KEMENTERIAN KEWANGAN

INDEKS SEWAAN PUSAT BELI-BELAH LEMBAH KLANG

Klang Valley Shopping Centre Rental Index (KV SC-RI)

Q1 - Q2 2026P

PUSAT MAKLUMAT HARTA TANAH NEGARA
JABATAN PENILAIAN DAN PERKHIDMATAN HARTA
KEMENTERIAN KEWANGAN

Diterbitkan oleh

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Published by

National Property Information Centre (NAPIC),
Valuation and Property Services Department,
Level 7, Perbendaharaan 2,
No. 7, Persiaran Perdana,
Precinct 2,
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GAMBARAN KESELURUHAN

Pasaran sewaan pusat beli-belah di Malaysia pada separuh pertama tahun 2026 kekal disokong oleh aktiviti pengguna yang berdaya tahan, aliran pelancongan yang lebih kukuh dan langkah-langkah dasar yang berterusan untuk mengekalkan perbelanjaan isi rumah. Sektor runcit melangkah ke tahun 2026 di atas asas yang relatif kukuh, dengan indeks volum Perdagangan Borong & Runcit meningkat sebanyak 4.9% tahun ke tahun pada Q1 2026, manakala subsektor Perdagangan Runcit mencatatkan peningkatan sebanyak 4.8%. Secara sukuan, aktiviti runcit turut mencatatkan pertumbuhan sederhana sebanyak 1.1%, menunjukkan permintaan teras yang berterusan meskipun dalam persekitaran perniagaan yang lebih berhati-hati disebabkan ketidaktentuan kos operasi yang semakin meningkat.[1]

Pelancongan terus menjadi sumber penting kehadiran pengunjung ke pusat beli-belah, terutamanya di destinasi utama bandar dan pelancongan. Malaysia merekodkan 17.5 juta ketibaan pelawat antarabangsa dari Januari hingga Mei 2026, peningkatan sebanyak 3.4% berbanding 16.9 juta ketibaan dalam tempoh yang sama pada tahun 2025. Momentum positif ini bertepatan dengan pelaksanaan Tahun Melawat Malaysia 2026 (VM2026), yang bertujuan untuk memperkukuh kedudukan Malaysia sebagai destinasi pelancongan dan membeli-belah pilihan sepanjang tahun.[2]

Perbelanjaan domestik turut terus menerima sokongan daripada bantuan kerajaan secara tersasar. Bagi tahun 2026, gabungan peruntukan Sumbangan Tunai Rahmah (STR) dan Sumbangan Asas Rahmah (SARA) berjumlah RM15 bilion, iaitu peruntukan tertinggi setakat ini. Secara khususnya, SARA telah menyediakan saluran sokongan terus bagi perbelanjaan runcit, di mana hampir sembilan juta penerima bulanan merekodkan kadar penggunaan 99%, menjana RM3.45 bilion transaksi di pasaran tempatan setakat Julai 2026. Di samping itu, SARA Untuk Semua telah menjana lebih daripada RM1.77 bilion transaksi di pasaran tempatan. Langkah-langkah ini dijangka akan terus menyokong penggunaan asas isi rumah dan menyediakan asas perbelanjaan yang stabil bagi pusat beli-belah berorientasikan kejiranan dan komuniti.[3]

OVERVIEW

The Malaysian shopping centre rental market in the first half of 2026 remained supported by resilient consumer activity, stronger tourism flows and continued policy measures to sustain household spending. The retail sector entered 2026 on a relatively firm footing, with the volume index of Wholesale & Retail Trade increasing 4.9% year-on-year in Q1 2026, while the Retail Trade sub-sector recorded a 4.8% increase. On a quarter-on-quarter basis, retail activity also registered a moderate 1.1% growth, indicating continued underlying demand despite a more cautious business environment due to rising uncertainty in operational costs.[1]

Tourism continued to provide an important source of footfall for shopping centres, particularly in major urban and tourist destinations. Malaysia recorded 17.5 million international visitor arrivals from January to May 2026, an increase of 3.4% compared with 16.9 million arrivals during the corresponding period in 2025. This positive momentum coincides with the implementation of Visit Malaysia 2026 (VM2026), which aims to strengthen Malaysia's position as a preferred tourism and shopping destination throughout the year.[2]

Domestic consumption has also continued to receive support from targeted government assistance. For 2026, the combined allocation for Sumbangan Tunai Rahmah (STR) and Sumbangan Asas Rahmah (SARA) amounts to RM15 billion, the highest allocation to date. In particular, SARA has provided a more direct channel of support for retail consumption, where nearly nine million monthly recipients had recorded a 99% utilisation rate, generating RM3.45 billion in transactions in the local market as at July 2026. In addition, SARA Untuk Semua had generated more than RM1.77 billion in local-market transactions. These measures are expected to continue supporting essential household consumption and providing a relatively stable base of spending for neighbourhood and community-oriented shopping centres.[3]

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[1] Jabatan Perangkaan Malaysia (DOSM), Indeks Volum Perdagangan Borong & Runcit Q1 2026, 11 Mei 2026
/ Department of Statistics Malaysia (DOSM), Volume Index of Wholesale & Retail Trade Q1 2026, 11 May 2026

[2] Pelancongan Malaysia, "Pelancongan Malaysia dan Tripadvisor Menjalin Kerjasama Strategik demi Kejayaan Tahun Melawat Malaysia 2026 dan Seterusnya," siaran media, 8 Julai 2026/ *Tourism Malaysia, "Tourism Malaysia and Tripadvisor Forge Strategic Partnership for Visit Malaysia 2026 Success and Beyond," media release, 8 July 2026*

[3] Kementerian Kewangan (MOF), "SARA Catat Kadar Penggunaan 99 Peratus Dengan Transaksi RM3.45 Bilion," petikan akhbar, 16 Julai 2026/ *Ministry of Finance (MOF), "SARA Records 99 Percent Uptake, RM3.45 Billion In Transactions," press citations, 16 July 2026*

Sejajar dengan perkembangan ini, pusat beli-belah semakin bersaing bukan sahaja dari segi penawaran runcit tetapi juga dari segi pengalaman, kemudahan dan kesesuaian gaya hidup. Integrasi yang kian meluas dalam makanan dan minuman, hiburan, kesejahteraan, aktiviti berorientasikan keluarga dan acara berteraskan pengalaman dijangka kekal penting dalam menarik dan mengekalkan kehadiran pengunjung. Secara keseluruhannya, pasaran pusat beli-belah di Lembah Klang dijangka kekal berdaya tahan, walaupun prestasi sewaan mungkin terus berbeza mengikut lokasi, campuran penyewa, kualiti aset dan keupayaan pusat beli-belah untuk membuat penyesuaian dengan perubahan citarasa pengguna.

Against this backdrop, shopping centres are increasingly competing not only on retail offerings but also on experience, convenience and lifestyle relevance. The growing integration of food and beverage, entertainment, wellness, family-oriented activities and experiential events is expected to remain important in attracting and retaining footfall. Overall, the Klang Valley shopping centre market is expected to remain relatively resilient, although rental performance may continue to differ according to location, tenant mix, asset quality and the ability of individual centres to adapt to changing consumer preferences.

Dari segi penawaran, pasaran sedang melalui tempoh penyesuaian pasaran berikutan pertambahan ruang perniagaan baharu di Lembah Klang. Kesannya, kadar penghunian keseluruhan nasional bagi pusat beli-belah menurun sedikit kepada 75.8% pada Q2 2026, turun daripada 76.9% pada suku terakhir tahun 2025 berikutan kemasukan projek-projek baharu ini ke dalam pasaran. Bagi menangani lanskap yang semakin bersaing dan menyebelahi penyewa ini, pemilik premis dijangka akan terus memanfaatkan strategi penyewaan yang fleksibel serta pengurusan campuran penyewa yang kreatif sepanjang baki tahun ini.

On the supply side, the market is undergoing a period of recalibration amidst an influx of new retail space in the Klang Valley. Consequently, the overall national occupancy rate for shopping centres moderated marginally to 75.8% in Q2 2026, down from 76.9% in the last quarter of 2025, as these new projects entered the market. To navigate this increasingly competitive and tenant-favourable landscape, landlords are expected to continue leveraging flexible leasing strategies and creative tenant-mix curation throughout the remainder of the year.

PRESTASI INDEKS SEWAAN PUSAT BELI-BELAH LEMBAH KLANG (KV SC-RI)

PERFORMANCE OF KLANG VALLEY SHOPPING CENTRE RENTAL INDEX (KV SC-RI)

Pada Q2 2026[P], Malaysia mencatatkan 13.33 juta meter persegi ruang perniagaan, dengan kadar penghunian berlegar sekitar 75.8%. Walau bagaimanapun, jumlah keseluruhan ruang perniagaan dalam KV SC-RI adalah sekitar 5.77 juta meter persegi (163 bangunan), dengan Kuala Lumpur mewakili 2.85 juta meter persegi (76 bangunan), dan Selangor (termasuk Putrajaya) pada 2.92 juta meter persegi (87 bangunan).

In Q2 2026[P], Malaysia recorded 13.33 million square metres of retail space, with an occupancy rate hovering around 75.8%. However, the total retail space in KV SC-RI is about 5.77 million square metres (163 buildings), with Kuala Lumpur representing 2.85 million square metres (76 buildings), and Selangor (including Putrajaya) at 2.92 million square metres (87 buildings).

Kuala Lumpur menyaksikan kemasukan penawaran baharu menerusi penyiapan 118 Mall (83,610 meter persegi) di dalam Menara Merdeka Maybank dan Met Galleria (7,432 meter persegi) di Jalan Sultan Haji Ahmad Shah, sekali gus menyumbang sejumlah 91,042 meter persegi ruang baharu kepada pasaran.

Kuala Lumpur witnessed an injection of new supply with the completion of 118 Mall (83,610 square metres) within Menara Merdeka Maybank and Met Galleria (7,432 square metres) on Jalan Sultan Haji Ahmad Shah, contributing a total of 91,042 square metres of new retail space to the market.

