KEMENTERIAN KEWANGAN

LAPORAN PENGHUNIAN DAN KETERSEDIAAN RUANG BANGUNAN PERDAGANGAN

Commercial Building Occupancy and Space Availability Report

H1 2026

JABATAN PENILAIAN DAN PERKHIDMATAN HARTA
VALUATION AND PROPERTY SERVICES DEPARTMENT
KEMENTERIAN KEWANGAN
MINISTRY OF FINANCE

© Jabatan Penilaian dan Perkhidmatan Harta

Hak cipta terpelihara.

Tidak dibenarkan mencetak semula mana-mana bahagian artikel, ilustrasi dan isi kandungan laporan ini dalam apa juga bentuk dan dengan cara apa jua sama ada secara elektronik, fotokopi, mekanik, rakaman atau cara lain sebelum mendapat izin bertulis daripada penerbit. Penerbit tidak bertanggungjawab terhadap kesahihan maklumat yang terkandung dalam laporan ini. Maklumat dalam laporan ini tidak boleh digunakan dalam apa-apa timbang tara, dakwaan dan tindakan undang-undang atau sebagai asas untuk kesimpulan lain. Laporan ini dibuat tertakluk kepada beberapa andaian dan batasan.

© Valuation and Property Services Department

Copyrights Reserved

No part of this report may be reproduced, stored in a retrieval system, transmitted in any form or by any other means be it by electronic, mechanical, photocopying, recording or otherwise without the prior written permission of the publisher. No responsibility is accepted for the accuracy of information contained in this report. Material published in this report cannot be used in any arbitration, litigation and legal proceedings or as a basis for other conclusions. The report was constructed subject to a set of assumptions and limitations.

KANDUNGAN
CONTENTS

Laporan
Report

Muka Surat/
Page

Ringkasan Ruang Tersedia di Bangunan Perdagangan pada H1 2026
Summary of Available Space in Commercial Buildings as at H1 2026

State	Purpose-Built Office				Shopping Complex	
	Private Buildings		Public Buildings			
	Total Existing Space ('000 s.m.)	Available Space ('000 s.m.)	Total Existing Space ('000 s.m.)	Available Space ('000 s.m.)	Total Existing Space ('000 s.m.)	Available Space ('000 s.m.)
WP Kuala Lumpur	9,633.72	2,677.43	589.69	1.65	3,477.23	537.06
WP Putrajaya	410.57	156.20	2,132.07	7.54	67.24	19.21
WP Labuan	51.18	5.45	15.46	0.00	22.71	0.42
Selangor	4,396.52	1,238.61	316.31	16.93	3,885.27	807.71
Johor	977.70	431.09	424.14	40.67	2,385.66	616.64
Pulau Pinang	775.13	188.48	230.60	13.71	1,956.61	587.69
Perak	249.18	38.96	312.27	2.39	993.90	120.64
Negeri Sembilan	135.63	33.07	173.02	0.45	598.10	204.10
Melaka	214.79	50.41	184.09	0.96	553.48	236.94
Kedah	193.53	26.75	204.35	4.34	594.73	159.24
Pahang	184.16	48.63	230.17	0.00	425.75	96.97
Terengganu	115.12	17.86	245.65	1.56	276.58	59.17
Kelantan	122.76	21.04	211.00	0.00	355.59	92.18
Perlis	39.63	19.76	72.98	0.00	73.37	8.69
Sabah	531.55	87.33	284.64	8.32	768.75	155.03
Sarawak	619.13	73.64	278.83	55.16	1,039.78	160.92
MALAYSIA	**18,650.29**	**5,114.71**	**5,905.26**	**153.68**	**17,474.75**	**3,862.61**

Note: Vertical total may not add up to the shown figures due to rounding off.

1.0 BANGUNAN PEJABAT BINAAN KHAS

1.1 Kadar Penghunian

Pada separuh pertama 2026, bangunan pejabat binaan khas yang terdiri daripada bangunan milik swasta dan kerajaan secara keseluruhannya merekodkan sejumlah 24.56 juta m.p. ruang sedia ada di seluruh negara.

Daripada jumlah ini, kadar penghunian direkodkan sebanyak 78.5%, sedikit meningkat berbanding tempoh yang sama pada tahun 2025 (H1 2025: 77.8%).

Kadar penghunian melebihi 90% direkodkan di Terengganu (94.6%), Kelantan (93.7%), WP Putrajaya (93.6%), Perak (92.6%), Kedah (92.2%), dan WP Labuan (91.8%), didorong oleh dominasi sektor awam yang menduduki kompleks pentadbiran kerajaan secara kekal dan dalam jangka masa yang panjang. Kadar penghunian paling rendah direkodkan di Johor (66.3%).

Kadar penghunian keseluruhan mengikut negeri adalah seperti yang ditunjukkan di **Carta 2**.

1.0 PURPOSE-BUILT OFFICE BUILDING

1.1 Occupancy Rate

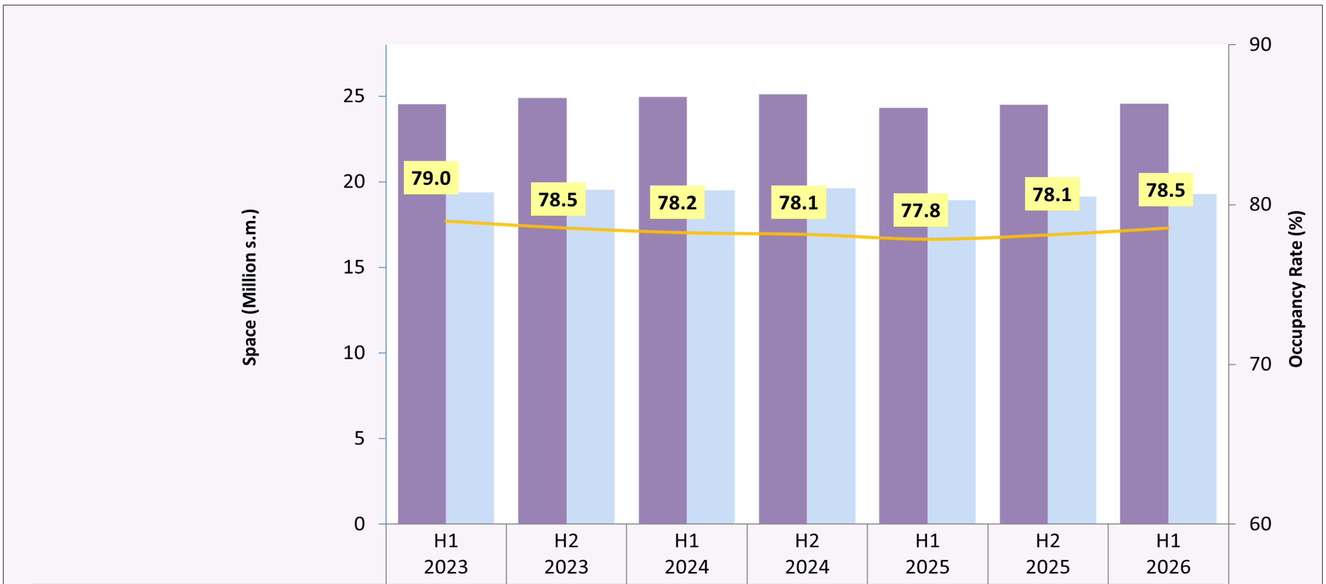
In the first half of 2026, the purpose-built office, comprising both private and government-owned, recorded a total of 24.56 million s.m. of existing space nationwide.

Of this total, the occupancy rate was recorded at 78.5%, showing a slight increase compared to the same period in 2025 (H1 2025: 77.8%).

Occupancy rates exceeding 90% were noted in Terengganu (94.6%), Kelantan (93.7%), WP Putrajaya (93.6%), Perak (92.6%), Kedah (92.2%), and WP Labuan (91.8%), driven by the dominance of the public sector occupying government administrative complexes on a permanent and long-term basis. The lowest occupancy rate was recorded in Johor (66.3%).

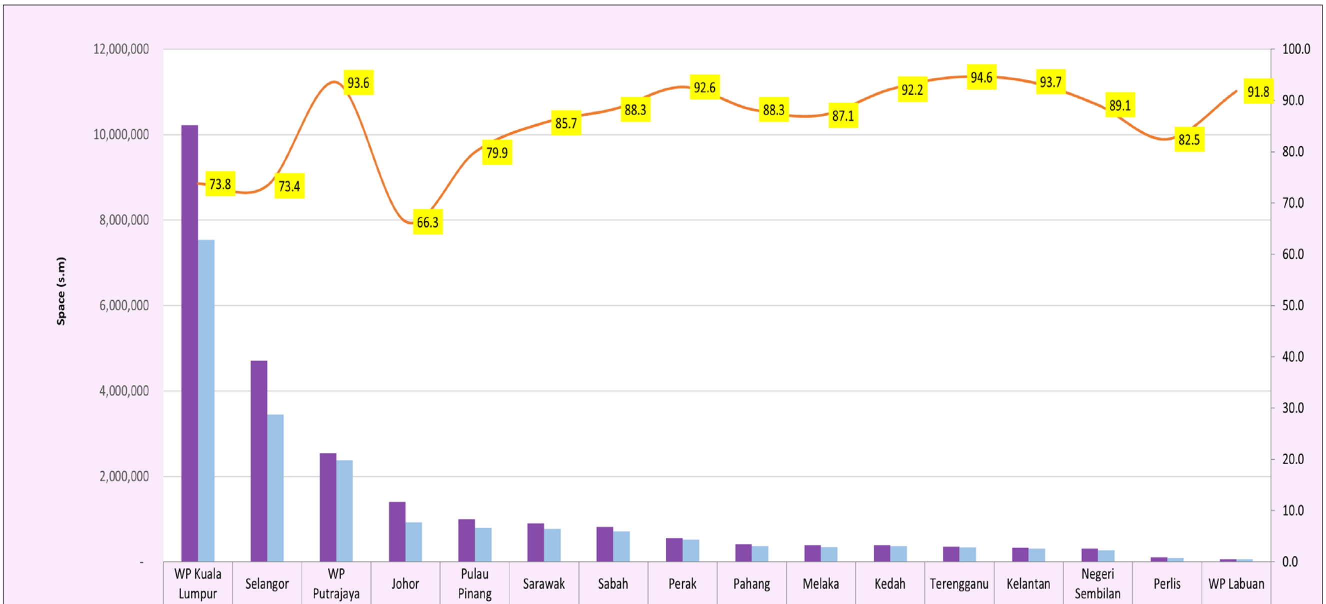
The overall occupancy rates by state are illustrated in ***Chart 2****.*

