KEMENTERIAN KEWANGAN

LAPORAN PASARAN HARTA WILAYAH TENGAH

Separuh Pertama 2026

CENTRAL REGION PROPERTY MARKET REPORT

First Half 2026

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

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CENTRAL REGION

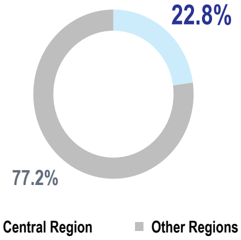
MARKET ACTIVITY

Volume, Value Transactions & Yearly Change (H1 2026 vs H1 2025)

▼-6.1% Volume **42,665** transactions Value **RM43.41** billion ▼-7.2%

Residential	Commercial	Industrial	Agriculture	Development Land & Others
29,126 units -7.9%	9,122 units 2.7%	1,356 units -13.2%	1,726 units -12.9%	1,335 units -4.8%
RM19.30 billion -5.0%	RM13.36 billion -8.7%	RM6.60 billion -7.0%	RM0.93 billion 25.7%	RM3.22 billion -19.4%

Market Share between Regions (Volume)



Construction Activity

Completion	9,148	649	9,047	115
Starts	10,406	751	9,285	264
New Planned Supply	11,726	372	12,134	482

Unsold Starts

Unsold Completed	7,984 units @ RM5.19 billion	551 units @ RM0.71 billion	10,397 units @ RM9.20 billion	41 units @ RM0.11 billion
Unsold Under Construction	19,197	845	26,204	189
Unsold Not Constructed	3,845	110	7,319	0

1.0 GAMBARAN KESELURUHAN PASARAN HARTA TANAH WILAYAH TENGAH

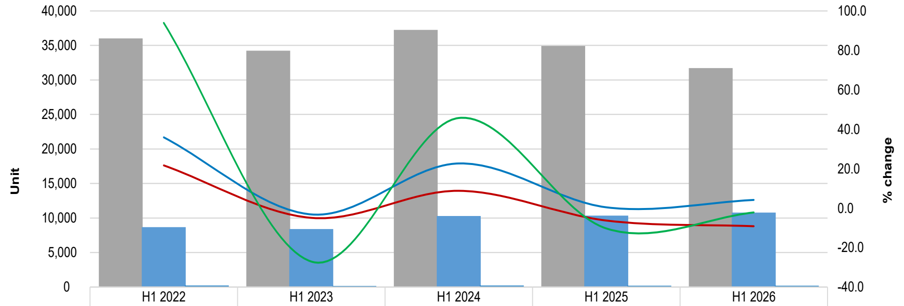
Prestasi pasaran hartanah Wilayah Tengah perlahan pada H1 2026, ditunjukkan oleh pengucupan aktiviti pasaran. Wilayah ini mencatatkan 42,665 transaksi bernilai RM43.41 bilion. Digabungkan, ketiga-tiga negeri ini membentuk 22.8% dan 41.3% daripada bilangan dan nilai transaksi negara. Selangor kekal sebagai pemacu utama pasaran wilayah tengah dengan jumlah transaksi tertinggi diikuti oleh WP Kuala Lumpur dan WP Putrajaya.

1.0 CENTRAL REGION PROPERTY MARKET OVERVIEW

The Central Region property market performance softened in H1 2026, indicated by the contraction in market activities. The region registered 42,665 transactions worth RM43.41 billion. Combined, these three states formed 22.8% and 41.3% of the national volume and value of transactions. Selangor remains the main driver of the central region market with the highest transaction volume, followed by WP Kuala Lumpur and WP Putrajaya

Chart 1

Overall Property Transactions Volume Trend H1 2022 – H1 2026



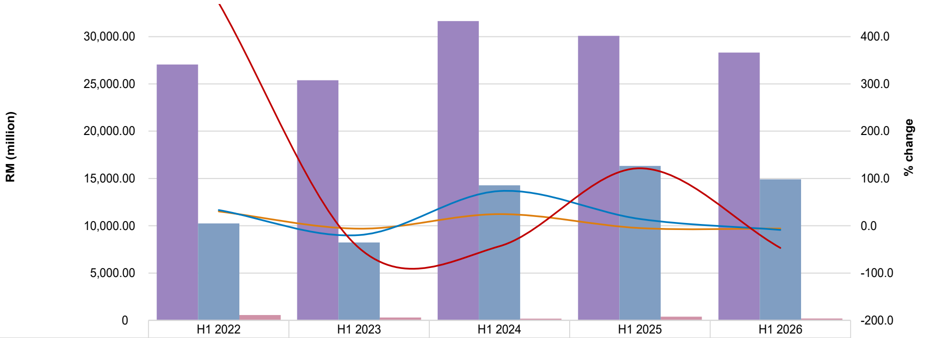
	H1 2022	H1 2023	H1 2024	H1 2025	H1 2026
Selangor	36,026	34,251	37,261	34,917	31,714
WP Kuala Lumpur	8,671	8,395	10,298	10,342	10,772
WP Putrajaya	192	140	204	183	179
Selangor (%)	21.7	-4.9	8.8	-6.3	-9.2
WP Kuala Lumpur (%)	35.9	-3.2	22.7	0.4	4.2
WP Putrajaya (%)	93.9	-27.1	45.7	-10.3	-2.2

Dari segi bilangan transaksi, Selangor dan WP Putrajaya masing-masing menunjukkan aliran menurun kepada 31,714 dan 179 transaksi. Sementara itu, WP Kuala Lumpur sedikit menaik iaitu sebanyak 10,772 transaksi.

In terms of transaction volume, Selangor and WP Putrajaya showed a downward trend, recording to 31,714 and 179 transactions respectively. Meanwhile, WP Kuala Lumpur slightly increased to 10.772 transaction.

Chart 2

Overall Property Transactions Value Trend H1 2022 – H1 2026

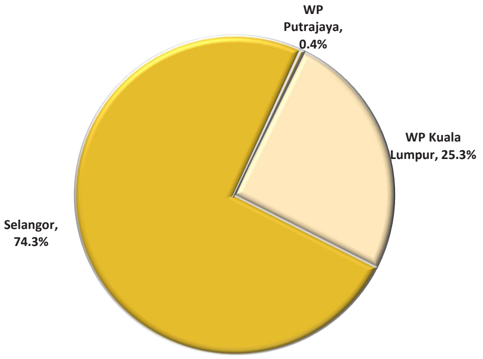


	H1 2022	H1 2023	H1 2024	H1 2025	H1 2026
Selangor	27,056.75	25,391.68	31,635.63	30,086.49	28,307.06
WP Kuala Lumpur	10,251.42	8,234.90	14,278.83	16,327.46	14,903.32
WP Putrajaya	569.49	301.42	170.95	378.67	201.16
Selangor (%)	30.3	-6.2	24.6	-4.9	-5.9
WP Kuala Lumpur (%)	33.2	-19.7	73.4	14.3	-8.7
WP Putrajaya (%)	471.3	-47.1	-43.3	121.5	-46.9

Aliran pergerakan yang sama dilihat pada nilai transaksi. WP Putrajaya menurun kepada RM0.20 bilion, diikuti oleh WP Kuala Lumpur RM14.90 bilion dan Selangor RM28.31 bilion.

Chart 3

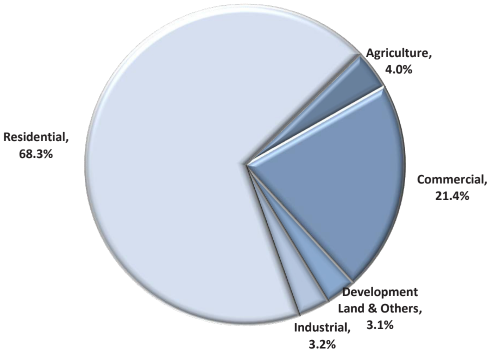
Overall Property Transactions Volume Breakdown by State H1 2026



Mengikut negeri, Selangor mendominasi keseluruhan transaksi harta tanah dengan 74.3% dalam bilangan (31,714 transaksi) dan 65.2% dalam nilai (RM28.31 bilion) daripada jumlah keseluruhan transaksi Wilayah Tengah.

Chart 5

Overall Property Transactions Volume Breakdown by Sub-sector H1 2026

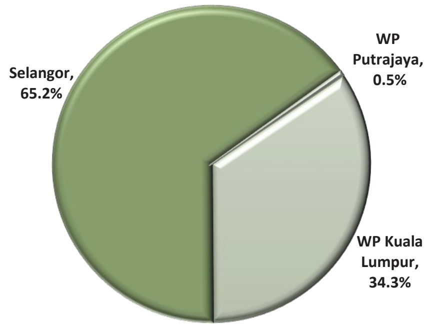


Mengikut subsektor, kediaman terus mendominasi transaksi harta tanah di wilayah ini, menyumbang 68.3% (29,126 transaksi) daripada jumlah keseluruhan. Begitu juga, subsektor kediaman mendominasi nilai transaksi harta tanah keseluruhan dengan syer 44.5%.

Similar movement situation was seen in terms of transaction value. WP Putrajaya decreased to RM0.20 billion, followed by WP Kuala Lumpur RM14.90 billion and Selangor RM28.31 billion.

Chart 4

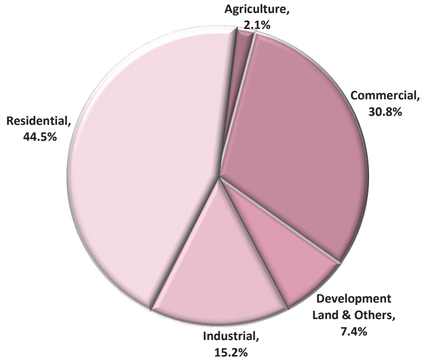
Overall Property Transactions Value Breakdown by State H1 2026



By state, Selangor dominated the region's overall property transactions, with 74.3% in volume (31,714 transactions) and 65.2% in value (RM28.31 billion) of the total transactions in the Central Region.

Chart 6

Overall Property Transactions Value Breakdown by Sub-sector H1 2026



By subsector, residential continued to dominate the region's property transactions, contributing 68.3% (29,126 transactions) of the total. Likewise, the residential subsector dominated the region's overall property transaction value with a 44.5% share.

Table 1

Summary of Prominent Sales in H1 2026

No.	State	Property	Location	Transaction Year	Consideration (RM)
PURPOSE-BUILT OFFICE (PBO)					
1.	WP Kuala Lumpur	Wisma Help	Jln Gelenggang	2026	60,000,000
2.	WP Kuala Lumpur	Menara PJD	Jalan Tun Razak	2025	280,000,000
3.	WP Kuala Lumpur	Menara UMW	Jalan Puncak, Off Jln P Ramlee	2025	72,784,000
4.	WP Kuala Lumpur	Menara UAB	No. 6, Jln Tun Perak	2025	70,800,000
5.	Selangor	Menara UAC	No. 12, Jalan Pju 7/5	2025	95,000,000
6.	Selangor	Kolej Swasta Intelek	No. 14, Jalan 19/1	2025	40,000,000
7.	WP Kuala Lumpur	Tower 3 Avenue 5	Tower 3 Avenue 5, Jalan Kerinchi	2024	50,000,000
SHOPPING COMPLEX (SC)					
8.	WP Kuala Lumpur	Lucky Plaza	Jalan Kelang Lama	2025	74,052,000
HOTEL					
9.	WP Kuala Lumpur	KIP Hotel	Pantai Beserah, Jalan Kuantan - Kemaman	2026	40,000,000
10.	WP Kuala Lumpur	Hotel Alpha Genesis	Jalan Tengkat Tong Shin	2025	48,000,000
ESTATE					
11.	Selangor	Estate Land	Jalan Persiaran Puteri, Ijok	2024	230,536,390
INDUSTRIES					
12.	Selangor	Vacant Industrial Plot	Jalan Bunga Azalea, Bukit Sentosa	2025	364,616,802
13.	Selangor	Vacant Industrial Plot	Off Jalan Rimbayu, Taman Rimbayu	2025	114,675,402
OTHERS					
14.	WP Kuala Lumpur	Commercial Development Land	Jalan Dewan Sultan Sulaiman, Kampung Baru	2026	113,000,000
15.	WP Kuala Lumpur	Residential Development Land	Kampung Segambut Dalam	2025	110,000,000
16.	Selangor	Vacant Commercial Plot	Pers. Cyber Point Selatan, Cyberjaya	2025	259,283,059
17.	Selangor	Vacant Commercial Plot	Persiaran Cyberpoint, Cyberjaya	2025	156,802,000
18.	Selangor	Commercial Development Land	Taman Lestari Puchong	2024	170,000,000

Note: This list only displays selected major transactions.

2.0 AKTIVITI PASARAN HARTA TANAH

2.1 HARTA TANAH KEDIAMAN

Transaksi

Subsektor kediaman merupakan subsektor utama untuk semua negeri. Pada tempoh kajian, negeri-negeri di wilayah ini mencatatkan trend bercampur dalam bilangan transaksi. WP Putrajaya dan Selangor masing-masing menunjukkan aliran menurun, sementara itu, WP Kuala Lumpur sedikit menaik.

2.0 PROPERTY MARKET ACTIVITY

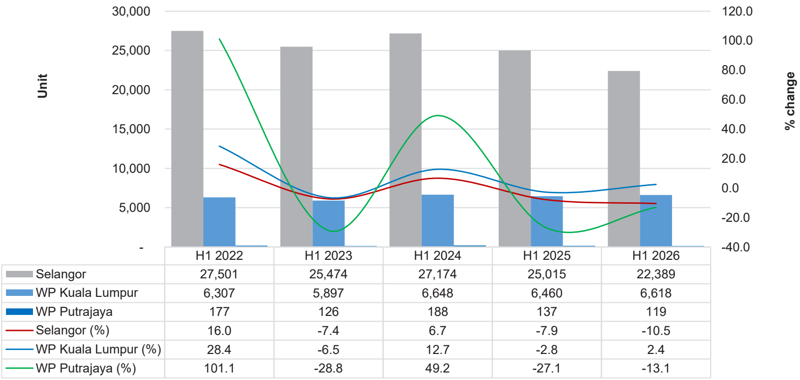
2.1 RESIDENTIAL PROPERTY

Transaction

The residential subsector was the dominant subsector across all states. During the review period, the states in this region recorded a mixed trend in the number of transactions. WP Putrajaya and Selangor showed a downward trend, meanwhile, WP Kuala Lumpur registered a slight increase.