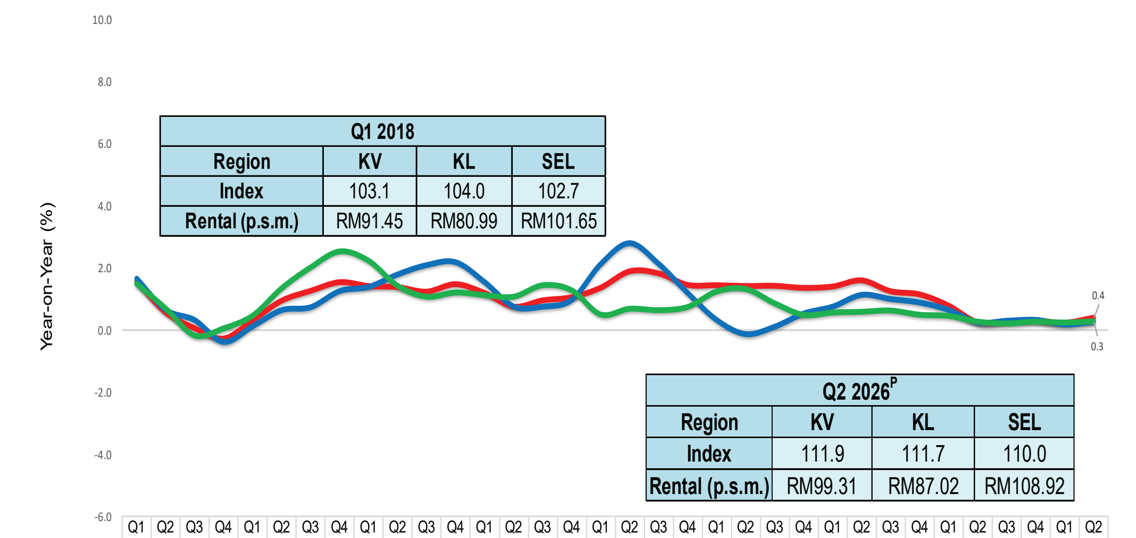
Indeks KV SC-RI memaparkan pertumbuhan tahunan yang sederhana pada kadar 0.4%, mencatatkan 111.9 mata pada Q2 2026^{P}. Pasaran sewaan di WP Kuala Lumpur dan Selangor masing-masing berkembang pada kadar pertumbuhan tahunan yang sama iaitu 0.3%, berada pada 111.7 mata dan 110.0 mata.

The KV SC-RI displayed a modest annual growth of 0.4%, recording 111.9 points in Q2 2026^{P}. The rental markets in both Kuala Lumpur and Selangor expanded at a matching annual pace of 0.3%, standing at 111.7 points and 110.0 points, respectively.

Dari segi sewaan, Selangor terus merekodkan sewaan purata keseluruhan yang lebih tinggi iaitu RM108.92 s.m.p., berbanding Kuala Lumpur pada RM87.02 s.m.p., menjadikan purata Lembah Klang sebanyak RM99.31 s.m.p.

In terms of rental, Selangor continued to record a higher overall average rent at RM108.92 p.s.m., compared to Kuala Lumpur at RM87.02 p.s.m., bringing the Klang Valley average to RM99.31 p.s.m.

Carta 1: KV SC-RI: Pertumbuhan Tahunan (%): Lembah Klang, Kuala Lumpur & Selangor Q2 2026^{P}
Chart 1: KV SC-RI: Annual Growth (%): Klang Valley, Kuala Lumpur & Selangor Q2 2026^{P}



Q1 2018			
Region	KV	KL	SEL
Index	103.1	104.0	102.7
Rental (p.s.m.)	RM91.45	RM80.99	RM101.65

Q2 2026^{P}			
Region	KV	KL	SEL
Index	111.9	111.7	110.0
Rental (p.s.m.)	RM99.31	RM87.02	RM108.92

	Q1 18	Q2 18	Q3 18	Q4 18	Q1 19	Q2 19	Q3 19	Q4 19	Q1 20	Q2 20	Q3 20	Q4 20	Q1 21	Q2 21	Q3 21	Q4 21	Q1 22
KV SC-RI	1.6	0.6	0.0	-0.3	0.3	0.9	1.3	1.5	1.4	1.4	1.2	1.5	1.2	0.7	0.9	1.0	1.4
WPKL SC-RI	1.7	0.7	0.3	-0.4	0.1	0.6	0.7	1.3	1.4	1.8	2.1	2.2	1.6	0.8	0.8	1.0	2.1
SEL SC-RI	1.5	0.7	-0.2	0.1	0.5	1.4	2.0	2.5	2.2	1.4	1.1	1.2	1.1	1.1	1.5	1.3	0.5

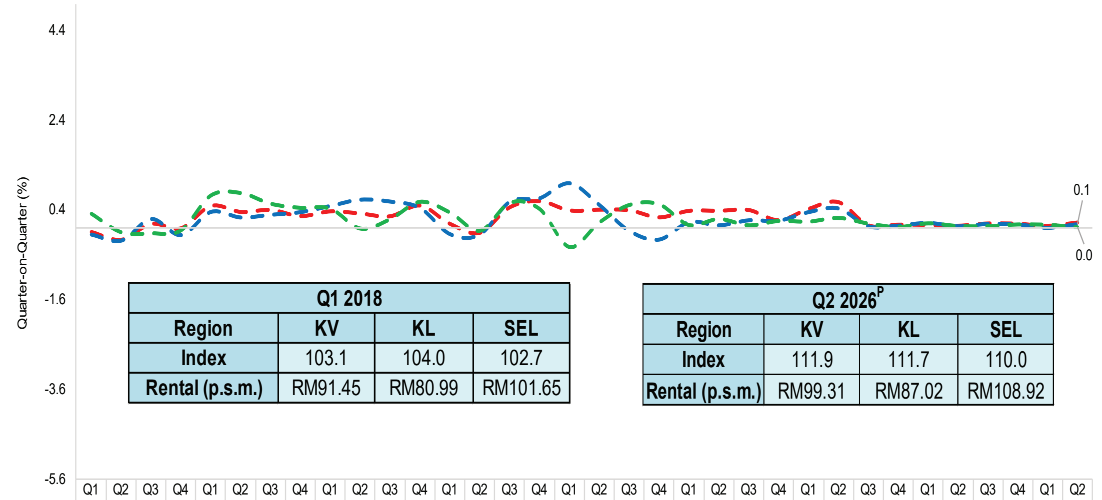
	Q2 22	Q3 22	Q4 22	Q1 23	Q2 23	Q3 23	Q4 23	Q1 24	Q2 24	Q3 24	Q4 24	Q1 25	Q2 25	Q3 25	Q4 25	Q1 26	Q2 26^{P}
KV SC-RI	1.9	1.8	1.4	1.4	1.4	1.4	1.4	1.4	1.6	1.2	1.1	0.8	0.2	0.3	0.3	0.2	0.4
WPKL SC-RI	2.8	2.1	1.2	0.3	-0.1	0.1	0.5	0.8	1.1	1.0	0.9	0.7	0.2	0.3	0.3	0.2	0.3
SEL SC-RI	0.7	0.7	0.8	1.3	1.3	0.9	0.5	0.6	0.6	0.6	0.5	0.5	0.3	0.2	0.3	0.3	0.3

Berdasarkan perubahan sukuan, pasaran mencatatkan pertumbuhan marginal. Indeks keseluruhan KV SC-RI merekodkan pertumbuhan 0.1% pada Q2 2026^{P}. Kuala Lumpur seiring dengan trend ini dengan peningkatan 0.1%, manakala Selangor kekal mendatar tanpa pertumbuhan bagi tempoh yang sama.

Based on quarter-to-quarter changes, the market recorded marginal growth. The overall KV SC-RI index recorded a 0.1% growth in Q2 2026^{P}. Kuala Lumpur mirrored this trend with a 0.1% increase, while Selangor remained flat with no growth for the same period.

Carta 2: KV SC-RI: Pertumbuhan Sukuan (%): Lembah Klang, Kuala Lumpur & Selangor Q2 2026P

Chart 2: KV SC-RI: Quarterly Growth (%): Klang Valley, Kuala Lumpur & Selangor Q2 2026P



Q1 2018			
Region	KV	KL	SEL
Index	103.1	104.0	102.7
Rental (p.s.m.)	RM91.45	RM80.99	RM101.65

Q2 2026P			
Region	KV	KL	SEL
Index	111.9	111.7	110.0
Rental (p.s.m.)	RM99.31	RM87.02	RM108.92

	Q1 18	Q2 18	Q3 18	Q4 18	Q1 19	Q2 19	Q3 19	Q4 19	Q1 20	Q2 20	Q3 20	Q4 20	Q1 21	Q2 21	Q3 21	Q4 21
KV	-0.1	-0.3	0.1	0.0	0.5	0.4	0.4	0.3	0.4	0.3	0.3	0.5	0.1	-0.1	0.5	0.6
WPKL	-0.1	-0.3	0.2	-0.2	0.4	0.2	0.3	0.4	0.5	0.6	0.6	0.4	-0.1	-0.1	0.6	0.7
SEL	0.3	-0.1	-0.1	0.0	0.7	0.8	0.5	0.5	0.4	0.0	0.2	0.6	0.3	-0.1	0.6	0.4

	Q1 22	Q2 22	Q3 22	Q4 22	Q1 23	Q2 23	Q3 23	Q4 23	Q1 24	Q2 24	Q3 24	Q4 24	Q1 25	Q2 25	Q3 25	Q4 25	Q1 26	Q2 26P
KV	0.4	0.4	0.4	0.2	0.4	0.4	0.4	0.2	0.4	0.6	0.1	0.1	0.1	0.0	0.1	0.1	0.0	0.1
WPKL	1.0	0.5	-0.1	-0.3	0.1	0.1	0.2	0.2	0.4	0.4	0.0	0.1	0.1	0.0	0.1	0.1	0.0	0.1
SEL	-0.4	0.1	0.5	0.5	0.1	0.2	0.1	0.2	0.1	0.2	0.1	0.0	0.1	0.0	0.0	0.1	0.1	0.0

PRESTASI KV SC-RI MENGIKUT KATEGORI

Secara keseluruhan, kadar penghunian pasaran pusat beli-belah Lembah Klang menghadapi tekanan penurunan berikutan kemasukan penawaran baharu. Kadar penghunian Kuala Lumpur menurun daripada 88.0% pada Q2 2025 kepada 85.0% pada Q2 2026P, manakala Selangor menguncup daripada 78.6% kepada 76.0%.