Chart 1: Occupancy Rate of Purpose-Built Office (Private & Public) H1 2023 – H1 2026



	H1 2023	H2 2023	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026
Total Office Space (Million s.m.)	24.53	24.88	24.95	25.12	24.32	24.51	24.56
Occupied Space (Million s.m.)	19.37	19.54	19.52	19.63	18.93	19.14	19.29
Occupancy Rate (%)	79.0	78.5	78.2	78.1	77.8	78.1	78.5

Chart 2: Occupancy Rate of Purpose-Built Office (Private & Public) by State H1 2026



	WP Kuala Lumpur	Selangor	WP Putrajaya	Johor	Pulau Pinang	Sarawak	Sabah	Perak	Pahang	Melaka	Kedah	Terengganu	Kelantan	Negeri Sembilan	Perlis	WP Labuan
Total Space (s.m)	10,223,411	4,712,837	2,542,645	1,401,838	1,005,724	897,959	816,189	561,450	414,332	398,872	397,881	360,761	333,767	308,642	112,610	66,640
Occupied Space (s.m)	7,544,338	3,457,295	2,378,899	930,080	803,534	769,159	720,535	520,100	365,702	347,500	366,791	341,348	312,730	275,116	92,847	61,190
Occupancy Rate(%)	73.8	73.4	93.6	66.3	79.9	85.7	88.3	92.6	88.3	87.1	92.2	94.6	93.7	89.1	82.5	91.8

2.0 BANGUNAN PEJABAT BINAAN KHAS (SWASTA)

2.1 Kadar Penghunian

Secara keseluruhan, kadar penghunian pejabat binaan khas milik swasta menunjukkan trend yang agak stabil dengan sedikit turun naik dari tahun 2023 hingga separuh pertama 2026 (H1 2026). Kadar penghunian menurun daripada 72.4% pada H1 2023 kepada 71.6% pada H1 2024, sebelum kembali stabil pada sekitar 71.7% hingga 71.9% sehingga H2 2025. Trend ini menunjukkan pasaran pejabat swasta tidak mengalami perubahan yang ketara, dengan kadar penghunian kekal sekitar 70% sepanjang tempoh tersebut.

Pada H1 2026, prestasi menunjukkan perkembangan yang lebih positif, apabila kadar penghunian meningkat kepada 72.6%, berbanding 71.9% pada H2 2025 dan 71.7% pada H1 2025. Peningkatan ini turut disokong oleh pertambahan ruang pejabat yang dihuni daripada 13.36 juta m.p. kepada 13.54 juta m.p. Ini menunjukkan permintaan terhadap ruang pejabat swasta mula bertambah dan kadar kekosongan berkurangan, sekali gus memberi gambaran pemulihan sederhana dalam segmen pejabat pada H1 2026.

Ringkasan luas ruang dihuni tahun 2023 hingga separuh pertama 2026 ditunjukkan di **Jadual 1**.

2.0 PURPOSE-BUILT OFFICE BUILDING (PRIVATE)

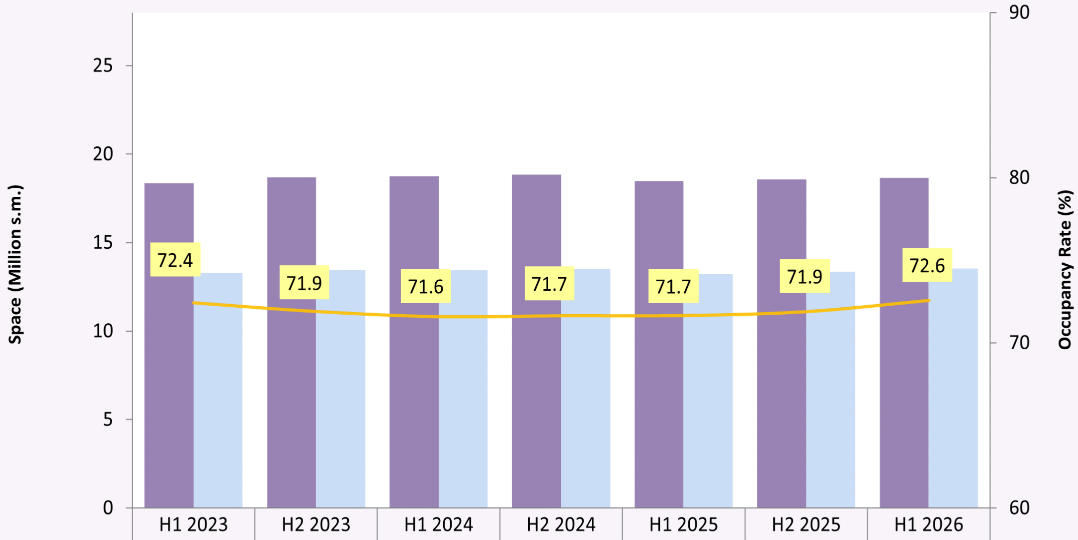
2.1 Occupancy Rate

Overall, the occupancy rate of privately owned office buildings exhibits a relatively stable trend with minor fluctuations from 2023 to the first half of 2026 (H1 2026). The occupancy rate decreased from 72.4% in H1 2023 to 71.6% in H1 2024, before stabilizing around 71.7% to 71.9% until H2 2025. This trend indicates that the private office market has not experienced significant changes, with the occupancy rate remaining around 70% throughout this period.

In H1 2026, performance showed a more positive development, as the occupancy rate increased to 72.6%, compared to 71.9% in H2 2025 and 71.7% in H1 2025. This increase is also supported by the rise in occupied office space from 13.36 million s.m. to 13.54 million s.m. This indicates that the demand for private office space is beginning to grow, and the vacancy rate is decreasing, thereby reflecting a moderate recovery in the office segment in H1 2026.

*Summary of the occupied space from 2023 to the first half of 2026 is presented in **Table 1**.*

Chart 3: Occupancy Rate in Purpose-Built Office (Private) H1 2023 – H1 2026



	H1 2023	H2 2023	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026
Total Office Space (Million s.m.)	18.37	18.71	18.76	18.84	18.47	18.58	18.65
Space Occupied (Million s.m.)	13.31	13.45	13.43	13.50	13.24	13.36	13.54
Occupancy Rate (%)	72.4	71.9	71.6	71.7	71.7	71.9	72.6

Table 1: Summary of Space Occupied in Purpose-Built Office (Private) H1 2023 - H1 2026

Type	H1 2023 ('000 s.m.)	H2 2023 ('000 s.m.)	H1 2024 ('000 s.m.)	H2 2024 ('000 s.m.)	H1 2025 ('000 s.m.)	H2 2025 ('000 s.m.)	H1 2026 ('000 s.m.)
Total Office Space	18,370.38	18,705.32	18,756.59	18,838.83	18,473.38	18,580.13	18,650.29
Percentage Change (%)	1.0	1.8	0.3	0.4	-1.9	0.6	0.4
Space Occupied	13,306.28	13,451.23	13,429.70	13,498.72	13,239.28	13,359.22	13,535.58
Percentage Change (%)	2.0	1.1	-0.2	0.5	-1.9	0.9	1.3

2.2 Kadar Ketersediaan Ruang

Secara keseluruhan, ketersediaan ruang pejabat binaan khas swasta menunjukkan trend yang semakin baik pada separuh pertama 2026 (H1 2026). Kadar ketersediaan menurun daripada 28.1% pada H2 2025 kepada 27.4% pada H1 2026, menunjukkan ruang pejabat yang masih tersedia untuk disewa atau digunakan semakin berkurangan.

Dalam tempoh yang sama, ruang tersedia menurun daripada 5.22 juta m.p. kepada 5.11 juta m.p., walaupun jumlah keseluruhan ruang pejabat meningkat sedikit kepada 18.65 juta m.p. Ini mencerminkan peningkatan penggunaan ruang pejabat sedia ada oleh pasaran.

Perkembangan ini boleh dilihat sebagai petunjuk positif terhadap permintaan ruang pejabat, khususnya pada H1 2026. Penurunan kadar ketersediaan selari dengan peningkatan kadar penghunian kepada 72.6%, iaitu kadar tertinggi sejak H1 2023. Secara mudahnya, lebih banyak ruang pejabat sedang digunakan dan semakin kurang ruang yang kosong, memberikan gambaran bahawa aktiviti dan permintaan terhadap ruang pejabat swasta berada pada arah yang lebih positif.

Ringkasan ketersediaan ruang dari tahun 2023 hingga separuh pertama 2026 ditunjukkan di **Jadual 2**.

WP Kuala Lumpur mencatatkan luas ruang tersedia terbesar iaitu 2.68 juta m.p. diikuti Selangor dengan ruang tersedia 1.24 juta m.p. Berdasarkan jumlah keluasan ruang tersedia di kedua-dua negeri ini, kadar peratusan ruang tersedia di WP Kuala Lumpur ialah 27.8% dengan 85 buah bangunan mempunyai ketersediaan ruang melebihi 50%. Selangor pula mempunyai kadar ruang tersedia 28.2% dengan 53 bangunan mempunyai ruang tersedia lebih 50%.

Ruang tersedia pejabat binaan khas milik swasta mengikut negeri adalah seperti ditunjukkan di **Carta 5**, manakala ketersediaan ruang berdasarkan bilangan bangunan ditunjukkan di **Jadual 3**.

