguna Park (Pulau Indah)	Central Spectrum (M) Sdn Bhd	166
Telok Gadong Besar (Klang)	NB Land Sdn Bhd	6	Zenia, Parkcity Damansara	Parkcity Damansara Sdn Bhd (ParkCity)	442
Taman Pahlawan (Tik Panglima Garang)	HeesLand Sdn Bhd	31	Taman Sri Meranti (Puchong)	Eco Green Pavilion Properties SB	52
Sapphire Residence (Semenyih)	Mayland Venue Sdn Bhd (Mayland)	136	Springvale, Sempurna Heights (Semenyih)	Jian Wei Development Sdn Bhd	463
Alam Kemuning (Shah Alam)	BCB Development Sdn Bhd (BCB)	72	Danau Sutera, Gamuda Gn (Rawang)	Bandar Serai Dev SB (Gamuda)	209
Taman Wira Permai 9 (Klang)	Setia Jutamas Sdn Bhd	38	Serai 2 (Sungai Buloh)	Elmina Equestrian Ctr (M) SB (Glomac)	96

Projects	Developers	Units
Selangor (cont...)		
Taman Sijangkang Idaman (Sijangkang)	Kenting Development Sdn Bhd	26
Taman Semarang Intan (Sepang)	Kenting Development Sdn Bhd	99
The Lux, Abadi Heights (Puchong)	Lux Veritas (M) Sdn Bhd	40
Suasana Antara Gapi (Rawang)	Seristana Sdn Bhd	50
Gallery Homes-Amani (Semenyih)	Agenda Istimewa Sdn Bhd	81
Taman Bunga Raya @ RSKU (Rawang)	Medan Prestasi Sdn Bhd (MK Land)	204
Baleria 1, Bandar Serenia (Sepang)	Sime Darby Property (Serenia City) SB	211
Baleria 2, Bandar Serenia (Sepang)	Sime Darby Property (Serenia City) SB	174
Lyra Residensi, Cyber Valley (Cyberjaya)	Worldwide Holdings Bhd	186
Residensi Seri Akasia (Puncak Alam)	Worldwide Holdings Bhd	35
The Straits 1, Bandar Bukit Rajah (Klang)	Sime Darby Property (Bukit Raja) SB	142
The Straits 2, Bandar Bukit Rajah (Klang)	Sime Darby Property (Bukit Raja) SB	146
Precinct 1, Eco Botanic (Iskandar Puteri)	Eco Botanic 3 Sdn Bhd (Eco World)	721
Precinct 2, Eco Botanic (Iskandar Puteri)	Eco Botanic 3 Sdn Bhd (Eco World)	766
M Legasi Bdr Tasik Kesuma (Semenyih)	Mestika Bistari Sdn Bhd (Mah Sing)	817
Adiva, ParkCity Botanika (Cyberjaya)	Parkcity Botanika Sdn Bhd (ParkCity)	147
Telok Gadong Besar Residences (Klang)	Evergreen Index Sdn Bhd	29
Johor		
Taman Scientex Kulai 3 (Kulai)	Scientex Lestari Sdn Bhd (Scientex Bhd)	1,062
Taman Puncak Tropicana (Pontian)	KSL Medini Dev Sdn Bhd (KSL Group)	436
Frasers Heights (Pontian)	Tropicana GP Views SB (Tropicana)	295
JP Perdana (Mont Austin)	Austin Senibong Dev SB (WM Senibong)	204
Taman Segamat Jaya (Segamat)	JS Segamat Properties Sdn Bhd	34
Aspira Hills Ph 2 Gerbang Nusajaya	Nusajaya Rise Sdn Bhd (UEM)	192
Aspira Parkhomes Ph 2 Gerbang Nusajaya	Nusajaya Rise Sdn Bhd (UEM)	132
Taman Bukit Perdana (Kluang)	Parkland City Sdn Bhd	268
Taman Sri Terap (Muar)	Sheng Siong Realty Sdn Bhd	28
Taman Laman Setia (Gelang Patah)	Kesas Kenangan Sdn Bhd (SP Setia)	131
Taman Pulai Duta (Pulai)	Scientex Quatari Sdn Bhd (Scientex)	207

Projects	Developers	Units
Johor (cont...)		
Taman Mutiara Maju (Segamat)	Sri Temenggong Sdn Bhd	115
Taman Nusa Sentral @ RMMJ (Nusajaya)	Country View Resources SB	198
The Fringe Seri Alam (Masai)	Asas Saksama Sdn Bhd	146
Kew Green 2, The Kews (Iskandar Puteri)	Kews Senibong Sdn Bhd	16
Austin Duta Ph 12 (Austin)	IJM Properties Sdn Bhd (IJM)	75
Cedar Residence Austin Duta (Austin)	IJM Properties Sdn Bhd (IJM)	117
Taman Idaman Jaya (Muar)	Ideahome Development SB	21
Taman Putera Indah (Muar)	Ideahome Development SB	23
Sri Senja & Sri Embun @ RMMJ (Tebrau)	Setia Indah Sdn Bhd (SP Setia)	65
Taman Permatang Pasir (Muar)	Sawit Warisan Sdn Bhd	40
Taman Sri Terap (Muar)	Sawit Warisan Sdn Bhd	9
Taman Bukit Bakri (Muar)	Tidy Development Sdn Bhd	8
Iconia Garden, Impian Emas (Skudai)	Gunung Impian Dev Sdn Bhd	289
Taman Pelangi Indah (Palmwood 3)	Yukong Development Sdn Bhd	86
Ekotropika 10, Eco Tropics (Masai)	Eco Tropics Dev SB (Eco World)	702
Genting Indahpura Z21 (Kulai)	Genting Property SB (Genting)	81
Taman Bestari Indah (Ulu Tiram)	Khoo Soon Lee Realty Sdn Bhd (KSL)	181
Redhill, Seri Alam (Masai)	Redhill Frontier Sdn Bhd	113
Taman Sri Permai (Muar)	Asas Saksama Sdn Bhd	146
Taman Indah Jaya (Ayer Itam)	Superior Property Dev Sdn Bhd	56
Superior, Tmn Mekar Emas (Ayer Itam)	Superior Property Dev Sdn Bhd	154
Taman Nusa Impian (Muar)	Great Developer Sdn Bhd	97
Taman Nusa Melati (Iskandar Puteri)	Sun Sakura Sdn Bhd (Melati Ehsan)	158
Taman Putera Indah (Batu Pahat)	Innoglobal Development SB	20
Taman Puncak Warian (Kulai)	Opti Vega Sdn Bhd	104
Taman Desa (Muar)	Sonmaju Development SB	14
Taman Rimba Indah (Pontian)	Shiya Development Sdn Bhd	90
Taman Bukit Indah Ph 1 (Batu Pahat)	Parkland Global Sdn Bhd	207

Projects	Developers	Units
Johor (cont...)		
Taman Bakri Jaya (Muar)	Tat Tu Resources Sdn Bhd	13
Taman Lantapuri (Muar)	Platinum Hills Development Sdn Bhd	17
Cumulus 3 Bdr Layang kasa (Pasir Gudang)	JMC Cahaya Sdn Bhd	59
Allamanda Phase 6 (Pasir Gudang)	Meridin East Sdn Bhd	124
Allamanda Phase 5 (Pasir Gudang)	Meridin East Sdn Bhd	111
Allamanda Jasmine 2 (Pasir Gudang)	Meridin East Sdn Bhd	168
Estuari Parkhomes Ph 2C1 (Iskandar Puteri)	Bandar Nusajaya Dev Sdn Bhd (UEM)	144
Taman Bukit Perdana (Kluang)	Parkland City Sdn Bhd	480
Bandar Langkasuka Ph 8 (Masai)	Parkland City Sdn Bhd	193
M Tiara Phase 2 (Skudai)	Venice View Dev Sdn Bhd (Mah Sing)	116
D'Art Hills Residence (Kulai)	PH World Property Sdn Bhd	109
Taman Permai @ RMMJ (Kulai)	PH World Property Sdn Bhd	50
Sanubari Phase 3B (Bdr Dato Onn)	JLG Land Bhd	94
Bandar Tiram 3 (Ulu Tiram)	JLG Land Bhd	132
Taman Bandar Permai (Batu Pahat)	BCB Land Sdn Bhd	33
Taman Nusa Sentral @ RMMJ (Iskandar Put)	Country View Resources SB	198
Terra Heights (Skudai)	Kemajuan Tong Tor Sdn Bhd	251
Taman Banang Jaya @ RMMJ (Batu Pahat)	KSL Development SB (KSL)	176
Taman Selesa Indah (Skudai)	Nusa Utama Sdn Bhd	85
Ember 2, Impiana Damai (Kluang)	Matrix Concepts Sdn Bhd (Matrix Concepts)	76
Taman Bahagia (Pontian)	Oybina Sdn Bhd	21
Taman Baiduri Indah (Kluang)	Weeco Kemajuan Sdn Bhd	30
Genting Pura Kencana @ RMMJ (Batu Pahat)	Genting Property Sdn Bhd (Genting)	135
Taman Pengkalan Esah (Segamat)	Sejota Sdn Bhd	45
Southhills Phase 4 (Masai)	Countryland Realty Sdn Bhd	124
Taman Bahagia (Segamat)	Harapan Terang Sdn Bhd	32
Taman Mutiara Gading (Batu Pahat)	Goodpark Dev Sdn Bhd (KSL)	172
Taman Pulai Bestari (Pulai)	Bintang-Bintang Dev Sdn Bhd (KSL)	240

Projects	Developers	Units
Johor (cont...)		
Taman Rajawali Phase 2B (Segamat)	Khoo Soon Lee Realty SB (KSL)	44
Taman Bintang 2 (Segamat)	Khoo Soon Lee Realty Sb (KSL)	71
Taman Damai Jaya (Kota Tinggi)	Daiman Development Bhd	85
Taman Melor Jaya (Tangkak)	Bukit Gambier Company Sdn Bhd	78
Taman Putera Indah (Muar)	Innoglobal Development SB	20
Fraser Heights, Punccka Tropicana (Pontian)	Tropicana GP Views SB (Tropicana)	159
Pulau Pinang		
Taman Tan Sai Gin (Bukit Mertajam)	Airmas Synergy Sdn Bhd (Airmas Group)	26
Taman Eco Sun (Batu Kawan)	Eco Horizon Sdn Bhd (Eco World)	528
Taman Viluxe (Batu Kawan)	Aspen Vision City Sdn Bhd (Aspen)	61
Taman Scientex Sg Dua (Sungai Dua)	Scientex Quatari Sdn Bhd (Scientex)	757
Hijauan Valdor (Sungai Bakap)	Asas Dunia Berhad	88
Tmn Perdana Putera (Simpang Ampat)	SA Jade Development Sdn Bhd	63
Taman Sungai Dua Utama (Sungai Dua)	Brew Vantage Sdn Bhd (Majestic Gen)	73
Taman Bukit Embun (Bukit Mertajam)	Paramount Property (PG) SB (Paramount)	95
Taman Merbau Indah (Butterworth)	Jayamas Heritage Sdn Bhd	39
Esra Residences (Bukit Mertajam)	Chen Yu Land Sdn Bhd (IJM Land)	84
Lavender Park (Simpang Ampat)	Palmington Sdn Bhd (Tambun Indah)	204
Taman Scientex Jawi (Jawi)	Scientex (Skudai) Sdn Bhd (Scientex)	267
Taman Desa Sinaran (Sungai Dua)	Sunrise Accord Sdn Bhd	19
Taman Damai Lestari (Kepala Batas)	PDC Properties Sdn Bhd (PDC)	28
Taman Seri Saujana (Nibong Tebal)	JKP Sdn Bhd	74
Taman Bistari Indah (Nibong Tebal)	Capaian Setia Sdn Bhd	66
Tmn Simpang Empat (Simpang Ampat)	GUH Development Sdn Bhd	61
Hijauan Hills (Simpang Ampat)	Asas Dunia Berhad	121
Impiana Upeh (Balik Pulau)	Farlim Group (M) Berhad	24
Fera Courtyard, Andaman Island	Persada Mentari SB (E&O)	50
Saujana 61, Saujana Mesra (Bkt Mertajam)	Zuwen Bina Sdn Bhd	57
Tmn Seri Bukit Indah Ph 3 (Bkt Mertajam)	Techware Enterprise Sdn Bhd	10

	Projects	Developers	Units	Projects	Developers	Units
	Perak			Perak (cont...)		
	Taman Ampang (Gunung Rapat)	Pautan Warisan Sdn Bhd	18	Taman Chemor Cemerlang (Chemor)	Belkron Construction Sdn Bhd	5
	Taman Pulau Raya (Simpang Pulau)	Adda Megah Sdn Bhd	130	Silver Valley Gardens (Chemor)	P. K. Lee Sdn Bhd	91
	Eastern Garden (Teluk Intan)	Luxe Vista Sdn Bhd	43	Golden Fields B B Sri Kledang (Klebang)	Kinta Ecocity Sdn Bhd	85
	Taman Klebang Perdana (Klebang)	Gergasi Properties Sdn Bhd	135	Desa Rishah Indah (Buntong)	Associated Builders & Contractors SB	42
	Taman Lang Permai (Gunung Lang)	Cempaka Kasih Sdn Bhd	33	Taman Klebang Putra 3 (Klebang)	Zaman Teladan Sdn Bhd	69
	Taman Simpang Pemaissi (Taiping)	Supreme Infinity Land Sdn Bhd	67	Taman Pengkalan Utama (Ipoh)	Insan Binamik Sdn Bhd	53
	Bandar Tasik Idaman (Batu Gajah)	Keris Properties Holdings SB (Keris)	42	Taman Pakatan Jaya Ph 6C (Ipoh)	PYP Sdn Bhd	129
	Taman Chepor Mutiara (Chemor)	TI Homes Sdn Bhd (Total Investment)	25	Taman Meru Mentari Ph 1 Lestari (Meru)	Kinta Properties Sdn Bhd	105
	Pulai Heights (Simpang Pulau)	Hartanah Kinta Development SB	40	Taman Berop Idaman 3 (Tanjung Malim)	Able Tycoon (M) Sdn Bhd	109
	Taman Berip Idaman 3 (Tanjung Malim)	Able Tycoon (M) Sdn Bhd	118	SEMI-DETACHED HOUSE		
	Pengkalan Ville (Ipoh)	Vega Supreme Sdn Bhd	23	Selangor		
	Taman Desa Permai (Sitiawan)	Yuen Tung Resources Sdn Bhd	10	Alam Impian (Shah Alam)	Total Majority Sdn Bhd (SP Setia)	54
	Taman Scientex Ipoh (Ipoh)	Scientex Quatari Sdn Bhd (Scientex)	179	Amethea, Setia Eco Park (Shah Alam)	SP Setia Eco-Projects SB (SP Setia)	74
	Taman Kerian Putra (Kerian)	Bumi Johan Sdn Bhd	53	Taman Bentara (Teluk Panglima Garang)	U Sun Holding Sdn Bhd	12
	Halaman Meru Sentosa (Meru)	Angsar Bina Sdn Bhd	81	Springvale, Sempurna Heights (Semenyih)	Jian Wei Development Sdn Bhd	44
	45 Lumi, Tambun (Tambun)	Nilai Impian Sdn Bhd	45	Permata Gemma (Gombak)	CPI Asset Sdn Bhd (CPI Land)	36
	Diamond Garden City (Ipoh)	Diamond Garden City Sdn Bhd	50	D'Templer Hilltop Residences (Rawang)	OCR Templer Sdn Bhd (OCR)	52
	Taman Kamunting Permaisuri (Taiping)	Toplite Development Sdn Bhd	36	Garden Heights (Seri Kembangan)	Andact Engineering Sdn Bhd	8
	Taman Sentosa Perdana (K Kangsar)	KC Biz Sdn Bhd	38	K Garden, Kapar (Klang)	WorldKlang Group Dev SB (Klang Group)	28
	Taman Asam Kumbang Ria (Taiping)	Ilham Kreatif Sdn Bhd	51	Taman Meru Permai (Klang)	V2 Development Sdn Bhd	6
	Taman Simpang Bersatu 2 (Simpang)	Saujana Serimas Sdn Bhd	43	Taman Harmoni (Sungai Pelek)	V2 Development Sdn Bhd	26
	Taman Raja Perdana (Simpang Pulau)	Naluri Majujaya Sdn Bhd (MK Land)	134	Taman Sinar (Meru, Klang)	Megah Land Development Sdn Bhd	6
	Taman Teja Perdana (Simpang Pulau)	Naluri Majujaya Sdn Bhd (MK Land)	56	Taman Baiduri (Banting)	Zuihong Holdings Sdn Bhd	28
	Taman Serai Emas (Kerian)	KY Maju Development Sdn Bhd	55	Avila Residence (Johan Setia, Klang)	AUS-Land Properties Sdn Bhd	24
	Residensi Asam Perdana (Taiping)	DKLS Premier Home Sdn Bhd	177	Danau Sutera, Alam Impian (Shah Alam)	Bandar Serai Dev Sdn Bhd (SP Setia)	28
	Banyan Kayangan (Lahat)	Excellent Realty Sdn Bhd	44	Palma Villa (Kajang)	Palm Valley Development Sdn Bhd	24
	Kampar Putra (Kampar)	Almal Development (M) Sdn Bhd	39	Alam Kemuning (Shah Alam)	BCB Development Sdn Bhd (BCB)	72
	Menglembu Bistari (Menglembu)	Principal Properties Sdn Bhd	38	Elmina Ridge 2 (Shah Alam)	Sime Darby Property (City Of Elmina) SB	24
				Senja Lakeside Estate Ph 3 (Seri Kembangan)	Earth Pavilion Sdn Bhd	20