Chart 7

Residential Property Transactions Volume Trend H1 2022 – H1 2026



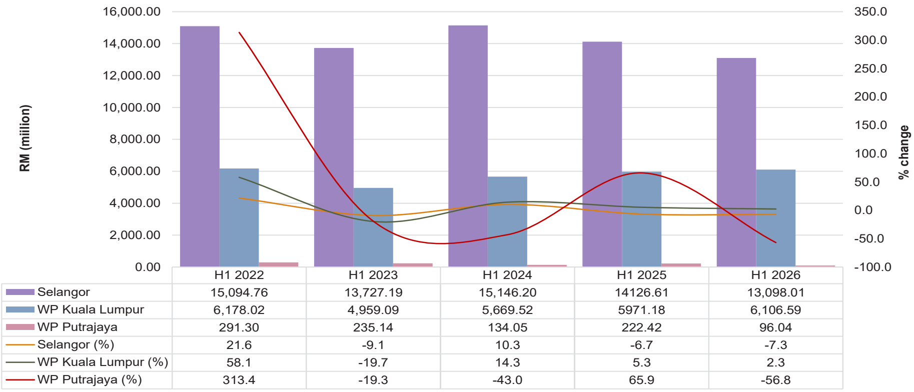
	H1 2022	H1 2023	H1 2024	H1 2025	H1 2026
Selangor	27,501	25,474	27,174	25,015	22,389
WP Kuala Lumpur	6,307	5,897	6,648	6,460	6,618
WP Putrajaya	177	126	188	137	119
Selangor (%)	16.0	-7.4	6.7	-7.9	-10.5
WP Kuala Lumpur (%)	28.4	-6.5	12.7	-2.8	2.4
WP Putrajaya (%)	101.1	-28.8	49.2	-27.1	-13.1

Aliran pergerakan yang sama dilihat pada nilai transaksi. WP Putrajaya dan Selangor masing-masing merekodkan penurunan nilai transaksi, manakala WP Kuala Lumpur merekodkan peningkatan nilai transaksi.

A similar movement trend is observed in transaction values. WP Putrajaya and Selangor recorded a decrease in transaction value respectively, while WP Kuala Lumpur recorded an increase in transaction value.

Chart 8

Residential Property Transactions Value Trend H1 2022 – H1 2026



	H1 2022	H1 2023	H1 2024	H1 2025	H1 2026
Selangor	15,094.76	13,727.19	15,146.20	14126.61	13,098.01
WP Kuala Lumpur	6,178.02	4,959.09	5,669.52	5971.18	6,106.59
WP Putrajaya	291.30	235.14	134.05	222.42	96.04
Selangor (%)	21.6	-9.1	10.3	-6.7	-7.3
WP Kuala Lumpur (%)	58.1	-19.7	14.3	5.3	2.3
WP Putrajaya (%)	313.4	-19.3	-43.0	65.9	-56.8

Pelancaran Baharu

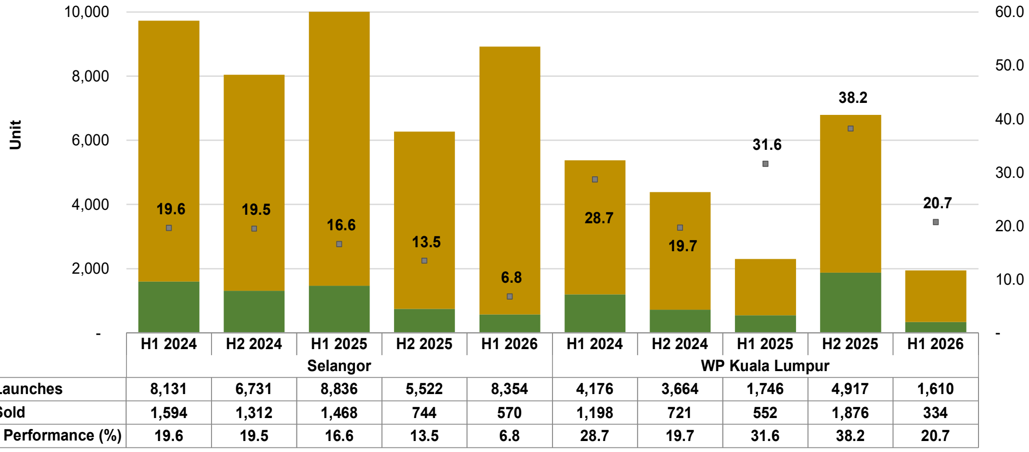
Pasaran utama di Wilayah Tengah menyaksikan prestasi bercampur bagi segmen pelancaran baharu; Selangor merekodkan peningkatan prestasi manakala WP Kuala Lumpur mengalami kemerosotan, dan WP Putrajaya pula kekal tanpa unit baru dilancar. Selangor mencatatkan peningkatan kepada 8,354 unit, manakala WP Kuala Lumpur hanya merekodkan sebanyak 1,610 unit.

New Launches

The primary market in the Central Region witnessed mixed performance in the new launches segment; Selangor recorded an increase in performance while WP Kuala Lumpur experienced a decline, and WP Putrajaya remained with none. Selangor recorded an increase to 8,354 new launch units, while WP Kuala Lumpur only recorded 1,610 units.

Chart 9

Residential Newly Launch and Sales Performance



	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026
	Selangor					WP Kuala Lumpur				
Unit Launches	8,131	6,731	8,836	5,522	8,354	4,176	3,664	1,746	4,917	1,610
Unit Sold	1,594	1,312	1,468	744	570	1,198	721	552	1,876	334
Sales Performance (%)	19.6	19.5	16.6	13.5	6.8	28.7	19.7	31.6	38.2	20.7

Status Pasaran

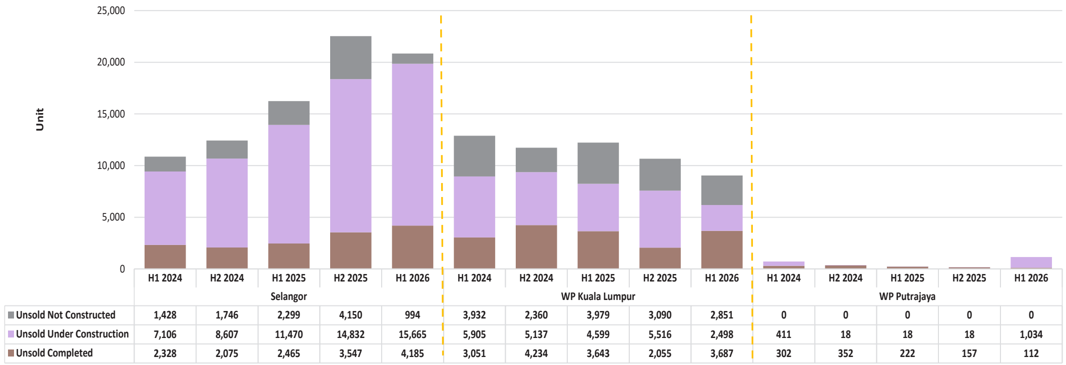
Situasi unit kediaman belum terjual di wilayah Tengah menyaksikan dinamik pasaran yang berbeza dalam tempoh kajian bagi semua peringkat pembinaan. Selangor merekodkan jumlah unit belum terjual tertinggi sebanyak 20,844 unit, diikuti oleh WP Kuala Lumpur dengan jumlah 9,036 unit dan WP Putrajaya mengekalkan jumlah stok belum terjual terendah pada paras 1,146 unit.

Market Status

The unsold residential units situation in the Central Region witnessed different market dynamics across all construction stages during the review period. Selangor recorded the highest number of unsold units at 20,844 units, followed by WP Kuala Lumpur with 9,036 units, while WP Putrajaya maintained the lowest level of unsold units at 1,146 units.

Chart 10

Residential Market Status H1 2024 – H1 2026



	Selangor					WP Kuala Lumpur					WP Putrajaya				
	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026
▨ Unsold Not Constructed	1,428	1,746	2,299	4,150	994	3,932	2,360	3,979	3,090	2,851	0	0	0	0	0
▨ Unsold Under Construction	7,106	8,607	11,470	14,832	15,665	5,905	5,137	4,599	5,516	2,498	411	18	18	18	1,034
▨ Unsold Completed	2,328	2,075	2,465	3,547	4,185	3,051	4,234	3,643	2,055	3,687	302	352	222	157	112

Aktiviti Pembinaan

Prestasi aktiviti pembinaan di Wilayah Tengah secara keseluruhannya mencatatkan prestasi bercampur-campur. Penawaran unit di peringkat siap dibina dan mula dibina masing-masing menyaksikan penurunan. Manakala penawaran baharu dirancang meningkat berbanding tempoh yang sama tahun sebelumnya.

Unit siap dibina di Selangor dan WP Kuala Lumpur masing masing mencatatkan penurunan kepada 7,651 unit (H1 2025: 8,209 unit) dan 1,497 unit (H1 2025: 4,193 unit). Di peringkat mula dibina Selangor merekodkan peningkatan kepada 9,580 unit, manakala WP Kuala Lumpur menurun kepada 826 unit berbanding H1 2025.

Manakala di peringkat penawaran baharu dirancang Selangor merekodkan penurunan kepada 6,999 unit, manakala WP Kuala Lumpur meningkat kepada 4,727 unit berbanding H1 2025. WP Putrajaya kekal tiada pada H1 2026.

Construction Activity

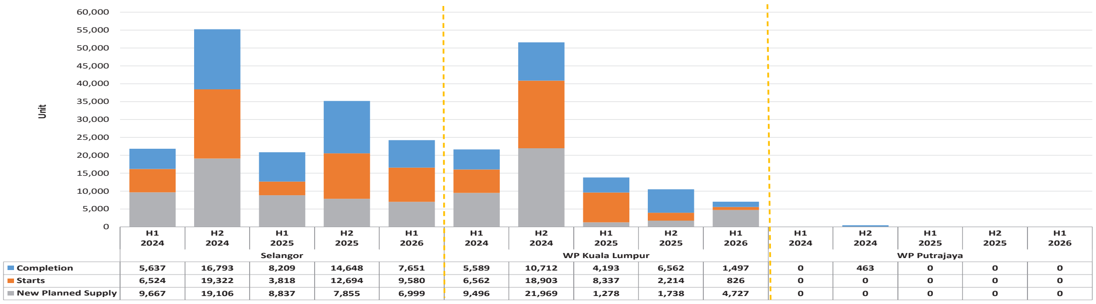
Overall, construction activity performance in the Central Region showed mixed performance. The supply of completion units and start decreased respectively, while new planned supply units increased compared to the same period of the previous year.

Completion units in Selangor and WP Kuala Lumpur decreased to 7,651 units (H1 2025: 8,209 units) and 1,497 units (H1 2025: 4,193 units) respectively. At the starts stages, Selangor recorded an increase to 9,580 units, while WP Kuala Lumpur decreased to 826 units compared H1 2025.

Meanwhile, at new planned supply stages, Selangor recorded a decrease to 6,999 units, while WP Kuala Lumpur increased to 4,727 units compared with H1 2025. WP Putrajaya remained nil in H1 2026.

Chart 11

Residential Construction Activity Trend H1 2024 – H1 2026



	Selangor					WP Kuala Lumpur					WP Putrajaya				
	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026
▨ Completion	5,637	16,793	8,209	14,648	7,651	5,589	10,712	4,193	6,562	1,497	0	463	0	0	0
▨ Starts	6,524	19,322	3,818	12,694	9,580	6,562	18,903	8,337	2,214	826	0	0	0	0	0
▨ New Planned Supply	9,667	19,106	8,837	7,855	6,999	9,496	21,969	1,278	1,738	4,727	0	0	0	0	0

Table 2

Construction Activity of Residential in Central Region H1 2026

Stage of Development / State	Selangor	WP Kuala Lumpur	WP Putrajaya
Existing Supply (units)	1,780,332	584,933	20,349
Incoming Supply (units)	81,437	27,554	2,228
Planned Supply (units)	52,439	40,048	0

Harga

Harga harta tanah kediaman dalam H1 2026 menunjukkan pergerakan bercampur-campur secara keseluruhan. Harta tanah kediaman bagi unit bertanah dan bertingkat tinggi di kawasan utama dan stabil menyaksikan peningkatan modal marginal.

Teres dua tingkat di skim yang mantap seperti Taman Puchong Utama dan USJ 3, Selangor masing-masing menikmati peningkatan 6.5%. Sementara itu, teres dua tingkat di WP Kuala Lumpur juga, menyaksikan peningkatan yang sama masing-masing sebanyak 11.2%, 10.5% dan 8.7% direkodkan di Damansara Heights (Bukit Damansara), Bandar Baru Sri Petaling dan Desa Park City (South Lake).

Di segmen kediaman bertingkat tinggi, prestasi kukuh telah direkodkan. Di WP Kuala Lumpur, pangsapuri/ kondominium yang terletak berdekatan pusat bandar dan dilengkapi jaringan jalan yang baik menunjukkan peningkatan antaranya Desa Putra, Setapak (8.6%), Sri Putramas (8.2%) dan Residensi Allevia (7.7%). Sementara itu, pangsapuri/ kondominium di Selangor seperti Pangsapuri Saujana @ Damansara Damai, Pangsapuri Vista Lavendar @ Taman Kinrara, Seksyen 3 dan Langat Jaya Condominium, masing-masing menyaksikan peningkatan 8.6%, 8.2% dan 8.1%. Walau bagaimanapun, terdapat penurunan di skim terpilih bagi rumah teres, pangsapuri dan kondominium di wilayah ini.

Price

The residential property price in H1 2026 showed mixed movements across the board. Residential properties for landed and high-rise units in prominent and established areas witnessed a marginal capital appreciation.

Double storey terraces in established schemes such as Taman Puchong Utama and USJ 3, Selangor, enjoyed an increase of 6.5% respectively. Meanwhile, double storey terraces in WP Kuala Lumpur also saw a similar increase of 11.2%, 10.5% and 8.7% in Damansara Heights (Bukit Damansara), Bandar Baru Sri Petaling and Desa Park City (South Lake), respectively.

In the high-rise residential segment, strong performances were recorded. In WP Kuala Lumpur, apartments/ condominiums located in prominent areas served with efficient road linkages, indicating an increase, including Desa Putra, Setapak (8.6%), Sri Putramas (8.2%) and Residensi Allevia (7.7%). Meanwhile, apartments/ condominiums in Selangor, namely Pangsapuri Saujana @ Damansara Damai, Pangsapuri Vista Lavendar @ Taman Kinrara, Seksyen 3 and Langat Jaya Condominium, witnessed an increase of 8.6%, 8.2% and 8.1%, respectively. Nevertheless, there were instances of declines in selected schemes for terraced houses, apartments and condominiums in the region.

Indeks Harga Rumah

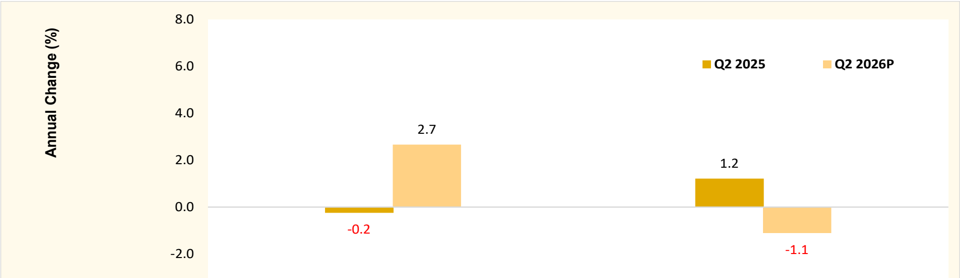
Indeks Harga Rumah untuk WP Kuala Lumpur dan Selangor masing-masing berada pada 207.8 mata dan 231.4 mata. Harga purata rumah di Selangor adalah RM561,187 pada S2 2026^P, menurun daripada RM567,435 pada S2 2025. WP Kuala Lumpur mencatat harga purata tertinggi dalam negara, meningkat kepada RM825,282 pada S2 2026^P berbanding pada S2 2025 (RM803,500).