2.2 Availability Rate of Space

Overall, the availability of private purpose-built office space shows a progressively improving trend in the first half of 2026 (H1 2026). The availability rate decreased from 28.1% in H2 2025 to 27.4% in H1 2026, indicating a reduction in the amount of office space still available for rent or use.

During the same period, the available space declined from 5.22 million s.m. to 5.11 million s.m., despite a slight increase in the total office space to 18.65 million s.m. This reflects an enhanced utilization of existing office space by the market.

This development can be viewed as a positive indicator of demand for office space, particularly in H1 2026. The decrease in the availability rate aligns with an increase in the occupancy rate to 72.6%, the highest level since H1 2023. In simple terms, more office space is being utilized, and there is less vacant space, suggesting that activity and demand for private office space are moving in a more favourable direction.

*A summary of space availability from 2023 to the first half of 2026 is presented in **Table 2**.*

WP Kuala Lumpur has recorded the largest available space of 2.68 million s.m., followed by Selangor with an available space of 1.24 million s.m. Based on the total available space in these two states, the percentage of available space in WP Kuala Lumpur is 27.8%, with 85 buildings having more than 50% availability. In contrast, Selangor has an available space percentage of 28.2%, with 53 buildings having more than 50% availability.

*The available private-owned purpose-built office space by state is illustrated in **Chart 5**, while the availability of space based on the number of buildings is shown in **Table 3**.*

Chart 4: Space Availability in Purpose-Built Office (Private) H1 2023 – H1 2026

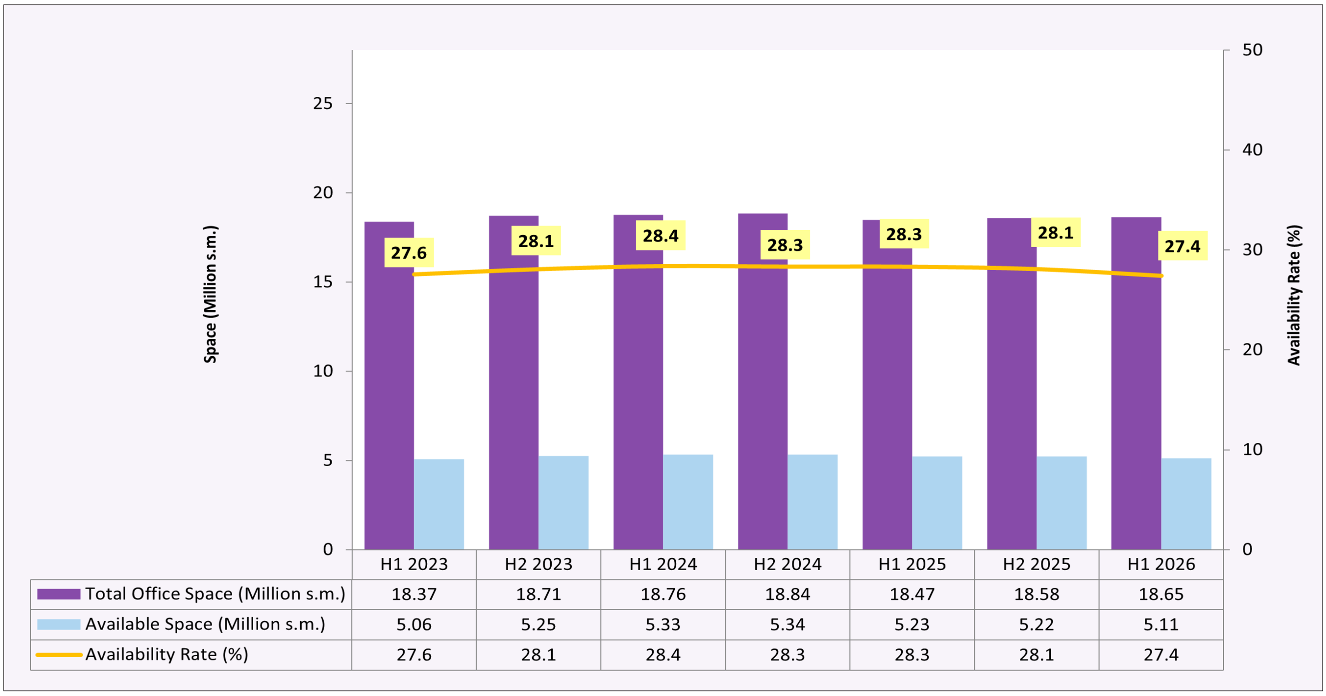


Table 2: Summary of Space Availability in Purpose-Built Office (Private) H1 2023 - H1 2026

Type	H1 2023 ('000 s.m.)	H2 2023 ('000 s.m.)	H1 2024 ('000 s.m.)	H2 2024 ('000 s.m.)	H1 2025 ('000 s.m.)	H2 2025 ('000 s.m.)	H1 2026 ('000 s.m.)
Total Office Space	18,370.38	18,705.32	18,756.59	18,838.83	18,473.38	18,580.13	18,650.29
Percentage Change (%)	1.0	1.8	0.3	0.4	-1.9	0.6	0.4
Space Occupied	5,064.10	5,254.10	5,326.89	5,340.11	5,234.10	5,220.91	5,114.71
Percentage Change (%)	-1.7	3.8	1.4	0.2	-2.0	-0.3	-2.0

Chart 5: Space Availability Purpose-Built Office (Private) by State H1 2025, H2 2025 and H1 2026

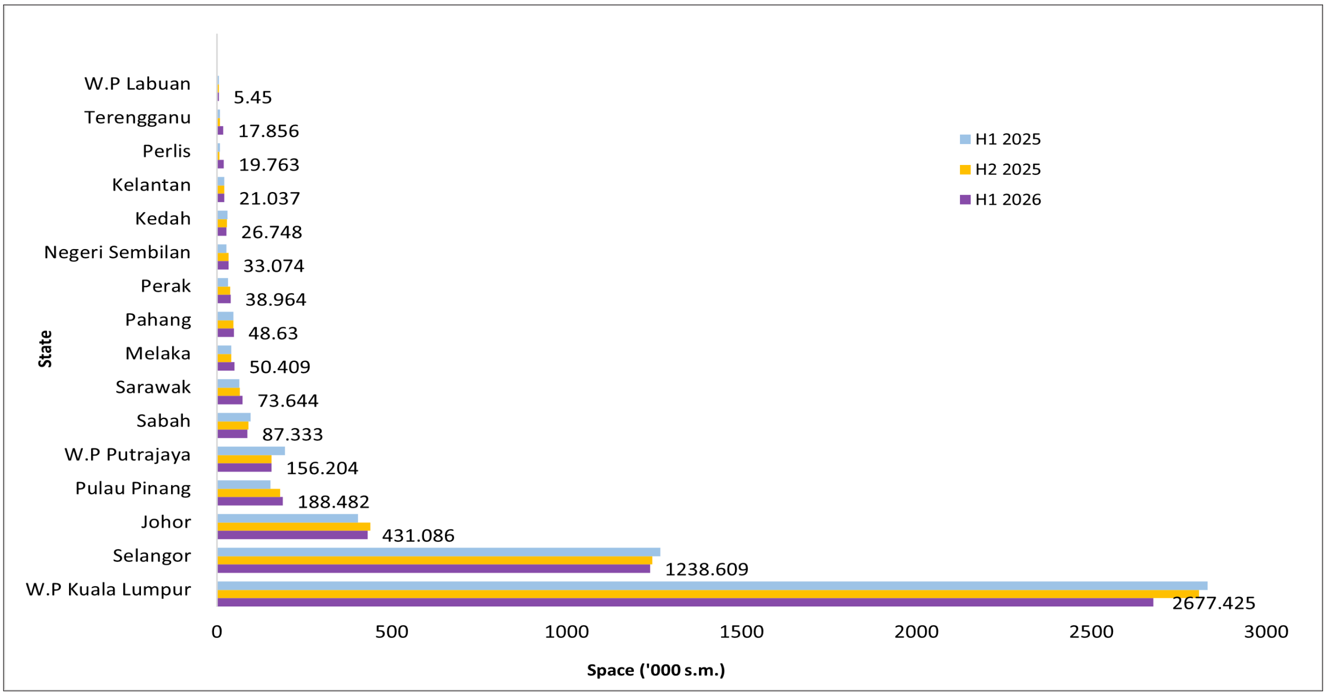


Table 3: Number of Purpose-Built Office Building (Private) With Available Space H1 2025, H2 2025 and H1 2026