Projects	Developers	Units	Projects	Developers	Units
Selangor (cont...)			Johor (cont...)		
Taman Melati 5 (Shah Alam)	Idaman Ekspres Sdn Bhd	32	Taman Mampan Permai (Batu Pahat)	Sekitar Dunia Sdn Bhd	22
Taman Tan Sri Dato Mhd Taib 5 (P Indah)	Serata Kota Sdn Bhd	20	Ponderosa Vista (Johor Bahru)	Pandan Baru Sdn Bhd	50
Allegro, Symphony Hills (Cyberjaya)	Symphony Hills Sdn Bhd	68	Maison Parc, Austin Duta (Austin)	IJM Properties Sdn Bhd (IJM Properties)	60
Burwood, Sierra 7a (Puchong South)	Lush Development SB (IOI Properties)	10	Genting Indahpura Z21 (Kulai)	Genting Property Sdn Bhd (Genting)	10
Taman Pahlawan (Tlk Panglima Garang)	HeesLand Sdn Bhd	4	Pine 62 (Molek)	Tanjung Bintang Sdn Bhd	62
Elysian, Setia Alamsari (Kajang)	I&P Menara Sdn Bhd (SP Setia)	22	Senna, Andaman Island (Tg Tokong)	Persada Mentari Sdn Bhd (E&O)	18
Casa D'Arcadia, Alam Impian (Shah Alam)	I&P Alam Impian Sdn Bhd (SP Setia)	40	Taman Saujana Mesra (Tasik Gelugor)	Zuwen Bina Sdn Bhd	4
Kingfisher, Setia Eco Park (Shah Alam)	Bandar Eco-Setia Sdn Bhd	58	Taman Desa Sinaran (Butterworth)	Sunrise Accord Sdn Bhd	12
Taman Salak Impian (Sepang)	Lingjaya Corporation Sdn Bhd	16	Taman Damai Lestari (Kepala Batas)	PDC Properties Sdn Bhd	20
Taman Jenderam Aman (Dengkil)	Lingjaya Corporation Sdn Bhd	30	Taman Seri Saujana (Nibong Tebal)	JKP Sdn Bhd	32
Taman Indah Putera (Salak Tinggi)	Lingjaya Corporation Sdn Bhd	20	Hijauan Hills, Haku (Simpang Ampat)	Asas Dunia Berhad	44
Taman Pelangi Merah (Sungai Besar)	Yanimas Jaya Sdn Bhd	12	Hijauan Valdor (Sungai Bakap)	Asas Dunia Berhad	24
Andara, Ara Damansara (PJ)	Sime Darby Property (Ara Dsara) SB	20	Taman Keladi Indah Ph 1 (Bertam)	Pembangunan Nusa Cinta Sdn Bhd	18
Taman Dataran Abadi (Sepang)	Sukma Melati Sdn Bhd	10	Taman Bukit Embun (Bukit Mertajam)	Paramount Property (PG) SB (Paramount)	14
Legasi Villa, Bandar Kinrara (Puchong)	Perumahan Kinrara Bhd (SP Setia)	18	Esra Residences (Bukit Mertajam)	Chen Yu Land Sdn Bhd	8
Johor			Perak		
Taman Temiang Emas (Muar)	Major Winner Sdn Bhd	10	Taman Singa Baru 2 (Sitiawan)	HLK Realty Sdn Bhd	28
Kew Green 2, The Kews (Iskandar Puteri)	Kews Senibong Sdn Bhd	68	Eastern Garden (Teluk Intan)	Luxe Vista Sdn Bhd	16
Taman Indah Jaya (Ayer Hitam)	Superior Property Development Sdn Bhd	28	Taman Asam Kumbang Ria (Taiping)	Ilham Kreatif Sdn Bhd	34
Superior Residence, Mekar Emas (B Pahat)	Superior Property Development Sdn Bhd	12	Klemeru 3 (Klebang)	Eadepro Development Sdn Bhd	28
Taman Nusa Impian (Muar)	Great Developer Sdn Bhd	18	Taman Cempaka Karisma (Sitiawan)	Eco Karisma Land Sn Bhd	40
Taman Seri Bakri 3 (Muar)	C. H. Property Sdn Bhd	24	Rimbayu Tg Rambutan (Tanjung Rambutan)	VIP Waves Sdn Bhd	2
Taman Putera Murni (Muar)	DKD Property Sdn Bhd	8	Taman Anda (Ipoh)	3Peak Construction Sdn Bhd	8
Taman Bintang Damai (Batu Pahat)	Fairbliss Development Sdn Bhd	26	Taman Pelangi Indah (Parit Buntar)	Jelita Bina Sdn Bhd	4
Taman Permata Indah (Muar)	Seni Hartanah Sdn Bhd	4	Taman Desa Tambun (Tanjung Rambutan)	Edaran Sinar Properties Sdn Bhd	2
Sunway Sakura Resi (Iskandar Puteri)	Sunway Sakura Dev SB (Sunway)	18	The Grand 9 (Pasir Puteh)	Pro Properties Sdn Bhd	8
Puteri Courtyard (Kluang)	Diamond Land Dev Sdn Bhd	28	Residensi Asam Perdana (Taiping)	DKLS Premierhome Sdn Bhd	54
Laman Estuari (Iskandar Puteri)	Bandar Nusajaya Dev SB (UEM)	46	Taman Lekir Sentosa (Sitiawan)	Sempurna Prestasi Sdn Bhd	10
Taman Serom Delima (Tangkak)	Ideahome Property Sdn Bhd	22	Taman Berop Idaman 3 (Tanjung Malim)	Able Tycoon (M) Sdn Bhd	8

Projects	Developers	Units
Perak (cont...)		
Pengkalan Ville (Ipoh)	Vega Supreme Sdn Bhd	2
Taman Kiara Baiduri (Manjung)	Eclipse Property Sdn Bhd	70
Taman Larah Aman (Taiping)	Eng Hin Lee Sdn Bhd	54
Taman Kerian Putra (Parit Buntar)	Bumi Johan Sdn Bhd	24
Pinggiran Pengkalan Bayu (Pengkalan)	Associated Builders & Contractors SB	8
Taman Palma Indah Ph 4 (Sitiawan)	Solidpreneur Sdn Bhd	34
Taman Pengkalan Tiga (Lahat)	Total Investment Sdn Bhd	20
Bandar Seri Raya (Lahat)	Keris Properties Sdn Bhd	173
BUNGALOWS		
Selangor		
Taman Permata Gemma (Gombak)	CPI Asset Sdn Bhd (CPI Land)	24
Myra Tenuman, Alam Impian (Shah Alam)	Total Majority Sdn Bhd (OIB Group)	46
Halaman, Alam Impian (Shah Alam)	Total Majority Sdn Bhd (OIB Group)	16
Taman Langat Utama 2 (Banting)	Imperial Land Sdn Bhd	6
Taman Meru Permai (Klang)	V2 Development Sdn Bhd	1
Taman Harmoni (Sungai Pelek)	V2 Development Sdn Bhd	3
Springvale Sempurna Height (Semenyih)	Jian Wei Development Sdn Bhd	18
Taman Sijangkang Idaman (Sijangkang)	Kenting Development Sdn Bhd	1
Taman Pahlawan (Tik Panglima Garang)	Heesland Sdn Bhd	1
Queensville, Setia Ecohill 2 (Semenyih)	Setia Ecohill Sdn Bhd (SP Setia)	37
Sapphire Residence City (Semenyih)	Mayland Venue Sdn Bhd (Mayland)	93
Taman Salak Budi (Sepang)	Perumahan Sehati Sdn Bhd	19
Senja Lakefront Estate (Seri Kembangan)	Earth Pavilion Sdn Bhd (BRDB)	61
Elysian, Setia Alamsari (Bangi)	I&P Menara Sdn Bhd (SP Setia)	18
The Rise, Emerald Rawang (Rawang)	GLM Emerald West (Rawang) SB (Guoco)	106
Kingfisher, Setia Eco Park (Shah Alam)	Bandar Eco-Setia Sdn Bhd (SP Setia)	9
Laman Amverton (Klang)	Amverton Prop Sdn Bhd (Amverton)	56
Sunway Sakura Resi (Iskandar Puteri)	Sunway Sakura Dev SB (Sunway)	7
Johor		
Regent's Park (Iskandar Puteri)	Haverse Quest Sdn Bhd	29

Projects	Developers	Units
Johor (cont...)		
Taman Mekar Emas (Muar)	Superior Property Development SB	2
Taman Nusa Impian (Muar)	Great Developer Sdn Bhd	2
Taman Parkland (Kluang)	Parkland Global Sdn Bhd	18
Taman Seri Bahagia (Kluang)	Faspadu Sdn Bhd	9
Ekoflora 4, Eco Summer (Tebrau)	Eco Summer Sdn Bhd	32
Bina 20 Residence (Batu Pahat)	Binakawa Sdn Bhd	8
Horizon Hills (Iskandar Puteri)	Horizon Hills Dev Sdn Bhd (Gamuda / UEM)	12
Taman Pontian Perdana (Pontian)	GJH Development Sdn Bhd	24
Legendary Series, Adda Heights (Austin)	Southern Gateway (M) Sdn Bhd	16
Taman Evergreen Heights (Batu Pahat)	BCB Resources Sdn Bhd (BCB)	21
Taman Putera Indah (Muar)	Ideahome Development Sdn Bhd	1
Taman Bestari Indah (Ulu Tiram)	Khoo Soon Lee Realty Sdn Bhd (KSL)	1
Taman Rinting (Masai)	Taman Gunong Hijau Sdn Bhd (SP Setia)	2
Pulau Pinang		
Taman Pekatra Indah Ph 2 (Simpang Ampat)	Robert Fullerton Realty (Tsek) SB (OIB)	90
Hijauan Valdor (Simpang Ampat)	Asas Dunia Berhad	8
Perak		
Taman Anda (Ipoh)	3Peak Construction Sdn Bhd	1
Taman Singa Baru 2 (Sitiawan)	HLK Realty Sdn Bhd	2
Taman Kamunting Permaisuri (Taiping)	Toplite Development Sdn Bhd	1
Taman Bidor Bistari 2 (Bidor)	Suria Lafaz Sdn Bhd	1
Taman Karisma Lekir (Sitiawan)	Kinta Bakti Sdn Bhd	2
Lagenda Teluk Intan Ph 4 (Teluk Intan)	Taraf Nusantara Sdn Bhd	4
Taman Berop Idaman 3 (Tanjung Malim)	Able Tycoon (M) Sdn Bhd	1
CLUSTER HOUSES		
Selangor		
Scientex Jenjarom (Jenjarom)	Scientex Jenjarom Sdn Bhd (Scientex)	168
K Garden, Kapar (Kapar)	WorldKlang Group Dev SB (Klang Group)	108
Cengkih, Gamuda Cove (Kuala Langat)	Gamuda Land (T12) SB (Gamuda)	242
Danau Cengkih Gamuda Gd (Rawang)	Bandar Seri Dev SB (Gamuda)	172

Projects	Developers	Units
Selangor (cont...)		
Elmina Ridge Ph ER2B (Shah Alam)	Sime Darby Property (City of Elmina) SB	52
Sierra 7a (Burwood)	Lush Dev Sdn Bhd (IOI Prop)	92
Sierra (Sepang)		
Johor		
Kew Green Ph 2 (Iskandar Puteri)	Kews Senibong Sdn Bhd (WM Senibong)	76
Samudra Lagenda Suria (Mersing)	Lagenda Mersing SB (Lagenda)	496
Sunway Sakura 2 (Iskandar Puteri)	Sunway Sakura Dev SB (Sunway)	36
Aurora Taman Pulai Duta (Pulai)	Scientex Quatari SB (Scientex)	200
Honeydale Residence (Skudai)	Gunung Impian Dev Sdn Bhd (Kuok Grp)	120
Emerald Bandar IOI Segamat (Segamat)	Nice Skyline Sdn Bhd (IOI Prop)	20
U.Reka Greenway Grove (Kulai)	Genting Property Sdn Bhd (Genting)	84
The Flair Taman Rinting (Masai)	Taman Gunong Hijau SB (SP Setia)	32
Genting Indahpura Z21 (Kulai)	Genting Property SB (Genting)	84
Pulau Pinang		
Taman Keladi Indah (Sungai Petani)	Pembangunan Nusa Cinta Sdn Bhd	40S
Taman Bukit Embun (Bukit Mertajam)	Paramount Property (PG) Sdn Bhd	92
Taman Scientex Sg Dua (Tasek Gelugor)	Scientex Quatari Sdn Bhd (Scientex)	238
Hijauan Hills (Simpang Ampat)	Asas Dunia Bhd	100
Perak		
Rimbayu Tg Rambutan (Tanjung Rambutan)	VIP Waves Sdn Bhd	20
Tanjung 2 Cities (Ipoh)	Pro Pakatan Sdn Bhd (KBY Group)	64
Taman Bidor Bistari 2 (Bidor)	Suria Lafaz Sdn Bhd	404
Klemeru 3 (Klebang)	Eadepro Development Sdn Bhd	68
Bandar Baru Sri Klebang	Wiser Access Sdn Bhd (Kinta Properties)	44
Lagenda Damai Ph 1A (Tapah)	LPB Development SB (Lagenda Properties)	268
Lagenda Damai Ph 1B (Tapah)	LPB Development SB (Lagenda Properties)	936
Desa Chemor Impian (Chemor)	Cita Hidup Sdn Bhd	15
Lex Iskandar (Seri Iskandar)	Challenge Allied Realty Sdn Bhd	32
Setia Residen Aurora (Sitiawan)	Blossom Eastland Sdn Bhd (Shun Yiu)	24
Scientex Ipoh (Meru 2)	Scientex Quatari Sdn Bhd (Scientex)	134