House Price Index

The all House Price Index for WP Kuala Lumpur and Selangor stood at 207.8 points and 231.4 points, respectively. The average house price for Selangor stood at RM561,187 in Q2 2026P, decrease from RM567,435 in Q2 2025. WP Kuala Lumpur recorded the highest house price in the country, rising to RM825,282 in Q2 2026^P compared to Q2 2025 (RM803,500).

Chart 12

All House Price Index Annual Changes



YEAR		KUALA LUMPUR	SELANGOR
Q2 2025	Index Point	202.4	234.0
	Average House Price	RM803,500	RM567,435
Q2 2026^P	Index Point	207.8	231.4
	Average House Price	RM825,282	RM561,187

Sewa

Pasaran sewa kediaman di Wilayah Tengah pada umumnya stabil. Kadar purata pulangan sewa untuk rumah teres dua tingkat di Wilayah Tengah adalah antara 1.7% dan 8.3%. Teres dua tingkat di Perumahan Kinrara, Daerah Petaling, Selangor dan Taman Mutiara, Mukim Kuala Lumpur, WP Kuala Lumpur masing-masing meningkat 8.5% dan 6.5% dengan sewa mencecah RM1,500 hingga RM2,200 sebulan dan RM1,600 hingga RM1,950 sebulan.

Sementara itu, kadar pulangan purata bagi pangsapuri/ kondominium di seluruh wilayah ini berada dalam lingkungan 1.3% hingga 10.8%.

Rental

The residential rental market in the Central Region was generally stable. The average rental yield for double storey terrace houses in the Central Region was between 1.7% and 8.3%. Double storey terraces houses in Perumahan Kinrara, District of Petaling, Selangor and Taman Mutiara, Mukim of Kuala Lumpur, WP Kuala Lumpur increased by 8.5%, and 6.5% respectively, fetching a rental of RM1,500 to RM2,200 per month and RM1,600 to RM1,950 per month.

Meanwhile, the average rental yield for apartments/ condominiums across the region was in the range of 1.3% to 10.8%.

2.2 HARTA TANAH KOMERSIAL

Transaksi

Aktiviti pasaran menunjukkan peningkatan di WP Putrajaya dan WP Kuala Lumpur apabila bilangan masing-masing meningkat kepada 58 dan 3,979 transaksi. Sebaliknya, Selangor mencatat sedikit penurunan kepada 5,085 transaksi dalam tempoh kajian.

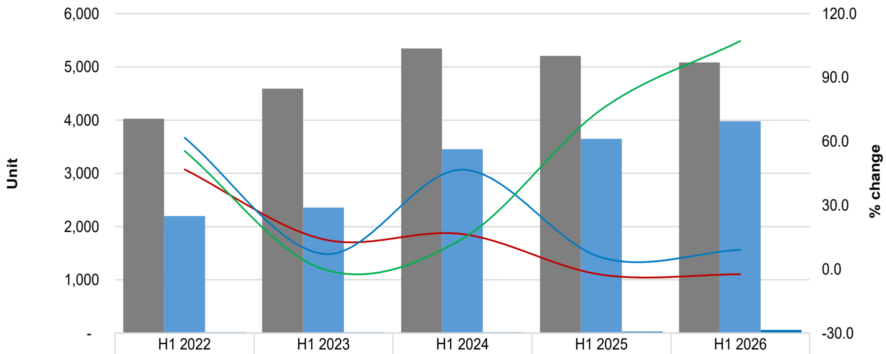
2.2 COMMERCIAL PROPERTY

Transaction

Market activity showed improvement in WP Putrajaya and WP Kuala Lumpur with transactions volume increased 58 and 3,979 respectively. Conversely, Selangor recorded a slight decrease to 5,085 transactions during the review period.

Chart 13

Commercial Property Transactions Volume Trend H1 2022 – H1 2026



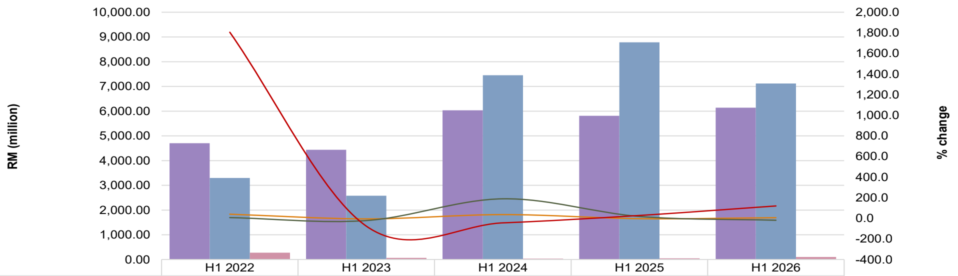
	H1 2022	H1 2023	H1 2024	H1 2025	H1 2026
Selangor	4,025	4,590	5,347	5,209	5,085
WP Kuala Lumpur	2,198	2,356	3,456	3,647	3,979
WP Putrajaya	14	14	16	28	58
Selangor (%)	46.8	14.0	16.5	-2.6	-2.4
WP Kuala Lumpur (%)	61.7	7.2	46.7	5.5	9.1
WP Putrajaya (%)	55.6	0.0	14.3	75.0	107.1

Dari segi nilai transaksi, WP Putrajaya dan Selangor masing-masing merekodkan peningkatan nilai kepada RM0.10 dan RM6.14 billion, manakala WP Kuala Lumpur sedikit menurun kepada RM7.12 bilion.

In terms of transaction value, WP Putrajaya and Selangor each recorded an increase in value to RM0.10 billion and RM6.14 billion respectively, while WP Kuala Lumpur decreased slightly to RM7.12 billion.

Chart 14

Commercial Property Transactions Value Trend H1 2022 – H1 2026



	H1 2022	H1 2023	H1 2024	H1 2025	H1 2026
Selangor	4,702.83	4,435.13	6,032.65	5812.8	6,141.32
WP Kuala Lumpur	3,299.57	2,576.80	7,451.52	8783.94	7,119.07
WP Putrajaya	276.89	66.28	36.90	47.07	103.41
Selangor (%)	39.7	-5.7	36.0	-3.6	5.7
WP Kuala Lumpur (%)	7.0	-21.9	189.2	17.9	-19.0
WP Putrajaya (%)	1805.7	-76.1	-44.3	27.6	119.7

a. Kedai

Transaksi

Subsektor kedai merekodkan 2,198 transaksi bernilai RM4.18 bilion pada H1 2026, mencakupi 24.1% dalam bilangan dan 31.3% dalam nilai transaksi harta tanah komersial dalam wilayah ini.

Selangor terus memacu pasaran kedai di wilayah ini dengan 1,796 transaksi bernilai RM2.88 bilion, masing-masing menyumbang 81.7% dan 69.0% daripada bilangan dan nilai transaksi kedai. Disusuli dengan WP Kuala Lumpur sebanyak 17.0% syer bagi bilangan dan 28.9% bagi nilai, manakala WP Putrajaya dengan syer pasaran sebanyak 1.3% bagi bilangan dan 2.1% bagi nilai transaksi kedai Wilayah Tengah

Status Pasaran

Selangor menyaksikan pergerakan bercampur disemua peringkat pembinaan unit kedai dalam tempoh kajian berbanding H2 2025. Unit siap dibina belum terjual dan dalam pembinaan belum terjual masing-masing menurun kepada 491 dan 838 unit, manakala belum dibina belum terjual meningkat kepada 110 unit.

Berbeza dengan WP Kuala Lumpur, meningkat diperingkat siap dibina belum terjual kepada 60 unit, kekal tiada perubahan pada peringkat dalam pembinaan belum terjual (7 unit) dan kekal tiada unit diperingkat belum dibina belum terjual. Manakala WP Putrajaya kekal tiada unit direkodkan bagi semua peringkat pembinaan.

a. Shop

Transaction

The shop sub-sector recorded 2,198 transactions worth RM4.18 billion in H1 2026, accounting for 24.1% in volume and 31.3% in value of commercial property transactions in the region.

Selangor continued to drive the sub-sector in the region with 1,796 transactions worth RM2.88 billion, accounting for 81.7% and 69.0%, respectively, of the shop transaction volume and value. Followed by WP Kuala Lumpur, which took up 17.0% of the market share in volume and 28.9% of the value, meanwhile, WP Putrajaya with a market share of 1.3% in volume and 2.1% in transaction value of the shop in the Central Region.

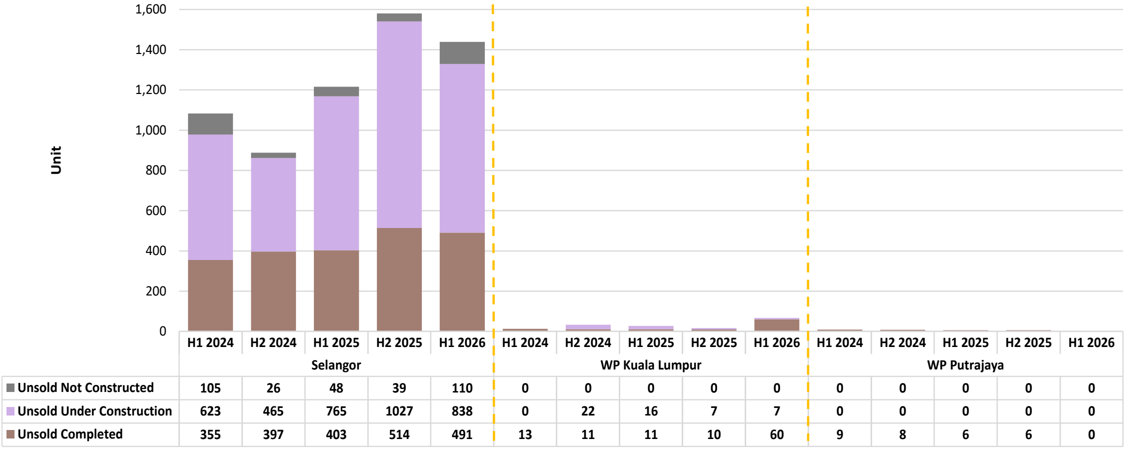
Market Status

Selangor witnessed mixed movements across all construction stages for shop units during the review period compared to H2 2025. Unsold completed units and unsold under construction units decreased to 491 and 838 units respectively, whereas unsold not constructed units rose to 110 units.

In contrast, WP Kuala Lumpur registered an increase in the unsold completed stage to 60 units, remained unchanged in the unsold under construction stage (7 units), and maintained zero units in the unsold not constructed stage. Meanwhile, WP Putrajaya continued to record no units across all construction stages.

Chart 15

Shop Market Status H1 2024 – H1 2026



	Selangor					WP Kuala Lumpur					WP Putrajaya				
	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026
Unsold Not Constructed	105	26	48	39	110	0	0	0	0	0	0	0	0	0	0
Unsold Under Construction	623	465	765	1027	838	0	22	16	7	7	0	0	0	0	0
Unsold Completed	355	397	403	514	491	13	11	11	10	60	9	8	6	6	0

Aktiviti Pembinaan

Secara amnya, aktiviti pembinaan di Wilayah Tengah merekodkan trend meningkat berbanding separuh tahun 2025, terutama di peringkat siap dibina dan unit mula dibina. Unit siap dibina di Selangor mencatat pertambahan kepada 649 unit (H1 2025: 166 unit), sementara itu, WP Kuala Lumpur dan WP Putrajaya kekal tiada dalam tempoh kajian.

Di peringkat mula dibina dan penawaran baharu dirancang menyaksikan Selangor sebagai penyumbangkan utama data di wilayah ini dan merekodkan peningkatan masing-masing kepada 713 unit dan 372 unit berbanding tempoh sama tahun sebelumnya. Manakala WP Kuala Lumpur merekodkan 38 unit diperingkat mula dibina dan tiada unit di penawaran baharu dirancang. Begitu juga di WP Putrajaya, kekal tiada unit direkodkan diperingkat mula dibina dan penawaran baharu dirancang.

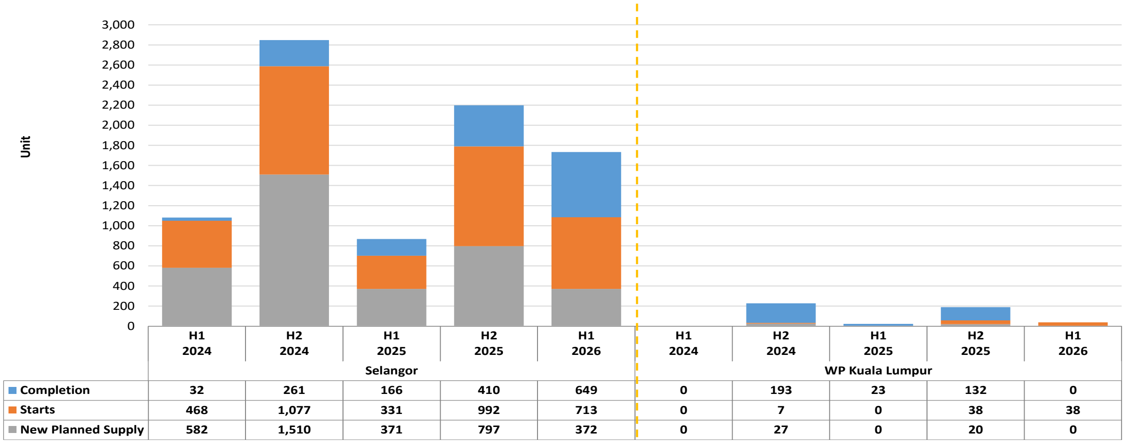
Construction Activity

Overall, construction activity in the Central Region recorded an upward trend compared to the first half year 2025, particularly at the completion and starts units. Completed units in Selangor increased to 649 units (H1 2025: 166 units), while WP Kuala Lumpur and WP Putrajaya remained with no recorded units during the review period.

At the starts and new planned supply stages, Selangor emerged as the primary contributor of data in the region, recording an increase to 713 units and 372 units respectively, compared to the same period of the previous year. Meanwhile, WP Kuala Lumpur recorded 38 units in housing starts and zero units in planned new supply. Similarly to WP Putrajaya, continued to record no units for both starts and planned new supply.

Chart 16

Shop Construction Activity Trend H1 2024 – H1 2026



	Selangor					WP Kuala Lumpur				
	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026
Completion	32	261	166	410	649	0	193	23	132	0
Starts	468	1,077	331	992	713	0	7	0	38	38
New Planned Supply	582	1,510	371	797	372	0	27	0	20	0

Table 3

Construction Activity of Shop in the Central Region H1 2025

Stage of Development / State	Selangor	WP Kuala Lumpur	WP Putrajaya
Existing Supply (units)	114,495	30,973	538
Incoming Supply (units)	5,630	605	0
Planned Supply (units)	1,875	86	48

Harga

Harga kedai menunjukkan pergerakan bercampur dengan kenaikan dan penurunan dicatatkan di beberapa Kawasan di Wilayah Tengah. Di WP Kuala Lumpur, kedai tiga setengah tingkat di Taman Segar, dengan keluasan tanah purata 143 meter persegi mencatatkan kenaikan nilai pindah milik 3.5% dengan harga antara RM3.12 juta hingga RM3.40 juta.

