PROPERTY MARKET STATUS
MALAYSIA: NEWLY LAUNCHED RESIDENTIAL H1 2021

**Units Launched**
- 7,143 Units
- 9,517 Units

**Sales Performance**
- Sold 1,177 units @ 16.5%
- Sold 2,941 units @ 30.9%

**TOTAL** 16,660 Units
- **SOLD** 4,118 Units @ 24.7%
MALAYSIA: NEWLY LAUNCHED RESIDENTIAL H1 2021

**Price Range**

1. Below RM300,000
   - 5,315 units (31.9%)

2. RM300,001 – RM500,000
   - 6,606 units (39.7%)

3. RM500,001 – RM1 Million
   - 4,377 units (26.3%)

4. Above RM1 Million
   - 362 units (2.2%)

**Most Newly Launched Units**

- **Selangor**: 4,114 units
- **Johor**: 2,187 units
- **Kuala Lumpur**: 3,651 units
Total Overhang Units

- Industry: 1,311 units, RM1.97 billion
- Residential: 31,112 units, RM20.09 billion
- Commercial: 32,886 units, RM27.21 billion

Volume/Value:
- Total Overhang Units: 65,309 units, RM49.28 billion

Most Overhang Units:
- Johor: 25,797 units
- Kuala Lumpur: 8,159 units
- Selangor: 7,766 units

MALAYSIA: OVERHANG H1 2021
MALAYSIA: RESIDENTIAL OVERHANG H1 2021

Volume Trend H1 2019 – H1 2021

Overhang by Type

- **High-Rise**
  - 60.4%
  - (18,798 Units @ RM10.32 billion)

- **Terraced**
  - 23.5%
  - (7,323 Units @ RM4.04 billion)

- **Others**
  - 16.0%
  - (4,991 Units @ RM5.74 billion)

**Volume/ Value:** 31,112 Units/ RM20.09 billion
MALAYSIA: RESIDENTIAL OVERHANG  H1 2021

Most Overhang Units

Selangor
- 3,770 Units

Johor
- 6,661 Units

5,005 Units

Overhang by Price Range

- **Below RM300K**
  - Units: 8,439
  - Value: RM1.63 Billion
  - 27.1%

- **RM300K – RM500K**
  - Units: 8,162
  - Value: RM3.35 Billion
  - 26.2%

- **RM500K – RM1 Million**
  - Units: 10,827
  - Value: RM7.32 Billion
  - 34.8%

- **Above RM1 Million**
  - Units: 3,684
  - Value: RM7.79 Billion
  - 11.8%
MALAYSIA: RESIDENTIAL UNSOLD STATUS

Unsold Under Construction

Trend

- +0.8% 81,627 units H1 2019
- -10.9% 72,692 units H2 2019
+ +2.1% 74,423 units H1 2020
- -3.4% 71,735 units H2 2020
+ +4.3% 74,844 units H1 2021

By Type

- Terraced 37.9% (28,356 Units)
- High-Rise 50.7% (37,943 Units)
- Others 11.4% (8,545 Units)

Unsold

- 74,844 Units

By Price (unit)

Price Range  | Terraced House | High-Rise
--- | --- | ---
Below RM300k | 15,118 | 14,982
RM300K- RM500K | 6,518 | 11,989
RM500K – RM1 Million | 5,307 | 7,839
Above RM1 Million | 1,413 | 3,133
Total | 28,356 | 37,943

Unsold Not Constructed

- -19.1% 16,080 units H1 2019
+ +4.3% 16,774 units H2 2019
- -10.8% 14,542 units H1 2020
+ +1.4% 12,975 units H2 2020
- -5.2% 13,153 units H1 2021

By Type

- Terraced 22.6% (2,970 Units)
- High-Rise 65.4% (8,599 Units)
- Others 12.0% (1,584 Units)

Unsold

- 13,153 Units

By Price (unit)

Price Range  | Terraced House | High-Rise
--- | --- | ---
Below RM300k | 1,108 | 4,114
RM300K- RM500K | 1,033 | 1,379
RM500K – RM1 Million | 646 | 2,427
Above RM1 Million | 183 | 679
Total | 2,970 | 8,599