State	Year	Availability Rate (%)	Number of Building with Available Space						Total Building with Available Space
			0	<20.0%	20.1% - 30.0%	30.1% - 40.0%	40.1% -50.0%	>50.0%	
WP Kuala Lumpur	H1 2025	29.4	116	122	42	27	25	87	303
	H2 2025	29.1	123	115	43	29	21	88	296
	H1 2026	27.8	124	121	38	30	21	85	295
WP Putrajaya	H1 2025	47.3	2	1	0	3	0	6	10
	H2 2025	38.2	2	4	1	0	1	4	10
	H1 2026	38.0	2	4	1	0	1	4	10
WP Labuan	H1 2025	11.8	0	3	0	1	0	1	5
	H2 2025	12.4	0	3	0	0	0	2	5
	H1 2026	10.6	0	2	1	0	0	2	5
Selangor	H1 2025	28.9	76	59	21	27	16	56	179
	H2 2025	28.2	78	62	22	26	19	50	179
	H1 2026	28.2	75	69	14	28	17	53	181
Johor	H1 2025	42.5	36	14	11	4	3	22	54
	H2 2025	44.9	36	15	7	4	3	24	53
	H1 2026	44.1	36	14	8	5	4	22	53
Pulau Pinang	H1 2025	20.9	45	23	6	4	4	20	57
	H2 2025	23.8	44	24	7	3	3	20	57
	H1 2026	24.3	44	18	10	4	3	21	56
Perak	H1 2025	12.9	33	5	3	3	1	5	17
	H2 2025	15.5	33	6	2	2	2	6	18
	H1 2026	15.6	35	5	3	1	0	7	16
Negeri Sembilan	H1 2025	20.4	15	5	2	3	1	2	13
	H2 2025	25.0	14	6	1	3	1	4	15
	H1 2026	24.4	13	6	0	4	2	4	16
Melaka	H1 2025	20.9	20	2	2	3	0	6	13
	H2 2025	21.1	20	2	2	3	0	6	13
	H1 2026	23.5	19	2	2	2	1	7	14
Kedah	H1 2025	15.4	27	5	0	2	2	7	16
	H2 2025	15.0	25	6	1	3	2	6	18
	H1 2026	13.8	26	6	2	1	2	6	17
Pahang	H1 2025	25.4	30	0	3	4	2	4	13
	H2 2025	25.7	30	0	3	3	2	5	13
	H1 2026	26.4	29	0	3	2	2	6	13
Terengganu	H1 2025	7.1	21	2	2	1	0	4	9
	H2 2025	7.5	20	1	3	1	0	4	9
	H1 2026	15.5	16	1	3	2	1	4	11
Kelantan	H1 2025	17.5	17	4	1	0	0	5	10
	H2 2025	17.6	17	4	1	0	0	5	10
	H1 2026	17.1	17	4	1	0	0	5	10
Perlis	H1 2025	29.0	5	0	0	0	0	1	1
	H2 2025	28.3	5	0	0	0	0	1	1
	H1 2026	49.9	5	0	0	0	0	2	2
Sabah	H1 2025	18.3	31	14	3	2	4	9	32
	H2 2025	17.3	32	15	4	2	1	10	32
	H1 2026	16.4	34	14	5	1	2	7	29
Sarawak	H1 2025	11.7	35	15	8	6	2	10	41
	H2 2025	11.9	36	13	9	5	2	11	40
	H1 2026	11.9	37	15	8	4	4	12	43
MALAYSIA	**H1 2025**	**28.3**	**509**	**274**	**104**	**90**	**60**	**245**	**773**
	H2 2025	**28.1**	**515**	**276**	**106**	**84**	**57**	**246**	**769**
	H1 2026	**27.4**	**512**	**281**	**99**	**84**	**60**	**247**	**771**

3.0 KOMPLEKS PERNIAGAAN

3.1 Kadar Penghunian

Pada separuh pertama 2026, kompleks perniagaan yang merangkumi tiga jenis premis utama, iaitu pusat beli-belah, arked dan pasar raya besar merekodkan sejumlah 17.47 juta m.p. ruang sedia ada di seluruh negara.

Berdasarkan trend, kadar penghunian keseluruhan bagi ketiga-tiga jenis premis ini menunjukkan perkembangan yang agak stabil dan positif sepanjang tempoh H1 2023 hingga separuh pertama 2026 (H1 2026). Kadar penghunian meningkat daripada 76.6% pada H1 2023 kepada 78.1% pada H1 2024, sebelum mencapai paras tertinggi 78.9% pada H2 2025.

Pada H1 2026, kadar penghunian berada pada 77.9%, iaitu sedikit lebih rendah berbanding H2 2025, namun masih lebih tinggi berbanding H1 2023.

Ini menunjukkan secara keseluruhannya, permintaan terhadap ruang perniagaan bagi pusat beli-belah, arked dan pasar raya besar kekal kukuh dan stabil, dengan sebahagian besar ruang yang tersedia terus dihuni.

Trend kadar penghunian kompleks perniagaan tahun 2023 hingga separuh pertama 2026 ditunjukkan di **Carta 6**.

Pada separuh pertama tahun 2026 (H1 2026), kadar penghunian kompleks perniagaan menunjukkan perbezaan yang ketara antara negeri. WP Labuan merekodkan kadar penghunian tertinggi sebanyak 98.2%, diikuti Perlis 88.2% dan Perak 87.9%. Kadar yang tinggi ini perlu dilihat dalam konteks jumlah ruang perniagaan yang tersedia. Sebagai contoh, WP Labuan hanya mempunyai kira-kira 22,700 m.p. ruang perniagaan, menyebabkan kadar penghunian mudah mencapai tahap tinggi apabila sebahagian besar ruang telah disewa.

3.0 SHOPPING COMPLEX

3.1 Occupancy Rate

In the first half of 2026, the shopping complex, comprising of three primary types of premises: shopping centres, arcades, and hypermarkets recorded a total of 17.47 million s.m. of existing space nationwide.

According to trends, the overall occupancy rate for these three types of premises has shown a relatively stable and positive development from H1 2023 to first half of 2026 (H1 2026). The occupancy rate increased from 76.6% in H1 2023 to 78.1% in H1 2024, before reaching a peak of 78.9% in H2 2025.

In H1 2026, the occupancy rate stood at 77.9%, which is slightly lower than in H2 2025, yet still higher compared H1 2023.

This indicates that, overall, the demand for commercial space in shopping centres, arcades, and hypermarkets remains strong and stable, with a significant portion of the available space continuously occupied.

Trend of occupancy rates in shopping complexes from 2023 to the first half of 2026 is illustrated in ***Chart 6****.*

In the first half of 2026 (H1 2026), the occupancy rates of shopping complex exhibited significant variations across states. WP Labuan recorded the highest occupancy rate at 98.2%, followed by Perlis at 88.2% and Perak at 87.9%. This high rate should be considered in the context of the total available business space. For instance, WP Labuan has only approximately 22,700 s.m. of business space, which allows for a high occupancy rate when a majority of the space has been leased.

Kadar penghunian paling rendah direkodkan di Melaka iaitu 57.2%. Sementara itu, Selangor, WP Kuala Lumpur dan Johor sebagai antara hab ekonomi utama negara masing-masing mempunyai penawaran ruang perniagaan yang besar, iaitu sekitar 3.89 juta m.p., 3.48 juta m.p. dan 2.39 juta m.p. Walaupun jumlah penawaran tinggi, ketiga-tiga negeri masih merekodkan kadar penghunian yang agak stabil, masing-masing pada 79.2%, 84.6% dan 74.2%. Prestasi ini mencerminkan sokongan dari aktiviti ekonomi yang aktif, kuasa beli serta permintaan perniagaan yang berterusan.

The lowest occupancy rate recorded is in Melaka, standing at 57.2%. Meanwhile, Selangor, WP Kuala Lumpur, and Johor, as key economic hubs of the country, each have a large supply of business space, approximately 3.89 million s.m., 3.48 million s.m., and 2.39 million s.m., respectively. Despite the high total supply, all three states still recorded relatively stable occupancy rates of 79.2%, 84.6%, and 74.2%. This performance reflects support from active economic activities, purchasing power, and ongoing demand for business.

Kadar penghunian kompleks perniagaan setiap negeri seperti di **Carta 7**.

*Occupancy rates of Shopping Complex for each state is illustrated in **Chart 7**.*

3.2 Kadar Penghunian Pusat Beli Belah

3.2 Occupancy Rate of Shopping Centers

Pada separuh pertama 2026 (H1 2026), pusat beli-belah mendominasi lebih 75.0% daripada keseluruhan ruang sedia ada kompleks perniagaan, dengan keluasan 13.33 juta m.p. Berbanding arked dan pasar raya besar, pusat beli-belah kekal menjadi pilihan utama kerana menawarkan pengalaman yang lebih menyeluruh melalui gabungan aktiviti peruncitan, makanan, hiburan dan perkhidmatan dalam satu lokasi. Perkembangan ini turut mencerminkan perubahan fungsi pusat beli-belah daripada sekadar tempat beli-belah kepada pusat gaya hidup yang lebih moden, selesa dan menarik kepada penyewa serta pengunjung.

In the first half of 2026 (H1 2026), shopping centres accounted for over 75.0% of the total existing space in shopping complex, covering an area of 13.33 million s.m. Compared to arcades and hypermarkets, shopping centres continue to be the preferred choice as they provide a more comprehensive experience through a combination of retail, dining, entertainment, and services all in one location. This development also reflects the evolving role of shopping centres from mere shopping venues to modern lifestyle centres that are more comfortable and appealing to both tenants and visitors.

Trend kadar penghunian pusat beli-belah menunjukkan peningkatan berterusan bermula dari H1 2023 pada kadar 75.1% sehingga mencapai kemuncaknya pada H2 2024 dengan kadar 77.2%. Walau bagaimanapun, kadar penghunian mula menunjukkan trend penurunan perlahan bermula H1 2025 pada 77.0% dan H2 2025 pada 76.9%, sebelum merosot ke paras 75.8% pada H1 2026 dengan ruang dihuni 10.10 juta m.p.

The trend in occupancy rates for shopping centres has shown a consistent increase starting from H1 2023 at a rate of 75.1%, peaking at 77.2% in H2 2024. However, the occupancy rate began to exhibit a gradual decline starting in H1 2025 at 77.0% and H2 2025 at 76.9%, before dropping to 75.8% in H1 2026, with occupied space measuring 10.10 million s.m.

Secara keseluruhannya, walaupun berlaku ketidakstabilan dan penurunan pada tahun 2025 hingga awal 2026, pusat beli-belah masih mengekalkan paras penghunian purata yang stabil di atas 75.0%. Kadar penghunian 75.8% pada H1 2026 dilihat kembali menyamai paras pertengahan tahun 2023 (H2 2023: 75.8%) menandakan pasaran peruncitan sedang bergerak ke fasa pemulihan bagi mengimbangi penawaran ruang dan kadar sewaan semasa.

Overall, despite the instability and decline observed in 2025 through early 2026, shopping centres have maintained a stable average occupancy level above 75.0%. The occupancy rate of 75.8% in H1 2026 is seen to match the mid-year level of 2023 (H2 2023: 75.8%), indicating that the retail market is moving towards a recovery phase to balance the supply of space and current rental rates.

Trend kadar penghunian pusat beli-belah tahun 2023 hingga separuh pertama 2026 ditunjukkan di **Carta 8**.