Manakala di Selangor, peningkatan harga tertinggi direkodkan di unit kedai tiga tingkat di Bandar Puteri Bangi, daerah Hulu Langat dan di Bandar Puteri, daerah Petaling masing masing sebanyak 9.7% dan 9.4% dengan julat harga antara RM1.95 juta hingga RM2.00 juta dan RM2.80 juta hingga RM2.92 juta.

Price

The prices of shops showed mixed movement, with increases and decreases charted in several areas in the Central Region. In WP Kuala Lumpur, a three and half storey shop in Taman Segar, with an average land area of 143 square metres, recorded an increase in transacted value of 3.5%, with prices ranging from RM3.12 million to RM3.40 million.

Meanwhile in Selangor, the highest price increase was recorded for three-storey shop units in Bandar Puteri Bangi, district of Hulu Langat and in Bandar Puteri, district of Petaling at 9.7% and 9.4% respectively, with price ranges between RM1.95 million to RM2.00 million and RM2.80 million to RM2.92 million.

Sewa

Sewa tingkat bawah kedai umumnya stabil dengan beberapa kenaikan di kawasan komersial terpilih. Di kawasan pusat bandar WP Kuala Lumpur, sewa tertinggi direkodkan di Jalan Sultan Ismail dengan julat sewa antara RM17,000 sebulan hingga RM25,000 sebulan. Manakala sewa tingkat bawah kedai bagi kawasan utama pusat bandar di daerah Petaling, Selangor direkodkan julat antara RM2,500 hingga RM8,000 sebulan.

b. Pangsapuri Khidmat/ SOHO

Transaksi

Pangsapuri khidmat/ SOHO di Wilayah Tengah merekodkan sebanyak 4,566 transaksi bernilai RM4.34 bilion, menyumbang 50.1% daripada jumlah transaksi dan 32.5% daripada jumlah nilai harta tanah komersial dalam wilayah ini.

Mengikut negeri, WP Kuala Lumpur mendominasi bilangan transaksi dalam Wilayah Tengah sebanyak 61.1% (2,790 transaksi) daripada jumlah syer pasaran.

Status Pasaran

Prestasi jualan bagi unit pangsapuri servis/ SOHO di Wilayah Tengah menunjukkan pergerakan yang bercampur-campur sepanjang tempoh kajian. Bagi kategori siap dibina belum terjual, prestasi sederhana direkodkan dengan WP Kuala Lumpur dan Selangor masing-masing mencatatkan peningkatan unit kepada 8,234 unit dan 4,427 unit, manakala WP Putrajaya pula menyaksikan penurunan tipis kepada 20 unit. Nilai terkumpul bagi unit siap dibina belum terjual di Wilayah Tengah ini mencecah RM9.78 bilion.

Bagi kategori dalam pembinaan belum terjual, trend yang sama diperhatikan apabila WP Kuala Lumpur dan Selangor masing-masing mencatatkan peningkatan kepada 10,277 unit dan 19,970 unit, manakala tiada sebarang unit direkodkan bagi WP Putrajaya.

Rental

Rental of ground floor shops were generally stable, with several increases in selected commercial areas. In the central town prime area of WP Kuala Lumpur, the highest rental was recorded at Jalan Sultan Ismail, with rental rates ranging from RM17,000 per month and RM25,000 per month. Meanwhile, the ground floor shop for the central town prime area in the district of Petaling, Selangor, recorded ranges between RM2,500 and RM8,000 per month.

b. Serviced *Apartment/ SOHO*

Transaction

Serviced apartments/ SOHO in the Central Region recorded 4,566 transactions worth RM4.34 billion, representing 50.1% in volume and 32.5% in value of commercial property transactions in the region.

By state, WP Kuala Lumpur dominated the number of transactions in the Central Region at 61.1% (2,790 transactions) of the total market share.

Market Status

The sales performance of serviced apartment and SOHO units in the Central Region showed mixed movements throughout the study period. For the unsold completed category, moderate performance was recorded, with WP Kuala Lumpur and Selangor registering increases in unsold units to 8,234 units and 4,427 units respectively, while WP Putrajaya saw a slight decrease to 20 units. The cumulative value of unsold completed units in the Central Region reached RM9.78 billion.

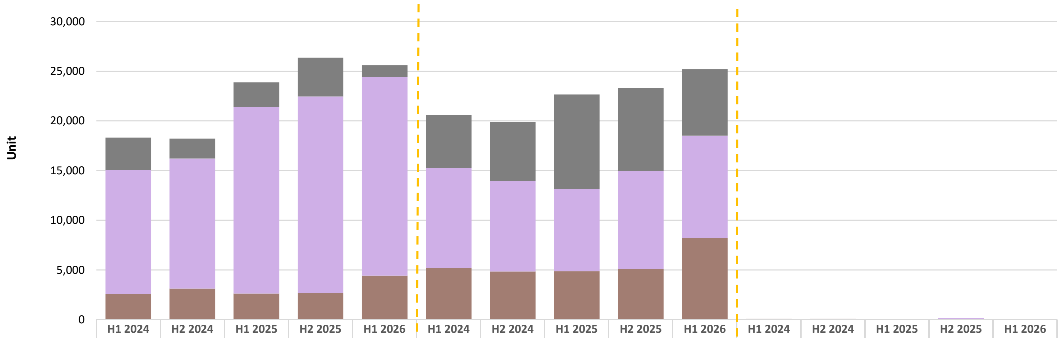
Similarly, in the unsold under construction category, WP Kuala Lumpur and Selangor recorded increases to 10,277 units and 19,970 units respectively, while no units were registered in WP Putrajaya.

Sebaliknya, prestasi positif direkodkan bagi kategori belum dibina belum terjual dengan WP Kuala Lumpur dan Selangor masing-masing mencatatkan penurunan unit belum terjual kepada 6,685 unit dan 1,210 unit, manakala WP Putrajaya kekal tanpa sebarang unit.

Conversely, a positive performance was recorded in the unsold not constructed category, with WP Kuala Lumpur and Selangor charting declines in unsold units to 6,685 units and 1,210 units respectively, while WP Putrajaya remained with zero units.

Chart 17

Serviced Apartment/ SOHO Market Status H1 2024 – H1 2026



	Selangor					WP Kuala Lumpur					WP Putrajaya				
	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026
■ Unsold Not Constructed	3,251	1,992	2,466	3,915	1,210	5,343	5,987	9,507	8,340	6,685	0	0	0	0	0
■ Unsold Under Construction	12,477	13,092	18,787	19,780	19,970	10,047	9,077	8,292	9,875	10,277	0	0	0	125	0
■ Unsold Completed	2,590	3,128	2,621	2,673	4,427	5,204	4,847	4,863	5,088	8,234	84	81	72	38	20

Aktiviti Pembinaan

Secara amnya, situasi aktiviti pembinaan di Wilayah Tengah mengalami peningkatan berbanding tempoh yang sama tahun sebelumnya (H1 2025). Unit siap dibina di Selangor meningkat kepada 7,281 unit dan diikuti oleh WP Kuala Lumpur meningkat kepada 2,288 unit dalam tempoh kajian.

Mula dibina di Kuala Lumpur meningkat kepada 6,993 unit, manakala penawaran baharu dirancang meningkat kepada 9,920 unit berbanding tempoh yang sama tahun sebelumnya. Situasi berbeza di Selangor, mula dibina menurun kepada 2,578 unit dan penawaran baharu dirancang meningkat kepada 2,214 unit. Manakala WP Putrajaya kekal tiada unit direkodkan bagi semua peringkat pembinaan.

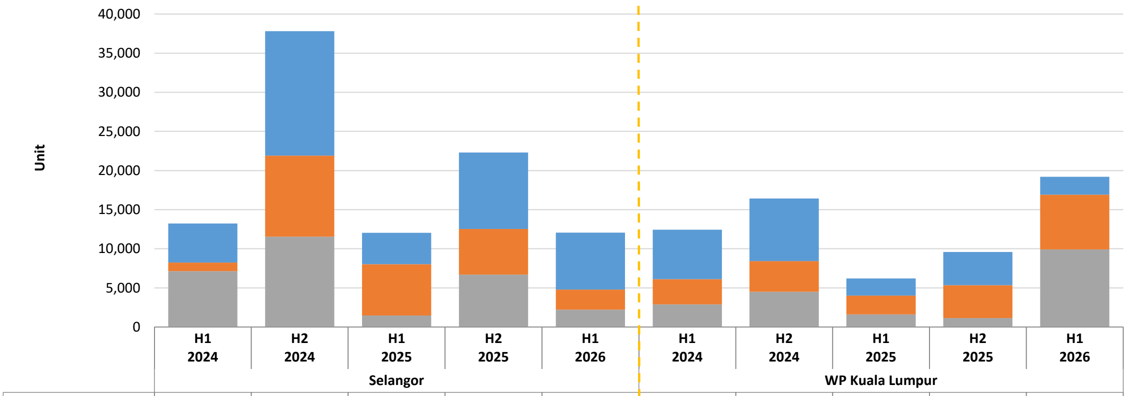
Construction Activity

Generally, the construction activity situation in the Central Region increased as compared to the corresponding period (H1 2025). Completed units in Selangor increased to 7,281 units, followed by WP Kuala Lumpur which rose to 2,288 units during the review period.

Starts in Kuala Lumpur increased to 6,993 units, while new planned supply grew to 9,920 units compared to the same period of the previous year. A contrasting situation was observed in Selangor, where housing starts declined to 2,578 units and new planned supply increased to 2,214 units. Meanwhile, WP Putrajaya continued to record no units across all construction stages.

Chart 18

Serviced Apartment / SOHO Construction Activity Trend H1 2024 – H1 2026



	Selangor					WP Kuala Lumpur				
	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026
🟦 Completion	4,992	15,905	4,009	9,770	7,281	6,332	7,985	2,180	4,256	2,288
🟧 Starts	1,096	10,367	6,563	5,831	2,578	3,227	3,936	2,409	4,198	6,993
⬜ New Planned Supply	7,134	11,550	1,474	6,693	2,214	2,889	4,498	1,610	1,138	9,920

Table 4

Construction Activity of Serviced Apartment/ SOHO in the Central Region H1 2026

Stage of Development / State	Selangor	WP Kuala Lumpur	WP Putrajaya
Existing Supply (units)	214,848	169,298	1,204
Incoming Supply (units)	74,347	44,160	671
Planned Supply (units)	27,576	51,804	940

Harga

Harga pangsapuri khidmat dan SOHO di Wilayah Tengah menyaksikan pergerakan bercampur secara menyeluruh. Pangsapuri khidmat di Menara Soho, M Oscar dan Pangsapuri Servis Conlay di WP Kuala Lumpur masing-masing meningkat 12.4%, 11.3% dan 10.9%.

Dalam perkembangan yang sama, pangsapuri khidmat di Rhythm Avenue di daerah Petaling, Silk Sky dan Metro Cheras, di daerah Hulu Langat, Selangor masing-masing meningkat sebanyak 8.3%, 8.2% dan 7.6%.

Price

Prices of serviced apartments and SOHO in the Central Region saw mixed movement across the board. Serviced apartments Menara Soho, M Oscar and Pangsapuri Servis Conlay in WP Kuala Lumpur, increased by 12.4%, 11.3% and 10.9%, respectively.

On a similar note, serviced apartments, namely Rhythm Avenue in the district of Petaling, Silk Sky and Metro Cheras in the district of Hulu Langat, Selangor increased by 8.3%, 8.2% and 7.6%, respectively.

Sewa

Pasaran sewa pangsapuri khidmat pada umumnya stabil. Di Lembah Klang, kenaikan sewa tertinggi direkodkan di Waldorf Service Apartment, Kuala Lumpur sebanyak 11.6%. Di Pusat Bandar Kuala Lumpur kenaikan sewa direkodkan antara 2.6% hingga 8.8% dan kadar sewa tertinggi direkodkan di Banyan Tree dengan kadar sewa RM14,000 sebulan hingga RM18,000 sebulan. Manakala di Selangor, kenaikan sewa tertinggi di rekodkan di Residensi Xtreme Meridian pada kadar 9.1% dengan kadar sewa antara RM2,200 sebulan hingga RM2,700 sebulan.

Bagi unit SOHO, kenaikan direkodkan antara 3.3% hingga 3.8% di Saville @ Melawati, Setapak dan Seri Bukit Ceylon, Kuala Lumpur. Manakala sewa tertinggi direkodkan di Marc Residences Kuala Lumpur dengan kadar sewa antara RM3,100 sebulan hingga RM3,800 sebulan.

c. Kompleks Perniagaan

Transaksi

Dalam tempoh kajian, satu transaksi direkodkan dikenali sebagai Lucky Plaza di WP Kuala Lumpur. Perjanjian jualbeli bagi Lucky Plaza adalah pada tahun 2025 dan disempurnakan pada 2026 telah dipindahmilik pada harga RM74.05 juta.

Penghunian dan Ketersediaan Ruang

Prestasi segmen kompleks membeli-belah di wilayah tengah kekal stabil, dengan kadar penghunian keseluruhan berada pada paras 81.6% meliputi 7.43 juta meter persegi ruang niaga sedia ada pada H1 2026. WP Kuala Lumpur dan Selangor mendahului penawaran dengan kadar penghunian masing-masing sebanyak 84.6% (ruang sedia ada sebanyak 3.48 juta meter persegi) dan 79.2% (ruang sedia ada sebanyak 3.89 juta meter persegi) dan WP Putrajaya memperoleh kadar penghunian sebanyak 71.4% (ruang sedia ada sebanyak 67 ribu meter persegi).

Rental

The serviced apartment's rental market was generally stable. In the Klang Valley, the highest rental increase was recorded at Waldorf Service Apartment, Kuala Lumpur, at 11.6%. In Kuala Lumpur City Centre, rental increases between 2.6% and 8.8% were recorded, with the highest rental rates registered at Banyan Tree ranging from RM14,000 to RM18,000 per month. Meanwhile in Selangor, the highest rental increase was recorded at Residensi Xtreme Meridian at rate of 9.1%, with rental rates ranging between RM2,200 per month and RM2,700 per month.

In terms of SOHO units, rental growth between 3.3% and 3.8% was recorded at Saville @ Melawati, Setapak and Seri Bukit Ceylon, Kuala Lumpur. Meanwhile, the highest rental was recorded at Marc Residences Kuala Lumpur, with rental rates ranging between RM3,100 per month and RM3,800 per month.

c. Shopping Complex

Transaction

During the review period, one transaction was recorded known as Lucky Plaza in WP Kuala Lumpur. The sale and purchase agreements Lucky Plaza were in 2025 and completed in the review period with price RM74.05 million.

Occupancy and Space Availability

The performance of the retail space subsector in the Central Region remained stable, with the overall occupancy rate standing at 81.6% covering 7.43 million square metres of existing retail space in H1 2026. WP Kuala Lumpur and Selangor led the supply with occupancy rates of 84.6% (existing space of 3.48 million square metres) and 79.2% (existing space of 3.89 million square metres) respectively, while WP Putrajaya recorded an occupancy rate of 71.4% (existing space of 67 thousand square metres).