Projects	Developers	Units
TOWNHOUSES		
Selangor		
Eria Residences (Sepang)	Kuala Nilam Development SB	104
Garden Heights (Seri Kembangan)	Andact Engineering Sdn Bd	34
Desa Bukit Nilam (Klang)	Suditasia Development SB	58
Puncak Awani @RSKU (Puncak Alam)	Rising Alliance Sdn Bhd	156
Birchpark Eco Majestic (Semenyih)	Eco Majestic Dev Sdn Bhd (Eco World)	32
Semanja Villa @ RSKU (Kajang)	Excel Glamour Housing Sdn Bhd	180
Sapphire Residence (Semenyih)	Mayland Venue Sdn Bhd (Mayland)	220
Serenia Amalia 6 @ RSKU (Dengkil)	Sime Darby Property (Serenia City) SB	84
Johor		
Residensi Rimba (Iskandar Puteri)	Iskandar Dev Management SB	250
Bestari Perdana 2 @ RMMJ (Pasir Gudang)	Meridin East Sdn Bhd (Mah Sing)	392
Taman Layangkasa @ RMMJ (Pasir Gudang)	Parkland City Sdn Bhd (Parkland)	278
Pulau Pinang		
Taman La Casa Ara (Seberang Prai)	Dayang Gemilang Sdn Bhd	266
Perak		
Taman Kerian Sentosa (Parit Buntar)	Bumi Johan Sdn Bhd	76

Source: CCO Research

Notes:

Pr1ma: Perumahan Rakyat 1Malaysia
 RSKU: Rumah SelangorKu
 RMMJ: Rumah Mampu Milik Johor
 RW: Rumah WIP
 RMB: Rumah Bakat Madani
 RMKu: Rumah MutiaraKu
 RPK: Rumah PerakKu

Based on the above data, a total of 136,258 units of residential properties were launched or planned for launching in Kuala Lumpur, Selangor, Johor, Pulau Pinang and Perak in 2025 and early 2026.

Approximately 75% of the residential units comprised high-rise residential properties, which include condominiums, serviced apartments, serviced suites and SOHO, to name a few.

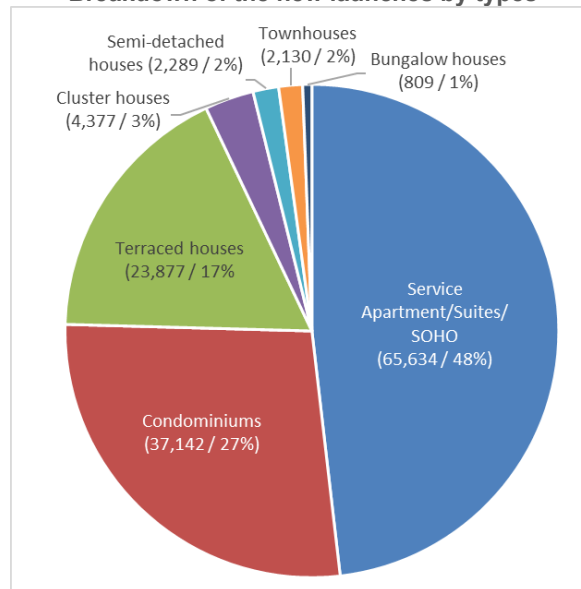
Approximately 17.5% of the overall units comprise terraced houses. High-end landed residential properties, namely semi-detached houses and bungalow houses made up about 2.3% of the overall units.

High-rise residential properties continued to dominate the new launches of residential property market, comprising about 75% of the overall new launches.

In 2025, Johor attracted more new residential property units, followed by the units launched in Selangor, Kuala Lumpur and Pulau Pinang.

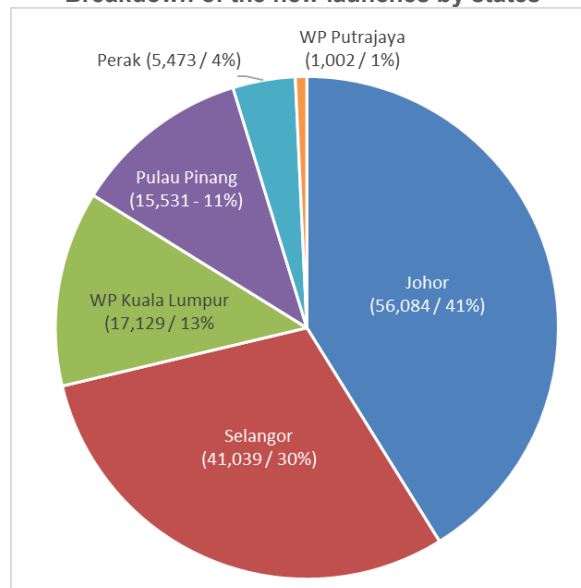
The following shows breakdown of the units according to types.

Breakdown of the new launches by types



Source: CCO Research

Breakdown of the new launches by states



Source: CCO Research

In 2025, the number of residential properties launched or scheduled to be launched in Johor exceeded Selangor and other states in Malaysia, spurred by enhanced economic activities in the state. Residential property launches in Johor made up about 41% of the overall launches.

Residential property launches in Selangor and Kuala Lumpur made up about 30% and 13% of the overall launched residential units, respectively. Residential properties launched in Pulau Pinang comprised 11% of the overall launched units.

Outlook

Malaysia's residential property sector is expected to remain supported in 2026 by sustainable economic growth of 4.0% to 4.5% and favourable demographics, particularly its young population profile.

Government incentives promoting home ownership are expected to sustain demand, especially for affordable homes priced below RM500,000.

However, a prolonged conflict involving Iran could dampen market sentiment, leading buyers to defer purchases and developers to delay project launches amid rising costs and supply chain uncertainties.

Meanwhile, the large pipeline of incoming residential developments is likely to intensify competition, potentially affecting pricing and the salability of both new and secondary market properties.

Commercial Property Sector

The Malaysian commercial property market expanded in 2025, albeit at a slower pace than in the past two years. A total of 46,649 commercial property transactions were recorded in 2025, up marginally by 1.4% from 45,985 transactions in 2024. This compared with stronger growths of 23.3% in 2023 and 13.6% in 2024.

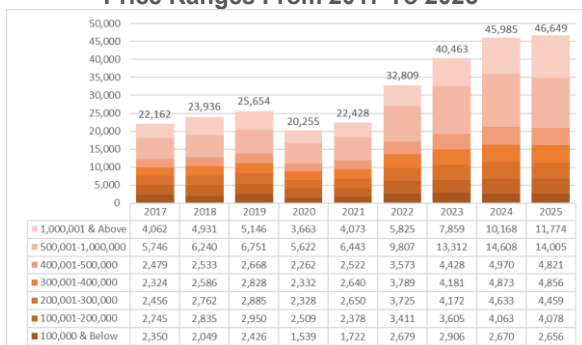
In 2025, commercial property transactions across most price segments recorded negative growth, ranging from -0.3% to -4.1% while commercial properties in Malaysia priced between RM100,000 and RM200,000 registered a marginal increase of approximately 0.4%. This reflects the cautious market sentiment across the commercial property sector.

The number of commercial property transactions valued above RM1 million continued to record strong growth in 2025, rising by approximately 15.8%. This price segment remained the key driver of growth in the commercial property market in 2025.

Although still robust, the pace of growth for commercial properties priced above RM1 million moderated compared to the significantly higher increases of 34.9% and 29.4% recorded in 2023 and 2024, respectively.

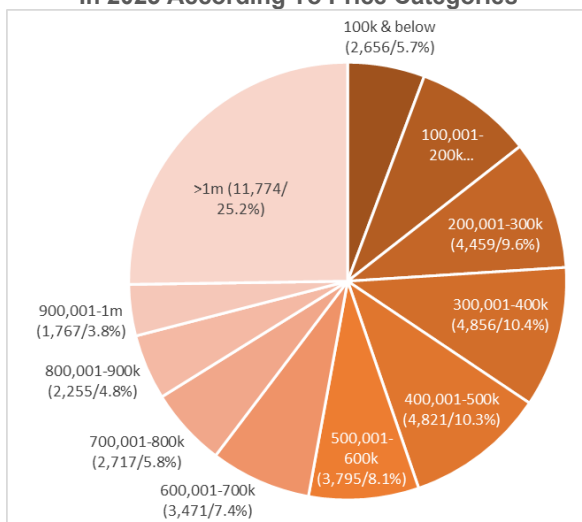
High-end commercial properties with transaction values of RM1 million and above recorded the most significant increase, underscoring the market's growing preference for prime commercial assets and larger investment-grade properties.

Commercial Property Transactions According To Price Ranges From 2017 To 2025



Source: NAPIC

Breakdown Of Commercial Property Transactions In 2025 According To Price Categories



Source: NAPIC

Commercial properties priced above RM1 million accounted for the largest share of commercial property transactions in 2025, representing more than 25% of total transactions. This proportion has shown a steady upward trend over the past four years, increasing from 17.8% in 2022 to 19.4% in 2023 and 22.1% in 2024. This reflects expansion in the high-value commercial property segment in Malaysia.

Outlook

It is imperative for the country to achieve sustainable economic growth of 4% and above in order to maintain positive sentiment in the commercial property market. Sustained economic expansion would help support business activities, investment confidence, and occupancy demand, thereby contributing to the overall stability and resilience of the commercial property market.

Prime and well-performing commercial properties, particularly those located in established and high-traffic commercial areas, are expected to continue attracting buyers despite commanding high selling prices. This is mainly attributed to their stronger rental prospects, ease of securing tenants, and strategic locations that are highly suitable for business operations.

Developers of new commercial projects are expected to incorporate attractive and differentiated features to position their developments as premier and high-value commercial properties. These enhancements may include modern designs, integrated facilities, sustainable building elements, strategic connectivity, and lifestyle-oriented concepts aimed at increasing the overall appeal of the projects. Such value-added features are intended not only to strengthen market attractiveness and competitiveness, but also to justify higher selling prices and enhance long-term investment potential.

High-value commercial properties priced above RM1 million are expected to remain the key drivers of the market, supported by demand for prime commercial spaces in established locations. These properties continue to attract investors and business operators due to their stronger long-term capital appreciation potential, better rental prospects, and strategic business advantages.

Barring any unforeseen circumstances, the commercial property market is expected to maintain a stable outlook in the near term. Positive outlook is observed for prime commercial properties located at popular commercial locations.

Industrial Property Sector

The growth of the Malaysian industrial property market moderated in 2025 compared with the preceding year. A total of 8,910 industrial property transactions were recorded in 2025, representing a modest increase of 1.4% from 8,783 transactions in 2024. This growth was comparatively slower than the 7.7% increase recorded in 2024.

Malaysia's participation in RCEP, CPTPP and AFTA have strengthened Malaysia's position as a strategic manufacturing and logistics hub within Asia-Pacific region.

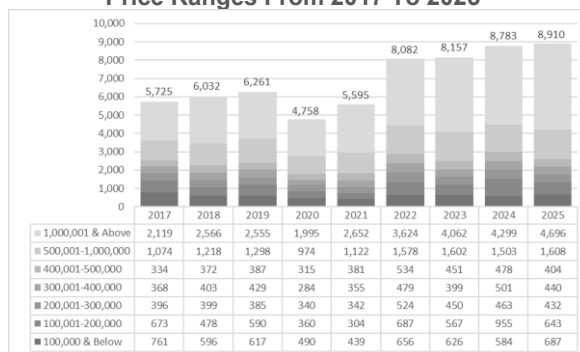
The prolonged geopolitical tensions in Iran as well as Ukraine will weaken global investment sentiment and may reduce the flow of FDI into Malaysia.

Industrial properties priced above RM1 million continued to dominate Malaysia's industrial property market in 2025, reflecting sustained demand for larger-scale and higher-value industrial assets across the country.

In 2025, industrial properties priced above RM1 million accounted for about 52.7% of total industrial property transactions, reaffirming their position as the primary contributor to overall industrial property market activity. This showed an increase from the 48.9% in 2024 and 49.8% in 2025.

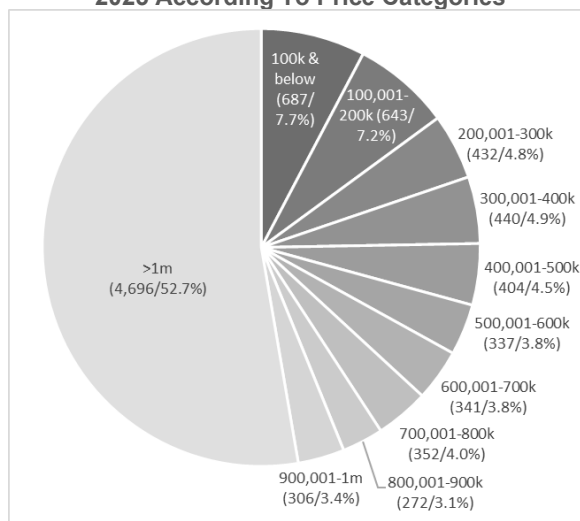
The number of industrial property transactions valued above RM1 million also recorded a notable increase of approximately 9.2% in 2025. Meanwhile, transactions involving industrial properties priced between RM500,001 and RM1 million grew by approximately 7.0% during the year.

Industrial Property Transactions According To Price Ranges From 2017 To 2025



Source: NAPIC

Breakdown Of Industrial Property Transactions In 2025 According To Price Categories



Source: NAPIC

Notably, industrial properties priced at RM100,000 and below rebounded strongly, registering a 17.6% increase in 2025 after experiencing two consecutive years of negative growth, namely declines of 6.7% in 2024 and 4.6% in 2023.

Generally, industrial properties priced at RM100,000 and below comprised mainly smaller terraced factories or flatted factories that are located outside the prime industrial locations in Malaysia.

Outlook

Over the past few years, the industrial property market in Malaysia was largely spurred by the increase in foreign investments. Malaysia has become a preferred investment destination due to its investment friendly policies and environment.

Malaysia's participation in various major international trade agreements will continue to support the growth of the industrial property sector. Trade pacts such as the Regional Comprehensive Economic Partnership (RCEP), the Comprehensive and Progressive Agreement for Trans-Pacific Partnership (CPTPP), and the ASEAN Free Trade Area (AFTA) have strengthened Malaysia's position as a strategic manufacturing and logistics hub within the Asia-Pacific region.