*The trend of occupancy rates in shopping centres from 2023 to the first half of 2026 is illustrated in **Chart 8**.*

Chart 6: Occupancy Rate of Shopping Complex (Shopping Centre, Arcade & Hypermarket) H1 2023 – H1 2026

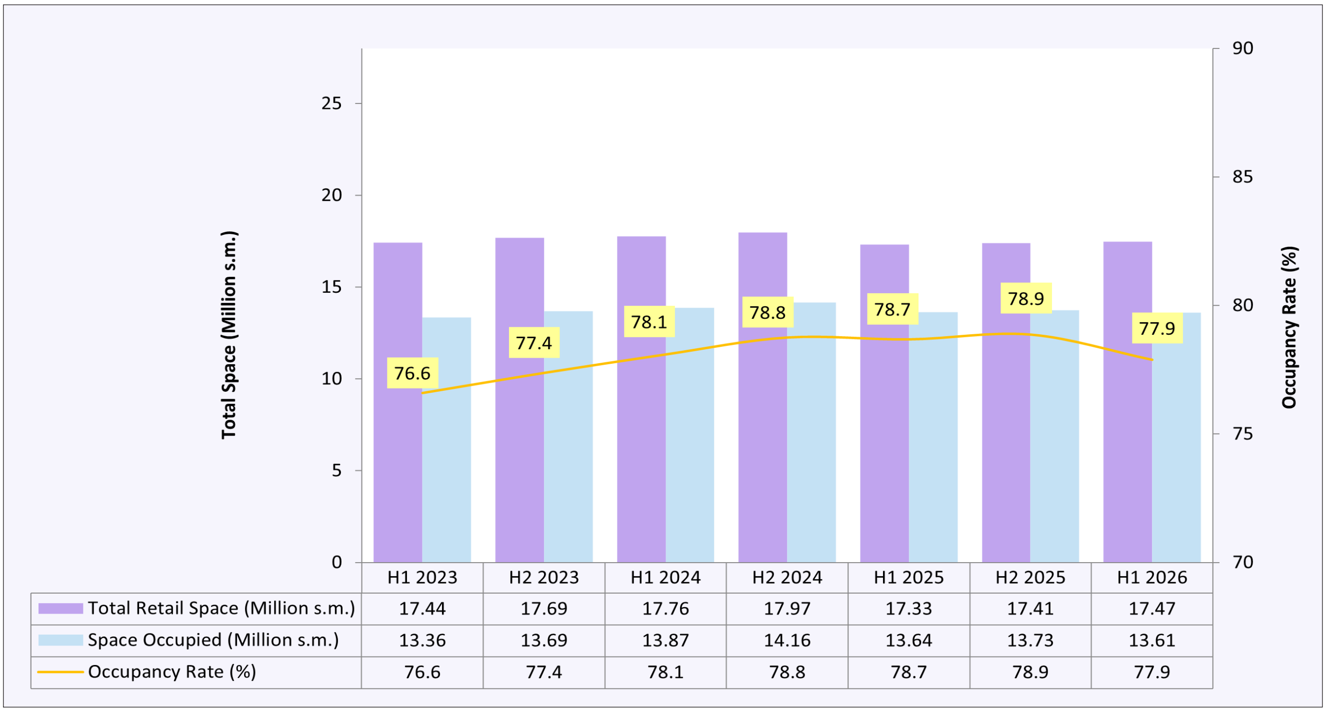
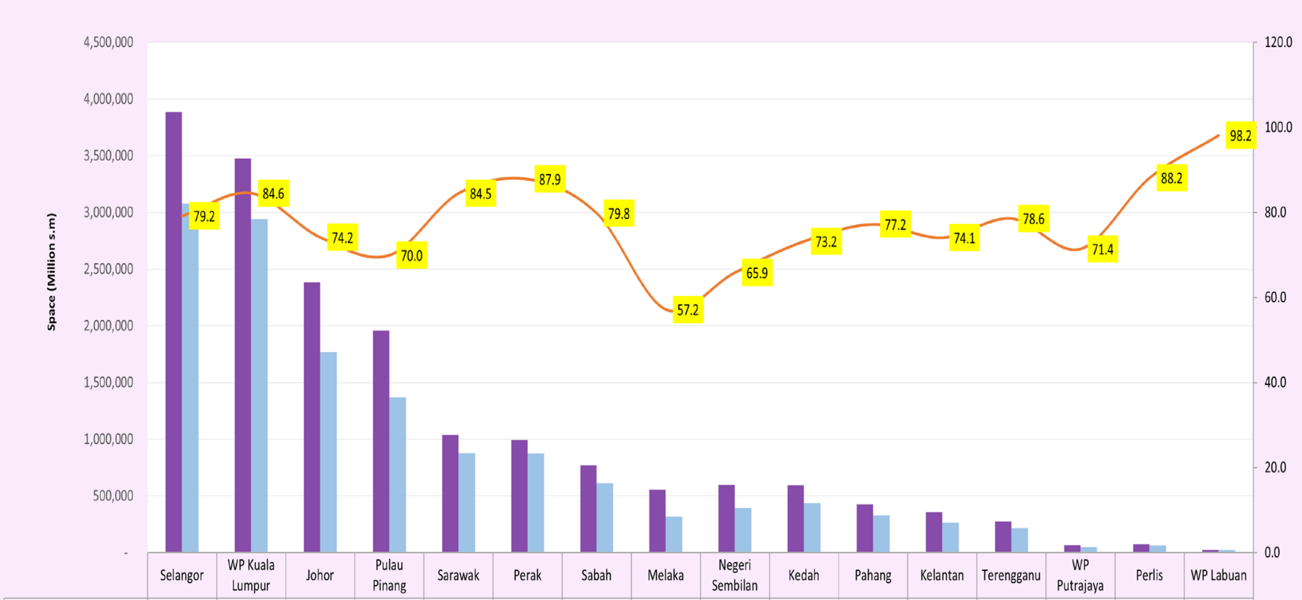


Table 4: Summary of Space Occupied in Shopping Complex (Shopping Centre, Arcade & Hypermarket) H1 2023 - H1 2026

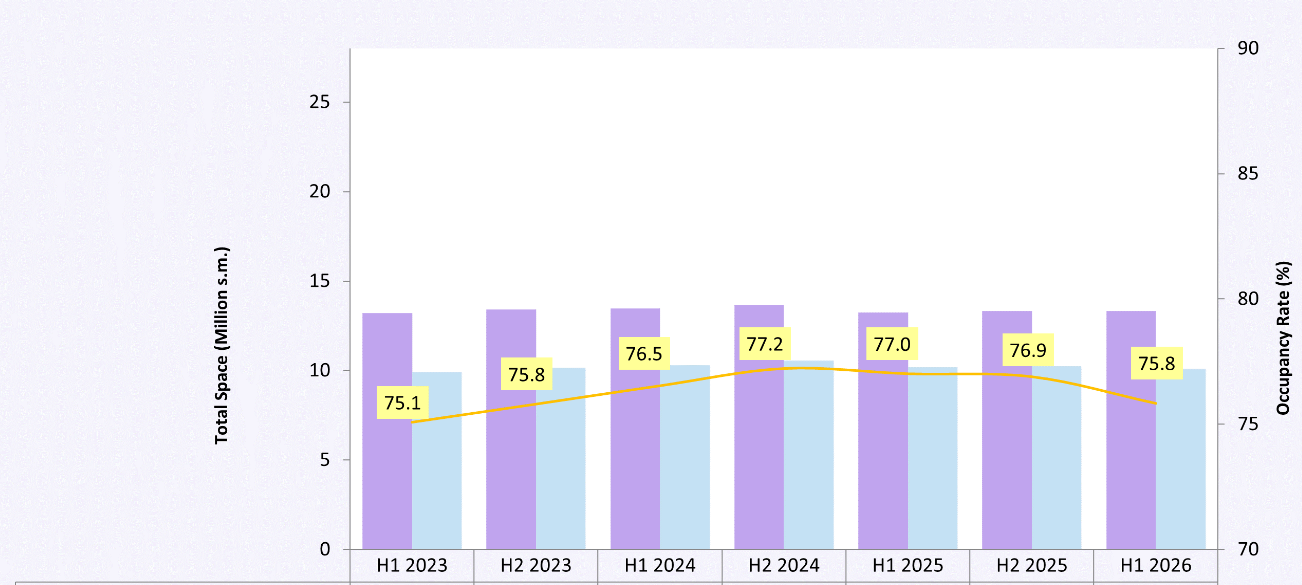
Type	H1 2023 ('000 s.m.)	H2 2023 ('000 s.m.)	H1 2024 ('000 s.m.)	H2 2024 ('000 s.m.)	H1 2025 ('000 s.m.)	H2 2025 ('000 s.m.)	H1 2026 ('000 s.m.)
Total Retail Space	17,440.03	17,688.40	17,760.72	17,974.78	17,332.16	17,412.45	17,474.75
Percentage Change (%)	-0.4	1.4	0.4	1.2	-3.6	0.5	0.4
Space Occupied	13,359.35	13,688.19	13,872.03	14,157.86	13,639.09	13,734.50	13,612.14
Percentage Change (%)	1.2	2.5	1.3	2.1	-3.7	0.7	-0.9

Chart 7: Occupancy Rate of Shopping Complex (Shopping Centre, Arcade & Hypermarket) by State H1 2026



	Selangor	WP Kuala Lumpur	Johor	Pulau Pinang	Sarawak	Perak	Sabah	Melaka	Negeri Sembilan	Kedah	Pahang	Kelantan	Terengganu	WP Putrajaya	Perlis	WP Labuan
Total Space (s.m)	3,885,267	3,477,227	2,385,659	1,956,611	1,039,784	993,895	768,748	553,480	598,102	594,731	425,753	355,588	276,584	67,241	73,369	22,711
Occupied Space (s.m)	3,077,558	2,940,171	1,769,015	1,368,921	878,863	873,257	613,715	316,540	394,000	435,495	328,782	263,410	217,410	48,029	64,682	22,293
Occupancy Rate(%)	79.2	84.6	74.2	70.0	84.5	87.9	79.8	57.2	65.9	73.2	77.2	74.1	78.6	71.4	88.2	98.2

Chart 8: Occupancy Rate of Shopping Centre H1 2023 – H1 2026



	H1 2023	H2 2023	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026
Total Retail Space (Million s.m.)	13.22	13.41	13.46	13.68	13.24	13.31	13.33
Space Occupied (Million s.m.)	9.93	10.16	10.30	10.56	10.19	10.24	10.10
Occupancy Rate (%)	75.1	75.8	76.5	77.2	77.0	76.9	75.8

3.3 Kadar Ketersediaan Kompleks Perniagaan

Kadar ketersediaan kompleks perniagaan yang terdiri pusat beli-belah, arked dan pasar raya besar secara keseluruhannya menunjukkan trend penurunan secara konsisten bermula daripada 23.4% (4.08 juta m.p.) pada H1 2023 sehingga mencapai paras terendah 21.2% (3.82 juta m.p.) pada H2 2024. Penurunan ini mencerminkan pemulihan berterusan dalam sektor komersial pasca-pandemik, di mana lebih banyak ruang perniagaan berjaya diisi oleh penyewa seiring dengan peningkatan aktiviti ekonomi dan kadar permintaan pasaran.