Chart 19

Supply and Occupancy of Shopping Complex

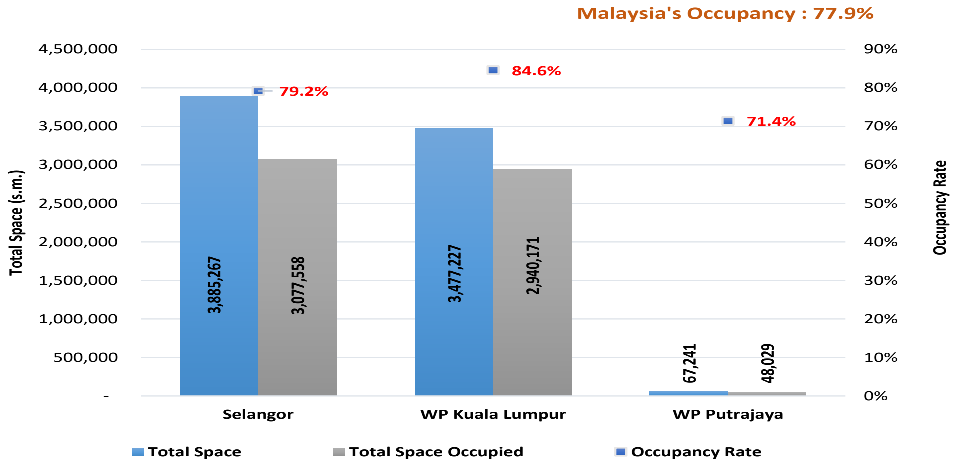


Table 5

Pertinent Movements in Shopping Complex

No.	State	Shopping Complex	Estimated Space (s.m.)	Tenant Movement
1.	WP Kuala Lumpur	Kepong Brem Mall Kepong	788	Move Out
2.		DATUM Jelatek	3,543	Move In
3.	Selangor	1 Plaza	3,061	Move Out
4.		168 Park Selayang Mall	1,637	Move In
5.		AEON Mall Bukit Raja	1,911	Move In
6.		AEON Mall Bukit Tinggi	1,043	Move In
7.		AEON Rawang	813	Move In
8.		Ecohill Mall	2,555	Move In
9.		GM Klang Wholesale City (Block A)	1,565	Move In
10.		IOI Mall Damansara	5,688	Move Out
11.		IOI Mall Puchong	1,454	Move In
12.		Kip Mall Bangi	694	Move In
13.		Kompleks PKNS Bangi	3,053	Move Out
14.		KSL Esplanade Mall	4,229	Move In
			1,019	Move Out
15.		Lotus's Puncak Alam	3,101	Move In
16.		NSK Rawang Jaya	3,107	Move In
17.		Shaw Centrepoint	1,822	Move Out
18.		The Summit USJ	714	Move In
			1,119	Move Out

Aktiviti Pembinaan

Di Wilayah Tengah, dua bangunan baru siap dibina direkodkan iaitu Met Galleria dan 118 Mall yang menawarkan 91,042 m.p. ruang niaga ke dalam pasaran.

Construction Activity

In the Central Region, two new completion was recorded namely Met Galleria and 118 Mall offering 91,042 s.m of retail space to the market.

Table 6

Completion of Shopping Complex in the Central Region

No.	State	Name of Building	Location	Category	Net Lettable Area (sq. metre)
1.	WP Kuala Lumpur	Met Galleria	Jalan Sultan Haji Ahmad Shah	Shopping Centre	7,432
2.	WP Kuala Lumpur	118 Mall	Jalan Hang Jebat	Shopping Centre	83,610

Table 7

Construction Activity of Shopping Complex in Central Region H1 2026

State Stage of Development	Selangor	WP Kuala Lumpur	WP Putrajaya
Existing Supply	155 complexes (3,885,267 s.m)	117 complexes (3,477,227 s.m)	3 complexes (67,241 s.m)
Incoming Supply	3 complexes (66,527 s.m)	4 complexes (153,610 s.m)	1 complexe (16,900 s.m)
Planned Supply	4 complexes (70,521 s.m)	5 complexes (263,419 s.m)	0

Sewa

Secara amnya, sewa ruang niaga adalah stabil bagi kebanyakan kompleks membeli-belah. Suria KLCC di WP Kuala Lumpur mengekalkan keunggulannya, dengan julat sewa tertinggi antara RM409 s.m.p. hingga RM2,327 s.m.p. sebulan. Ini diikuti oleh Pavilion Kuala Lumpur dengan julat sewa antara RM53.82 s.m.p. hingga RM2,152.78 s.m.p.

Sementara itu, di Selangor julat sewa tertinggi direkodkan di Sunway Pyramid dan diikuti oleh One Utama Complex dengan kadar sewa masing-masing RM149 s.m.p. hingga RM613 s.m.p. dan RM23 s.m.p. hingga RM527 s.m.p. sebulan.

d. Pejabat Binaan Khas

Transaksi

Dalam tempoh kajian, lapan transaksi direkodkan: Tower 3 Avenue 5, Wisma Amanah Raya II, Menara UMW, Menara PJD, Wisma Help dan Menara UAB di WP Kuala Lumpur serta Menara UAC dan Kolej Swasta Intelek di Selangor. Perjanjian jualbeli bagi Wisma Help ditandatangani dan disempurnakan dalam tempoh kajian. Manakala tujuh bangunan pejabat binaan khas yang lain melibatkan perjanjian pada tahun sebelumnya, termasuk tahun 2024 tetapi disempurnakan dalam tempoh kajian.

Rental

Generally, the rental of retail space was stable for most shopping complexes. Suria KLCC in WP Kuala Lumpur sustained its prominence, fetching the highest rental ranges between RM409 p.s.m. and RM2,327 p.s.m. per month. This is followed by Pavilion Kuala Lumpur, with rental rates ranging between RM53.82 s.m.p. and RM2,152.78 s.m.p.

Meanwhile, in Selangor, the highest rental ranges were recorded in Sunway Pyramid and followed by One Utama Complex, with rental ranges from RM149 p.s.m. to RM613 p.s.m. and RM23 p.s.m. to RM527 p.s.m. per month, respectively.

d. Purpose-built Office

Transaction

During the review period, eight transactions were recorded: Tower 3 Avenue 5, Wisma Amanah Raya II, Menara UMW, Menara PJD, Wisma Help and Menara UAB in WP Kuala Lumpur and Menara UAC and Kolej Swasta Intelek in Selangor. The sale and purchase agreements for Wisma Help were signed and concluded during the review period. While the other seven transactions involved agreements in previous years, (including 2024) that but were concluded during the review period.

Penghunian dan Ketersediaan Ruang

Prestasi pejabat binaan khas di Wilayah Tengah adalah stabil dengan kadar penghunian keseluruhannya meningkat kepada 76.6%. Semua negeri tetap teguh dengan kadar penghunian meningkat sedikit berbanding H2 2025. WP Kuala Lumpur dan Selangor memperoleh kadar penghunian masing masing pada kadar 73.8% dan 73.4%, manakala WP Putrajaya memperoleh kadar penghunian 93.6%.

Occupancy and Space Availability

The performance of purpose-built offices in the Central Region remained stable, with the overall occupancy rate increasing to 76.6%. All states remained resilient, with occupancy rates rising slightly compared to H2 2025. WP Kuala Lumpur and Selangor recorded occupancy rates of 73.8% and 73.4% respectively, while WP Putrajaya achieved an occupancy rate of 93.6%.

Chart 20

Supply and Occupancy of Purpose-built Office

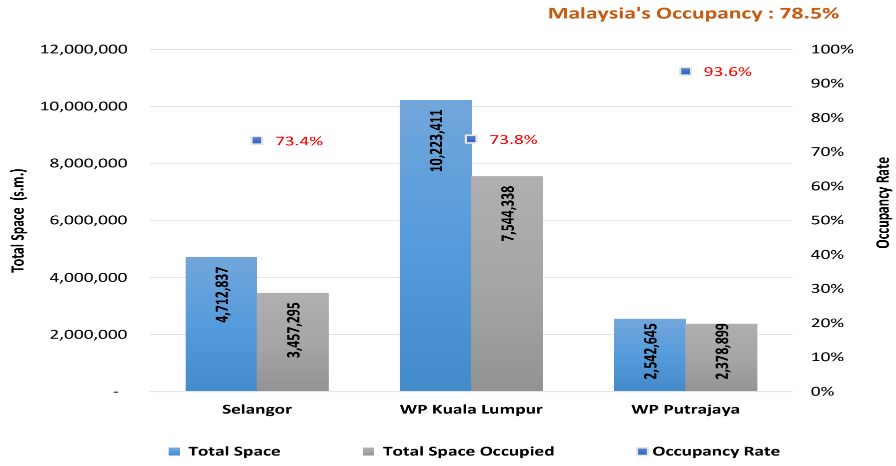


Table 8

Pertinent Movements in Purpose-built Office

No.	State	Purpose-built Office	Estimated Space (s.m.)	Tenant Movement
1.	Selangor	Centro	942	Move In
2.		CP Tower	1,486	Move In
3.		Enterprise Building One @ Co place 12	719	Move In
4.		First Tower Klang	4,220	Move Out
5.		Kompleks PKNS Bangi	1,664	Move Out
6.		MAIS Complex	1,322	Move In
			9,215	Move Out
7.		Menara Mudajaya	656	Move In
8.		Plaza Flamingo	586	Move In
9.		Plaza Perangsang	869	Move Out
10.		Prima Klang Avenue (Blok A)	2,563	Move In

Table 8

Pertinent Movements in Purpose-built Office

No.	State	Purpose-built Office	Estimated Space (s.m.)	Tenant Movement
11.	WP Kuala Lumpur	Wisma LJT	823	Move In
			1,584	Move Out
12.		Intermark (Integra Tower)	1,707	Move In
13.		Menara Atlan	1,590	Move In
14.		Menara Binjai	1,069	Move In
			1,091	Move Out
15.		Menara Citibank	993	Move In
16.		Menara Prestige	1,083	Move In
17.		Wisma Hangsam	843	Move Out
18.		Menara Exchange 106	51,433	Move In
19.		The Ampwalk	1,250	Move In
20.		Wisma UOA Damansara II	1,478	Move In

Aktiviti Pembinaan

Dalam segmen pembangunan, tidak ada bangunan pejabat baharu siap dibina pada H1 2026 di Wilayah Tengah direkodkan.

Sehingga akhir Jun 2026, Wilayah Tengah mempunyai sejumlah 17.48 juta meter persegi ruang pejabat sedia ada merentasi 785 bangunan, dengan 0.85 juta meter persegi (22 bangunan) direkodkan bagi penawaran akan datang, dan 0.60 juta meter persegi (18 bangunan) lagi bagi penawaran yang dirancang. WP Kuala Lumpur terus menguasai pasaran ruang pejabat diikuti oleh Selangor dan WP Putrajaya.

Construction Activity

In the development segment, no new office buildings completed in H1 2026 were recorded in the Central Region.

As of end-June 2026, the Central Region had a total of 17.48 million square metres existing office space across 785 buildings, with 0.85 million square metres (22 buildings) were recorded in the incoming supply, and 0.60 million square metres (18 buildings) were in the planned supply. WP Kuala Lumpur continued to dominate the office market followed by Selangor and WP Putrajaya.

Table 9

Construction Activity of Purpose-built Office in Central Region

State Stage of Development	Selangor	WP Kuala Lumpur	WP Putrajaya
Existing Supply	278 units (4,712,837 s.m.)	461 units (10,223,411 s.m.)	46 units (2,542,645 s.m.)
Incoming Supply	1 unit (19,088 s.m.)	18 units (775,380 s.m.)	3 units (59,940 s.m.)
Planned Supply	1 unit (14,948 s.m.)	14 units (547,109 s.m.)	3 units (39,875 s.m.)

Sewa

Secara amnya, penyewaan ruang pejabat stabil bagi kebanyakan bangunan pejabat. Di kawasan segitiga emas WP Kuala Lumpur, Menara Prestige, Jalan Pinang mencatat pertumbuhan sewa pada 5.9% dengan kadar sewa dari RM67.28 s.m.p. hingga RM107.64 s.m.p.

Di Selangor, kadar sewa ruang pejabat kekal stabil. Kadar sewa ruang pejabat tertinggi direkodkan di Tropicana Garden Office Tower dengan kadar sewa dari RM32.29 s.m.p. hingga RM129.17 s.m.p. Manakala di Putrajaya, sewa tertinggi direkodkan di Galeria PJH dengan kadar sewa daripada RM 32.29 s.m.p. hingga RM139.28 s.m.p.

e. Riadah

Transaksi

Tempoh kajian menyaksikan dua transaksi di wilayah tengah iaitu Hotel Alpha Genesis dan Kip Hotel di WP Kuala Lumpur. Hotel Alpha Genesis ditandatangani pada 2025, manakala Kip Hotel pada 2026 dan disempurnakan dalam kajian.

Aktiviti Pembinaan

Bagi aktiviti pembinaan di Wilayah Tengah sehingga H1 2026, terdapat 473 hotel (78,854 bilik) penawaran sedia ada, 13 lagi hotel (2,415 bilik) dalam penawaran akan datang dan 8 hotel (2,010 bilik) dalam penawaran yang dirancang.

2.3 HARTA INDUSTRI

Transaksi

Subsektor industri menyumbang 3.2% daripada keseluruhan aktiviti pasaran di Wilayah Tengah. Prestasi pasaran wilayah ini mencatatkan penurunan dalam bilangan kepada 1,356 transaksi dan kepada RM6.60 bilion dalam nilai.

Rental

Generally, rentals of office space were stable for most office buildings. In the WP Kuala Lumpur golden triangle area, Menara Prestige, Jalan Pinang recorded rental growth of 5.9% with rentals ranging from RM67.28 p.s.m to RM107.64 p.s.m.

In Selangor, office space rental rates remained stable. The highest rental rate for office space was recorded in Tropicana Garden Office Tower, with rentals ranging from RM32.29 p.s.m. to RM129.17 p.s.m. Meanwhile in Putrajaya, the highest rent was recorded at Galeria PJH, with rental rates ranging from RM32.29 p.s.m to RM139.28 p.s.m.

e. Leisure

Transactions

The review period saw two transactions in the Central Region, namely Hotel Alpha Genesis and Kip Hotel in WP Kuala Lumpur. Hotel Alpha Genesis were signed in 2025, while Kip Hotel was signed in 2026 and were concluded in the review period.

Construction Activity

In terms of construction activity in Central Region, as of H1 2026, there were 473 hotels (78,854 rooms) in the existing supply, 13 hotels (2,415 rooms) in the incoming supply, and 8 hotels (2,010 rooms) in the planned supply.

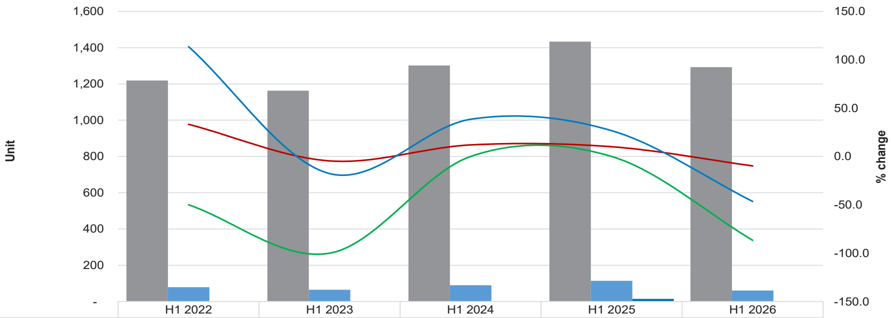
2.3 INDUSTRIAL PROPERTY

Transaction

The industrial sub-sector contributed a marginal portion of 3.2% to the overall market activity in the Central Region. The region's market performance recorded a decrease of volume to 1,356 transactions and to RM6.60 billion in value.