Segmen Super Regional (SR), yang terdiri daripada 12 pusat beli-belah dengan gabungan ruang perniagaan seluas 1.65 juta meter persegi, menunjukkan prestasi yang bercampur-campur. Kuala Lumpur mengukuhkan kedudukannya dengan peningkatan kadar penghunian kepada 96.7% berbanding 95.3% tahun lalu. Sebaliknya, Selangor mengalami kemerosotan mendadak daripada 97.8% kepada 85.0%. Kategori Regional Centre (RC), yang membentuk gabungan ruang perniagaan terbesar di pasaran seluas 1.77 juta meter persegi di 30 bangunan, turut memaparkan penguncupan di Kuala Lumpur kepada 77.9% (daripada 88.2%), namun kekal stabil di Selangor pada 79.3%.

PERFORMANCE OF KV SC-RI BY CATEGORY

Overall, the Klang Valley shopping centre occupancy rates faced downward pressure following the influx of new supply. Kuala Lumpur's occupancy dropped from 88.0% in Q2 2025 to 85.0% in Q2 2026P, while Selangor contracted from 78.6% to 76.0%.

The Super Regional (SR) segment, comprising 12 shopping centres with a combined retail space of 1.65 million square metres, demonstrated mixed results. Kuala Lumpur strengthened its position with occupancy rising to 96.7% from 95.3% last year. Conversely, Selangor experienced a sharp decline from 97.8% to 85.0%. The Regional Centre (RC) category, which constitutes the largest combined retail space in the market at 1.77 million square metres across 30 buildings, also showed contraction in Kuala Lumpur to 77.9% (from 88.2%), but remained perfectly stable in Selangor at 79.3%.

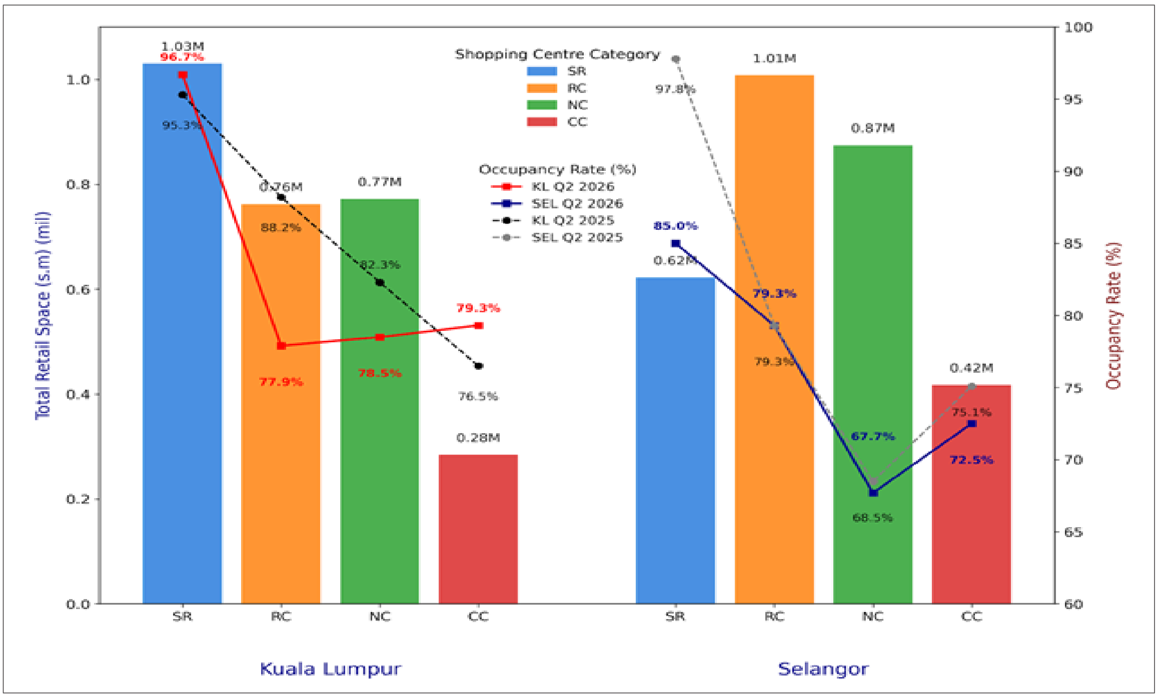
Bagi Neighbourhood Centre (NC), yang merangkumi 58 pusat beli-belah dan 1.65 juta meter persegi ruang keseluruhan, kedua-dua pasaran merosot, di mana Kuala Lumpur turun kepada 78.5% dan Selangor jatuh kepada 67.7%. Kategori Community Centre (CC), yang mencatatkan jumlah bangunan tertinggi sebanyak 63 buah, memberikan sinar positif di Kuala Lumpur dengan peningkatan kepada 79.3%, walaupun Selangor mengalami sedikit penurunan kepada 72.5%.

Secara keseluruhan, Kuala Lumpur merekodkan penurunan dalam kadar penghunian, menurun daripada 88.0% pada Q2 2025 kepada 85.0% (penurunan 3.0%) pada Q2 2026^{P}. Selangor turut menyaksikan kadar penghunian keseluruhannya turun daripada 78.6% kepada 76.0% (penurunan 2.6%). Keputusan ini menggambarkan pasaran yang sedang mengalami penyesuaian semula. Sementara pusat beli-belah tertentu di Kuala Lumpur, terutamanya bersaiz lebih besar dalam kategori SR dan pusat beli-belah berfokuskan komuniti (CC), sedang menangkis arus penurunan bagi mengukuhkan kedudukan pasaran mereka, Selangor terus menghadapi cabaran yang lebih meluas. Perkara ini paling ketara dengan kemerosotan mendadak dalam segmen SR.

For Neighbourhood Centre (NC), encompassing 58 centres and 1.65 million square metres of total space, both markets softened, with Kuala Lumpur dropping to 78.5% and Selangor falling to 67.7%. The Community Centre (CC) category, which holds the highest number of buildings at 63, offered a positive highlight in Kuala Lumpur, improving to 79.3%, although Selangor saw a slight dip to 72.5%.

Overall, Kuala Lumpur recorded a moderation in occupancy, declining from 88.0% in Q2 2025 to 85.0% (3.0% decrease) in Q2 2026^{P}. Similarly, Selangor saw its overall occupancy slip from 78.6% to 76.0% (2.6% decrease). The results underline a market undergoing widespread recalibration. While certain Kuala Lumpur shopping centres, particularly larger formats within the SR category and community-centric CC malls, are defying the downward trend to consolidate their market position, Selangor continues to face broader headwinds. This is most notable with a sharp decline in its SR segment.

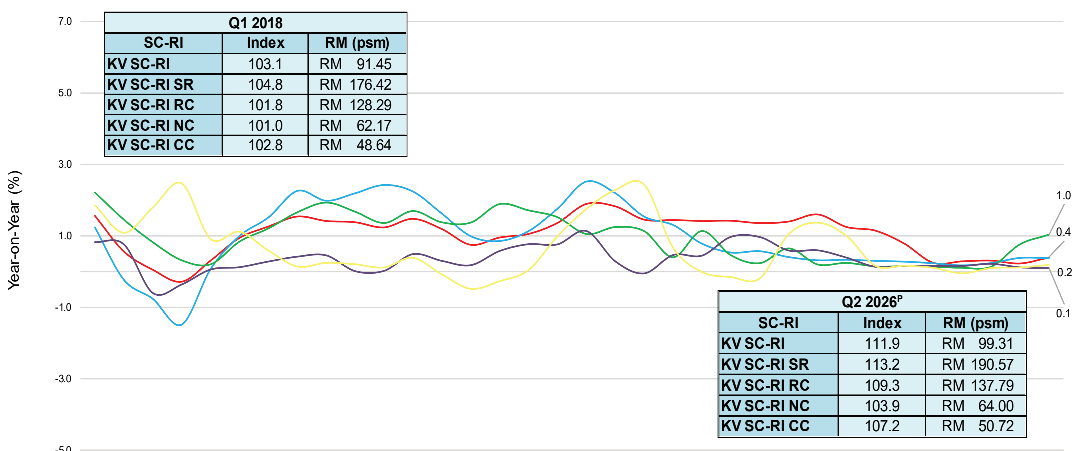
Carta 3: Indeks Sewaan Pusat Beli-belah Lembah Klang (KV SC-RI): Ruang Perniagaan & Kadar Penghunian mengikut Kategori Q2 2026 lwn Q2 2025
Chart 3: Klang Valley Shopping Centre Rental Index (KV SC-RI): Retail Space & Occupancy Rate by Categories Q2 2026 vs Q2 2025



Pasaran sewaan pusat beli-belah Lembah Klang secara meluas merekodkan pertumbuhan yang perlahan pada tahun sehingga Q2 2026^P, walaupun trendnya kekal positif. Regional Centre (RC) mencatatkan pertumbuhan tahunan tertinggi pada 1.0% (109.3 mata). Super Regional (SR) pula berkembang sebanyak 0.4% (113.2 mata), manakala Community Centre (CC) dan Neighbourhood Centre (NC) masing-masing mencatatkan pertumbuhan yang lebih sederhana pada 0.2% dan 0.1%.