Walau bagaimanapun, bermula H1 2025, kadar ketersediaan ruang mula bergerak stabil pada paras 21.3% dan 21.1% sebelum melonjak semula kepada 22.1% (3.86 juta m.p.) pada H1 2026. Peningkatan kadar ruang kosong pada awal 2026 ini dipengaruhi oleh penambahan jumlah ruang keseluruhan kepada 17.47 juta m.p.

Secara keseluruhannya, walaupun berlaku peningkatan pada H1 2026, kadar ketersediaan ruang secara purata masih berada dalam julat yang sihat sekitar 21.0% hingga 23.0%. Kompleks perniagaan kekal berdaya tahan dengan purata penyerapan ruang yang stabil, menandakan bahawa ruang komersial baharu yang memasuki pasaran masih berupaya dikawal tanpa menyebabkan lambakan ruang kosong yang keterlaluan.

Trend pergerakan ketersediaan ruang kompleks perniagaan sepanjang 2023 hingga separuh pertama 2026 ditunjukkan di carta 9 manakala ringkasan pergerakan sebagaimana **Jadual 5**.

Selangor mendahului jumlah ruang tersedia tertinggi dengan keluasan sekitar 807,710 m.p., diikuti Johor kira-kira 616,640 m.p. dan Pulau Pinang 587,690 m.p.

3.3 Availability Rate of Space Shopping Complexes

The availability of shopping complex, which include shopping centres, arcades, and hypermarkets, has consistently shown a downward trend, starting from 23.4% (4.08 million s.m.) in H1 2023 and reaching a low of 21.2% (3.82 million s.m.) in H2 2024. This decline reflects the ongoing recovery in the commercial sector post-pandemic, where an increasing number of business spaces have been successfully occupied by tenants in line with the rise in economic activity and market demand.

However, beginning in H1 2025, the availability rate stabilized at 21.3% and 21.1% before rising again to 22.1% (3.86 million s.m.) in H1 2026. The increase in vacant space at the start of 2026 was influenced by the overall space expansion to 17.47 million s.m.

Overall, despite the increase in H1 2026, the average availability rate remains within a healthy range of approximately 21.0% to 23.0%. Shopping complex continue to demonstrate resilience with stable absorption rates, indicating that new commercial spaces entering the market can still be managed without leading to an excessive oversupply of vacant space.

*The trend of availability in shopping complex spaces from 2023 to the first half of 2026 is illustrated in Chart 9, while a summary of the movement is presented in **Table 5**.*

Selangor leads with the highest available space, measuring approximately 807,710 s.m., followed by Johor with about 616,640 s.m. and Pulau Pinang with 587,690 s.m.

Berdasarkan jumlah keluasan ruang tersedia di ketiga-tiga negeri ini, kadar peratusan ruang tersedia di Selangor ialah 20.8% dengan 27 buah bangunan mempunyai ketersediaan ruang melebihi 50%. Johor dan Pulau Pinang masing-masing mempunyai kadar ruang tersedia 25.8% dan 30.0% dengan 31 bangunan di Johor dan 19 bangunan di Pulau Pinang mempunyai ruang tersedia lebih 50%.

Based on the total available space in these three states, the availability percentage in Selangor is 20.8%, with 27 buildings having more than 50% availability. Johor and Pulau Pinang have availability rates of 25.8% and 30.0%, respectively, with 31 buildings in Johor and 19 buildings in Penang having more than 50% available space.

Ruang tersedia kompleks perniagaan mengikut negeri adalah seperti ditunjukkan di **Carta 10** manakala ketersediaan ruang berdasarkan bilangan bangunan ditunjukkan di **Jadual 6**.

*The available shopping complex space by state is illustrated in **Chart 10**, while the availability of space based on the number of buildings is presented in **Table 6**.*

Chart 9: Space Availability in Shopping Complex (Shopping Centre, Arcade & Hypermarket) H1 2023 - H1 2026

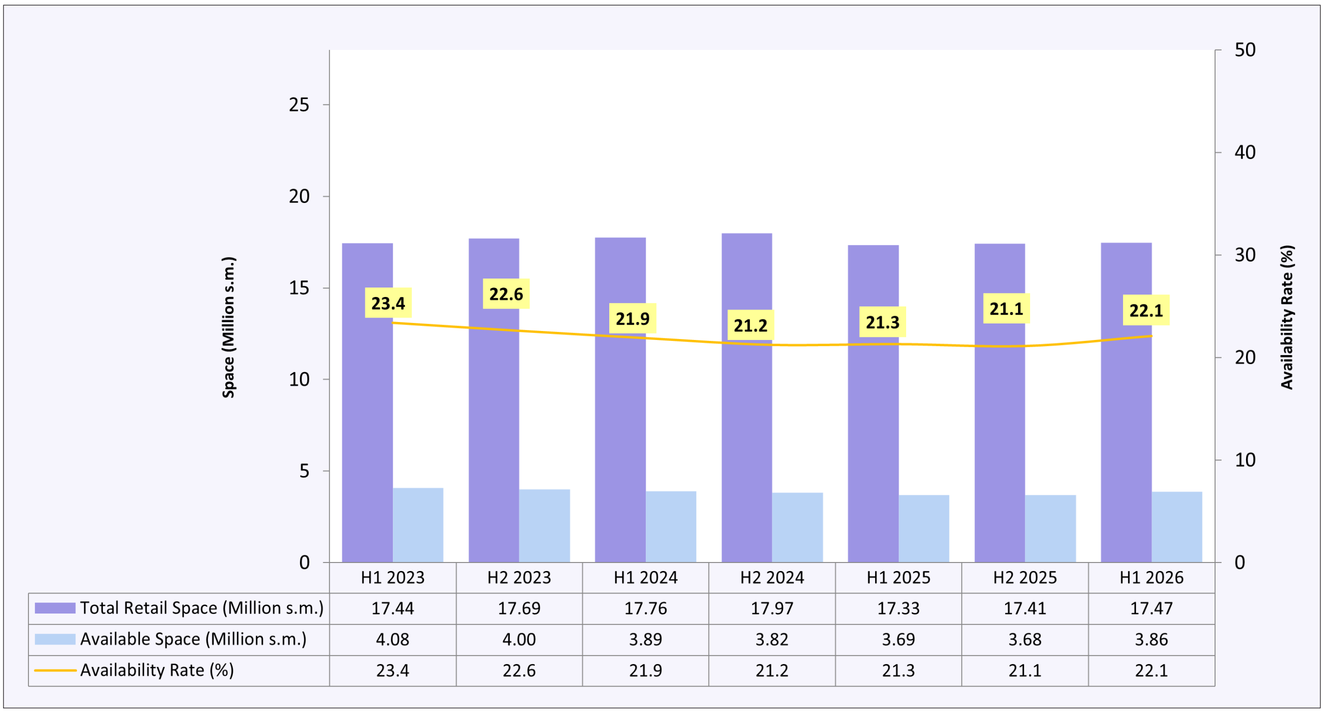


Table 5: Summary of Space Availability In Shopping Complex (Shopping Centre, Arcade & Hypermarket) H1 2023 - H1 2026

Type	H1 2023 ('000 s.m.)	H2 2023 ('000 s.m.)	H1 2024 ('000 s.m.)	H2 2024 ('000 s.m.)	H1 2025 ('000 s.m.)	H2 2025 ('000 s.m.)	H1 2026 ('000 s.m.)
Total Retail Space	17,440.03	17,688.40	17,760.72	17,974.78	17,332.16	17,412.45	17,474.75
Percentage Change (%)	-0.4	1.4	0.4	1.2	-3.6	0.5	0.4
Available Space	4,080.68	4,000.22	3,888.69	3,816.92	3,693.07	3,677.95	3,862.61
Percentage Change (%)	-5.3	-2.0	-2.8	-1.8	-3.2	-0.4	5.0

Chart 10: Space Availability Shopping Complex (Shopping Centre, Arcade & Hypermarket) by State H1 2025, H2 2025 and H1 2026