Chart 21

Industrial Property Transactions Volume Trend H1 2022 – H1 2026



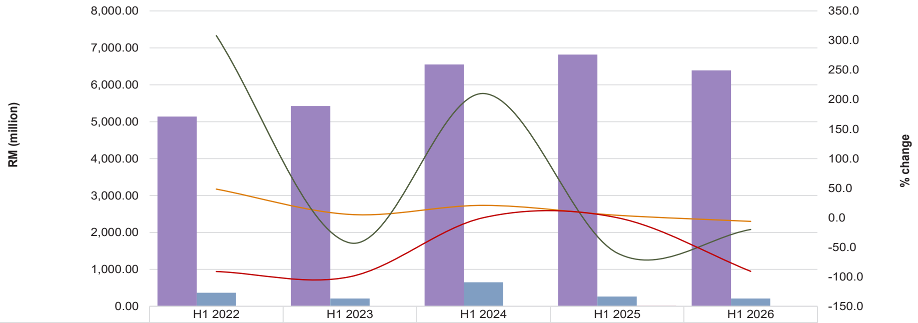
	H1 2022	H1 2023	H1 2024	H1 2025	H1 2026
▬ Selangor	1,219	1,163	1,302	1,433	1,293
▬ WP Kuala Lumpur	79	65	90	114	61
▬ WP Putrajaya	1	0	0	15	2
— Selangor (%)	33.2	-4.6	12.0	10.1	-9.8
— WP Kuala Lumpur (%)	113.5	-17.7	38.5	26.7	-46.5
— WP Putrajaya (%)	-50	-100.0	0.0	0.0	-86.7

Mengikut pecahan wilayah, WP Putrajaya dan WP Kuala Lumpur mencatatkan penurunan dua digit bagi kedua-dua aspek jilid (bilangan) dan nilai transaksi. Sebaliknya, Selangor menunjukkan prestasi yang lebih stabil dengan hanya merekodkan penurunan pada kadar satu digit bagi kedua-dua petunjuk tersebut.

By regional breakdown, WP Putrajaya and WP Kuala Lumpur recorded double-digit declines in both transaction volume and transaction value. Conversely, Selangor demonstrated a more stable performance, recording only single-digit decreases across both indicators.

Chart 22

Industrial Property Transactions Value Trend H1 2022 – H1 2026



	H1 2022	H1 2023	H1 2024	H1 2025	H1 2026
▬ Selangor	5,140.37	5,420.89	6,550.17	6816.9	6,390.08
▬ WP Kuala Lumpur	366.87	210.34	652.39	262.75	210.17
▬ WP Putrajaya	1.30	0.00	0.00	18.59	1.71
— Selangor (%)	48.4	5.5	20.8	4.1	-6.3
— WP Kuala Lumpur (%)	308.1	-42.7	210.2	-59.7	-20.0
— WP Putrajaya (%)	-91.2	-100.0	0.0	0.0	-90.8

Status Pasaran

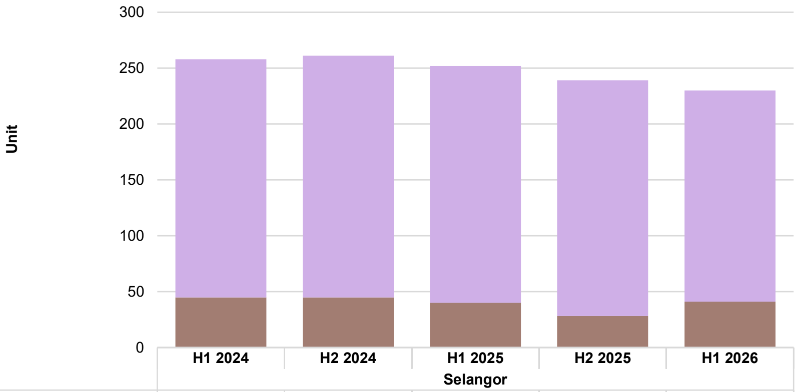
Wilayah Tengah menyaksikan prestasi unit belum terjual yang positif. WP Kuala Lumpur dan WP Putrajaya masing-masing kekal dengan tiada rekod unit belum terjual seperti H1 2026. Selangor merekodkan penurunan unit belum terjual sebanyak 3.8% kepada 230 unit bagi semua kategori pembinaan berbanding H2 2025.

Market Status

The Central Region witnessed a positive performance in unsold units. WP Kuala Lumpur and WP Putrajaya respectively remained with no records of unsold units, similar to H1 2026. Selangor recorded a 3.8% decline in unsold units to 230 units across all construction categories compared to H2 2025.

Chart 23

Industrial Market Status H1 2024 – H1 2026



	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026
■ Unsold Not Constructed	0	0	0	0	0
■ Unsold Under Construction	213	216	212	211	189
■ Unsold Completed	45	45	40	28	41

Aktiviti Pembinaan

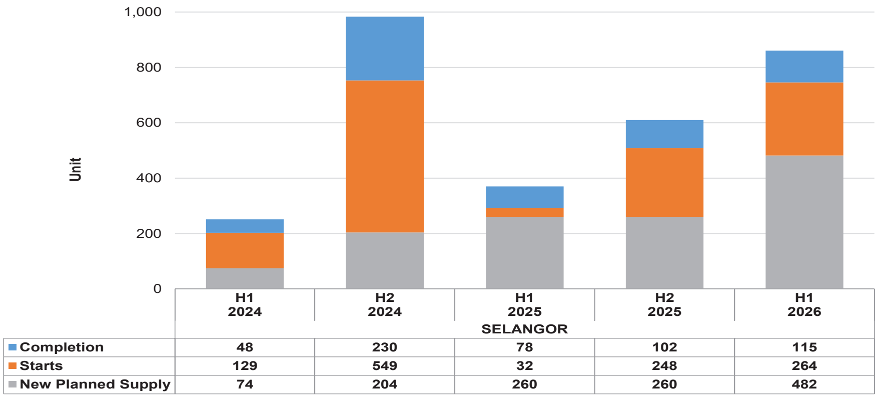
Aktiviti pembinaan di Wilayah Tengah menunjukkan prestasi bercampur. Hanya Selangor mendominasi dan menawarkan unit di pasaran wilyah ini. Unit siap dibina, unit mula dibina dan penawaran baharu dirancang masing-masing mencatatkan kenaikan H1 2025.

Construction Activity

Construction activities in the Central Region were mixed. Selangor dominated all stages of construction in the region's market. Completion units, starts units and newly planned supply recorded increases compared to H1 2025, respectively.

Chart 24

Industrial Construction Activity Trend H1 2024 – H1 2026



	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026
🟦 Completion	48	230	78	102	115
🟧 Starts	129	549	32	248	264
⬜ New Planned Supply	74	204	260	260	482

Table 10

Construction Activity of Industrial in Central Region

Stage of Development \ State	Selangor	WP Kuala Lumpur	WP Putrajaya
Existing Supply (units)	44,019	5,138	48
Incoming Supply (units)	1,761	22	0
Planned Supply (units)	1,381	10	0

3.0 PROPERTY HIGHTLIGHTS

3.1 Infrastructure Development

No.	Infrastructure Projects	Descriptions	Current Development Status
1.	Light Rail Transit (LRT3), Selangor	• Total Length: 37.0 km • Link Bandar Utama with Johan Setia in Klang • Travel Time: 60 minutes • No. of stations: 20.	Completed Officially commenced its services on 29 June 2026
2.	East Coast Rail Link (ECRL), Selangor	• This is a east and west coast rail network connecting Kota Bharu, Kelantan to Port Klang, Selangor • The new ECRL alignment for Section C commences from Mentakab, Gombak, Serendah, Puncak Alam, Kapar to Port Klang. • The distance from Mentakab to Port Klang is 204 km. • Schedule to complete the Kota Bharu-Gombak alignment by the end of this year and begin commercial operations in January 2027.	Stage of completion: 92.6% (Overall construction), and 80.7% for Selangor
3.	Lebuhraya Pantai Barat (LPB) / West Coast Expressway (WCE), Selangor	• The West Coast Expressway (WCE). • Involves the Selangor State Line (Banting) of 93.8 kilometers and the Perak State Line (Taiping) of 139.2 kilometers. • The construction is divided into 11 packages, of which seven are in Selangor and the others are in Perak. • In Selangor, the first six packages are completed and open to traffic. While for Package 7, namely the Assam Jawa Elevated Interchange to Tanjung Karang Elevated Interchange, is currently under construction. It is divided into Package 7A (19.5 kilometers) and Package 7B (10.0 kilometers).	Under Construction: Package 7A: 100% Package 7B: 86% (Expected to be completed on December 2026)
4.	East Klang Valley Expressway (EKVE), Selangor	• The EKVE starts from Sungai Long at the SILK Highway in the south to Ukay Perdana in the north. The 39 km spans are a dual carriageway with a closed toll system that accommodates five (5) toll plazas at this interchange; i. Sg. Long Interchange ii. Bandar Mahkota Cheras Interchange iii. Hulu Langat Interchange iv. Ampang Interchange v. Ukay Perdana Interchange • The EKVE construction project is implemented in two sections; ○ Section 1, covering the alignment from Sungai Long to Ampang, was completed and officially opened to the public on 30 August 2025. ○ Section 2, extending from Ampang to Ukay Perdana, remains under active development and has yet to reach completion.	Under Construction: 92% (Overall) Section 1: 100% Section 2: 72.8% Expected to be completed by December 2026.
5.	Sungai Lemas Flood Mitigation Plan Project, Kampung Sungai Ramal Dalam, Selangor	• Sungai Lemas Flood Mitigation Plan Project located at Kampung Sungai Ramal Dalam, Mukim Kajang, Daerah Hulu Langat. • The purpose and objective of this project are to reduce the risk of narrow river flow leading to river overflow and flash floods. • Involved area approximately is 15,924.387 s.m. involves 19 lots of land title and 6 lots of government land. • The project was gazetted under Section 8 dated 14th November 2024.	Completed compesation hearing and proceedings in May 2025.
6.	Hulu Langat Flood Mitigation Project Phase 2, Selangor	• Also known as the Sungai Langat Flood Mitigation Plan • The project is now in the detailed design stage and will proceed with land acquisition and utility relocation before starting construction in 2027. • It covers areas such as Kajang town, Kampung Sungai Serai, Kampung Sungai Lui, Kampung Dusun Tua, Taman Sri Nanding, Taman Sri Jelok, and Kampung Sungai Kantan. • Key works include river deepening, embankment construction, water gate installation, pump systems, and the development of water retention ponds.	Detailed design phase

No.	Infrastructure Projects	Descriptions	Current Development Status
7.	Construction of New Water Plant Facility, Selangor	• To ensure adequate reserve margin for clean water supply in Selangor, several new plants will be constructed, including: 1. Rasau Water Supply Scheme - Stage 1: completed 2025. - Stage 2: xpected to be completed by 2028 2. Langat Water Supply Scheme: expected to be completed by 2030. 3. Labohan Dagang Water Supply Scheme: expected to be completed by 2029. 4. Pulau Ketam Desalination Plant: expected to be completed by 2026.	Constructed by phase
8.	Road Upgrading – Jalan Reko, Hulu Langat, Selangor	• The Jalan Reko (Route B17 - Package 2) upgrading project in Bandar Kajang involves widening a 3.5 km stretch of road to four lanes, improving drainage, and upgrading several intersections to reduce flooding and ease traffic. • The project requires acquiring 39 private lots and 10 state lands, which are being processed under Section 8 of the Land Acquisition Act 1960.	Land acquisition stage. Expected to be completed by 2028.
9.	Integrated Development Region in South Selangor (IDRISS) Project, Selangor	• The Selangor government has introduced five incentives to drive investments into its Integrated Development Region in South Selangor (IDRISS). • IDRISS is a strategic economic development effort in southern Selangor that includes various aspects, including education, housing, investment, and transportation, covering an area of 40,000 acres in the district of Sepang and Kuala Langat. • They comprise a special premium scheme, interest-free instalments payment for development charges, tax exemption for vacant land assessment, a 50% discount on the vacant building assessment tax, and business license fee exemption.	Under construction: 50% - 90%
10.	Pelabuhan Ketiga (Third Port) in Pulau Carey, District of Kuala Langat, Selangor	• The Selangor state government declared that an area of approximately 1,700.00 hectares has been allocated for the development of the third port on Carey Island on 17 September 2025 including seabed and coastal land. • It involves land managed by PKNS and owned by Yayasan Selangor. • Preliminary reports indicate that detailed planning, including construction, is anticipated to commence around 2028, subject to contractor appointments and government approvals. • Upon completion, the port is designed to accommodate substantial capacity and is intended to become one of Malaysia's major logistics hubs. • SD Guthrie Berhad and MBI Selangor have entered into a strategic collaboration to explore an integrated development of between 2,500 and 5,000 acres on Carey Island. The proposed development, which forms part of the Carey Island Special Economic Zone (SEZ) and the proposed Carey Island Port initiative, is expected to enhance infrastructure, attract investments, and drive industrial and economic growth in Kuala Langat and Southern Selangor.	Expected to be start in 2028 MOU signed between SD Guthrie & MBI on February 2026.
11.	MRT Circle Line (MRT 3), WP Kuala Lumpur	• Total Length: 51.6 kilometers • No of Stations: 33 (26 elevated and 7 underground) • The circle line is from Bukit Kiara to PPUM • Link densely populated areas such as Mont Kiara, Segambut, KL Metropolis, Titiwangsa, Setapak, Setiawangsa, Ampang, Salak South, Pandan Indah, Pantai Dalam, Cheras and University Malaya.	2025 – 2026: Land Acquisition 2027: Expected Physical Construction 2032 - 2033: Expected Full Operations

No.	Infrastructure Projects	Descriptions	Current Development Status
12.	Kompleks Sukan Shah Alam (KSSA), Selangor	• Location: Persiaran Sukan, Section 13, Shah Alam • Total land area: 76.08 hectares • Will be resplendent with futuristic, innovative design and green technology. • Redevelopment Cost RM 3.28 billion • Malaysian Resources Corporation Berhad (MRCB) was appointed by the State Government Selangor to redevelop the stadium and surrounding area. The Operator KSSA is Darul Ehsan Facilities Management Sdn Bhd (DEFM) • KSSA is expected to be fully completed in 2030 • **Development phases:** o **First phase:** - The construction of the stadium, parking plaza and integrated terminal is expected to be completed by end of 2026 o **Second phase:** - Includes commercial development such as sports. Indoor theatre, commercial space and recreation area that will be completed in 2028. o **Third phase:** - Additional facilities as a complement such as Hotel which is expected to be completed by the end of 2029. - Accessibility and comfort are also given priority, with a Light Rail Transit 3 (LRT3) connection, a transport hub, ample parking and wide pedestrian avenues in the plans, all against the backdrop of a sprawling wetland recreational park, underscoring the balance between development and preservation of nature.	Under construction: 10%
13.	Motorcycle Lane Upgrade Project on the Federal Highway (FT002)	• Federal Highways Project connecting Klang to Kuala Lumpur almost 48.0 kilometres • Project cost RM20,000,000.00 • This project involves a 48.0 kilometres two-way alignment covering two districts, namely Klang (7.0 kilometres) and Petaling (41.0 kilometres). Its implementation will have a positive impact on motorcyclists, especially in terms of safety, comfort, and smooth daily journeys.	Under construction: 43% Expected to be fully completed by September 2026.
14.	Sepang Infinity Corridor Hub	• SD Guthrie Berhad and Menteri Besar Selangor (Incorporation) (MBI Selangor) have entered into a Memorandum of Understanding (MoU) to explore the development of a large-scale integrated industrial hub in Sepang, Selangor. The proposed development will cover approximately 2,500 acres of land within SD Guthrie's Sepang Estate, strategically located adjacent to KLIA Aeropolis. • The proposed development is expected to accommodate a range of high-value industries, including aerospace, logistics, advanced manufacturing, commercial activities and supporting business facilities. • The collaboration will involve feasibility studies and comprehensive master planning to assess the development potential of the site. The project is expected to enhance regional connectivity, attract domestic and foreign investments, create employment opportunities and strengthen Selangor's position as a leading industrial and logistics hub in Malaysia	MOU signed between SD Guthrie Berhad and Menteri Besar Selangor (Incorporation) (MBI Selangor) on 28 April 2026.