States with High Unsold Unit (Under Construction & Not Constructed)

- Johor 11,361 units
- Selangor 15,794 units
- Kuala Lumpur 11,731 units
- Perak 12,305 units
MALAYSIA: SERVICED APARTMENT OVERHANG  H1 2021

**Volume Trend**

- H1 2019: 18,186
- H2 2019: 17,142
- H1 2020: 21,683
- H2 2020: 23,606
- H1 2021: 24,064

**Overhang by Price Range**

- **Below RM300K**
  - Units: 427
  - Value: RM0.10 Billion
  - % Change: 1.8%

- **RM300K – RM500K**
  - Units: 2,719
  - Value: RM1.12 Billion
  - % Change: 11.3%

- **RM500K – RM1 Million**
  - Units: 15,205
  - Value: RM11.40 Billion
  - % Change: 63.2%

- **Above RM1 Million**
  - Units: 5,713
  - Value: RM7.78 Billion
  - % Change: 23.7%

**Most Overhang Units**

- **Selangor**
  - 2,025 Units

- **Kuala Lumpur**
  - 4,535 Units

- **Johor**
  - 16,576 Units
### Malaysia: Serviced Apartment Unsold Status

#### Unsold Under Construction

**Trend**

<table>
<thead>
<tr>
<th></th>
<th>H1 2019</th>
<th>H2 2019</th>
<th>H1 2020</th>
<th>H2 2020</th>
<th>H1 2021</th>
</tr>
</thead>
<tbody>
<tr>
<td>Units</td>
<td>34,267</td>
<td>33,827</td>
<td>35,720</td>
<td>35,258</td>
<td>42,358</td>
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<tr>
<td>% Change</td>
<td>-8.1%</td>
<td>-1.3%</td>
<td>+5.6%</td>
<td>-1.3%</td>
<td>+20.1%</td>
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</table>

#### Unsold Not Constructed

<table>
<thead>
<tr>
<th></th>
<th>H1 2019</th>
<th>H2 2019</th>
<th>H1 2020</th>
<th>H2 2020</th>
<th>H1 2021</th>
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</thead>
<tbody>
<tr>
<td>Units</td>
<td>12,445</td>
<td>7,659</td>
<td>10,874</td>
<td>8,153</td>
<td>6,661</td>
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<tr>
<td>% Change</td>
<td>+465.7%</td>
<td>-38.5%</td>
<td>+42.0%</td>
<td>-25.0%</td>
<td>-18.4%</td>
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</tbody>
</table>

#### States with High Unsold Unit (Under Construction & Not Constructed)

- **10,646 Units**
- **22,751 Units**
- **9,375 Units**

### By Type

- **Serviced Apartment**
  - **78.7%** (42,358 Units)
  - **96.6%** (6,651 Units)
- **Unsold**
  - **53,823 Units**
- **SOHO**
  - **13.2%** (7,104 Units)
- **Shops & Stratified Units**
  - **3.4%** (235 Units)

### By Price (Unit)

<table>
<thead>
<tr>
<th>Price Range</th>
<th>Serviced Apartment (Unit)</th>
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<tbody>
<tr>
<td>Below RM300k</td>
<td>2,204</td>
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<tr>
<td>RM300K-RM500K</td>
<td>15,913</td>
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<tr>
<td>RM500K – RM1 Million</td>
<td>16,879</td>
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<tr>
<td>Above RM1 Million</td>
<td>7,362</td>
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<tr>
<td>Total</td>
<td>42,358</td>
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<table>
<thead>
<tr>
<th>Price Range</th>
<th>Serviced Apartment (Unit)</th>
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<tr>
<td>Below RM300k</td>
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<tr>
<td>RM300K-RM500K</td>
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<td>RM500K – RM1 Million</td>
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<tr>
<td>Above RM1 Million</td>
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<tr>
<td>Total</td>
<td>6,651</td>
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