Recent data indicates that the industrial property market in Malaysia has moderated amid slower global trade activity arising from the implementation of US tariff and heightened geopolitical tensions. The ongoing conflicts involving Iran and Ukraine have further exacerbated global economic uncertainty and may have implications on Malaysian industrial property sector.

A cautious outlook is anticipated for the Malaysian industrial property market in the near term. Although demand for strategically located and high-quality industrial assets is expected to remain relatively resilient, overall market activity may be moderated by external economic uncertainties, geopolitical developments, and rising operating costs.

Visit Malaysia Year 2026 is expected to provide a substantial boost to the hospitality property sector, making it one of the key beneficiaries of the government's tourism-driven initiatives.

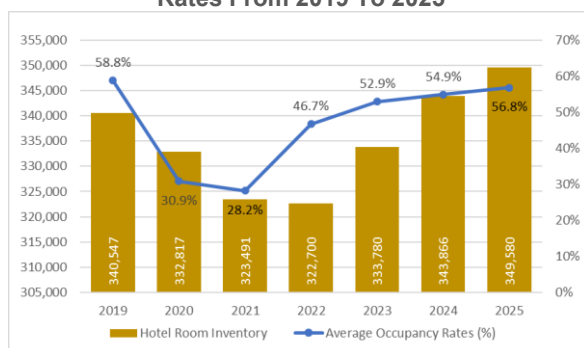
Hospitality Property Sector

In 2025, Malaysia recorded a record-breaking 42.197 million visitor arrivals, reflecting an 11.2% increase compared to the 35.046 million visitors recorded in 2024. Visitor arrivals also surpassed pre-COVID-19 levels by approximately 20.4%, marking a strong recovery and continued growth in the tourism sector.

Strong performance in the tourism sector, coupled with positive economic growth, continued to drive the hospitality property sector in Malaysia. The average hotel occupancy rate nationwide improved to 56.8% in 2025, up from 54.9% in 2024.

The overall number of hotels and hotel rooms registered with the Ministry of Tourism, Arts & Culture stood at 5,390 hotels and 349,580 rooms, respectively in 2025. Taking into consideration the hotel inventory and occupancy rates, the overall occupied rooms rose by approximately 5.2% in 2025.

Hotel Room Inventory And Average Occupancy Rates From 2019 To 2025



Source: Ministry of Tourism, Arts & Culture

Malaysia's hospitality property sector benefited from the build-up to Visit Malaysia Year 2026. In preparation for the campaign, the government implemented various promotional initiatives throughout 2025 to position Malaysia as a preferred destination and attract more international tourists to visit the country in conjunction with the Visit Malaysia 2026.

The outbreak of the Iran war on 28 February 2026 adversely affected the global tourism industry and posed challenges to the objectives of Visit Malaysia 2026. To maximise the economic stimulus generated by the initiatives introduced under the campaign, the government extended the Visit Malaysia Year programmes and promotional initiatives from 2026 into 2027.

The following highlights major developments observed in the hospitality sector in Malaysia.

- Sunway REIT disposed Sunway Hotel Seberang Perai Jaya and is constructing a new 192-room hotel atop Sunway Carnival Mall. The new hotel is slated for completion by end-2027.
- IJM Land will incorporate a 459-room luxury hotel within the Penang Waterfront Convention Centre development.
- Marriott International opened Marriott Executive Apartments KL offering 353 executive apartments with larger footprint, full kitchens, in-room washers and dryers, etc.
- Exsim Hospitality Bhd will operate Summit Hotel Subang Jaya under a tenancy agreement after a RM45-million refurbishment.
- The Receiver and Manager of Golden Wave Sdn Bhd is inviting interested parties to register their interest in reviving the Crown Kota Kinabalu project.
- Citta Worldwide inked an agreement with Marriott International for the development of the Aloft Seremban Hotel.
- Emkay Group has signed a MOU with Global Net Travel Sdn Bhd to develop 27 floating villas at Pulau Banding in Gerik, Perak.
- Gamuda Land is collaborating with Dusit International Group to develop ASAI Gamuda Cove Hotel in Gamuda Cove. The hotel, which will be completed in mid-2026, offers about 280 rooms.
- OYO has introduced Sunday Hotels in Malaysia with simultaneous launches in Kuala Lumpur and Pantai Cenang, Pulau Langkawi.
- Eastin Hotel Kuala Lumpur has reopened as 5-Star Petaling Jaya Marriott Hotel after the refurbishment works have been completed.
- Richmond Asia Group has entered into a hotel management agreement with Spain's Barcelo Hotel Group to operate 199 suites known as Richmond Estelar. The project is expected to be completed by end of 2028.
- YTL Hotel Group plans to convert the previously 381-room Thistle Hotel into a 410-room JW Marriott Hotel Johor Bahru by end of 2026.
- IHG Hotels & Resorts is bringing its Vignette Collection brand through Mangala Estate Kuantan, a partnership with Franky Group.
- Sheraton Kota Kinabalu opened its door in December 2025. The 24-storey hotel offers 307 keys and is managed by Marriott International.

15 out of the 25 hotels completed in 2025 adopt established international hotel chain brands:

Hyatt Hotels

- Hyatt Regency in KL
- Hyatt Centric in KL

Marriott Int

- Marriott Exe Apt in KL
- Moxy in KL
- Sheraton in JB and KK
- Iconic Marjorie Hotel in Penang
- AC Hotel by Marriott in Ipoh

IHG Group

- Holiday Inn in KL
- Crowne Plaza in Penang
- Kimpton in KL
- Voco Kuching

ACCOR Group

- Ibis Styles in KLIA
- SO Sofitel KL

Frasers Group

- Capri by Fraser in Penang

Ahead of the official launch of Visit Malaysia Year 2026, many developers rushed to complete their hotel projects.

The following shows hotel projects that have been completed in 2025 and early 2026.

Hotels / Resorts	Rooms
Kuala Lumpur	
Hyatt Regency KL Midtown	306
Marriott Executive Apartments KL	353
Moxy Kuala Lumpur Chinatown	320
Hotel Bandar	45
Pavilion Damansara Heights Hotel	140
Seeds Hotel Premier Sri Petaling	168
SO Sofitel KL (Oxley Hotel)	226
Hyatt Centric Kuala Lumpur	312
Holiday Inn Kuala Lumpur Bangsar	220
Kimpton Naluria KL at TRX	466
Selangor	
Ibis Styles Sepang KLIA	229
Johor	
Sheraton Johor Bahru	345
Sin Lien Hotel, Kluang	19
Kluang Container Hotel, Kluang	16
Pulau Pinang	
Crowne Plaza Penang Straits City	343
Capri by Fraser, Penang	248
Iconic Marjorie Hotel	298
Fifth Avenue Hotel & Suites	241
Perak	
AC Hotel by Marriott Ipoh	291
Melaka	
Birkin International Hotel	526
Sarawak	
voco Kuching	321
Sabah	
Sheraton Kota Kinabalu	307
Seafest Regency Hotel, Semporna	136
The City Inn Hotel, Kota Kinabalu	159
The Majulan Hotel, Penampang	163

Source: NAPIC / CCO Research

Outlook

Overall, the Malaysian hospitality property sector is expected to maintain a positive outlook, supported by the government's initiatives under the Visit Malaysia campaign. Under Visit Malaysia 2026, the government aims to attract 47 million tourist arrivals and generate RM329 billion in tourism receipts.

Well-managed hotels and resorts located in popular tourist destinations such as Melaka and Pulau Pinang or popular commercial centres such as KLCC and Bukit Bintang are expected to continue recording strong performance.

Generally, high-end hotels operated under established international brands are expected to outperform conventional hotels, supported by their stronger brand recognition and wider reach among international travelers. Many newly developed hotels, particularly in the high-end segment, have adopted internationally recognized hotel brands to enhance their market positioning and appeal to travelers.

Retail Property Sector

In 2025, Malaysia's overall retail property market remained generally stable, with the occupancy rate recording a slight improvement from 78.8% in 2024 to 78.9%. This was achieved despite a negative take-up rate of 4.56 million square feet, mainly attributed to the reduction in existing supply as many property owners repurposed retail spaces for alternative uses.

Overall occupancy rate of shopping complexes in Kuala Lumpur improved from 86.8% in 2024 to 87.9% while shopping complexes in Selangor reduced marginally from 80.6% to 80.3%.

Shopping complexes in Johor improved from 72.8% in 2024 to 73.5% in 2025 while shopping complexes in Pulau Pinang reduced from 72.3% to 70.9%. In Perak, occupancy rates of shopping complexes remained unchanged at 88.4%.

The following shows major news related to the retail property sector in Malaysia.

- Sime Darby Property signed five anchor tenants for KLGCC Mall. They are Jaya Grocer, Serai Group, ACE Hardware, Asia Ballet Academy and HarbourLand. It has reported 85% committed occupancy rate as of 17th July 2025.
- AEON Co has signed a MOU with KIP REIT for the expansion and upgrade of Aeon Mall Kinta City in Ipoh, Perak. AEON is set to enter a longer lease with KIP REIT.
- IOI Properties Group unveils Bangi Fresco at its Bandar Puteri Bangi. The retail project offers a combined 100,000 sft of retail space and is scheduled for completion in 3Q-2026.

The continuation of the Visit Malaysia initiatives through 2027 is a positive development for Malaysia's hospitality property sector, supporting tourism growth and accommodation demand.

- Hextar World has signed key tenants such as Malaysia National Ice Skating Stadium, Luckin, NomNom Food Hall, Senkyaku Banrai, etc. The mall has secured 60% occupancy rate as at early August 2025.
- Sunway Group is opening its 10th mall known as Sunway Square Mall in Sunway City, Selangor. The mall is 100% leased with 95% of the shops operating during opening.
- Eco World Development Group unveiled its first 19 tenants at Majestic Labs in Eco Majestic, Semenyih. The tenants include Believe Fitness, Claviera Petite, Melody Kindyland, Chef Kecik, Flow Academy, Xiaomi, myBurgerLab, etc.
- IJM Land Bhd and Amona Group signed MOU with 16 tenants for Enlace Shoppes in Pantai Sentral Park. Phase 1 of Enlace Shoppes is set to open in 2029 with lettable areas of 99,335 square feet and when fully completed, will have total lettable areas of about 315,000 sft.
- UOA Development Bhd has confirmed 7 Eleven, Food City, Hairmo Dressing, Health Lane Pharmacy, Hock Kee Kopitiam, Komune Care, Luckin Coffee, Nasi Lemak Shop, ZUS Coffee and R Pharmacy has tenants for the retail podium at Bamboo Hills Residence.
- GameOn Theme Park will open NextGen Theme Park in The Mines Shopping Mall and Kidpreneur at Majestic Labs.
- Cold Storage will be the sole tenant of the Tenz Emporium, which is part of the Tenz integrated development in Alor Setar, Kedah.
- Aman Setia Group has secured Giant Supermarket as the anchor tenant at its Aman Parc township in Sungai Petani, Kedah. The 15,000 sft outlet is slated to open in 4Q2026.
- Johor Bahru City Square will undergo an asset enhancement initiative in phases starting November 2025, aiming to add more than 50 new retailers by 4Q2027.
- KLK Land secured key tenants such as Village Grocer, HarborLand, Serai Restaurant, Harvey Norman, Maybank, etc. for its upcoming Coalfields Retail Park at Bandar Seri Coalfields in Sungai Buloh, which targeted opening by end 2Q2026.
- CapitalLand Investment Limited has been appointed by Coronade Properties to help shape the retail vision for Coronation Square Mall. Construction of the 1.2-million sft mall will begin in 2026 and schedule for completion in 2029.
- SP Setia Bhd has secured AEON Style Supermarket at Setia EcoHill Walk in Setia EcoHill, Semenyih.
- IJM Land will introduce Village Grocer to Seremban 2 in 4Q2027 under a RM25 million investment. The new outlet will be located on a 1.9-acre land featuring a 26,240 sft supported by 100 parking bays.
- Atlan Holdings Bhd has ceased its duty-free business operations at Berjaya Waterfront Johor Bahru with effective February 2026.
- PNB Merdeka Ventures indicated that 118 Mall is on track to open in August 2026 with over 78% of its over 800,000 sft lettable retail space already committed.
- Lalaport Bukit Bintang City Centre welcomed five new Japanese brands which are Regal, Global Work, earth music & ecology, Over Print and 3Coins to enhance retail experience at the mall.
- Many malls have increasingly adopted directions toward environment, social and government (ESG) principles and sustainable development goals.
- Cold Storage will be the main anchor tenant at Sendayan Merchant Square in Bandar Sri Sendayan, which is targeted for opening by end of 2026.

The following shows shopping complex projects that have been completed in 2025 and early 2026.

Shopping Complexes	Areas (sft)
Kuala Lumpur	
KLGCC Mall	230,000
Selangor	
Hextar World, Empire City (including 450k sft entertainment area)	1.80 mil
Sunway Square Mall	316,000
Sunsuria Forum Mall	152,000
Majestic Labs, Eco Majestic	113,200
Pulau Pinang	
The Waterfront Shoppes	666,000
Klippa Shopping Centre	76,500
Perak	
Econsave Hutan Melintang	73,000
Econsave Kuala Kangsar	56,400
Bazar II @ Botani Village	38,200
Pahang	
TF Value Mart Jengka	67,500

Amongst the ESG initiatives adopted by malls are as follows:

- Installed solar panels
- Implemented on-site food composting machines
- Supplies surplus edible food from participating F&B tenants to various charities

Many developers have shifted their focus towards smaller neighbourhood and community malls, which are strategically integrated to support and complement their broader development projects.

Shopping Complexes	Areas (sft)
Kedah	
Tenz Emporium	17,205
Perlis	
Kangkar Jaya Mall	243,000

Source: NAPIC / CCO Research

Outlook

Sustainable economic growth is crucial for preserving consumers' purchasing power, a key driver of the Malaysian retail property market's performance. Supported by the projected economic growth of 4.0% to 4.5% in 2026, the overall retail property market is expected to maintain its stability.

The outbreak of the Iran war on 28 February 2026 has created significant uncertainties in the global economic landscape, affecting international trade and economic performance, including Malaysia. Should the conflict persist into the second half of 2026, it may exert downward pressure on Malaysia's economic growth due to heightened inflationary pressures, rising business costs, and disruptions to global supply chains.

Many new shopping centre developments have benefited from the continued outlet expansion of retailers, especially well-established retail chains. Their presence has helped improve tenant mix, increase footfall, and strengthen the overall market positioning of these developments.

In the short to medium term, developers are expected to continue focusing on community shopping centres with gross leasable retail space ranging from 100,000 sft to 350,000 sft, with the aim of enhancing the appeal and value of their developments through well-planned retail components and attractions.

Many developers strategically introduce shopping complex projects when the surrounding population has reached a sufficient level to support retail demand. This approach helps ensure a sustainable customer base and supports the long-term viability of the retail development.

Overall, a stable outlook is expected for the Malaysian retail property market, supported by sustained domestic consumption and steady economic growth. However, the outlook may be subject to change should the adverse effects of the Iran war persist.

Purpose-Built Offices

The occupancy rate of purpose-built office buildings in Malaysia remained stable at approximately 78.1% in 2025, unchanged from 2024.