No.	Infrastructure Projects	Descriptions	Current Development Status
15.	Selangor Aero Park (SAP)	• Selangor Aero Park is a major aerospace-focused industrial development within KLIA Aeropolis, Sepang. • Developed through a collaboration between Malaysia Airports Holdings Berhad (MAHB) and Menteri Besar Selangor Incorporated (MBI Selangor), the project spans approximately 600 acres with an estimated GDV of RM2.3 billion. • The development is intended to attract aerospace manufacturing, maintenance, repair and overhaul (MRO), logistics and aviation-related industries. GE Aerospace has been secured as the anchor tenant for the initial phase, which includes aircraft engine testing and maintenance facilities. • The project is expected to strengthen the aerospace ecosystem surrounding KLIA, enhance regional economic activity and increase demand for industrial land in Sepang and the southern Selangor growth corridor.	Officially launched in June 2026
16.	Flood Mitigation Projects – DBKL, WP Kuala Lumpur	• Projects to improve drainage and drainage systems, flood reservoirs, flood walls and pump systems are allocated under the development budget of DBKL, the Federal Government and KPKT.	Implementation within 2 years starting from 2024 - 2026.
17.	Ampang Road Upgrading Project, WP Kuala Lumpur	• Location: From the intersection of Jalan Tun Razak to MRR2 • Scope of Work for upgrading 3.5km o Construction of road dividers to improve safety. o Installation of streetlights for better lighting. o Construction of footpaths and drains for pedestrian comfort and water management. o Resurfacing of the road for smoother passage.	Starting 17 February 2025 Expected to be completed by February 2026.

3.2 Mega Project

No.	Development Projects	Descriptions	Current Development Status
1.	SA Sentral (Shah Alam Sentral), Selangor	• Location: Pusat Bandar Shah Alam, Section 13, Shah Alam. SA Sentral is in a strategic location, which is only 25 to 30 meters from Dato Menteri LRT Station 3, making it very easy to access. • Total land area: 58.6 hectares • Involving several components of the development of Plaza Alam Sentral (PAS), Plaza Perangsang, SACC Mall, SACC Walk, Shah Alam PKNS Complex, Shah Alam Convention Center (SACC) as well as several areas in Section 14. • GDV: RM3 billion • Based on the principles of '3R-Rejuvenate, Reconnect and Reinvent', SA Sentral will change the urban landscape of Shah Alam with innovative design, sustainable practices and smart and low-carbon city features aiming to attract the interest of a new generation of residents, businesses and visitors. • Development is mixed with the concept of Transit Oriented Development (TOD) • Expected completion of the entire SA Sentral project is within 7 years (2031).	Under construction: 20%
2.	Central Park Damansara, Damansara Perdana, Selangor	• Location: Jalan PJU 8/8, Damansara Perdana • Total land area: 10.687 acres (4.3249 hectares) • The details of development are as below: o D'Clover Residences @ Central Park Damansara - land area: 3.27 acres - 1 block of 46 storey building with 593 units services residence. - Selling price starting at RM918,500 to RM1,130,360 - Expected to be completed by 2027 o D'Terra Residences @ Central Park Damansara - land area: 3.747 acres - 1 block of 49 storey building with 767 units services residence. - Selling price starting at RM749,870 to RM979,330 - Completed with CCC (15 April 2026)	**Phase 1** Under construction: 98% **Phase 2** Under construction: 100%

No.	Development Projects	Descriptions	Current Development Status
		o D'Teserra Residences @ Central Park Damansara - land area: 3.67 acres - 1 block of 49 storey building with 671 units services residence. - Selling price starting at RM899,140 to RM1,122,660 - Expected to be completed by January 2027 o D'Vine Residences @ Central Park Damansara - Land area: 2.54 acres - 1 block of 46 storey building with 1,450 units Affordable Serviced Apartment - Selling price at RM270,000 - Completed with CCC (9 Jan 2025)	**Phase 3** Under construction: 85% **Phase 5** 100%
3.	Astrum Shah Alam, Selangor	• Location: Pusat Bandar Shah Alam, Jalan 14/2, Shah Alam • Land area: 3.487 acres • Gross Development Value: RM550 Million • Developer: Setia Awan Land Sdn Bhd • Detail of Development: o 3 Block Serviced Apartment 32 storey (1,252 Units) and 2 and 3 store shophouses (24 Units). o Built up area: 570 s.f - 1,065 s.f o Selling Price: RM270,000 - RM 951,600 • Date of Launching: Phase 1A & 1B (12/7/2024) • Estimated completion 2027.	Under construction: 30%
4.	Serasi Residence (Block 1/2/3), Selangor	• Location: Jalan Putra Indah 5, Putra Heights • Total of Land Area: 6.99 acres • Gross Development Value: RM455 million • Developer: Sime Darby Property (Bukit Raja) Sdn Bhd • Detail of Development: o Numbers of Units: - Block 1: 507 units of 31 storey serviced apartment. - Block 2: 419 units of 33 storey serviced apartment & SAMM (Serviced Apartment Mampu Milik) - Block 3: 502 units of 28 storey serviced apartment & SAMM (Serviced Apartment Mampu Milik) o Built up area: 51 - 79 s.m. o Selling Price: RM250,000 – RM619,000 • Date of Launching: 22/12/2022. • Estimated completion 2026.	Under construction: 99%
5.	Ativo Annexe (Residensi Damansara Avenue 1), Selangor	• Location: Persiaran Perdana Bandar Sri Damansara, Mukim Sungai Buloh, District of Petaling, Selangor Darul Ehsan. • Land Area : 6.015 hectares • Gross Development Value: RM3 billion • Developer: Indo Aman Bina Sdn. Bhd. • Descriptions: Mixed development located at Damansara Avenue, Petaling Jaya, Selangor. • Detail of Development o 2 blocks of 55-storey Residential Tower including 2-storey of facilities; on 14-storey podium car park including 1-storey of facilities. o 1 block of 40-storey Office Towers including 5-storey of facilities. o 6-storey retail podium including 3-storey of Medical Center. o 2 levels of basement carpark. Vehicular ramp to Ativo Plaza. Pedestrian Link Bridge to Ativo Plaza and Ativo Suites. • Number of Units; - Service Apartment Block A - 634 Unit - Service Apartment Block B - 634 Unit • Built up area: o Block A: 554 sqft – 1,230 sqft o Block B: 53 9sqft – 1,181 sqft • Selling Price: o Block A from RM 650,000 – RM 1,467,000 o Block B from RM 663,000 – RM 1,471,000 • Estimated completion Q1 2028	Under construction: 40%

No.	Development Projects	Descriptions	Current Development Status
6.	Interpoint, Bandar Bukit Tinggi, Selangor	• The scheme is situated in Bandar Bukit Tinggi and provides easy access to highways such as KESAS Highway, NKVE, SKVE, and Federal Highway. • Details of development: o Consist of 998 units serviced apartment, 36 units shop and 30 units office. o Divided into 3 blocks: - Tower A: 332 unit (35 floors) - Tower B: 344 unit (34 floors) - Tower C: 322 unit (33 floors) o Serviced Apartment - Built up area: 722 - 1,207 s.f. - Price: RM 423,800 – RM 841,850 o Shop units: - Built up area: 1,690 – 2,917 s.f. - Price: RM1,288,500– RM2,553,088 o Office: - Built up area: 667 – 850 s.f. - Price: RM 386,860 – RM 495,000 • Expected to be completed by Mac, 2027.	Under construction: 80%
7.	Desa Arowana, Jeram, Selangor	• Located at Pekan Kuala Sungai Buloh, Kuala Selangor. Access is available via the Klang-Teluk Intan, LATAR, and WCE highways. • Details of development: o Phase 1: - 106 units of single storey terraced house - 254 units of 2-storey terrace house o Phase 2: - 175 units of 2-storey terrace house. o Single storey terraced house: - Price: RM368,000 – RM 529,000 - Land area 130.06 s.m. - Floor area: 105.07 s.m. o 2-storey terraced house - Price: RM 550,000 – RM 663,000 - Land area: 167.62 s.m. - Floor area: 226.96 s.m. • Expected to be completed by 2026.	Under construction: Phase 1: 100% CCC: 10 February 2026 Phase 2: 75%
8.	Tropicana Alam @ Puncak Alam, Selangor	• The scheme is situated in Puncak Alam and provides easy access to highways such as LATAR Highway, Guthrie Corridor Expressway (GCE), Damansara-Shah Alam Elevated (DASH) and WEST COAST Expressway (WCE). • Details of development: - 431 units of 2-storey terrace houses. - Built up area: 178.09 - 208 square meter. - Price: RM 814,000 – RM 1,138,800. • Expected to be completed by December 2026.	Under Construction: 70%
9.	Hamlet @ The Meadows, Selangor	• The scheme is situated in Tanjung Karang and provides easy access to highways such as LATAR Highway, Guthrie Corridor Expressway (GCE), Damansara-Shah Alam Elavated (DASH) and WEST COAST Expressway (WCE). • Details of development: - 460 units of single storey terrace house. - Built up area: 101.35 – 125.04 s.m. - Price: RM 430,500 – RM 627,300. • Expected to be completed by August 2027.	Under Construction: 40%
10.	Astrum Jelatek/ Ampang, Selangor	• Location: Jalan Ampang/Jalan Jelatek • Land area: 2.5212 hectares • Developer: Green Stone Development Sdn Bhd • Composition of development: 6 towers comprise of 5,228 units of Rumah SelangorKu with price at RM230,000 per unit. • Floor area: 26.02 s.m. (280 s.f.) (Studio type). • The project expected to be completed by October 2026.	Under construction: 80%

No.	Development Projects	Descriptions	Current Development Status
11.	Selayang Mutiara Residensi, Selangor	• Location: Taman Selayang Baru, Selayang • Land area: 1.75 hectares • Developer: Shiya Development Sdn Bhd • Composition of development: 260 units apartment. • Floor area: 91.40 s.m. • Expected to be completed by September 2026.	Under construction: 80%
12.	Hana Hills, Taman Melawati	• Location: Jalan Melawati 4, Taman Melawati • Land area: 2.61 hectares • Developer: OSK Property Sdn Bhd • Composition of development: 297 units condominium. • Floor area: 88.62 – 109.99 s.m. • Expected to be completed by December 2027.	Under construction: 60%
13.	Lagenda Ardea (Rumah Selangorku), Selangor	• Location: Bernam Jaya, Hulu Selangor • Land area: 19.656 hectares. • Developer: Blossom Eastland Sdn Bhd • Composition of development: 2,340 single-storey terrace houses • Floor area: 84.00 s.m. (904.17 s.f.) • Expected to be completed by December 2027	Under construction: 45%
14.	Residensi Begonia, Selangor Selangorku @ Eco Majestic, Selangor	• Location: This Project is part of the development in the existing project scheme at Eco Majestic. This project is located near the Kajang - Seremban Highway which connects the Lekas Highway to Jalan Semenyih. • Land area: 3.440 hectares • Development consists of 3 blocks of 30 storey with the total unit is 933 units. • Details of development: o Block A – 317 units o Block B – 308 units o Block C – 308 units • This project is also providing the facilities such as a playground, prayer hall, gymnasium, management office, swimming pool & 24-hour security. • Built up area: 1,045 s.f. • Price of RM250,000.	Under Construction: 100% Completed with CCC (2 April 2026)
15.	Residensi Oleander Selangorku @ Eco Majestic, Selangor	• Location: Selangorku Oleander Residency @ Eco Majestic is part of the development in the existing project scheme at Eco Majestic. • Land area: 48,563.50 s.m. • Development consists of 4 blocks of 30 storey condominium (1,200 units). • This project also provides facilities such as a playground, prayer hall, gymnasium, management office, swimming pool & 24-hour security. • Built up area: 1,045 s.f. • Price: RM250,000.	Under Construction: 100% Completed with CCC (2 April 2026)
16.	Se'Duduk D'Kajang, Selangor	• Location: Semenyih, Hulu Langat • Land area: 6.92 acres • Details of development: o 1,220 units Serviced Apartment and 25 commercial units. o Type A - Built up area 1,000 s.f. - Three bedrooms and two bathrooms - Launch price @ RM 400,000 o Type B Studio unit - Built up area s.f. - Launch price @ RM 270,000. • Expected to be completed in 2027.	Under construction: 50%
17.	Anja Residence, Bangi, Selangor	• Location: Bandar Baru Bangi, Hulu Langat • Land area: 4.02 acres • Details of development o 900 units Serviced Apartment and 37 commercial units o Built up area from 550 – 1,019 s.f. o Price @ RM 490,000 – RM 600,000. • Expected to be completed in 2027.	Under construction: 55%