The Klang Valley shopping centre rental market broadly recorded sluggish growth in the year to Q2 2026^P, though the trend remained positive. The Regional Centre (RC) registered the highest annual growth at 1.0% (109.3 points). The Super Regional (SR) grew by 0.4% (113.2 points), while the Community Centre (CC) and Neighbourhood Centre (NC) posted more modest growth at 0.2% and 0.1% respectively.

Carta 4: KV SC-RI: Pertumbuhan Tahunan (%) mengikut Kategori Q2 2026^P
Chart 4: KV SC-RI: Annual Growth (%) by Categories Q2 2026^P



Q1 2018		
SC-RI	**Index**	**RM (psm)**
KV SC-RI	103.1	RM 91.45
KV SC-RI SR	104.8	RM 176.42
KV SC-RI RC	101.8	RM 128.29
KV SC-RI NC	101.0	RM 62.17
KV SC-RI CC	102.8	RM 48.64

Q2 2026^P		
SC-RI	**Index**	**RM (psm)**
KV SC-RI	111.9	RM 99.31
KV SC-RI SR	113.2	RM 190.57
KV SC-RI RC	109.3	RM 137.79
KV SC-RI NC	103.9	RM 64.00
KV SC-RI CC	107.2	RM 50.72

	Q1 18	Q2 18	Q3 18	Q4 18	Q1 19	Q2 19	Q3 19	Q4 19	Q1 20	Q2 20	Q3 20	Q4 20	Q1 21	Q2 21	Q3 21	Q4 21
KV SC-RI	1.6	0.6	0.0	-0.3	0.3	0.9	1.3	1.5	1.4	1.4	1.2	1.5	1.2	0.7	0.9	1.0
KV SC-RI SR	1.2	-0.2	-0.8	-1.5	0.1	1.0	1.5	2.3	2.0	2.2	2.4	2.2	1.6	1.0	0.9	1.1
KV SC-RI RC	2.2	1.4	0.8	0.3	0.2	0.8	1.2	1.6	1.9	1.7	1.3	1.7	1.4	1.4	1.9	1.7
KV SC-RI NC	0.8	0.8	-0.6	-0.4	0.1	0.1	0.3	0.4	0.5	0.0	0.0	0.5	0.3	0.2	0.6	0.8
KV SC-RI CC	1.9	1.1	1.8	2.5	0.9	1.1	0.6	0.1	0.2	0.2	0.1	0.4	-0.1	-0.5	-0.3	0.0

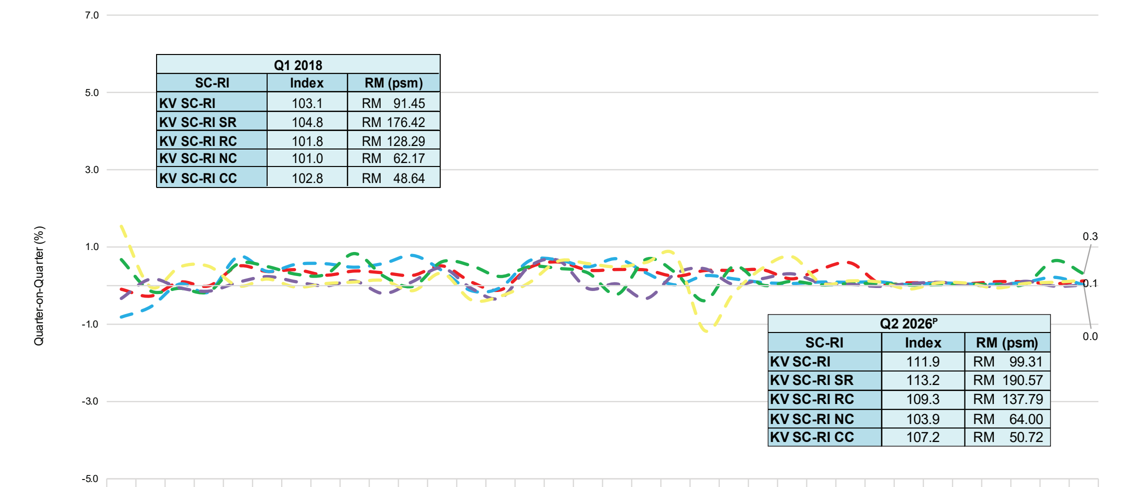
	Q1 22	Q2 22	Q3 22	Q4 22	Q1 23	Q2 23	Q3 23	Q4 23	Q1 24	Q2 24	Q3 24	Q4 24	Q1 25	Q2 25	Q3 25	Q4 25	Q1 26	Q2 26^P
KV SC-RI	1.4	1.9	1.8	1.4	1.4	1.4	1.4	1.4	1.4	1.6	1.2	1.1	0.8	0.2	0.3	0.3	0.2	0.4
KV SC-RI SR	1.8	2.5	2.2	1.5	1.3	0.8	0.5	0.6	0.4	0.3	0.3	0.3	0.3	0.2	0.2	0.2	0.4	0.4
KV SC-RI RC	1.5	1.0	1.2	1.1	0.4	1.1	0.4	0.2	0.6	0.2	0.2	0.1	0.1	0.1	0.1	0.1	0.7	1.0
KV SC-RI NC	0.8	1.1	0.3	-0.1	0.5	0.4	1.0	1.0	0.6	0.6	0.4	0.1	0.2	0.2	0.2	0.2	0.1	0.1
KV SC-RI CC	1.0	1.8	2.3	2.4	0.7	0.0	-0.1	-0.2	1.1	1.4	1.0	0.2	0.2	0.1	0.0	0.1	0.1	0.2

Berdasarkan perbandingan sukuan, pertumbuhan adalah sederhana positif di Lembah Klang pada Q2 2026^P. Segmen RC merekodkan pertumbuhan sukuan tertinggi sebanyak 0.3%, manakala CC mencatatkan 0.1%. Segmen SR dan NC secara keseluruhannya kekal mendatar tanpa pertumbuhan bagi suku ini.

On a quarterly comparison, growth was moderately positive in the Klang Valley in Q2 2026^P. The RC segment recorded the highest quarterly growth at 0.3%, while CC registered 0.1%. Both overall SR and NC segments remained flat with no growth rate for the quarter.

Carta 5: KV SC-RI: Pertumbuhan Sukuan (%) mengikut Kategori Q2 2026^P

Chart 5: KV SC-RI: Quarterly Growth (%) by Categories Q2 2026^P



Q1 2018		
SC-RI	Index	RM (psm)
KV SC-RI	103.1	RM 91.45
KV SC-RI SR	104.8	RM 176.42
KV SC-RI RC	101.8	RM 128.29
KV SC-RI NC	101.0	RM 62.17
KV SC-RI CC	102.8	RM 48.64

Q2 2026^P		
SC-RI	Index	RM (psm)
KV SC-RI	111.9	RM 99.31
KV SC-RI SR	113.2	RM 190.57
KV SC-RI RC	109.3	RM 137.79
KV SC-RI NC	103.9	RM 64.00
KV SC-RI CC	107.2	RM 50.72

	Q1 18	Q2 18	Q3 18	Q4 18	Q1 19	Q2 19	Q3 19	Q4 19	Q1 20	Q2 20	Q3 20	Q4 20	Q1 21	Q2 21	Q3 21	Q4 21	Q1 22
KV SC-RI	-0.1	-0.3	0.1	0.0	0.5	0.4	0.4	0.3	0.4	0.3	0.3	0.5	0.1	-0.1	0.5	0.6	0.4
KV SC-RI SR	-0.8	-0.6	0.0	-0.2	0.7	0.4	0.6	0.6	0.5	0.6	0.8	0.4	-0.1	-0.1	0.6	0.7	0.5
KV SC-RI RC	0.7	-0.1	-0.1	-0.2	0.6	0.5	0.3	0.3	0.8	0.2	0.0	0.6	0.5	0.2	0.5	0.4	0.3
KV SC-RI NC	-0.3	0.2	-0.1	-0.1	0.1	0.2	0.1	0.0	0.1	-0.2	0.1	0.5	-0.1	-0.3	0.5	0.7	-0.1
KV SC-RI CC	1.5	0.0	0.5	0.5	0.0	0.2	0.0	0.0	0.1	0.1	-0.1	0.3	-0.4	-0.3	0.1	0.6	0.6

	Q2 22	Q3 22	Q4 22	Q1 23	Q2 23	Q3 23	Q4 23	Q1 24	Q2 24	Q3 24	Q4 24	Q1 25	Q2 25	Q3 25	Q4 25	Q1 26	Q2 26^P
KV SC-RI	0.4	0.4	0.2	0.4	0.4	0.4	0.2	0.4	0.6	0.1	0.1	0.1	0.0	0.1	0.1	0.0	0.1
KV SC-RI SR	0.7	0.3	0.0	0.3	0.2	0.1	0.1	0.1	0.1	0.1	0.0	0.1	0.0	0.0	0.1	0.2	0.0
KV SC-RI RC	-0.2	0.7	0.3	-0.4	0.5	0.0	0.1	0.0	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.6	0.3
KV SC-RI NC	0.0	-0.3	0.3	0.4	0.0	0.2	0.3	0.1	0.0	0.0	0.1	0.1	0.0	0.0	0.1	0.0	0.0
KV SC-RI CC	0.5	0.6	0.8	-1.2	-0.2	0.5	0.7	0.1	0.1	0.1	-0.1	0.1	0.1	-0.1	0.0	0.1	0.1

Super Regional (SR)

Kategori SR memaparkan trend yang stabil antara Q2 2026^P dan tempoh yang sama tahun lalu, dengan sedikit peningkatan direkodkan di Kuala Lumpur dan Selangor. Di Kuala Lumpur, indeks sewaan SR meningkat daripada 112.8 mata pada Q2 2025 kepada 113.3 mata pada Q2 2026^P. Ini diterjemahkan kepada pertumbuhan tahunan yang lebih kukuh sebanyak 0.4%, menandakan pasaran yang berdaya tahan di mana pemilik hartanah berjaya memperoleh kadar sewaan yang lebih baik walaupun terdapat kemasukan penawaran baharu. Selangor turut mencatatkan kadar peningkatan yang konsisten, dengan indeks meningkat daripada 114.6 mata kepada 115.0 mata bagi tempoh yang sama, mewakili pertumbuhan tahunan yang stabil sebanyak 0.4%. Walaupun sederhana, ini menunjukkan segmen SR di Selangor terus memperlihatkan daya tahan, disokong oleh permintaan yang stabil walaupun berdepan persaingan yang sengit.