In 2025, occupied office space in Malaysia totaled approximately 206.03 million sq ft, reflecting a negative net take-up of about 5.23 million sq ft from the previous year. The decline was attributable to continued market adjustments and changing occupier requirements within the office sector.

Most states recorded negative net take-up of office space ranging from approximately 17,500 sq ft to 1.31 million sq ft. The exceptions were the office markets within the Central Economic Region, namely Kuala Lumpur, Selangor and Putrajaya, which continued to register positive net absorption during the year.

Overall, the Malaysian purpose-built office sector has undergone a slow recovery process since the COVID-19 pandemic. As of 2025, occupied office space was only 5.2% higher than the level recorded in 2019, prior to the pandemic. The increase represents a compound annual growth rate (CAGR) of approximately 0.8% over the six-year period, underscoring the subdued pace of expansion in the office market.

The following shows major developments related to the purpose-built office property sector in Malaysia.

- Emkay Group has changed its sales strategy of Mercu Mustapha Kamal's Tower 2 from an en-bloc sales model to stratified floor-by-floor sales, offering floor areas ranging from 15,102 to 16,146 sft.
- TRX City Sdn Bhd started the construction of a new 39-storey office tower offering about 800,000 sft lettable area. The 10th building in TRX is scheduled for completion in 2Q2029.
- TA Global Bhd launched a new Grade A strata office tower, The Arden in Bandar Sri Damansara. The project is slated for completion in 2Q2028.
- About 70% of the offices in Merdeka 118 have been leased with tenants including Maybank, Bank of America, etc.
- Mitraland Group launched a 28-storey Novva Nexus office tower in Gravit8, Klang.

Co-working spaces are the major office occupiers in the purpose-built offices in Malaysia:

- The MET Club by Colony at The MET
- Regus Menara Public Gold KL
- Regus Troika Kota Bahru
- INFINITY8, Exchange 106, TRX
- INFINITY8 Reserve, Menara Southpoint, Mid Valley
- Signature by Regus, Menara Merdeka 118
- WORQ Sunway V2 Tower, Sunway Velocity
- Common Ground KLCC, Menara Darussalam
- Co-labs, Mid Valley Southkey Johor Bahru

- Exchange 106 in TRX has reached 75% committed tenancies as of October 2025 and will reach its financial breakeven target by 3Q2026.
- Maybank relocated its head office from Menara Maybank to Menara Merdeka 118 effective 6th May 2026.
- Selangor Sultan launched Light Dues Tower in Port Klang. The 12-storey building is equipped with an accredited Vessel Traffic Services (VTS) centre.
- 1MK Office Sdn Bhd plans to divest Wisma Mont Kiara for RM130 million or about 714 psft. The office building has net leasable areas of 181,992 sft.
- The Heritage Tower at KL city areas was being auction at reserve price of RM44.1 million on 26th September 2025.
- Citaglobal Bhd has entered into a JV with Varia Crest Sdn Bhd to develop an integrated project in KL. The project will house the company’s new corporate headquarters known as Citaglobal Tower.
- Alliance Bank launched its new headquarter office known as Menara Alliance Bank (Menara Oxley) at Jalan Ampang. The bank was previously based at Capital Square.

The following shows purpose-built office building projects that have been completed in 2025 and early 2026.

Shopping Complexes	Areas (sft)
Kuala Lumpur	
TRX Campus Office	275,000
Menara Alliance Bank (Oxley)	355,000
TNB Gold	520,000
Selangor	
Sunway Square Corporate T1	432,500
Sunway Square Corporate T2	539,000
Menara Sunsuria, Setia Alam	354,200

Source: NAPIC / CCO Research

Outlook

Generally, cautiously stable outlook is observed for the purpose-built office property sector in Malaysia, underpinned by moderate incoming supply, positive economic growth of 4.0% to 4.5% in 2026 and gradual uplift in the occupancy rate and rental rates of offices located at established commercial areas.

After years of being overlooked, quality purpose-built office buildings in Johor Bahru are expected to demonstrate resilient performance in the near term, supported by state-of-the-art features, spillover investment from Singapore driven by the Johor-Singapore Special Economic Zone (JS-SEZ), and lower operating costs compared to Singapore.

Overall, positive performances are expected for Grade A offices located at established commercial areas in key economic zones and supported by good railway public transportation such as LRT and MRT.

Old and secondary office buildings are expected to continue facing downward pressure on both rental and occupancy rates. While many ageing office properties in prime commercial locations are suitable for redevelopment or repurposing, prevailing market conditions may discourage investors from undertaking such initiatives in the near term.

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Developers that bought land to expand their landbank:

Klang Valley

- Mah Sing-Sentul
- GUH Hldg-Semenyih
- SkyWorld-Mt Kiara
- Sun Suria-Kwasa
- MKH Bhd-Bangi
- Gamuda-K Langat
- LSH Cap-Titiwangsa
- Sunway-Kuang
- Avaland Bhd-PJ
- Kerjaya-Jln Puchong
- Avaland-Jln Putra
- Chin Hin-Segambut
- HCK Cap-Setia Alam
- Mah Sing-Corus
- HCK Cap-Setia Alam
- Y&G Corp-K Selangor
- Asian Pac-Kg Atas
- OSK Prop-Rawang
- MRCB-Bukit Jalil
- OSK Pro-Subang Jaya
- YNH Prop Bhd-KL
- Chin Hin-Segambut
- Chin Hin-Cheras
- Mah Sing-Semenyih
- Chin Hin-Seri Kem...
- Eco World-Semenyih
- MUI Properties-Ijok
- Paramount Corp-U9

Johor

- IGB Bhd-Southkey
- Kimlun Bhd-Kulai
- Paragon-S Renggam
- Mah Sing-Kulai
- KL Kepong-Kulai

MAJOR CORPORATE DEALS

The following highlights the key corporate deals involving properties in 2025.

Klang Valley (Kuala Lumpur, Selangor and Putrajaya)

- Keppel DC REIT has entered into a S&P on 31st December 2024 with Basis Bay Services MSC to sell the Basis Bay Data Centre in Cyberjaya Selangor for RM55.6 million (Jan 2025, EdgeProp)
- Sime Darby Property Berhad has fully acquired two double-storey logistics warehouses in Bandar Bukit Raja for RM232 million. The warehouses were previously owned by a 50:50 joint venture with Japan's Mitsui & Co Ltd and Mitsubishi Estate Co Ltd. The warehouses have a combined net lettable area of about 700,000 sft (Jan 2025, EdgeProp)
- Mah Sing Group is purchasing a 2.78-acre prime land in Sentul for RM32 million. The developer plans to develop a residential development known as M Aria, which will replicate its M Centura and M Arisa developments in Sentul. Both projects were fully sold (Jan 2025, EdgeProp)
- Citaglobal Bhd signed a deal to buy a 1.58-acre land at Jalan Tun Razak from Bank Islam Malaysia Bhd for RM73 million. The purchase is seen as a strategic opportunity for long-term value creation and growth (Jan 2025, EdgeProp)
- Awan Biru Technology Bhd is disposing of an 8-storey office and retail building in Cyberjaya to tenant Puncak Hartanah Intelek Sdn Bhd for RM25 million. Seven floors of the property totaling 35,904 sft are rented to Commerce Dot Com (wholly owns Puncak Hartanah Intelek) while the remaining floor, encompassing 4,471 sft is the office of AwanBiru (Feb 2025, EdgeProp)
- Notion Vtec Bhd is acquiring a 4-hectare vacant agricultural land in Kapar, Klang for RM29.62 million as part of the expansion of its manufacturing operations (Feb 2025, EdgeProp)
- Metro Healthcare Bhd is acquiring a 4-storey shopoffice in Subang Jaya for a cash consideration of RM9.5 million to expand its business. The office space measures a gross floor area of 12,176 sft (Feb 2025, EdgeProp)
- Eco World Development Group has signed agreement to sell 58.187 acres of industrial land in Eco Business Park V in Puncak Alam to Pearl Computing Malaysia Sdn Bhd, an affiliate of Google for RM266.1 million. Separately, Eco World signed an agreement with Pearl Computing to develop and lease data centres on 92.44 acres within the same park. The agreement is for an initial term of 20 years, which could be renewed for up to 10 additional years, and provides stable recurring income (Feb 2025, EdgeProp)
- Asian Pac Holdings is buying Jaya Shopping Centre in Petaling Jaya for RM100 million. The 7-storey shopping centre covers an approximate area of 92,712 sft including a lower ground floor and four levels of basement car parks with 786 car park bays. The shopping centre recorded occupancy rate of about 78%. The purchase is to increase its recurring income (Feb 2025, EdgeProp)
- Pecca Group Bhd is acquiring a land measuring 25,350 sqm in Bandar Serendah, Rawang from Saraya Glove Industries Sdn Bhd for RM17.43 million to support its expansion plans (Mar 2025, EdgeProp)
- Gagasan Nadi Cergas Bhd has secured an en-bloc sale of 523 affordable housing units in City of Elmina, Shah Alam for RM134.41 million from the Selangor Housing and Property Board (LPHS). Each unit would cost about RM256,998 (Feb 2025, EdgeProp)

Pulau Pinang

- Chin Well-S Perai
- SkyWorld-Bt Kawan
- Paramount-B Cassia
- Mah Sing-Georget..
- Majestic-Georgeto..
- Sunway-Georgetown
- EcoFirst-Bolden Land

Perak

- IGB Bhd-MAPS

Negeri Sembilan

- Lagenda-Senawang
- Widad-Seremban

Kedah

- OSK Prop-Sg Petani
- Paramount-Kulim
- Aman Cove-Kulim

Melaka

- Scientex-P Rumpit
- K Jetson-Alor Gajah

Sarawak

- Jasa Tiasa-Sibu
- GDB Hldg-Kuching

Sabah

- Titijaya-K Kinabalu
- Titijaya-UMS
- KTI-Kinarut

- GUH Holdings Bhd has announced its acquisition of 27.22 hectares of land in Semenyih for RM71.76 million. The purchase aligns with its goal of expanding its landbank and strengthening its presence in the Klang Valley (Mar 2025, EdgeProp)
- Ho Hup Construction Co is disposing of two properties at Level 5 and Level 6 of Ho Hup Tower in Bukit Jalil for RM13 million (Mar 2025, Star)
- SkyWorld Development is acquiring a 3.032-acre freehold land in Mont Kiara for RM110 million. The developer will develop a high-end residential project on the land (Apr 2025, Star)
- Sunsuria Bhd has entered into a development right agreement with Kwasa Development (13) Sdn Bhd for a residential project in Sungai Buloh with an estimated gross development value of RM492 million. Sunsuria will pay Kwasa RM88.63 million for the land cost (Apr 2025, Star)
- Widad Group is disposing of a 12-storey office building in Damansara Heights for RM41.5 million. The office building, which includes six levels of elevated car parks and has a 99-year leasehold expiring in 2073 (Apr 2025, Star)
- MKH Bhd is acquiring a parcel of freehold land measuring about 14.91 acres in Bangi for RM42.21 million. The proposed acquisition allows the company to further expand its property development in Selangor (Apr 2025, Star)
- DC Healthcare Holdings Bhd is acquiring a three-storey end shophot in Puchong for RM8 million. It comprises two individual titles with a combined land areas of about 401.33 sqm. The purchase is to reduce reliance on leased properties (Apr 2025, EdgeProp)
- Pavilion REIT has received approval to acquire Banyan Tree KL and Pavilion Hotel KL for RM480 million. The two hotels are 5-Star operated and managed by Banyan Tree Hotels & Resorts Pte Ltd and achieved occupancy rates of 82.1% and 81.5% in 2024, respectively (Apr 2025, Star)
- Taghill Holdings Bhd is selling two shopoffice units in Bandar Bukit Puchong for a total RM4.6 million. Each shopoffice building has a land area of about 163 sqm (Apr 2025, EdgeProp)
- KIP REIT is acquiring KIPMall Desa Coalfields in Kuala Selangor for RM62 million. The mall is a freehold building featuring rooftop solar photovoltaic panels, boasts a 99% occupancy rate and hosts a diversified tenant base (Apr 2025, EdgeProp)
- Gamuda Bhd's proposed acquisition of 336 acres of land in Kuala Langat for RM248.7 million to serve as a strategic extension to the group's Gamuda Cove township (May 2025, Star)
- Amanah REIT is acquiring an industrial building measuring 132,700 sft in Telok Panglima Garang for RM39 million. The building will be leased back to the seller, Alpha Express, under a 10-year triple net lease at RM195,000 per month (May 2025, EdgeProp)
- Sentral REIT is acquiring 38 stratified retail units and 1,432 car park bays of the Arcoris Plaza from UEM Sunrise Bhd for RM70 million (May 2025, Star)
- Ta Win Holdings Bhd is disposing a 16,187 sqm industrial land in Klang for RM44.5 million to focus on its core operations (Jun 2025, Star)
- Oriental Kopi Holdings Bhd is proposing to acquire a parcel of leasehold land measuring 5,260.8 sqm in Taman Perindustrian Putra, Puchong for RM23 million. The property is currently rented by Oriental Kopi as its head office and warehousing facility (Jun 2025, Star)
- Sports Toto Bhd is proposing to acquire three freehold commercial units with total floor areas of about 1,637 sft at the ground floor of Berjaya Times Square for RM24.9 million. The units are currently tenanted (Jun 2025, Star)

Companies that acquire properties for investment purposes or recurring income:

Klang Valley

- SDPB-Bukit Raja
- Citaglobal
- EcoWorld (EBP5)
- Asian Pac (Jaya SC)
- Sports Toto Bhd
- Bonia Corp Bhd
- LB Aluminum Bhd
- Luxchem Corp Bhd
- Turiya Bhd
- DRB Hicom Bhd
- PWF Corp Bhd