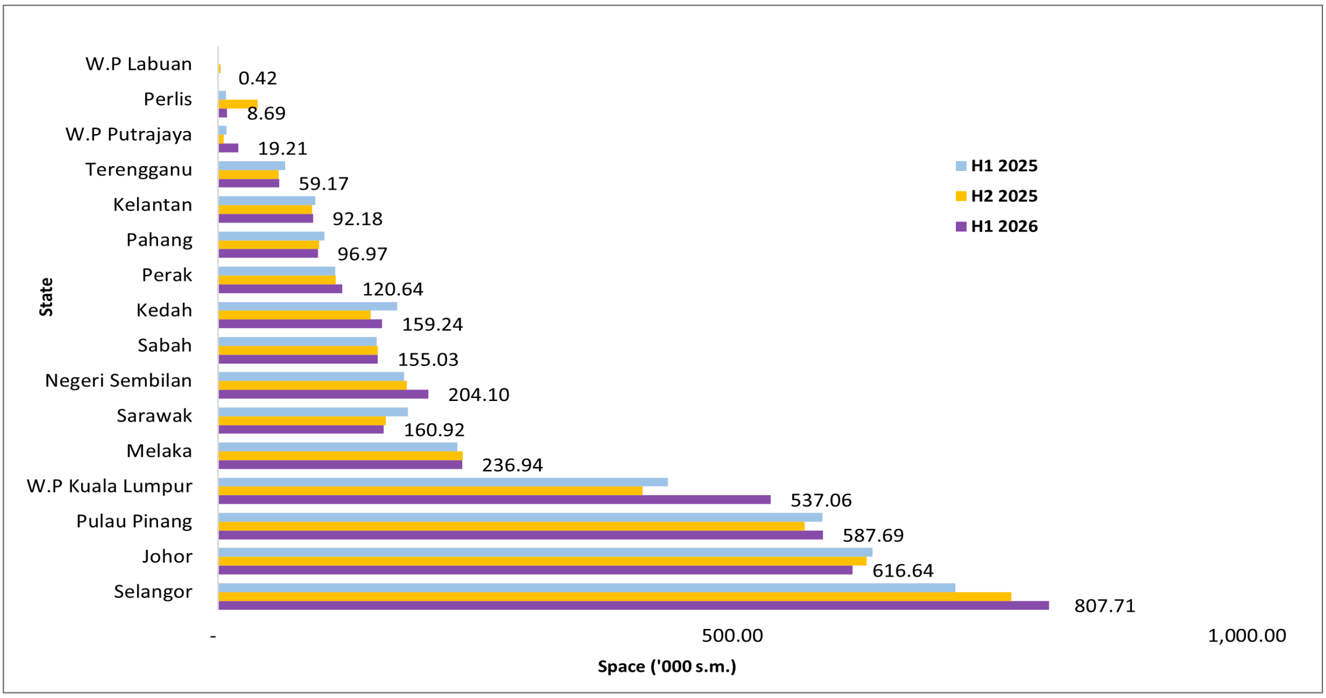


Table 6: Number of Shopping Complex (Shopping Centre, Arcade & Hypermarket) With Available Space H1 2025, H2 2025 and H1 2026

State	Year	Availability Rate (%)	Number of Building with Available Space						Total Building with Available Space
			0	<20.0%	20.1% - 30.0%	30.1% - 40.0%	40.1% -50.0%	>50.0%	
WP Kuala Lumpur	H1 2025	12.7	11	74	10	4	4	13	105
	H2 2025	12.1	26	62	7	3	5	14	91
	H1 2026	15.4	17	67	10	3	5	15	100
WP Putrajaya	H1 2025	14.3	0	1	0	0	0	1	2
	H2 2025	9.4	0	1	0	0	0	1	2
	H1 2026	28.6	0	1	0	0	0	2	3
WP Labuan	H1 2025	1.0	0	2	0	0	0	0	2
	H2 2025	9.8	0	2	0	0	0	0	2
	H1 2026	1.8	0	2	0	0	0	0	2
Selangor	H1 2025	19.1	18	84	11	9	6	24	134
	H2 2025	19.7	17	89	9	6	8	26	138
	H1 2026	20.8	17	87	11	7	6	27	138
Johor	H1 2025	26.3	23	72	12	3	6	30	123
	H2 2025	26.5	23	73	12	1	4	33	123
	H1 2026	25.8	24	72	14	0	4	31	121
Pulau Pinang	H1 2025	30.4	24	34	8	5	9	20	76
	H2 2025	29.1	26	37	6	4	7	20	74
	H1 2026	30.0	27	35	6	4	9	19	73
Perak	H1 2025	11.6	20	42	4	1	2	7	56
	H2 2025	11.6	21	43	3	1	2	7	56
	H1 2026	12.1	17	45	3	1	3	7	59
Negeri Sembilan	H1 2025	31.1	16	25	5	1	5	13	49
	H2 2025	31.6	16	26	4	1	6	12	49
	H1 2026	34.1	15	24	4	3	8	13	52
Melaka	H1 2025	40.1	6	10	1	1	0	9	21
	H2 2025	42.3	6	9	2	1	0	9	21
	H1 2026	42.8	8	6	4	0	0	9	19
Kedah	H1 2025	29.5	12	19	3	2	2	15	41
	H2 2025	24.8	15	18	4	2	4	10	38
	H1 2026	26.8	13	18	3	3	4	11	39
Pahang	H1 2025	24.6	12	15	3	0	1	9	28
	H2 2025	23.0	14	15	1	2	2	7	27
	H1 2026	22.8	12	17	1	2	3	6	29
Terengganu	H1 2025	24.0	10	19	4	2	0	5	30
	H2 2025	21.3	12	19	5	0	0	6	30
	H1 2026	21.4	10	20	4	2	2	4	32
Kelantan	H1 2025	24.0	11	8	3	2	2	3	18
	H2 2025	25.7	11	9	2	4	1	3	19
	H1 2026	25.9	10	11	2	3	0	4	20
Perlis	H1 2025	13.1	9	6	1	0	1	2	10
	H2 2025	51.4	7	5	2	0	1	5	13
	H1 2026	11.8	5	10	2	0	0	2	14
Sabah	H1 2025	19.7	11	19	4	4	2	5	34
	H2 2025	20.2	12	15	5	5	2	5	32
	H1 2026	20.2	13	14	5	6	1	5	31
Sarawak	H1 2025	17.3	2	38	11	8	6	11	74
	H2 2025	15.6	3	39	12	8	4	9	72
	H1 2026	15.5	3	40	12	7	5	8	72
MALAYSIA	**H1 2025**	**21.3**	**185**	**468**	**80**	**42**	**46**	**167**	**803**
	H2 2025	**21.1**	**209**	**462**	**74**	**38**	**46**	**167**	**787**
	H1 2026	**22.1**	**191**	**469**	**81**	**41**	**50**	**163**	**804**

Catatan Teknikal

Technical Notes

CATATAN TEKNIKAL

1. Tempoh kajian laporan ini adalah meliputi suku kedua tahun 2026 yang berakhir pada 31 Jun 2026.

2. Liputan kajian ini hanya merangkumi bangunan pejabat binaan khas, bangunan pejabat binaan khas milik swasta dan kompleks perniagaan yang telah siap dibina dan sedia untuk diduduki.

3. Bangunan perdagangan merujuk kepada bangunan pejabat binaan khas milik swasta dan kompleks perniagaan yang siap dibina dengan memperolehi Sijil Layak Menduduki (CFO) atau Sijil Layak Menduduki Sementara (TCFO), atau Sijil Penyiapan Dan Pematuhan (CCC).

4. Penghunian dan ruang tersedia untuk disewa merangkumi ruang pejabat di bangunan pejabat binaan khas milik swasta dan ketersediaan ruang niaga di kompleks perniagaan yang siap dibina dan memperolehi Sijil Layak Menduduki (CFO) atau Sijil Layak Menduduki Sementara (TCFO), atau Sijil Penyiapan Dan Pematuhan (CCC). Ruang ini tidak dihuni dan tersedia untuk boleh disewa.

5. Kadar ketersediaan dikira dengan membahagikan jumlah kedapatan ruang yang boleh disewa atau tidak dihuni dengan jumlah luas lantai bersih di bangunan perdagangan.

6. Luas lantai bersih adalah luas yang diukur dari permukaan dinding sebelah dalam ruang yang boleh disewa bagi sesuatu tingkat termasuk dinding dalam tidak bawa beban dan sekatan.

   Perkara berikut dikecualikan:
   a. Tandas
   b. Ruang tangga dan lobi
   c. Ruang lif dan lobi
   d. Kaki lima
   e. Bilik loji
   f. Almari pencuci
   g. Ruang utama perkhidmatan
   h. Ruang lantai dengan ketinggian kurang dari 1.5m
   i. Tiang dan dinding bawa beban

7. Maklumat berkaitan dengan ruang yang boleh disewa atau tidak dihuni dibekalkan oleh pengurus harta tanah/ bangunan.

TECHNICAL NOTES

1. The review period of this report covers the second quater of the year 2026 ending on 31st June 2026.

2. The coverage of the survey was confined to purpose-built office buildings, privately-owned purpose-built office buildings and shopping complex that were completed and ready for occupation.

3. Commercial buildings refer to privately-owned purpose built office buildings and shopping complex completed with Certificate of Fitness for occupation (CFO) or Temporary Certificate of Fitness for occupation (TCFO) or Certificate of Completion and Compliance (CCC).

4. Occupancy and space available for lease comprises office space in privately-owned buildings and retail availability in shopping complex which are completed and issued Certificate of Fitness for occupation (CFO) or Temporary Certificate of Fitness for occupation (TCFO) or Certificate of Completion and Compliance (CCC). These space are vacant and available for lease.

5. Availability rate is calculated by dividing the total space for lease available with the total net lettable area in the commercial building.

6. Net lettable area is the area measured to the internal face of walls enclosing the tenanted area at each floor level including internal non-load bearing walls and partitions.

   The followings are excluded:
   a. Toilets
   b. Staircase and lobbies
   c. Lift wells and lobbies
   d. Corridors
   e. Plant rooms
   f. Cleaner's cupboards
   g. Service core
   h. Floor space with headroom less than 1.5m
   i. Columns and load bearing walls

7. Information on space available for lease or not occupied in commercial buildings are provided by property/ building managers.