Sewaan purata bagi SR di Kuala Lumpur adalah pada paras RM322.78 s.m.p., yang tertinggi di Lembah Klang dan mencerminkan kedudukannya sebagai hab peruncitan premium wilayah ini. Di Selangor, sewaan purata ialah RM154.46 s.m.p., menawarkan alternatif yang lebih berpatutan yang memenuhi keperluan populasi pinggir bandar dan permintaan pasaran massa.

Super Regional (SR)

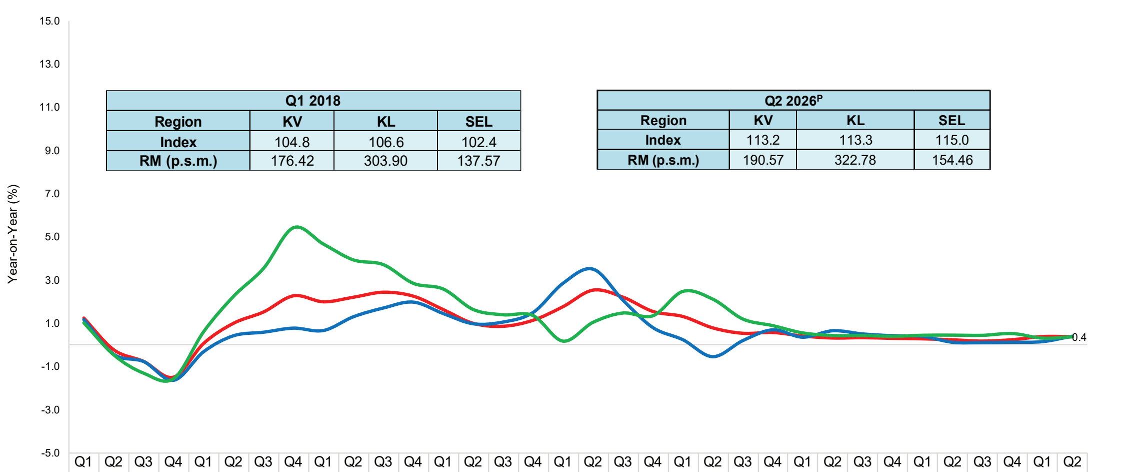
The SR category displayed a stable trend between Q2 2026^P and the same period last year, with slight improvements observed across Kuala Lumpur and Selangor. In Kuala Lumpur, the SR rental index edged up from 112.8 points in Q2 2025 to 113.3 points in Q2 2026^P. This translated into a stronger annual growth of 0.4%, signalling a resilient market where landlords manage to secure better rental rates despite an influx of new supply. Similarly, Selangor registered a consistent pace of increase, with the index rising from 114.6 points to 115.0 points over the same period, representing a steady annual growth of 0.4%. Although modest, this suggests that the SR segment in Selangor continues to demonstrate resilience, supported by steady demand despite heightened competition.

The average rents for SR in Kuala Lumpur stood at RM322.78 p.s.m., the highest in the Klang Valley and reflective of its position as the region's premium retail hub. In Selangor, rents averaged RM154.46 p.s.m., offering a more cost-effective alternative that caters to suburban populations and mass market demand.

Paras sewaan di Kuala Lumpur kekal jauh lebih tinggi berbanding di Selangor, lebih daripada dua kali ganda purata negeri tersebut, sekali gus menegaskan kedudukan ibu negara sebagai destinasi peruncitan premium Lembah Klang di mana penyewa sanggup membayar premium bagi mendapatkan akses pasaran yang lebih kukuh dan keterlihatan jenama yang lebih tinggi.

The level of rental in Kuala Lumpur remains significantly higher than in Selangor, more than double the latter's average, underscoring the capital city's positioning as the Klang Valley's premium retail destination where tenants are prepared to pay a premium for stronger market access and brand visibility.

Carta 6: KV SC-RI: Super Regional (SR): Pertumbuhan Tahunan (%) Q2 2026^P
Chart 6: KV SC-RI: Super Regional (SR): Annual Growth (%) Q2 2026^P



Q1 2018			
Region	**KV**	**KL**	**SEL**
Index	104.8	106.6	102.4
RM (p.s.m.)	176.42	303.90	137.57

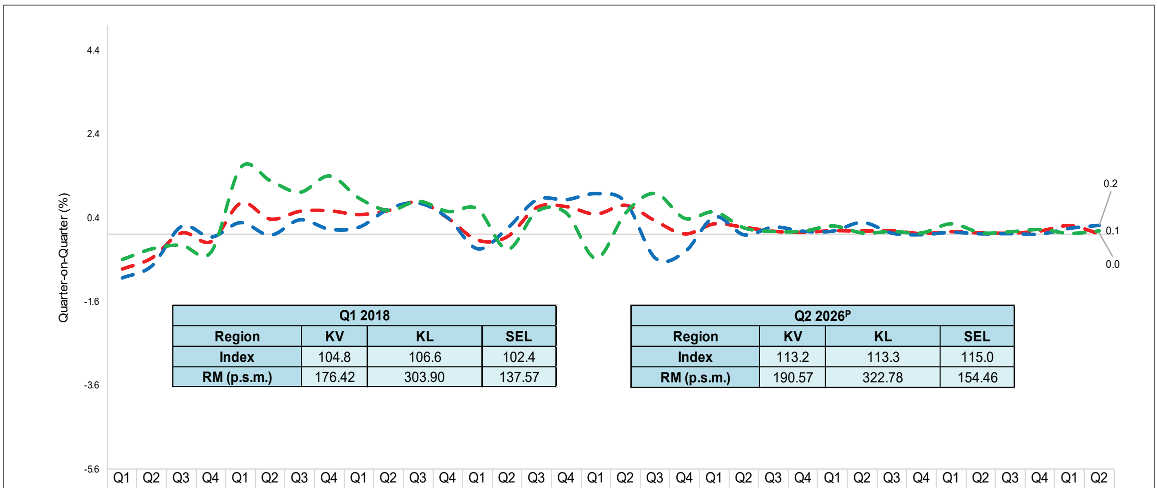
Q2 2026^P			
Region	**KV**	**KL**	**SEL**
Index	113.2	113.3	115.0
RM (p.s.m.)	190.57	322.78	154.46

	Q1 18	Q2 18	Q3 18	Q4 18	Q1 19	Q2 19	Q3 19	Q4 19	Q1 20	Q2 20	Q3 20	Q4 20	Q1 21	Q2 21	Q3 21	Q4 21	Q1 22	Q2 22	Q3 22	Q4 22	Q1 23	Q2 23	Q3 23	Q4 23	Q1 24	Q2 24	Q3 24	Q4 24	Q1 25	Q2 25	Q3 25	Q4 25	Q1 26	Q2 26^P
KV	1.2	-0.2	-0.8	-1.5	0.1	1.0	1.5	2.3	2.0	2.2	2.4	2.2	1.6	1.0	0.9	1.1	1.8	2.5	2.2	1.5	1.3	0.8	0.5	0.6	0.4	0.3	0.3	0.3	0.3	0.2	0.2	0.2	0.4	0.4
WPKL	1.2	-0.4	-0.8	-1.6	-0.3	0.4	0.6	0.8	0.7	1.3	1.7	2.0	1.4	1.0	1.1	1.5	2.8	3.5	2.1	0.8	0.2	-0.5	0.2	0.7	0.4	0.7	0.5	0.4	0.4	0.1	0.1	0.1	0.2	0.4
SEL	1.0	-0.5	-1.3	-1.6	0.6	2.2	3.5	5.4	4.6	3.9	3.7	2.8	2.6	1.6	1.4	1.3	0.2	1.0	1.5	1.3	2.5	2.1	1.2	0.9	0.5	0.4	0.4	0.4	0.4	0.4	0.4	0.5	0.3	0.4

Secara sukuan, pasaran SR merekodkan pertumbuhan marginal, di mana Kuala Lumpur mencatatkan 0.2% dan Selangor mencatatkan peningkatan 0.1% pada Q2 2026^P, menandakan pasaran yang kekal stabil.

Quarter-on-quarter, the SR market recorded marginal growth, with Kuala Lumpur registering 0.2% and Selangor posting a 0.1% increase in Q2 2026^P, indicating a stable market.