Johor

- Pelaburan Hartanah
- YTL Hotels-Thistle

Pulau Pinang

- Astino Bhd
- Oriental-Bayview

Kedah

- Pelaburan Hartanah
- Oriental-Bayview Htl

- Bonia Corp Bhd is acquiring the remaining 10% stake in Casa Bologna Sdn Bhd for RM2.1 million, which in turn owns two parcels of land in Bukit Bintang (Jun 2025, EdgeProp)
- Lim Seong Hai Capital Bhd has bought three land parcels in Kuala Lumpur for RM17.4 million. The lands measuring 910.51 sqm, 286 sqm and 1,241.84 sqm are located within Titiwangsa. The lands will be amalgamated for a serviced apartment project with about 240 units (Jun 2025, EdgeProp)
- Nestcon Bhd will purchase three office units in its Nest 2 Residences project in Puchong to be used as its permanent corporate HQ. The company will pay RM15.1 million in a related party transaction to the company's group MD Datuk Lim Jee Gin (Jun 2025, EdgeProp)
- Sunway Bhd has acquired about 99.6 acres of freehold land in Kuang for RM65.1 million. The site is sited adjacent to Sunway's 245-acre industrial land (Jun 2025, EdgeProp)
- Avaland Bhd is acquiring a parcel of leasehold development land measuring about 2.2 acres in Section 13, Petaling Jaya for RM49 million (Jul 2025, Star)
- Kerjaya Prospek Group Bhd has acquired three parcels of freehold land with a total 2.99 hectares along Jalan Puchong, for a total consideration of RM112.8 million (Jul 2025, Star)
- LB Aluminium Bhd is acquiring a 6.74-acre leasehold industrial land together with buildings in Banting for RM22 million. The company will sign a three-year tenancy agreement to lease the land back to Lucksoon Metal (related party to the multiple vendors) (Jul 2025, EdgeProp)
- Avaland Bhd has signed a deal to acquire a 3.194-acre parcel of land on Jalan Putra for RM148.8 million. The developer plans to develop a mixed-use commercial project (Jul 2025, EdgeProp)
- NexG Bhd is buying an industrial property in Petaling Jaya for RM28.5 million. The property includes a 2-storey factory, a 3-storey office block, 2-storey warehouse and a guardhouse on a 6,182 sqm land (Jul 2025, EdgeProp)
- Luxchem Corp Bhd is acquiring five leasehold industrial lands in Mukim Kapar, Klang for RM45.59 million. The five plots measuring a total of 40,340 sqm come with 9-year tenancy agreement that generates annual rental income of RM2.3 million, including a 10% upward rental revision every three years (Jul 2025, EdgeProp)
- PTT Synergy Group Bhd has proposed to acquire 4.56 hectares of freehold land in Rawang for RM60 million to build a single storey warehouse equipped with an automated storage and retrieval system (ASRS) (Jul 2025, EdgeProp)
- Chin Hin Property Group has entered into a S&P to acquire a 6.49-acre freehold land in Segambut for RM52 million (Jul 2025, Star)
- Greenyield Bhd disposed a 10,660-sqm parcel of vacant leasehold industrial land in Kuala Selangor for RM8 million (Jul 2025, Star)
- Axis REIT has proposed to acquire a single storey detached warehouse with an annexed double-storey office, 1.5 storey detached warehouse and other ancillary buildings sited on a land area of 41,248 sqm in Port Klang for RM80 million (Aug 2025, EdgeProp)
- BWYS Group Bhd has proposed to sell industrial properties in Banting for a total cash consideration of RM67 million. The properties span approximately 339,386 sft and comprise three blocks of 4-storey office buildings, three blocks of single-storey detached factory buildings, and an ancillary building (Aug 2025, EdgeProp)
- Mah Sing Group acquired Corus KLCC Hotel for RM260 million. The hotel is sited on a 1.485-acre freehold land in the KLCC precinct. The hotel will be redeveloped into a premium freehold serviced apartment (Aug 2025, EdgeProp)

Companies that sold properties to monetize their properties:

Klang Valley

- Awan Biru Tech
- EcoWorld (EBP5)
- Gagasan Nadi Cergas
- Ho Hup Construction
- Widad Group
- Taghill Holdings Bhd
- Ta Win Holdings Bhd
- Greenyield Bhd
- BWYS Group Bhd
- Asian Pac Hldg Bhd
- F&N Holdings Bhd
- Magma Group Bhd
- KLCC Holdings
- UOA Dev Bhd
- Mudajaya Group
- SP Setia Bhd
- Rexit Bhd
- Ecobuilt Hldg Bhd
- Gadang Hldgs Bhd
- Lendlease

Johor

- Crescendo Corp
- Kimlun Corp Bhd
- Senheng New Retail
- EcoWorld-EBP1
- EcoWorld-EBP2
- Hextar Tech Solution
- Crescendo-K Tinggi
- Chin Hin Group
- LBS Bina Group
- Crescendo-K Tinggi
- Crescendo-J Bahru
- Paragon Globe Bhd
- Tafi Industries Bhd

Pulau Pinang

- PLB Engineering Bhd
- Ivory Properties Grp
- Acme Holdings Bhd

- HCK Capital Group Bhd is acquiring two parcels of freehold land in Bandar Setia Alam from Bandar Setia Alam Sdn Bhd. The first plot, measuring about 1.2107 acres costs RM19.51 million while the second plot at about 1.2199 acres, is valued at RM19.13 million (Aug 2025, EdgeProp)
- HCK Capital Group is purchasing a third parcel of land from Bandar Setia Alam Sdn Bhd in Setia City BizPark for RM19.35 million. The land measures about 1.23 acres and forms part of a mastered-planned commercial development (Aug 2025, EdgeProp)
- Y&G Corp Bhd plans to acquire 95.02 acres in Sepang for RM206 million and 367 acres in Ujong Permatang, Kuala Selangor for RM189 million. The lands were purchased from its managing director and major shareholder Datuk Seri Yap Seng Yew (Aug 2025, EdgeProp)
- Turiya Bhd plans to acquire Wisma Sentral Inai located along Jalan Tun Razak for RM135 million from Sentral REIT. The office building has been vacant since July 2022 and is generally in good condition. Turiya plans to spend RM3.5 to RM4 million on repairs within six months (Aug 2025, EdgeProp)
- KPS Consortium Bhd entered into an agreement to acquire a parcel of leasehold industrial land measuring 16,363 sqm in Klang for RM30 million. The property includes a factory building (Aug 2025, EdgeProp)
- DRB-Hicom Bhd is acquiring the remaining 30% stake in Scott & English (M) Sdn Bhd for RM20 million. Scott & English owns two properties located in strategic locations in Glenmarie, Shah Alam and Jalan Chan Sow Lin, Kuala Lumpur (Aug 2025, Star)
- Asian Pac Holdings Bhd is proposing to acquire property development firm Prestasi Kemas Sdn Bhd for RM42 million. Acquisition of the company will give the company access to prime development land in Kampung Attap, Kuala Lumpur (Aug 2025, Star)
- OSK Property Holdings Bhd is acquiring three parcels of freehold land measuring about 14.48 acres in Bandar Country Homes, Rawang for RM58 million (Sep 2025, EdgeProp)
- Luxchem Corporation Bhd is acquiring three plots of land measuring about six acres in Bandar Bukit Raja 3 Industrial Park for RM40.55 million (Sep 2025, EdgeProp)
- Axis REIT is acquiring an industrial property in Bandar Sultan Suleiman, Port Klang. The property comprises 3.64 hectares of land with a single-storey detached factory with a double-storey office annex, double storey office and canteen block, and a single-storey detached warehouse with a double storey office annex and ancillary buildings for RM50 million (Sep 2025, EdgeProp)
- Unique Fire Holdings Bhd is acquiring a land parcel measuring 4,926 sqm in Kota Kemuning Industrial Estate for RM15.54 million (Sep 2025, EdgeProp)
- Maxim Global Bhd is buying a 9-storey office tower at Jalan Klang Lama for RM29.5 million. The building known as Southbank Block 6 comprises 4,039 sqm and will serve as the office of the company (Sep 2025, EdgeProp)
- Asian Pac Holdings Bhd has proposed to dispose of a 35.72-hectare freehold in Semenyih for RM87.69 million (Sep 2025, EdgeProp)
- Malaysian Resources Corp Bhd is buying out EPF's 80% stake in Bukit Jalil Sentral Property Sdn Bhd. The company is principally involved in property development and owns three parcels of leasehold commercial land in Bukit Jalil measuring 308,840 sqm (Sep 2025, Star)
- PWF Corporation Bhd is acquiring 14 units of shopoffices worth RM27.8 million in TWL Avenue, USJ. Construction of the shopoffices is expected to be completed within 36 months from the date of the S&Ps (Sep 2025, EdgeProp)

Pulau Pinang (cont...)

- BWYS Group Bhd
- ECM Libra-Tune Htl
- YLI Holdings Bhd
- Rapid Synergy Bhd
- SkyGate Solutions

Perak

- YNH-AEON Mall
- Yew Lee Pacific Grp
- Johan Holdings Bhd

Negeri Sembilan

- Matrix Concepts
- Seremban Eng Bhd
- Gamuda Bhd
- SD Guthrie Bhd
- Ajiya Bhd
- Matrix Concep-MVV
- Sapura Industrial
- Ingenieur Gudang

Kedah

- SC Estate Builder
- L&P Global Bhd

Pahang

- Mieco Chipboard
- Hextar Global Bhd

Melaka

- Yong Tai Bhd

Sarawak

- Ibraco Bhd
- Rimbunan Sawit Bhd

Sabah

- Bedi Bhd

- Fraser & Neave Holdings Bhd intends to sell its 50% equity interest in Vacaron Company Sdn Bhd, the owner of a 5.15-hectare leasehold land located in Section 13, Petaling Jaya for RM180 million. The company plans to focus on growing its dairy farm business (Sep 2025, EdgeProp)
- OSK Holdings Bhd is acquiring a 3.3-acre land in Tropicana Metropark, Subang Jaya from Tropicana Corp Bhd for RM44.34 million to develop service apartments (Oct 2025, EdgeProp)
- YNH Property Bhd has entered into a joint venture with Genland Sdn Bhd to undertake a mixed highrise development in Kuala Lumpur. GSB will receive a minimum of about RM60 million from YNH, or 18% of the project's gross development value (GDV), whichever is higher (Oct 2025, EdgeProp)
- Chin Hin Group Property Bhd has acquired 1.88-acre land at Segambut, Kuala Lumpur for RM31.74 million with plan to develop the land into a service apartment project (Oct 2025, EdgeProp)
- Chin Hin Group Property will pay RM103 million to obtain full development rights over a parcel of leasehold land measuring 2.02 hectares in Taman Connaught, granting it completes authority over the design, construction, marketing, sales and proceeds from the project (Oct 2025, Star)
- Magma Group Bhd and KLCC Holdings Sdn Bhd are selling the 519-room Impiana KLCC Hotel for RM315 million (Oct 2025, EdgeProp)
- BWYS Group Bhd announced the acquisition of a 28.92-acre freehold industrial land within Compass @ Kota Seri Langat, Banting for RM94.48 million (Oct 2025, Star)
- UOA Development Bhd has entered conditional S&P for the sale of UOA Business Park Tower 2A (RM55.7 million), UOA Business Park Tower 2B (RM54.8 million) and UOA Business Park Car Park (RM89.5 million) (Oct 2025, Star)
- CBH Engineering Holding Bhd is acquiring a piece of freehold land in Klang measuring 3,866 sqm for RM14.39 million (Oct 2025, Star)
- Eco World Development Group has entered into a conditional S&P to acquire a 22.73-acre freehold land in Semenyih for RM82.19 million. The land is located adjacent to Eco World's upcoming Eco Radiance township (Oct 2025, EdgeProp)
- Mudajaya Group has entered into S&P for the disposal of four parcels of agricultural and industrial land located along Jalan Bukit Badong, Ijok, Kuala Selangor, collectively covering about 7.99 hectares for RM36.8 million (Oct 2025, EdgeProp)
- SP Setia Bhd has disposed 275 acres of freehold parcels in Semenyih to Mah Sing Group for RM273.5 million. The land is sited adjacent to its existing 500-acre M Legacy township (Nov 2025, EdgeProp)
- Rexit Bhd entered into a S&P for the disposal of a 3-storey shophouse including its fixture and fittings for a total cash consideration of RM7.8 million. The property with a built-up areas of approximately 368.4 sqm, is located in Taman Bukit Mayang Emas, Petaling Jaya (Nov 2025, Star)
- Chin Hin Property Group is buying 25.9-acre land in Seri Kembangan for RM91 million to develop a housing project (Nov 2025, EdgeProp)
- MUI Properties Bhd is acquiring eight parcels of freehold land in Ijok for RM605 million to rebuild its development pipeline. The land is a 730.99-acre tract, which comprises industrial zoned parcels, adjacent to Kuala Lumpur-Kuala Selangor Expressway (Latar) Expressway (Nov 2025, EdgeProp)

Companies that acquire property to expand their business:

Klang Valley

- Notion Vtec Bhd
- Metro Healthcare
- Pecca Group
- DC Healthcare Hldg
- Oriental Kopi Bhd
- Nestcon Bhd
- NexG Bhd
- PTT Synergy Group
- KPS Consortium Bhd
- Luxchem Corp Bhd
- Unique Fire Hld Bhd
- Maxim Global Bhd
- BWYS Group Bhd
- CBH Engineering
- Prestar Resources
- PRG Holdings Bhd

Johor

- Linco Technology
- ISP Group
- Muar Ban Lee-Muar
- Vantage Data Centre

Pulau Pinang

- SBH Marine Hlg Bhd
- Northeast Group
- TT Vision Holdg Bhd
- SkyWorld Dev Bhd
- Pharmaniaga Bhd
- Critical Holdings Bhd

Perak

- Samaiden Group

Negeri Sembilan

- Techbond Grp Bhd

Melaka

- Ornapaper Bhd

- Ecobuilt Holdings Bhd has disposed a freehold industrial land parcel measuring 5,337 sqm at Jalan Bestari 1A/KU7 in Sungai Kapar Indah industrial area for RM5.74 million (Nov 2025, Star)
- Gadang Holdings Bhd has entered into a S&P to dispose a 3.41-hectare parcel of Rumah Selangorku land in Taman Akasia, Semenyih for RM2.5 million. The land has been earmarked for 605 units of Type E affordable homes (Dec 2025, EdgeProp)
- Prestar Resources Bhd is buying an industrial property in Serendah Technology Park for RM17 million. The property comprises about 72,356 sft of land with an additional 23,357 sft extra land with a gross floor areas of about 33,350 sft (Dec 2025, EdgeProp)
- Paramount Corporation Bhd has announced the acquisition of 48.49 acres of leasehold land in Section U9, Shah Alam for RM113.5 million (Dec 2025, EdgeProp)
- Lendlease announced it has secured a new capital partner for its 40% stake in The Exchange TRX Mall and its entire 60% stake in the adjacent TRX Campus office (Dec 2025, EdgeProp)
- PRG Holdings Bhd is acquiring freehold land measuring 2,060 sqm in Klang for RM6.1 million. The land comprises a single-storey semi-detached factory and a double storey office building. The purchaser has rented the property for the past 15 years (Dec 2025, Star)

Johor Darul Takzim

- Sunway REIT has completed the acquisition of Kluang Mall for RM158 million. The mall is expected to generate an estimated initial net property income yield of 7%. The mall is now rebranded as Sunway Kluang Mall and is nearly fully occupied with over 130 tenants and anchored by Pacific Hypermarket & Departmental Store (Jan 2025, EdgeProp)
- Taiwan's Linco Technology (M) Sdn Bhd is acquiring a 4.02-hectare industrial land in Senai Airport City in Iskandar Malaysia, Johor (Jan 2025, EdgeProp)
- Crescendo Corp Bhd is selling a 22.55-acre piece of land in Pulai, Johor to Microsoft Payments (M) Sdn Bhd for RM119.83 million. The deal values the land at approximately RM122 psft. Microsoft Payments is principally engaged in the provision of data centre services (Jan 2025, EdgeProp)
- Kimlun Corp Berhad is selling a plot of freehold land measuring 56.5-hectare in Kota Tinggi, Johor for RM55 million to KT Techpark Sdn Bhd (Jan 2025, EdgeProp)
- Senheng New Retail Bhd is disposing of a piece of freehold industrial vacant land measuring 1.04 hectares in Tebrau, Johor Bahru for RM11.21 million (Feb 2025, EdgeProp)
- Eco World Development Group is selling another piece of industrial land measuring 138.532 acres located within its Eco Business Park 1 in Iskandar Malaysia to Microsoft Payments (Malaysia) Sdn Bhd for RM693.96 million. Microsoft Payments is principally engaged in the provision of data centre services (Feb 2025, EdgeProp)
- Eco World Development Group signed an S&P with Deye New Energy Technology (M) Sdn Bhd to sell 32.9 acres of industrial land for RM119 million in Eco Business Park II in Senai. Deye, which is from China, will set up a new manufacturing base for solar equipment (Feb 2025, EdgeProp)
- ISP Group is acquiring an industrial property in Plentong for RM35.1 million, strengthening its commitment to expanding its industrial real estate portfolio. The factory comprises a single storey detached factory/warehouse with gross floor areas of about 123,000 sft (Mar 2025, EdgeProp)