8 Definisi

Pejabat Binaan khas

Bangunan binaan khas bermaksud satu kegunaan utama yang disokong oleh kegunaan sampingan. Kegunaan utama menggabungkan rekabentuk asal, yang mengoptimumkan ruang bagi manfaatnya. Apabila rekabentuk asal diubahsuai sebanyak 75% bagi memanfaatkan kegunaan lain, kegunaan asalnya akan ditukar dengan kegunaan baru.

Inventori pejabat binaan khas dalam laporan NAPIC termasuk tempat perniagaan berbentuk perkhidmatan dijalankan dan bukannya pembuatan atau penjualan barangan. Ruang pejabat ini diperlukan untuk aktiviti kertas kerja, komunikasi serta lain-lain aktiviti pejabat.

Dengan ini terma pejabat binaan khas digunakan untuk menunjukkan bangunan yang dibina secara khusus untuk pejabat sebagai kegunaan utamanya. Bagi pengumpulan dan penyebaran maklumat oleh NAPIC, kegunaan dominan bermaksud kegunaan pejabat adalah tidak kurang dari 75% daripada keluasan bersih yang disewakan. Penyebaran maklumat ruang pejabat adalah berdasarkan luas bersih yang disewakan sebagaimana yang dinyatakan di dalam *Uniform Methods of Measurement of Buildings* yang diterbitkan oleh Pertubuhan Juruukur DiRaja Malaysia.

Termasuk di dalam laporan ini adalah:

- Ruang pejabat dalam pembangunan bersepadu
- Ruang dengan kegunaan asal misalnya pejabat tetapi telah ditukar kegunaannya buat sementara waktu

Tidak termasuk di dalam laporan ini adalah:

- Ruang pejabat dalam bangunan pelbagai guna di mana kegunaannya boleh bertukar ganti dengan kegunaan perniagaan, kediaman, hotel dan perindustrian
- Ruang pejabat yang mana telah ditukar dari kegunaan asalnya secara kekal

8 Definition

Purpose-built Offices

Purpose-built (as opposed to multi-purpose) signifies one primary use with supporting uses complimenting it. The intended use incorporates an original design, which optimises space for its benefit. When the original design is renovated by 75% to benefit another use, the original intention is replaced by the new use.

NAPIC publication of purpose-built office inventory includes places where service-orientated businesses are carried out as opposed to goods being manufactured or sold. The office space is required to attend to paperwork for communication and other office activity.

Therefore the term purpose-built office is used to denote buildings that are intentionally built with office as a dominant use. In data capturing and dissemination by NAPIC, dominant use means office use not less than 75% of the net let-table area. Office space information is disseminated based on the net let-table floor area according to the Uniform Methods of Measurement of Buildings of the Royal Institution of Surveyors Malaysia.

Included within the inventory are:

- *Office space within integrated development*
- *Space with the original use as office but has changed use on a temporary basis*

Excluded from the inventory are:

- *Office space within multipurpose buildings where use can interchange with retail, residential, hotel and industrial use*
- *Office space that has permanently changed from the original use*

Kompleks Perniagaan

Kompleks perniagaan termasuk penubuhan perniagaan pelbagai unit dengan laluan pejalan kaki yang tertutup bagi menggalakkan aliran pejalan kaki untuk menampung aktiviti perniagaan. Maklumat kompleks perniagaan yang disebarkan oleh NAPIC merangkumi:

- Pusat membeli-belah
- Arked perniagaan
- Pasar raya besar (stand-alone)

Pusat beli-belah ialah penubuhan perniagaan binaan khas dominan yang dirancang, dibangunkan dan diurusniagakan dalam beberapa rangkaian dalam satu pusat untuk perniagaan. Bagi pengumpulan dan penyebaran maklumat oleh NAPIC, kegunaan dominan bermaksud kegunaan perniagaan adalah tidak kurang dari 75% daripada luas bersih yang disewakan.

Pusat membeli-belah mempunyai:

- Jalan-jalan keluar dalam kawasan tertutup yang mempunyai kawalan suhu dan ruang laluan pejalan kaki yang lebar
- Penyewa perniagaan runcit dan perkhidmatan yang telah dipilih bagi tujuan keseimbangan perniagaan
- Satu atau lebih penyewa utama
- Satu syarikat pengurusan
- Tempat letak kereta kegunaan bersama
- Sistem penyaman udara pusat
- Perkhidmatan keselamatan pusat
- Perkhidmatan kawalan kebakaran pusat
- Lif dan eskalator kegunaan bersama
- Lampu, tunjuk arah dan landskap kegunaan bersama
- Polisi pengurusan yang seragam
- Kegunaan sampingan seperti perbankan dan perkhidmatan lain, yang mana adalah kurang dari 25% daripada luas lantai bersih.

Arked perniagaan adalah kedai runcit dominan bagi tujuan perniagaan yang terletak di sebelah atau kedua-dua belah laluan kedai tersebut. Bagi pengumpulan dan penyebaran maklumat oleh NAPIC, kegunaan dominan bermaksud kegunaan perniagaan mestilah tidak kurang daripada 75% luas lantai bersih.

Arked perniagaan mempunyai:

- Kebiasaannya laluan pejalan kaki terbuka dan terdapat juga arked yang mempunyai ruang laluan pejalan kaki yang mempunyai kawalan suhu
- Penyewa runcit dan perkhidmatan kebiasaannya tidak terancang serta barangan yang dijual adalah serupa
- Tiada penyewa utama dalam arked
- Satu syarikat pengurusan
- Tempat letak kereta kegunaan bersama
- Kebiasaannya tiada sistem penyaman udara, tetapi terdapat juga arked yang mempunyai unit penyaman udara dan sistem penyaman udara
- Kebiasaannya tiada perkhidmatan keselamatan pusat
- Perkhidmatan kawalan kebakaran pusat

Shopping Complex

Shopping complexes includes multi-unit retail establishments under a covered walkway that encourages pedestrian flow to sustain business activity. Shopping complexes disseminated by NAPIC includes:

- *Shopping centres*
- *Shopping arcades*
- *Hypermarkets (stand-alone)*

Shopping centres are purpose-built dominant retail establishments planned, developed and operated as a number of outlets within a centre for trade. In data capturing and dissemination by NAPIC, dominant use means retail use not less than 75% of the net lettable area.

Shopping centres have:

- *Outlets within an enclosed climate-controlled and spacious walkway*
- *Retail and service tenants selected for merchandise balance*
- *One or more anchor tenants*
- *A single management company*
- *Common car parks*
- *Central air-conditioning*
- *Central security service*
- *Central fire fighting services*
- *Common lifts and escalators*
- *Common lighting, signage and landscaping*
- *Unified management policies*
- *Complimentary secondary uses like banking and other services, which are less than 25% of the net floor area.*

Shopping arcades are dominant retail shops along one or both sides for trade. In data capturing and dissemination by NAPIC, dominant use means retail use not less than 75% of the net lettable area.

Shopping arcades have:

- *Generally open-sided walkway and few have an enclosed climate-controlled passageway.*
- *Retail and service tenants mix generally unplanned and retail goods are generally similar in kind*
- *No anchor tenants within the arcade*
- *A single management company*
- *Common car parks or public car parks*
- *Generally no air-conditioning, some unit air-conditioning and few with central air conditioning*
- *Central security service generally unavailable*
- *Central fire fighting services*

- Kebiasaannya tangga tetapi terdapat arked yang mempunyai lif dan eskalator kegunaan bersama
- Lampu, tunjuk arah dan landskap pada amnya adalah minimum
- Polisi pengurusan seragam yang minima
- Kegunaan sampingan seperti perkhidmatan insuran, yang mana adalah kurang dari 25% daripada luas lantai bersih.

Inventori arked perniagaan juga merangkumi:

- Ruang dengan kegunaan asal sebagai perniagaan tetapi telah ditukar kegunaannya buat sementara waktu.
- Ruang niaga dalam pembangunan bersepadu (di mana pelbagai kategori kegunaan saling membantu satu sama lain).

Tidak termasuk dalam laporan ini adalah:

- Ruang niaga dalam bangunan pelbagai guna di mana kegunaannya boleh bertukar ganti dengan kegunaan pejabat, kediaman, hotel dan industri.
- Ruang niaga yang mana telah ditukar dari kegunaan asalnya secara kekal.
- Ruang niaga dalam kompleks perniagaan yang digunakan untuk boling, medan selera, taman tema dan panggung wayang.

Pasar raya besar adalah pembangunan perniagaan yang mendapat faedah dari skala ekonomi akibat daripada saiz minimum yang besar dan menawarkan persaingan harga dan rangkaian barangan yang banyak. Pasar raya dalam data NAPIC termasuklah:

- Pembangunan perniagaan dengan keperluan modal minimum RM50 juta dan saiz minimum 5,000 m.p.
- Diuruskan oleh satu pemilik/ perbadanan dengan kemudahan umum.
- Bangunan bebas (freestanding) di bawah satu bumbung.

Tidak termasuk di dalam laporan ini adalah:

- Pasar raya yang mana merupakan penyewa utama di kompleks perniagaan.

- *Mostly stairways but some have common lifts and escalators*
- *General minimum common lighting, signage and landscaping*
- *Minimum unified management policies*
- *Complimentary secondary uses like insurance services, which are less than 25% of the net floor area.*

Included within the inventory are:

- *Space with the original use as retail but has changed use on a temporary basis.*
- *Retail space in an integrated development (where various category of use compliment each other).*

Excluded from the inventory are:

- *Retail space within multipurpose buildings where use can interchange with office, residential, hotel and industrial use.*
- *Retail space that has permanently changed from the original use.*
- *Retail space within shopping complexes for bowling alley, food court, theme park and Cineplex.*

Hypermarkets are retail establishments that benefit from the economies of scale due to its large minimum size and offers competitive pricing and a wide range of goods. Hypermarkets in NAPIC publication include:

- *Retail establishments with a minimum paid-up capital requirement of RM50 million and minimum size of 5,000 s.m.*
- *Operated by a single owner/corporation with common facilities/ amenities.*
- *A freestanding building under one roof.*

Excluded from publication:

- *Hypermarkets that are an anchor in shopping centres.*