Carta 7: KV SC-RI: Super Regional (SR):Pertumbuhan Sukuan (%) Q2 2026^P
Chart 7: KV SC-RI: Super Regional (SR): Quarterly Growth (%) Q2 2026^P



Q1 2018			
Region	**KV**	**KL**	**SEL**
Index	104.8	106.6	102.4
RM (p.s.m.)	176.42	303.90	137.57

Q2 2026^P			
Region	**KV**	**KL**	**SEL**
Index	113.2	113.3	115.0
RM (p.s.m.)	190.57	322.78	154.46

	Q1 18	Q2 18	Q3 18	Q4 18	Q1 19	Q2 19	Q3 19	Q4 19	Q1 20	Q2 20	Q3 20	Q4 20	Q1 21	Q2 21	Q3 21	Q4 21	Q1 22	Q2 22	Q3 22	Q4 22	Q1 23	Q2 23	Q3 23	Q4 23	Q1 24	Q2 24	Q3 24	Q4 24	Q1 25	Q2 25	Q3 25	Q4 25	Q1 26	Q2 26^P
KV	-0.8	-0.6	0.0	-0.2	0.7	0.4	0.6	0.6	0.5	0.6	0.8	0.4	-0.1	-0.1	0.6	0.7	0.5	0.7	0.3	0.0	0.3	0.2	0.1	0.1	0.1	0.1	0.1	0.0	0.1	0.0	0.0	0.1	0.2	0.0
WPKL	-1.0	-0.7	0.2	-0.1	0.3	0.0	0.4	0.1	0.2	0.6	0.8	0.4	-0.3	0.2	0.8	0.8	1.0	0.8	-0.6	-0.4	0.4	0.0	0.2	0.1	0.1	0.3	0.0	0.0	0.1	0.0	0.0	0.0	0.2	0.2
SEL	-0.6	-0.3	-0.2	-0.4	1.6	1.3	1.0	1.4	0.9	0.6	0.8	0.6	0.6	-0.3	0.6	0.5	-0.6	0.5	1.0	0.4	0.5	0.2	0.1	0.1	0.2	0.0	0.1	0.0	0.3	0.0	0.1	0.1	0.0	0.1

Regional Centre (RC)

Bagi kategori RC, pertumbuhan tahunan mencatatkan momentum positif di seluruh wilayah, dengan indeks keseluruhan Lembah Klang meningkat kepada 109.3 mata, mewakili peningkatan tahunan sebanyak 1.0%. Kedua-dua Kuala Lumpur dan Selangor bergerak seiring, di mana Kuala Lumpur berkembang sebanyak 0.3% kepada 105.2 mata dan Selangor merekodkan pertumbuhan 0.4% untuk mencapai 109.0 mata pada Q2 2026ᴾ.

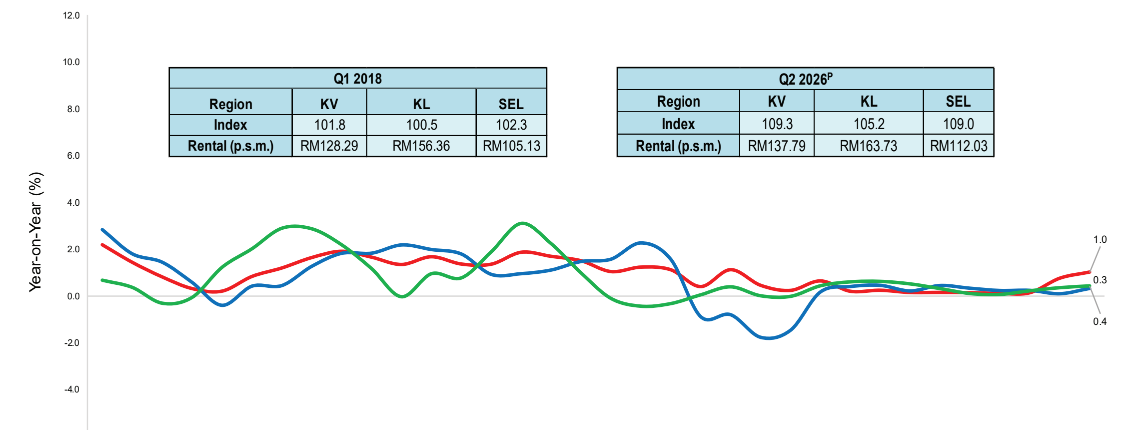
Sewaan purata RC di Kuala Lumpur berada pada RM163.73 s.m.p., manakala Selangor menyusul pada RM112.03 s.m.p., menjadikan purata keseluruhan Lembah Klang sebanyak RM137.79 s.m.p.

Regional Centre (RC)

For the RC category, annual growth charted positive momentum across the region, with the overall Klang Valley index rising to 109.3 points, representing a Y-o-Y increase of 1.0%. Both Kuala Lumpur and Selangor moved in tandem, with Kuala Lumpur expanding by 0.3% to 105.2 points and Selangor recording a 0.4% growth to reach 109.0 points in Q2 2026ᴾ.

Average RC rentals in Kuala Lumpur stood at RM163.73 p.s.m., while Selangor followed at RM112.03 p.s.m., bringing the overall Klang Valley average to RM137.79 p.s.m.

Carta 8: KV SC-RI: Regional Centre (RC): Pertumbuhan Tahunan (%) Q2 2026ᴾ
Chart 8: KV SC-RI: Regional Centre (RC): Annual Growth (%) Q2 2026ᴾ



Q1 2018			
Region	KV	KL	SEL
Index	101.8	100.5	102.3
Rental (p.s.m.)	RM128.29	RM156.36	RM105.13

Q2 2026ᴾ			
Region	KV	KL	SEL
Index	109.3	105.2	109.0
Rental (p.s.m.)	RM137.79	RM163.73	RM112.03

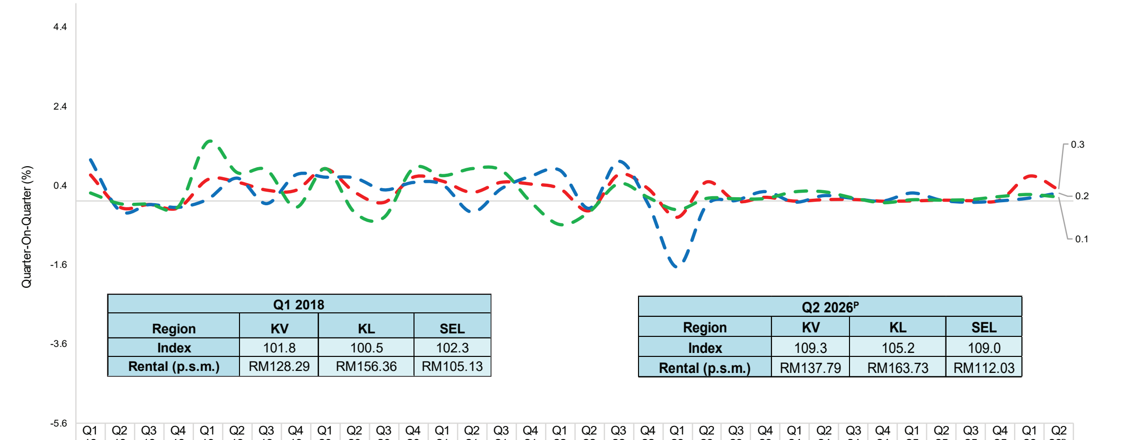
	Q1 18	Q2 18	Q3 18	Q4 18	Q1 19	Q2 19	Q3 19	Q4 19	Q1 20	Q2 20	Q3 20	Q4 20	Q1 21	Q2 21	Q3 21	Q4 21
KV	2.2	1.4	0.8	0.3	0.2	0.8	1.2	1.6	1.9	1.7	1.3	1.7	1.4	1.4	1.9	1.7
WPKL	2.8	1.8	1.4	0.6	-0.4	0.4	0.4	1.3	1.8	1.8	2.2	2.0	1.8	0.9	0.9	1.1
SEL	0.7	0.4	-0.3	-0.1	1.2	2.0	2.9	2.9	2.2	1.2	0.0	0.9	0.8	1.9	3.1	2.2

	Q1 22	Q2 22	Q3 22	Q4 22	Q1 23	Q2 23	Q3 23	Q4 23	Q1 24	Q2 24	Q3 24	Q4 24	Q1 25	Q2 25	Q3 25	Q4 25	Q1 26	Q2 26ᴾ
KV	1.5	1.0	1.2	1.1	0.4	1.1	0.4	0.2	0.6	0.2	0.2	0.1	0.1	0.1	0.1	0.1	0.7	1.0
WPKL	1.5	1.6	2.3	1.6	-0.9	-0.8	-1.8	-1.5	0.2	0.4	0.4	0.2	0.4	0.3	0.2	0.2	0.1	0.3
SEL	1.0	-0.1	-0.4	-0.3	0.0	0.4	0.0	0.0	0.4	0.6	0.6	0.5	0.3	0.1	0.1	0.2	0.3	0.4

Indeks sewaan untuk RC di Kuala Lumpur dan Selangor mencatatkan sedikit pergerakan menaik sebanyak 0.2% dan 0.1% antara Q1 2026 dan Q2 2026ᴾ, manakala kadar sewa purata menyaksikan pelarasan yang minimum tetapi positif. Kuala Lumpur meningkat sedikit daripada RM163.36 kepada RM163.73 s.m.p., dan Selangor naik daripada RM111.91 kepada RM112.03 s.m.p., menandakan persekitaran sewaan yang stabil.

Rental indices for RC in Kuala Lumpur and Selangor registered slight upward movements of 0.2% and 0.1% between Q1 2026 and Q2 2026ᴾ, while average rental rates saw minimal but positive adjustments. Kuala Lumpur edged up slightly from RM163.36 to RM163.73 p.s.m., and Selangor rose from RM111.91 to RM112.03 p.s.m., indicating a stable rental environment.

Carta 9: KV SC-RI: Regional Centre (RC): Pertumbuhan Sukuan (%) Q2 2026^{P}
Chart 9: KV SC-RI: Regional Centre (RC): Quarterly Growth (%) Q2 2026^{P}



Q1 2018			
Region	KV	KL	SEL
Index	101.8	100.5	102.3
Rental (p.s.m.)	RM128.29	RM156.36	RM105.13

Q2 2026^{P}			
Region	KV	KL	SEL
Index	109.3	105.2	109.0
Rental (p.s.m.)	RM137.79	RM163.73	RM112.03

	Q1 18	Q2 18	Q3 18	Q4 18	Q1 19	Q2 19	Q3 19	Q4 19	Q1 20	Q2 20	Q3 20	Q4 20	Q1 21	Q2 21	Q3 21	Q4 21	Q1 22
KV	0.7	-0.1	-0.1	-0.2	0.6	0.5	0.3	0.3	0.8	0.2	0.0	0.6	0.5	0.2	0.5	0.4	0.3
WPKL	1.0	-0.2	-0.1	-0.2	0.1	0.6	-0.1	0.7	0.6	0.6	0.3	0.5	0.4	-0.3	0.3	0.6	0.8
SEL	0.2	-0.1	-0.1	-0.1	1.5	0.7	0.8	-0.2	0.8	-0.3	-0.4	0.8	0.6	0.8	0.8	0.0	-0.6

	Q2 22	Q3 22	Q4 22	Q1 23	Q2 23	Q3 23	Q4 23	Q1 24	Q2 24	Q3 24	Q4 24	Q1 25	Q2 25	Q3 25	Q4 25	Q1 26	Q2 26^{P}
KV	-0.2	0.7	0.3	-0.4	0.5	0.0	0.1	0.0	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.6	0.3
WPKL	-0.2	1.0	-0.1	-1.7	-0.1	0.0	0.2	0.0	0.1	0.1	0.0	0.2	0.0	0.0	0.0	0.1	0.2
SEL	-0.3	0.4	0.1	-0.2	0.1	0.1	0.1	0.2	0.2	0.1	0.0	0.0	0.0	0.0	0.1	0.2	0.1

Neighbourhood Centre (NC)

Kategori NC merekodkan pertumbuhan tahunan keseluruhan yang marginal sebanyak 0.1% untuk mencapai 103.9 mata di Lembah Klang. Kuala Lumpur mencatatkan 107.2 mata dengan pengembangan 0.5%, dan Selangor mencatatkan 102.2 mata dengan pertumbuhan 0.4% pada Q2 2026^{P}.