Sarawak

- Supreme CR Bhd
- Shin Yang Group Bhd
- Pharmaniaga Bhd

Terengganu

- Hiap Huat Hldg Bhd
- Pharmaniaga Bhd

Sabah

- Kim Teck Cheong
- Shin Yang Group Bhd
- Pharmaniaga Bhd

Pahang

- Jasa Kita Bhd

- Hextar Technologies Solutions Bhd is disposing of a 1.214-hectare leasehold land in Pasir Gudang for RM16 million. The property includes a single-storey warehouse, 2-storey office, a guardhouse and a garbage house (Apr 2025, Star)
- Paragon Globe Bhd is disposing of a parcel of freehold land measuring 3.531 acres in Tanjung Kupang for RM19.23 million. The proceeds will be used to repay bank borrowings, support working capital and cover related transaction expenses (Apr 2025, EdgeProp)
- IGB REIT is acquiring The Mall, Mid Valey Southkey for RM2.65 billion. The largest mall in Johor spans about 1.53 million sft and had an occupancy rate of 94.98% (Jun 2025, Star)
- Pelaburan Hartanah Bhd is acquiring a single-storey warehouse sited on 3.804-ha site in Port of Tanjung Pelepas. The warehouse is fully tenanted by Maersk (Jul 2025, Star)
- AME Elite Consortium Bhd and AME REIT have secured approval for a RM100.8 million involving three industrial factories located within AME Elite's industrial parks in Iskandar Malaysia (Jul 2025, Star)
- IGB Bhd has established Enrich Horizon Sdn Bhd with Southkey City Sdn Bhd to acquire two parcels of leasehold land measuring about 19.7 acres in Southkey, Johor Bahru. The total purchase consideration for the lands is RM214.97 million (Aug 2025, EdgeProp)
- Crescendo Corporation Bhd has entered into an agreement for the disposal of a 52.54-acre freehold industrial land in Kota Tinggi to MSFusion for RM263.2 million (Sep 2025, EdgeProp)
- YTL Hotels & Properties is purchasing 5-Star Thistle Johor Bahru from GuocoLand for RM150 million (Sep 2025, EdgeProp)
- Chin Hin Group is disposing two freehold industrial plots in Kampung Kangkar Tebrau, Johor Bahru for RM19.3 million. The property comprises 1.35-hectare light industrial land and a 0.89-hectare plot with a detached workshop and offices. Both parcels are located in Kampung Kangkar Tebrau (Sep 2025, EdgeProp)
- Kimlun Corp Bhd is acquiring two adjacent parcels of freehold land totaling 1.883 hectares in Kulai for RM3.65 million (Sep 2025, Star)
- Paragon Globe Bhd has proposed to acquire three parcels of land measuring 11.84 hectares in Simpang Renggam in a related party transaction for a consideration of RM11.48 million (Oct 2025, EdgeProp)
- LBS Bina Group Bhd is selling two parcels of lands measuring 8,267 sqm located along Jalan Dato' Dalam in Johor Bahru city centre for RM110 million. The sale involves one leasehold parcel expiring in 2099 and one freehold parcel (Nov 2025, EdgeProp)
- Crescendo Corp Bhd has signed a conditional S&P for the disposal of a piece of vacant industrial land measuring 40.10 acres in Kota Tinggi for RM200.88 million. The buyer is also given a right-of-first-refusal to acquire an adjacent industrial parcel measuring 49.72 acres for RM249.07 million until May 31, 2026 (Nov 2025, EdgeProp)
- Vantage Data Centres finalizes acquisition of a hyperscale data centre campus in Johor-Singapore Special Economic Zone. The campus is one of the largest of its kind in Southeast Asia and sits on 30 hectares of land (Nov 2025, EdgeProp)
- Crescendo Corp Bhd in a related party transaction sold a 4-storey shopoffice with built-up area of 2,903 sft in Johor Bahru for RM4.02 million (Nov 2025, Star)
- Muar Ban Lee Group Bhd has acquired two parcels of industrial land together with existing buildings in Muar for total consideration of RM9.5 million as part of its ongoing capacity expansion strategy (Dec 2025, EdgeProp)

Corporate deals by REITs:Klang Valley

- Keppel DC-Cyberjaya
- KIP-Desa Coalfield
- Pavilion-Bkt Bintang
- Amanah-T P Garang
- Sentral REIT-Arcoris
- Axis REIT-P Klang
- Sentral REIT-Inai
- Axis REIT-P Klang

Johor

- Sunway-Kluang Mall
- IGB-Mall Southkey
- AME-Iskandar Msia
- CapitaLand-Elite
- Axis-Senai

Pulau Pinang

- Sunway-Hotel SP
- Axis-Prai Ind Estate
- Al-Aqar Healthcare

Perak

- Sunway-AEON Mall

Pahang

- KIP-Lotus Kuantan

Melaka

- Hectar REIT

Sarawak

- KIP REIT-Bintulu

- Paragon Globe Bhd has agreed to dispose a 5.45-hectare freehold industrial parcel in Gerbang Nusajaya, Tanjung Kupang for RM64.47 million (Dec 2025, EdgeProp)
- AME Elite Consortium Bhd is selling five industrial properties in i-TechValley industrial park in Iskandar Puteri for RM220.8 million to CapitaLand Malaysia Trust. The properties comprise five single-storey detached factories with two-storey office components, occupying about 17 acres of land and with a total built-up area of about 524,077 sft (Dec 2025, EdgeProp)
- Tafi Industries Bhd is disposing a piece of freehold land measuring 2.074 hectares in Muar for RM23.5 million (Dec 2025, Star)
- Mah Sing Group and Kuala Lumpur Kepong Bhd have entered into a joint venture to acquire and develop 419.15 acres of freehold industrial land in Kulai for roughly RM274 million. The land will be developed into MS Industrial Park @ Kulai (Dec 2025, Star)
- Axis REIT is acquiring an industrial plot in Senai for RM34.6 million. The property is a 0.81-acre plot of leasehold land designated for medium industrial use. It is proposed to be developed into a double-storey detached factory with a mezzanine floor together with a double-storey office building and other ancillary facilities (Jan 2026, EdgeProp)

Pulau Pinang

- SBH Marine Holdings Bhd has acquired a 7.228-acre vacant industrial land along Jalan Perindustrian Bukit Minyak, Seberang Perai, Penang for RM18.9 million, to build its new corporate office (Jan 2025, EdgeProp)
- Northeast Group Bhd is acquiring two leasehold properties in Seberang Perai Tengah for production capacity expansion. The first land, measuring 0.607-hectare vacant leasehold land for RM5.55 million while second land spanning 0.538 hectares and comes with a 27,155 sft warehouse is acquired for RM10.8 million. The existing warehouse is presently leased to WPC Capital Sdn Bhd (Feb 2025, EdgeProp)
- Astino Bhd is acquiring an 85,615 sqm piece of land in Seberang Perai Selatan, for RM30.41 million. The acquisition is purely for investment purposes (Apr 2025, Star)
- PLB Engineering Bhd is selling several land parcels located in Jarak Atas, Tasek Gelugor, spanning a total of 199.5 acres for RM48 million (May 2025, EdgeProp)
- Ivory Properties Group Bhd has signed a deal to sell a heritage commercial building known as The Birch House in Georgetown for RM18 million. The double storey colonial mansion has a floor areas of 18,710 sft (May 2025, EdgeProp)
- Acme Holdings Bhd is selling a 5.86-acre parcel together with a building atop in Perai for RM22 million. The sale proceed will be used to repay borrowings (May 2025, EdgeProp)
- Chin Well Holdings Bhd is acquiring three parcels of freehold land totaling 128,509 sqm in Seberang Perai for RM48.4 million. The transaction is consistent with the company's long-term growth of acquiring land bank at good location (Jun 2025, Star)
- SkyWorld Development Bhd is acquiring a 25.9-acre parcel of land in Batu Kawan for RM48.51 million as part of a joint development to build affordable housing units in the state. The land forms part of a larger 161.5-acre tract located in Bandar Cassia (Jul 2025, EdgeProp)
- TT Vision Holdings Bhd has signed a conditional lease agreement with the Penang Development Corp to lease Plot 81A at the Bayan Lepas Industrial Park over a term of 60 years for RM25.09 million (Jul 2025, Star)

Companies that acquire multiple properties in various states:

- CIMB Bank Berhad

In 2025, data centre developments continued to dominate Malaysian corporate property market:

Klang Valley

- Keppel DC-Cyberjaya
- EcoWorld-EBP5

Johor

- Crescendo-K Tinggi
- Crescendo-Pulai
- EcoWorld-EBP1
- Vantage Data Centre

Negeri Sembilan

- Gamuda-P Dickson

- BWYS Group Bhd is disposing of two parcels of freehold properties in Bandar Butterworth totaling 8,729 sqm for RM11.28 million (Jul 2025, Star)
- SkyWorld Development Bhd entered into a deal to acquire 26.4 acres of freehold land in Seberang Perai Tengah for RM82.7 million. The site will be used to build a factory to manufacture prefabricated and prefinished modular system (Aug 2025, EdgeProp)
- ECM Libra Group entered into an agreement to dispose Tune Hotel in Georgetown together with adjoining freehold land for RM51.89 million. The hotel offers 258 rooms (Aug 2025, EdgeProp)
- Paramount Corp Bhd is acquiring an 18.97-acre freehold land in Bandar Cassia for RM57.841 million (Aug 2025, Star)
- YLI Holdings Bhd is disposing a piece of industrial land in Prai measuring 12,226 sqm with a factory building for RM18 million (Sep 2025, EdgeProp)
- Pharmaniaga Bhd has entered into a S&P to acquire an industrial property in Seberang Perai Selatan for RM30 million. The property comprises a single-storey detached factory and a double-storey office building erected on a 10,919 sqm freehold land (Sep 2025, EdgeProp)
- Rapid Synergy Bhd has entered into a S&P to dispose two parcels of industrial leasehold land measuring about 17,013 sqm including two factory buildings in Bayan Lepas for RM35 million (Oct 2025, EdgeProp)
- SkyGate Solutions Bhd has entered into a conditional S&P to dispose of its factory building in Bayan Lepas Free Industrial Zone on a leasehold land measuring 7,308 sqm for RM39.8 million (Oct 2025, EdgeProp)
- Sunway REIT has entered into a conditional S&P with Sunway Medical Centre Penang Sdn Bhd for the disposal of Sunway Hotel Seberang Jaya for RM60 million. The proceeds will be used to fund the development of new hotel atop the Sunway Carnival Mall (Oct 2025, EdgeProp)
- Axis REIT is acquiring an industrial property in Prai Industrial Estate for RM800 million from Ann Joo Steel Bhd, to whom it is leasing back the asset post-acquisition. The assets comprise 135.53 acres of land with an industrial facility built on-site (Nov 2025, EdgeProp)
- Oriental Holdings Bhd is buying Bayview Beach Resort Penang for RM167 million and Bayview Hotel Georgetown for RM153 million from Boon Siew Sdn Bhd, a company owned by Loh Family. RM107.62 million will be allocated to refurbish Bayview Beach Resort Penang and rebrand it to Ascott Batu Ferringhi Penang. The purchaser will also spend RM92.2 million to rebrand it as Oakwood Georgetown Penang (Nov 2025, EdgeProp)
- Mah Sing Group is buying 2.83 acres of land in Georgetown for MR51.8 million. The land, which is sited about 450 metres from the upcoming Mutiara LRT line Bandar Sri Pinang station, will be developed with condominiums and commercial suites (Nov 2025, EdgeProp)
- Majestic Gen has acquired three adjoining parcels of freehold land located along Jalan Anson in Georgetown for RM75 million. The lands measure approximately 295,508 sft (Nov 2025, EdgeProp)
- Critical Holdings Bhd is acquiring two pieces of freehold land and hereditaments in Bandar Jelutong measuring about 2,425.619 sqm with a semi-permanent building erected thereon for RM11.45 million (Nov 2025, Star)
- Al-Aqar Healthcare REIT signed a S&P to dispose of a 6-storey purpose-built building with a basement level currently operated as KPJ Healthcare College in Bukit Mertajam for RM12 million (Dec 2025, EdgeProp)

- Sunway Bhd has entered into a S&P to acquire a 1.05-acre freehold land along Jalan Pangkor, Georgetown for RM61.451 million. The site is located about 500 metres from Gurney Bay seafront (Jan 2026, EdgeProp)
- EcoFirst Consolidated Bhd is acquiring Bolden Land, Bayan Lepas, measuring 1.26 acres and Collins Land measuring 13.46 acres for RM45 million (Jan 2026, EdgeProp)

Perak Darul Ridzuan

- YNH Property Bhd is disposing of a 2-storey shopping centre known as AEON Mall Seri Manjung to Sunway REIT for RM138 million. The mall is 100% leased to AEON Co (M) Bhd, whose lease will last another 13 years until 3rd December 2037. The mall will generate an initial net property income yield of 6.5% and average 7% yield over AEON's remaining tenure (Jan 2025, EdgeProp)
- Samaiden Group Bhd is buying about 185.57 hectares of leasehold land in Teluk Intan for RM45.5 million as part of its plan to expand its solar farm projects (Jul 2025, EdgeProp)
- IGB Bhd is acquiring the site of Perak's shuttered Movie Animation Parks (MAPS) for RM43.65 million to replenish its land bank. The theme park is sited on two parcels of freehold land measuring 24.3 acres in Bandar Meru Raya, Ipoh (Nov 2025, EdgeProp)
- Yew Lee Pacific Group Bhd is disposing two double-storey shops in Ipoh to its managing director for RM1.7 million (Dec 2025, Star)
- Johan Holdings Bhd is selling a hotel in Lumut and three adjoining parcels of land for RM47.43 million. The properties under the deal include a 150-room hotel known as the Orient Star Lumut and three parcels of land measuring 6.69 acres (Feb 2026, EdgeProp)