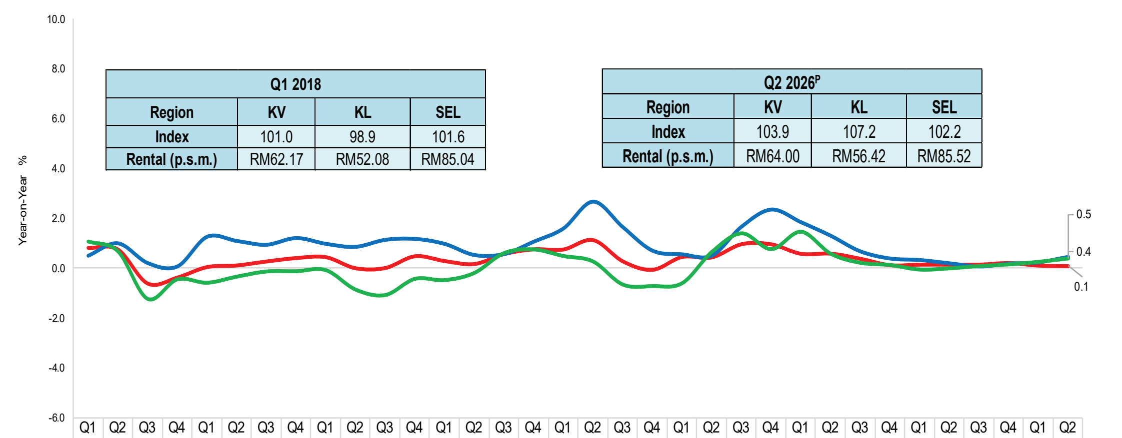
Dari segi sewaan purata, Selangor mendahului kategori ini dengan RM85.52 s.m.p., manakala Kuala Lumpur berada pada RM56.42 s.m.p., menjadikan purata keseluruhan Lembah Klang sebanyak RM64.00 s.m.p.

Neighbourhood Centre (NC)

The NC category recorded a marginal overall annual growth of 0.1% to reach 103.9 points in the Klang Valley. Kuala Lumpur registered 107.2 points with a 0.5% expansion, and Selangor posted 102.2 points with a 0.4% growth in Q2 2026^{P}.

In terms of average rental, Selangor led this category with RM85.52 p.s.m., while Kuala Lumpur stood at RM56.42 p.s.m., bringing the overall Klang Valley average to RM64.00 p.s.m.

Carta 10: KV SC-RI: Neighbourhood Centre (NC): Pertumbuhan Tahunan (%) Q2 2026^{P}
Chart 10: KV SC-RI: Neighbourhood Centre (NC): Annual Growth (%) Q2 2026^{P}



Q1 2018			
Region	KV	KL	SEL
Index	101.0	98.9	101.6
Rental (p.s.m.)	RM62.17	RM52.08	RM85.04

Q2 2026^{P}			
Region	KV	KL	SEL
Index	103.9	107.2	102.2
Rental (p.s.m.)	RM64.00	RM56.42	RM85.52

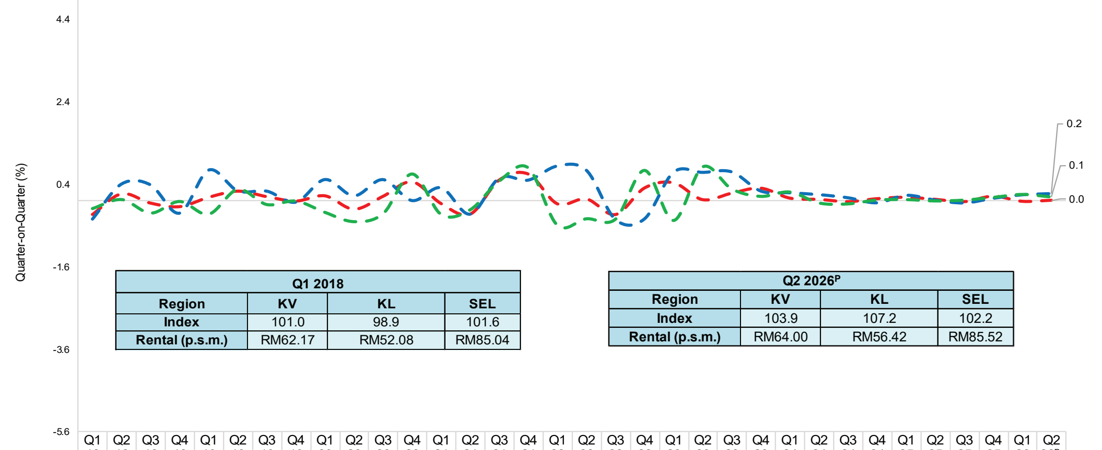
	Q1 18	Q2 18	Q3 18	Q4 18	Q1 19	Q2 19	Q3 19	Q4 19	Q1 20	Q2 20	Q3 20	Q4 20	Q1 21	Q2 21	Q3 21	Q4 21	Q1 22
KV	0.8	0.8	-0.6	-0.4	0.1	0.1	0.3	0.4	0.5	0.0	0.0	0.5	0.3	0.2	0.6	0.8	0.8
WPKL	0.5	1.0	0.2	0.1	1.3	1.1	1.0	1.2	1.0	0.9	1.1	1.2	1.0	0.5	0.6	1.1	1.6
SEL	1.1	0.7	-1.2	-0.4	-0.6	-0.3	-0.1	-0.1	-0.1	-0.8	-1.1	-0.4	-0.5	-0.2	0.6	0.8	0.5

	Q2 22	Q3 22	Q4 22	Q1 23	Q2 23	Q3 23	Q4 23	Q1 24	Q2 24	Q3 24	Q4 24	Q1 25	Q2 25	Q3 25	Q4 25	Q1 26	Q2 26^{P}
KV	1.1	0.3	-0.1	0.5	0.4	1.0	1.0	0.6	0.6	0.4	0.1	0.2	0.2	0.2	0.2	0.1	0.1
WPKL	2.7	1.7	0.7	0.6	0.5	1.7	2.4	1.9	1.3	0.7	0.4	0.3	0.2	0.1	0.2	0.2	0.5
SEL	0.3	-0.6	-0.7	-0.6	0.7	1.4	0.8	1.5	0.6	0.2	0.1	0.0	0.0	0.1	0.2	0.3	0.4

Berdasarkan trend sukuan, indeks NC di Kuala Lumpur berkembang pada kadar 0.2%, manakala pasaran Selangor menunjukkan pertumbuhan ringan sebanyak 0.1% pada suku kajian.

Based on quarterly trends, the NC index in Kuala Lumpur grew at a rate of 0.2%, while the Selangor market showed a mild 0.1% growth in the reviewed quarter.

Carta 11: KV SC-RI: Neighbourhood Centre (NC): Pertumbuhan Sukuan (%) Q2 2026P
Chart 11: KV SC-RI: Neighbourhood Centre (NC): Quarterly Growth (%) Q2 2026P



Q1 2018			
Region	KV	KL	SEL
Index	101.0	98.9	101.6
Rental (p.s.m.)	RM62.17	RM52.08	RM85.04

Q2 2026P			
Region	KV	KL	SEL
Index	103.9	107.2	102.2
Rental (p.s.m.)	RM64.00	RM56.42	RM85.52

	Q1 18	Q2 18	Q3 18	Q4 18	Q1 19	Q2 19	Q3 19	Q4 19	Q1 20	Q2 20	Q3 20	Q4 20	Q1 21	Q2 21	Q3 21	Q4 21	Q1 22	Q2 22
KV	-0.3	0.2	-0.1	-0.1	0.1	0.2	0.1	0.0	0.1	-0.2	0.1	0.5	-0.1	-0.3	0.5	0.7	-0.1	0.0
WPKL	-0.4	0.4	0.4	-0.3	0.8	0.2	0.2	0.0	0.5	0.1	0.5	0.0	0.3	-0.3	0.6	0.5	0.8	0.7
SEL	-0.2	0.0	-0.3	0.0	-0.3	0.3	-0.1	0.0	-0.3	-0.5	-0.3	0.7	-0.3	-0.2	0.5	0.8	-0.6	-0.4

	Q3 22	Q4 22	Q1 23	Q2 23	Q3 23	Q4 23	Q1 24	Q2 24	Q3 24	Q4 24	Q1 25	Q2 25	Q3 25	Q4 25	Q1 26	Q2 26P
KV	-0.3	0.3	0.4	0.0	0.2	0.3	0.1	0.0	0.0	0.1	0.1	0.0	0.0	0.1	0.0	0.0
WPKL	-0.4	-0.4	0.7	0.7	0.7	0.2	0.2	0.2	0.1	0.0	0.1	0.0	0.0	0.1	0.2	0.2
SEL	-0.4	0.7	-0.5	0.8	0.3	0.1	0.2	0.0	-0.1	0.0	0.0	0.0	0.0	0.1	0.2	0.1

Community Centre (CC)

Indeks CC mempamerkan trend pengembangan tahunan keseluruhan sebanyak 0.2% untuk mencapai 107.2 mata di seluruh Lembah Klang. Kuala Lumpur meningkat secara marginal sebanyak 0.1% kepada 108.2 mata manakala Selangor merekodkan pertumbuhan 0.6% yang lebih kukuh kepada 108.9 mata pada Q2 2026P.

Sewaan purata CC di Selangor kekal mantap pada RM64.57 s.m.p., mencerminkan fokus komuniti yang berdaya maju, mengatasi purata Kuala Lumpur pada RM33.40 s.m.p. dan menjadikan purata keseluruhan Lembah Klang sebanyak RM50.72 s.m.p.

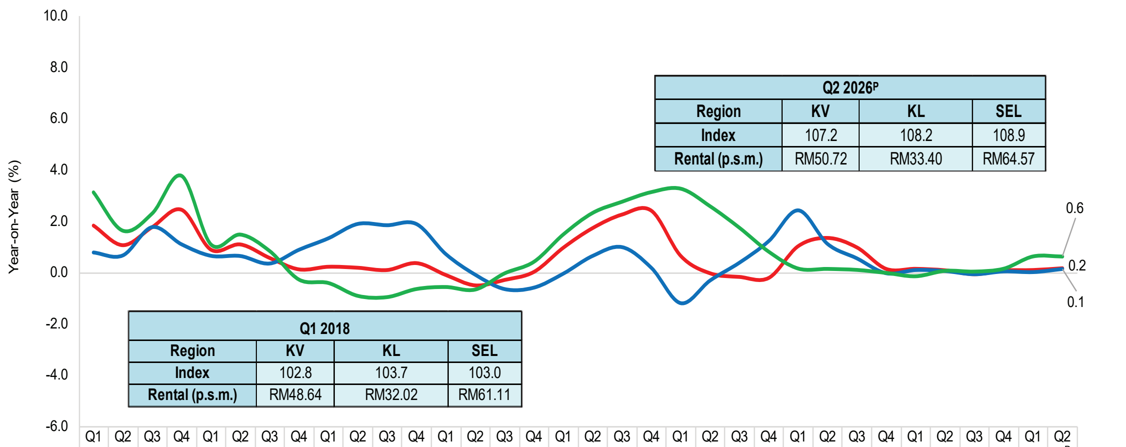
Community Centre (CC)

The CC index showcased an overall annual expansion of 0.2% to reach 107.2 points across the Klang Valley. Kuala Lumpur edged up marginally by 0.1% to 108.2 points whilst Selangor recorded a firmer 0.6% growth to 108.9 points in Q2 2026P.

Average CC rental in Selangor held steady at RM64.57 p.s.m., reflecting a viable community focus that bypasses the Kuala Lumpur average of RM33.40 p.s.m. and brings the overall Klang Valley average to RM50.72 p.s.m.

Carta 12: KV SC-RI: Community Centre (CC): Pertumbuhan Tahunan (%) Q2 2026ᴾ

Chart 12: KV SC-RI: Community Centre (CC): Annual Growth (%) Q2 2026ᴾ



Q2 2026ᴾ			
Region	KV	KL	SEL
Index	107.2	108.2	108.9
Rental (p.s.m.)	RM50.72	RM33.40	RM64.57

Q1 2018			
Region	KV	KL	SEL
Index	102.8	103.7	103.0
Rental (p.s.m.)	RM48.64	RM32.02	RM61.11

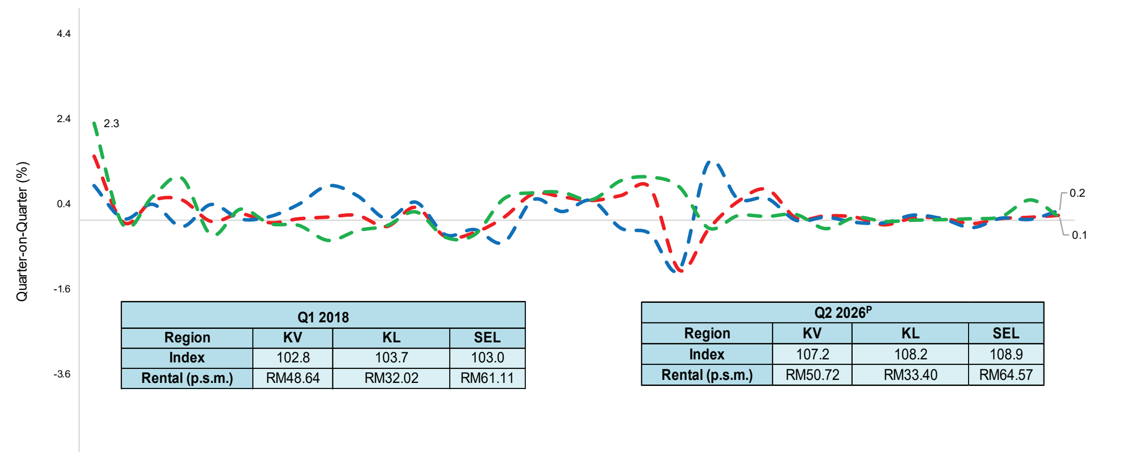
	Q1 18	Q2 18	Q3 18	Q4 18	Q1 19	Q2 19	Q3 19	Q4 19	Q1 20	Q2 20	Q3 20	Q4 20	Q1 21	Q2 21	Q3 21	Q4 21	Q1 22	Q2 22	Q3 22	Q4 22	Q1 23	Q2 23	Q3 23	Q4 23	Q1 24	Q2 24	Q3 24	Q4 24	Q1 25	Q2 25	Q3 25	Q4 25	Q1 26	Q2 26ᴾ
KV	1.9	1.1	1.8	2.5	0.9	1.1	0.6	0.1	0.2	0.2	0.1	0.4	-0.1	-0.5	-0.3	0.0	1.0	1.8	2.3	2.4	0.7	0.0	-0.1	-0.2	1.1	1.4	1.0	0.2	0.2	0.1	0.0	0.1	0.1	0.2
WPKL	0.8	0.7	1.8	1.1	0.7	0.7	0.4	0.9	1.3	1.9	1.8	1.9	0.7	-0.1	-0.6	-0.6	0.0	0.7	1.0	0.2	-1.2	-0.3	0.4	1.2	2.4	1.1	0.6	0.0	0.1	0.1	-0.1	0.1	0.0	0.1
SEL	3.1	1.6	2.3	3.8	1.1	1.5	0.8	-0.3	-0.4	-0.9	-0.9	-0.6	-0.6	-0.7	0.0	0.4	1.5	2.3	2.8	3.1	3.3	2.6	1.7	0.8	0.2	0.1	0.1	0.0	-0.1	0.1	0.0	0.2	0.6	0.6

Secara sukuan, sewaan CC di Kuala Lumpur merekodkan peningkatan marginal 0.2% pada Q2 2026ᴾ. Selangor turut mencatatkan sedikit peningkatan dengan pertumbuhan 0.1% berbanding suku sebelumnya, membawa pertumbuhan sukuan keseluruhan Lembah Klang kepada 0.1%.

Quarterly, CC rentals in Kuala Lumpur recorded a marginal 0.2% uptick in Q2 2026ᴾ. Selangor similarly registered a slight increase with a 0.1% growth compared to the previous quarter, bringing the overall Klang Valley quarterly growth to 0.1%.

Carta 13: KV SC-RI: Community Centre (CC): Pertumbuhan Sukuan (%) Q2 2026ᴾ

Chart 13: KV SC-RI: Community Centre (CC): Quarterly Growth (%) Q2 2026ᴾ



Q1 2018			
Region	KV	KL	SEL
Index	102.8	103.7	103.0
Rental (p.s.m.)	RM48.64	RM32.02	RM61.11

Q2 2026ᴾ			
Region	KV	KL	SEL
Index	107.2	108.2	108.9
Rental (p.s.m.)	RM50.72	RM33.40	RM64.57

	Q1 18	Q2 18	Q3 18	Q4 18	Q1 19	Q2 19	Q3 19	Q4 19	Q1 20	Q2 20	Q3 20	Q4 20	Q1 21	Q2 21	Q3 21	Q4 21	Q1 22	Q2 22	Q3 22	Q4 22	Q1 23	Q2 23	Q3 23	Q4 23	Q1 24	Q2 24	Q3 24	Q4 24	Q1 25	Q2 25	Q3 25	Q4 25	Q1 26	Q2 26ᴾ
KV	1.5	0.0	0.5	0.5	0.0	0.2	0.0	0.0	0.1	0.1	-0.1	0.3	-0.4	-0.3	0.1	0.6	0.6	0.5	0.6	0.8	-1.2	-0.2	0.5	0.7	0.1	0.1	0.1	-0.1	0.1	0.1	-0.1	0.0	0.1	0.1
WPKL	0.8	0.0	0.4	-0.1	0.4	0.0	0.1	0.4	0.8	0.6	0.0	0.4	-0.3	-0.2	-0.5	0.5	0.2	0.5	-0.2	-0.3	-1.2	1.4	0.5	0.5	0.0	0.1	0.0	-0.1	0.1	0.0	-0.2	0.1	0.0	0.2
SEL	2.3	-0.1	0.6	1.0	-0.3	0.3	-0.1	-0.1	-0.5	-0.2	-0.1	0.2	-0.4	-0.3	0.5	0.6	0.7	0.5	0.9	1.0	0.8	-0.2	0.1	0.1	0.1	-0.2	0.1	0.0	0.0	0.0	0.0	0.1	0.5	0.1

Sewaan Purata Pusat Beli-belah (RM s.m.p) di Lembah Klang Q2 2026[P] lwn Q1 2026
Average Rental of Shopping Centre (RM p.s.m) in Klang Valley Q2 2026[P] vs Q1 2026