Negeri Sembilan Darul Khusus

- N9 Matrix Development Sdn Bhd, an 85% subsidiary of Matrix Concepts Holdings Bhd is divesting 38.65-acre agricultural land in the town for RM90.91 million to Kuntum Kemuning Sdn Bhd, which its sole shareholder is the managing director of Matrix Concepts. The sale is deemed a related party transaction (Feb 2025, EdgeProp)
- Lagenda Properties Bhd is acquiring six parcels of freehold land in Senawang measuring 138.17 acres for RM60.2 million. The land was purchased from Land & General Bhd's unit Bright Term Sdn Bhd (Mar 2025, EdgeProp)
- Widad Group Bhd is acquiring four adjoining vacant industrial land measuring 10.395 acres in Seremban as part of its plan to diversify into property development (Apr 2025, Star)
- Seremban Engineering Bhd has proposed to dispose of a piece of land measuring 179,369 sft and a detached factory with built-up areas of 67,506 sft in Seremban for RM19.5 million (Apr 2025, EdgeProp)
- Gamuda Bhd has entered into contracts to dispose 157.42 hectares of land in Port Dickson for RM455.23 million and undertake enabling works worth RM1.01 billion with Pearl Computing Malaysia Sdn Bhd (May 2025, Star)
- SD Guthrie Bhd and Menteri Besar Inc Negeri Sembilan (MBINS) have formalized the partnership through an S&P agreement for the 300-acre land and a MOU for joint venture agreement to facilitate the development of Port Dickson Free Zone (PDFZ). SD Guthrie plans to sell the remaining 300 acres within the 600-acre Sengkang Estate, Port Dickson (Jun 2025, EdgeProp)

- Ajiya Bhd is disposing two parcels of industrial lands in Nilai to different purchasers. The first land measuring 9.135 acres was sold for RM29.76 million while the second land measuring 6.7 acres was sold for RM22.18 million (Aug 2025, EdgeProp)
- Techbond Group Bhd is acquiring three parcels of industrial land in Eco Business Park 7 for total RM27.76 million. The lands were transacted at RM70 to RM72.03 psft and are located at Mukim of Jimah, Port Dickson District (Nov 2025, EdgeProp)
- Matrix Concepts Holdings Bhd is disposing two parcels of vacant land in MVV Techvalley industrial park for a total of RM24.61 million. The parcels measuring 3.92 acres and 4.39 acres (Dec 2025, EdgeProp)
- Sapura Industrial Bhd is selling 35,332 sqm freehold land in Seremban for RM24.72 million to fund general working capital (Dec 2025, EdgeProp)
- Ingenieur Gudang Bhd is disposing of a 1.9-acre land with a factory and office in Nilai for RM22 million (Jan 2026, EdgeProp)

Kedah Darul Aman

- OSK Property Holdings Bhd is expanding its landbank by acquiring four parcels of freehold land measuring 26.33 hectares in Sungai Petani, Kedah for RM14.17 million (Jan 2025, EdgeProp)
- SC Estate Builder Bhd is selling a piece of 0.58-hectare freehold land in Bandar Alor Setar for RM8.8 million. The land can only be used for resort development as stipulated in the land title (Jul 2025, EdgeProp)
- Pelaburan Hartanah Bhd is acquiring three industrial buildings- a 4-storey main building, a single-storey warehouse, a production area, etc. spanning 0.809-ha land in Kulim Hi-Tech Park. The property is fully leased to Schott Glass (Jul 2025, Star)
- Paramount Corp Bhd is buying four freehold land parcels in Bandar Lunas, Kulim totaling 295.55 acres for RM128.74 million. The land will be developed into a township (Aug 2025, EdgeProp)
- Aman Cove Sdn Bhd, a joint venture between Aman Setia Group and Imperio Group signed an S&P to acquire 69.95 acres of commercial and residential land at Kulim Hi-Tech Park for RM67 million (Sep 2025, EdgeProp)
- L&P Global Bhd is disposing a double-storey factory and single-storey office on a 11,171 sqm leasehold land in Kulim for RM13.88 million (Nov 2025, EdgeProp)
- Oriental Holdings Bhd is buying Bayview Hotel Langkawi from the family's Boon Siew Development Sdn Bhd for RM91 million. The buyer plans to spend RM10.79 million for refurbishing and rebranded to FOX Hotel Langkawai (Nov 2025, EdgeProp)

Pahang Darul Makmur

- Mieco Chipboard Bhd is disposing of two pieces of industrial land in Kawasan Perindustrian Gebeng with combined land areas of about 17.76 hectares and built-up areas of 638,767 sft. The sale will reduce fixed overhead costs (Jan 2025, EdgeProp)
- KIP REIT is acquiring Lotus's Indera Mahkota hypermarket in Kuantan at RM39 million along with three units of double storey commercial building worth RM5 million and also located in Kuantan. Lotus's Indera Mahkota is a leasehold single-storey hypermarket, fully occupied by Lotus's Stores (Malaysia) under a long-term lease arrangement (Apr 2025, EdgeProp)

- Hextar Global Bhd is selling three adjacent parcels of durian plantation land spanning slightly more than 10 hectares in Raub for RM13.75 million. The group decided to sell the lands following lower-than-expected yields from the plantation (Sep 2025, EdgeProp)
- Jasa Kita Bhd has entered into a deal with the spouse of its executive chairman to acquire 55% stake in a firm that owns a 445-510-sqm leasehold parcel of industrial land in Gebeng Industrial Estate for total value of RM38.24 million (Dec 2025, EdgeProp)

Melaka

- Scientex Bhd is acquiring 528.49 acres of land in Paya Rumpit, Melaka for RM333.8 million (RM14.50 psft) from Genting Plantations Bhd. The acquisition will boost its existing landbank and aligns with the company's goal to build more affordable homes (Jan 2025, EdgeProp)
- Yong Tai Bhd will grant Taghill Holdings Bhd exclusive rights to develop two blocks of serviced suites known as The Dawn @ Impression City Melaka. In return, Yong Tai immediately unlocks RM28 million, enhancing its cash flow position. Should the project's pre-tax profit exceed RM11 million, Yong Tai will further benefit from a 40% share of any additional profits (Apr 2025, Star)
- Hectar REIT has entered into a deal to buy two parcels of leasehold land in Melaka totaling 41.8 acres for RM40 million. The REIT has also entered into a 30-year lease agreement with KYSA Education Sdn Bhd, also the vendor and operator of Kolej Yayasan Saad. The lease follows a triple net structure with a 10% rental escalation every three years and an option to extend for other 30 years or until the end of the leasehold period (Jul 2025, EdgeProp)
- Ornapaper Bhd has proposed to acquire two leasehold parcels of land in Melaka for RM7.2 million. The two lands measuring 20,259 sft and Fairway Review Sdn Bhd, the vendor, is currently constructing a 4-storey workers' hostel. The acquisition is intended to provide accommodation for its foreign workers (Oct 2025, EdgeProp)
- Kumpulan Jetson Bhd has accepted a letter of intent to acquire 30 industrial lots in Taboh Naning, Alor Gajah for RM22.2 million. The purchase price is for total land areas of 68,757 sqm, inclusive of earthworks, excavation, filling works, roadworks, water supply, sewerage and electrical as well as telecommunication supply (Nov 2025, Star)

Sarawak

- Supreme Consolidated Resources Bhd has proposed to acquire a parcel of land with a factory and office building in Demak Laut Industrial Park, Kuching for RM5.6 million. The property has 14,690 sqm site and the building will be converted into an additional distribution centre (Jan 2025, EdgeProp)
- Jasa Tiasa Holdings Bhd is buying four parcels of land sited one kilometer away from Sibu town for RM100 million. Three of the four parcels have been approved for a mixed-use development, including homes, shops and a private hospital (Jun 2025, EdgeProp)
- Shin Yang Group Bhd is acquiring a parcel of leasehold land measuring about 1.9469 hectares together with a warehouse building for RM12.05 million (Jul 2025, Star)
- KIP REIT has completed its acquisition of an industrial property in Bintulu for a total consideration of RM28.7 million. This is the first property in East Malaysia acquired by KIP REIT and is tenanted by Hextar Solutions Sdn Bhd under a 3-year term agreement with automatic renewal for four consecutive 3-year terms (Oct 2025, EdgeProp)

- Pharmaniaga Bhd has entered into a S&P to acquire a single storey industrial building at Kidurong Gateway, Bintulu for RM11 million. The industrial building sited on a 3,731 sqm site (Oct 2025, EdgeProp)
- Ibraco Bhd is disposing approximately 4.2 acres vacant land in Kuching for RM35.4 million to NorthBank Specialist Hospital Sdn Bhd and Kuching Health Holdings Sdn Bhd. The land is approved for a private specialist hospital development (Nov 2025, EdgeProp)
- Rimbunan Sawit Bhd is disposing 1,504-hectare of plantation land in Miri for RM28 million as the company moves to exit the remote estate that has been weighing on its operating efficiency and profitability (Jan 2026, EdgeProp)
- GDB Holdings Bhd is acquiring three parcels of leasehold land in Kuching for RM32.72 million, marking its expansion into property development. The parcels comprise two plots totaling 1.17 hectares in the Kuching Central district and 1.021 hectares in the Muara Tebas district (Feb 2026, EdgeProp)

Terengganu

- Hiap Huat Holdings Bhd has acquired an industrial property in Teluk Kalung Industrial Area in Kemaman for RM9.5 million. The land spans 20,000 sqm and comes with a 60-year leasehold tenure expiring in June 2073 (Jun 2025, EdgeProp)
- Pharmaniaga Bhd is buying a single-storey detached factory building in Gong Badak Industrial Area, Kuala Nerus for RM19.5 million. The factory sits on a 11,549 sqm leasehold land (Oct 2025, EdgeProp)

Sabah

- Titijaya Land Bhd has proposed the acquisition of a parcel of land with foundation works fully completed and two blocks of 19-storey purpose-built student accommodation buildings comprising 513 apartment style units for RM99 million. The developer will complete the remaining project works and operate the building (May 2025, EdgeProp)
- Titijaya Land Bhd has proposed to acquire a parcel of land with an existing building structure originally intended for the Bangunan Koperasi UMS project, launched in 2012, for RM6 million. The original development plan was for the construction of a 14-storey apartment building with 476 apartment units and a one-storey shop lot with 38 units. However, the project has not been completed and has since been abandoned (May 2025, EdgeProp)
- Kim Teck Cheong Consolidated Bhd is acquiring four parcels of land totaling about 15 acres within the Kota Kinabalu Industrial Park for RM39.59 million (Jun 2025, Star)
- KTI Landmark Bhd has entered a development agreement with Sabah state government to develop a cultural complex by way of land swap initiative worth RM107 million. The state government has identified a parcel of state land measuring a total 153 acres in Kinarut reserved for a cultural complex site (Aug 2025, Star)
- Shin Yang Group Bhd has entered into a S&P with its controlling shareholder to acquire a 5.37-hectare parcel of land located off Sepanggar Bay for RM26.6 million (Oct 2025, EdgeProp)
- Bedi Bhd entered into a deal to sell a hypermarket in Sandakan, Sabah to Mydin, which is the current lessee. The hypermarket, which sits on a 4.39-acre land, is leased to Mydin under a 20-year lease agreement signed in July 2019 (Nov 2025, EdgeProp)

- Pharmaniaga Bhd has announced the acquisition of a single-storey factory with an attached two-storey office situated on a two-acre leasehold land within Kota Kinabalu Industrial Park for RM26 million (Dec 2025, EdgeProp)

Portfolio

- CIMB Bank Berhad will buy 16 properties that it currently leasing from the Employees Provident Fund Board (EPF) for RM209.81 million. The properties are part of 24 properties that it has been leasing from EPF and are spread out across Kuala Lumpur, Selangor, Johor, Perak, Pahang, Terengganu, Kelantan, Sabah, Sarawak and Labuan (May 2025, EdgeProp)

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Opportunities

- Sustainable economic growth at 4% to 4.5%
- The extension of the Visit Malaysia campaign to 2027
- The implementation and completion of major infrastructure projects

Threats

- Escalating geopolitical tensions may trigger broader military conflicts and trade restrictions, creating uncertainty for global trade, investment flows, and economic growth
- Political instability arising from upcoming state elections
- Weaken consumer spending power and business confidence due to overextension of subsidy rationalisation policies
- The persistent oversupply situation continues to intensify market competition

MARKET OUTLOOK

The Malaysian property market faces a more challenging outlook as escalating geopolitical instability in the Middle East and the prolonged conflict in Ukraine compound existing economic and market uncertainties.

The following summarizes the market outlook of the Malaysian property market based on the prevailing market trend according to sectors and general locations.

Sectors	Klang Valley	Johor Bahru	Pulau Pinang	Ipoh
Residential property sector				
Landed residential houses	Stable to positive	Stable to positive	Stable to positive	Stable
Apartment/Condominium	Negative to stable	Cautiously stable	Stable	Negative
Service Apartment/SOHO	Negative to stable	Cautiously stable	Cautiously stable	Negative
Commercial property sector				
Shoppoffices	Stable to positive	Stable to positive	Stable to positive	Stable to positive
Purpose-built offices	Stable	Stable to positive	Stable	Stable
Shopping complexes	Negative to positive	Negative to positive	Negative to positive	Negative to positive
Hospitality property sector				
Hotels & resorts	Stable to positive	Stable to positive	Stable to positive	Stable to positive
Short-term rental accommodations	Stable to positive	Stable to positive	Stable to positive	Stable to positive
Industrial property sector				
Standard developer designed factories	Stable	Stable	Stable	Stable
Industrial land	Stable to positive	Stable to positive	Stable to positive	Stable to positive

Prolonged disruptions to global fuel supplies, coupled with escalating geopolitical tensions among major economies and Malaysia's key trading partners, could adversely affect Malaysia's economic growth. Should these challenges persist and significantly impact trade flows and foreign direct investment, the outlook for the Malaysian property market may weaken, particularly if the economy slips into a recession.

Development costs may also rise due to higher logistics expenses and increased construction material prices. However, intense market competition may limit developers' ability to pass these additional costs on to purchasers. Consequently, profit margins may be compressed, potentially affecting development quality and, in some cases, the overall viability of proposed projects.

We welcome any enquiries and feedback on our report. Kindly forward your enquiries and feedback to wschan@cco.com.my.

Key personnel

Sr Chan Cheok Onn
(Group Chairman)

Sr Annie Chan
(Group Managing Director)

Sr Chan Wai Seen
(Executive Director / Chief Editor)

Sr Koek Sok Ping
(Director)

Sr Mohd Khuzairi Yusof
(Executive Director)

Sr Soo Wing Onn
(Executive Director)

Contact Us

Main Office

Lot 13.03, Level 13
Public Bank Tower
Jalan Wong Ah Fook
80000 Johor Bahru
JOHOR DARUL TAKZIM

Telephone: 607-2762308
Facsimile: 607-2248295
Email: cco@cco.com.my

Kuala Lumpur Office

D-07-01, Menara Suezcap 1
KL Gateway
No. 2, Jalan Kerinchi
59200 Kuala Lumpur

Telephone: 603-79322378
Facsimile: 603-79322372
Email: ccokl@cco.com.my

Shah Alam Office

3-A, Jalan Panglima Hitam M 35/M
Alam Impian
40470 Shah Alam
Selangor Darul Ehsan

Telephone: 603-51623372
Facsimile: 603-51672137
Email: ccosa@cco.com.my

Ipoh Office

No. 166, Jalan Perajurit
Taman Ipoh Timur
31400 Ipoh
Perak Darul Ridzuan

Telephone: 605-5468688
Facsimile: 605-5457688
Email: ccoipoh@cco.com.my

DISCLAIMERS

Information highlighted in the above property market review was derived based on sources that are deemed to be correct and complete. Findings from the market review are deemed to be valid at the time of publication or as indicated in the report and are subject to future changes without prior written notice.

This publication provides general overview of Malaysian property market trend and such trend may differ for some micro locations and specific property types in Klang Valley, Johor, Pulau Pinang and Perak.

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