No.	Development Projects	Descriptions	Current Development Status
18.	Anyra Hills, Ulu Semenyih, Selangor	• Location: Ulu Semenyih, Hulu Langat • Land area: 236.544 hectares • Developer: Goldhill Fortune Sdn Bhd) • Description: o This new development style of agricultural with bungalow lots. The development will be carried out by phases involving more than 300 lots. o Sales prices: more than RM4 million per acre.	Under construction Phase 1: 100% Phase 2: 100% Phase 3:60% Phase 4: 10%
19.	M Legasi, Semenyih Off Bandar Tasik Kesuma, Semenyih, Selangor	• Location: Beranang, Hulu Langat • Land area: 202.35 hectares • Developer: Mah Sing Group Berhad • Details of development: o Double Storey Terrace House: - 20'X60': 180 – units - 20'X65': 366 – units - 20'X70': 189 – units o Double Storey Superlink House: - 24'X70': 82 – units o Strata Landed: Double Storey Terrace House: - 20'X70': 190 – units o 3-Storey Town House - 22'X70': 118 – units o Rumah Selangorku (RSKU): - 375-unit (Trio): 750 sq. ft - 375-unit (Quad): 900 sq. ft • Commercial plot: 4.906 acres • Expected to be completed in 2028	Under construction: Phase 1: 40% Phase 2: 35% Phase 3: Site Clearing
20.	Residensi Cemerlang, Selangor	• Location: Kajang, Hulu Langat • Land area: 1.619 hectares • Developer: Top Home Builder Development Sdn Bhd • Details of development o Block A: 551 units o Block B: 638 units o Block C: 171 units o Block C (Mampu Milik): 339 units • Type A: o Built up area 1,011 s.f. o Price @ RM330,000 • Type B (RSKU): o Built up area 805 s.f. o Price @ RM270,000 • This project is also providing the facilities such as a playground, prayer hall, gymnasium, management office, swimming pool & 24-hour security. • Expected to be completed in 2028	Under construction: 30%
21.	Residensi Suasana, Beranang (RSKU), Selangor	• Location: Beranang, Hulu Langat • Land area: 4.86 hectares • Developer:Transloyal Development Sdn Bhd • Details of development: o Block A: 300 units o Block B: 300 units o Block C: 300 units o Block D: 300 units • Built up area: 1,045 square feet • Price @ RM263,900. • This project is also providing the facilities such as a playground, prayer hall, gymnasium, management office, swimming pool & 24-hour security. • Expected to be completed in 2028	Under construction: 35%

No.	Development Projects	Descriptions	Current Development Status
22.	Bangi Fresco, Selangor	• Location: Kajang, Hulu Langat • Land area: 12.3 hectares • Developer: IOI Properties Group Bhd • Development consists of shops, dining and drive - through spaces for lease. • Bangi Fresco known as new retail hub in Bandar Puteri Bangi will have waterfront feature plus dining, retail and social space. • Details of development: o 24 retail shops o 5 lakeside dining outlets o 4 drive - through spaces o A 19,000 sq. ft. grocery anchor • This project is also providing the facilities such as 10,000 sq. ft. event hall and gym, cater for the daily needs of the surrounding community. • Expected to be completed in 2026	Stage of Completions: 50%
23.	Serenia City, Selangor	• This project consists of 5 new phases that is Serenia Amalia, Serenia Aiora, Serenia Ariya, Serenia Anisa and Serenia Aqila. • Location: Jalan Pintas Dengkil - WP Putrajaya (FT29), Bandar Serenia, Sepang. • Developer: Sime Darby Property (Serenia City) Sdn Bhd. • Details of development: **Serenia Amalia:** o 202 units of town house and 230 units single storey terrace house. o Price: - Terrace house: RM250,000 – RM300,000 - Town house: RM42,000 – RM100,000 o Built up area: - Terrace house: 65.03 s.m. - Town house 65.0 3– 69.68 s.m. o This phase is under the initiative project of affordable housing namely Rumah Selangorku. **Serenia Aiora:** o 273 units of double storey terrace house. o Land area: - Intermediate/ end lot: 6.10 x 21.34 meter - Cornet lot: 6.60 x 21.33 meter o Built up area: - Intermediate lot: 173.36 s.m. - End lot: 179.95 s.m. - Corner lot: 198.07 s.m. o Price: - Intermediate unit: RM702,888 – RM745,888 - End unit: RM869,888 - RM910,888 - Corner unit: RM1,121,888 - RM1,162,888 o Completed with CCC (28 November 2023) **Serenia Ariya:** o 324 units of double storey terraced house. o Land area: 6.10 x 21.33 meter o Built up area: 147.62– 207.63 s.m. o Price: RM750,888.00 - RM1,501,888.00. o Completed with CCC: - Phase A9-1 & 2: 20 February 2023 - Phase A9-3: 19 Jun 2024 **Serenia Anisa:** o 408 units of double storey terrace house. o Land area: (6.70 x 21.33) meter – (10.66 x 21.33 meter) o Built up area: 181.24 – 287.24 s.m. o Price: RM805,888 – RM2,407,888. o Completed with CCC: - Phase A10-1 & 2: 24 Decsember 2024 - Phase A10-3 & 4: 11 Julai 2025	Stage of Construction: 100% completed: (June 2024) 100% completed 100% completed 100% completed

No.	Development Projects	Descriptions	Current Development Status
		Serenia Aqila: o 72 units of double storey semi-detached house. o Land area: 12.19 x 24.38 meter o Built up area: 281.47 s.m. o Price: RM1,712,888 – RM2,760,888. o Completed with CCC (22 October 2024) **Serenia Baleria:** o 385 units of double storey terrace house. - Serenia Baleria SB1-1: 211 Units - Serenia Baleria SB1-2: 174 Units o Price: RM809,888 – RM1,358,888 o Land area: - Intermediated: 130.06 square meters - Corner & End: 143.07 square meters o Built up area: - Intermediated: 160.81 square meters – 171.22 square meters - Corner & End: 187.85 square meters – 193.98 square meters o Expected to be completed in 2028	100% completed Phase SB1-1: 73.1% Phase SB1-2: 0%
24.	Compass, Kota Seri Langat, Selangor	• Compass @ Kota Seri Langat is an integrated industrial and logistics hub development located in Kota Seri Langat, Kuala Langat District, Selangor. • The development can be connected via the West Coast Expressway via a special junction as well as a connection to Jalan Langat. • This development offers larger land plot sizes ranging from 9,290.00 s.m. to 92,903.00 s.m. • The following is a brief description of the development: o 80.93 hectares Integrated Industrial Park o Easy access via direct junction to the West Coast Expressway (WCE) o Permanent Tenure Land o Location close to cities, ports and major airports o 24-hour security control system • Expected to be completed in 2026	Under Construction: 100%
25.	M Senyum @ Salak Tinggi, Selangor	• M Senyum is 40.5 hectares (100 acres) landed residential development located at Salak Tinggi. • The development comprising a total of 1,176 units of double storey terrace. which are: o Residential: Camellia, Camellia 2, Rosalia, Rosalia 2, Wisteria and Wisteria 2 o Shop lot: Coming soon **Camellia (Phase 1A)** o 262 units. o Land Area: 6.096 meter x 18.28 meter o Selling Price: RM546,000 – RM731,000. o Completed with CCC (13 December 2024) **Camellia 2 (Phase 1B)** o 270 units. o Land Area: (6.09 meter x 18.28 meter) and (6.09 meter x 21.33 meter) o Selling Price: RM592,000 – RM837,000 o Completed with CCC (11 August 2025) **Rosalia (Phase 1)** o 139 units o Land Area: (6.096 meter x 21.33 meter) o Selling Price: RM719,000 – RM925,000. o Completed with CCC (23 January 2026) **Rosalia 2 (Phase 2)** o 160 units o Land Area: (6.09 meter x 18.28 meter) and (6.09 meter x 21.33 meter) o Selling Price: RM672,000 – RM929,000 o Completed with CCC (8 April 2026)	Phase 1A 100% Phase 1B 100% Phase 2A 100% Phase 2B 100%

No.	Development Projects	Descriptions	Current Development Status
		Wisteria (Phase 3A) o 150 units o Land Area: (6.096 meter x 18.28 meter) o Selling Price: RM551,000 – RM766,000 o Expected Date of Completion: September 2026 **Wisteria (Phase 3B)** o 195 units o Land Area: (6.096 meter x 18.28 meter) o Selling Price: RM555,000 – RM780,000 o Expected Date of Completion: December 2026	Phase 3A 86% Phase 3B 81%
26.	Gamuda Cove, Selangor	• **Maya Bay** o Development type: 972 units of serviced apartment. o Built up area: 51.09 s.m. – 89.92 s.m. o Price: RM465,800 – RM731,800. o Completed with CCC (2 February 2024) • **Mio Spring** o The scheme development consists of 2 phases of 618 units double-storey terrace houses launched. The composition is divided into: - Phase 1E-1: 296 Units - Phase 1E-2: 322 Units o Land area: (6.096 m x 19.81 m) – (10.36 m x 18.28 m) o Built up area: 171.59 s.m.– 257.99 s.m. o Price: RM780,000 – RM2,501,952. o Completed with CCC: - Phase 1E-1: 22 December 2025 - Phase 1E-2: 17 April 2026	100% completed
27.	Senai, Selangor	• Located at Taman Putra Perdana, Puchong. • The scheme development consists of 2 phases of 558 units three-storey link villa. The composition is divided into: o Phase 1: 341 Units o Phase 2: 217 Units (Not yet launched) o Land area: (6.10 meter x 40.49 meter) o Built up area: 180.97 s.m. – 239.04 s.m. o Price: RM1,211,800 – RM2,709,800 o Expected completion: April 2028	Under Construction: 39.3% (Phase 1)
28.	Pangsapuri Le'via, Pusat Bandar Puchong, Selangor	• Location: Persiaran Wawasan, Pusat Bandar Puchong • Land area: 2.332 hectares • Gross Development Value: RM750 million • Developer: Matrix Concepts Holdings Berhad • Descriptions: Development is mixed with the concept of Transit Oriented Development (TOD) situated just 250 meters walking distance to the Pusat Bandar Puchong LRT Station. • Details of development: o 2 blocks of 37-storey tower comprising 1,336 residential units (Servis Apartment). o Number of Units a. Tower A - 668 units a. Tower B - 668 units o Built up area : a. Type A: 682 sqft (2 bedrooms/2 bathrooms) b. Type B1-A, B2-A & B2: 955 sqft - 966 sqft (3 bedrooms/ 2 bathrooms) o Selling Price: RM 504,900 – RM 784,300 o Date of Launching: 29/4/2026 o Estimated completion: Q4 2030 December 2030	Stage of Construction: 0%

No.	Development Projects	Descriptions	Current Development Status
29.	Pangsapuri Xanadu Millenium, Puchong, Selangor.	• Location: Jalan Desa Millennium 1, Persiaran Puchong Perdana 2, Puchong • Land area: 5.66 acres • Gross Development Value: RM 700 million • Developer: Palm Springs Development Sdn. Bhd. • Descriptions: Transit-Oriented Development (TOD) condominium located within 700 meter walk to Puchong Perdana and Puchong Prima LRT stations. • Details of development: o 1,245 units condominium within 39 storey. o Built up area : a. Type A: 695 sqft - 713 sqft (2 bedrooms/2 bathrooms) b. Type B: 936 sqft - 981 sqft (3 Bedrooms/2 bathrooms) c. Type C: 1,323 sqft (4 bedrooms/3 bathrooms) o Selling prices: RM 413,230 to RM 6,062,336 o Date of Launching: 2/4/2026 o Estimated completion: Q4 2028 December 2028	Stage of Construction: 0%
30.	Residensi Lestari (RSKU), Selangor	• The scheme is situated in Kota Kemuning and provides easy access to highways such as LKSA Highway, KESAS highway, Elite Highway and SKVE Highway. • Details of development: o 345 units of affordable apartment (17 floors). o Built up area: 92.9 s.m. o Price: RM 250,000 – RM 265,000. • Expected to be completed by Jun 2028.	Stage of Construction: 30%
31.	Harmoni Madani Bestari Jaya (Program Residensi Rakyat – PRR), Selangor	• The scheme is situated in Bestari Jaya and provides easy access to highways such as LATAR Highway, and WEST COAST Expressway (WCE). • Details of development: o 245 units of single storey terrace house. o Built up area: 70 s.m. o Price: RM 45,000 • Expected to be completed by August 2027.	Stage of Construction: 30%
32.	Danau Sutera @ Gamuda Gardens (Heston Hills), Selangor	• Location: Bandar Gamuda Gardens • Land area: 104.8 hectares • Developer: Bandar Serai Development Sdn Bhd • Details of development: o 209 unit 2 storey terrace & 28 unit 3 storey semi-detached o Floor area: 206.90 s.m. & 521.83 s.m • Expected to be completed by December 2027	Stage of Construction: 30%
33.	Estet Kindle @ Rawang (Fasa 1B), Selangor	• Location: Bandar Tasik Puteri • Land area: 16.794 hectares • Developer: Maha Harapan Sdn Bhd • Details of development: o 396 unit town house o Floor area: 102.00 s.m • Expected to be completed by December 2028	Stage of Construction: 10%
34.	Permata Gemma, Taman Bukti Permata, Gombak, Selangor	• Location: Taman Bukit Permata, Gombak • Land area: 2.61 hectares • Developer: CPI Asset Sdn Bhd • Details of development: o 3 storey semi-detached - 36 units - Floor area: 362.13 s.m o 3 storey detached - 24 unit - Floor area: 422.14 s.m. • Expected to be completed by December 2028	Stage of Construction: 20%

No.	Development Projects	Descriptions	Current Development Status
35.	D'templer (Fasa 4b, 5a, 5b & 5c), Dolomite Templer, Rawang, Selangor	• Location: Dolomite Templer, Rawang • Land area: 40.873 hectares. • Developer: Ocr Templer Sdn Bhd • Details of development: o 3 storey Semi-detached - 20 units - Floor area: 493.00 s.m o 2 storey semi-detached - 20 units - Floor area: 352.00 s.m • Expected to be completed by December 2028	Stage of Construction: 5%
36.	Pangsapuri Cendana (Blok B), Selangor	• Location: M Residence Rawang • Land area: 31.50 hectares. • Developer: Elite Park Development Sdn Bhd • Details of development: o 244 units apartment o Floor area: 79.00 s.m • Expected to be completed by December 2027	Stage of Construction: 35%
37.	Taman Anggerik Prima Beruntung, Selangor	• Location: Jalan Anggerik 2A, Prima Beruntung, Bandar Serendah • Land area: 0.8900 hectares • Developer: Setiatiwi Land Sdn Bhd • Details of development: o 48 units of 2 storey terrace house o price at RM515,000 per unit. o Floor area: 158.04 s.m. • The project expected to be completed by July 2027	Stage of Construction: 20%
38.	Taman Bunga Raya - (Rumah Selangorku), Selangor	• Location: Persiaran Taman Bunga Raya • Land area: 6.48 hectares (Fasa 6A) & 2.53 hectares (Fasa 6B) • Developer: Medan Prestasi Sdn Bhd • Details of development: o Phase 6A - 96 units of 2 storey terrace house - Floor area: 111.48 s.m. o Phase 6B - 108 units terrace 2 storey terrace house - Floor area: 111.48 s.m. • Expected to be completed by December 2027	Stage of Construction: Phase 6A: 20% Phase 6B: 15%
39.	Damai, Taman Melawati, Hulu Kelang, Selangor	• Location: Jalan Melawati,Taman Melawati • Land area: 28.968 hectares. • Developer: SDB Properties Sdn Bhd • Details of development: o 306 units of 16 Storey Condominium o Floor area: 191.00 s.m. • Expected to be completed by December 2027	Stage of Construction: 10%
40.	Senna Puteri, Salak Tinggi, Selangor	• Senna Puteri, nestled near Bandar Baru Salak Tinggi. • Within its master plan, Senna Puteri features a diverse array of offerings including townhouses, terrace homes, high-rise buildings, commercial spaces, and affordable housing options. • The township's thoughtful planning incorporates 50-foot road reserves, creating broad pedestrian-friendly walkways. • Benefiting from excellent connectivity via major expressways such as the ELITE, Putrajaya-Cyberjaya Expressway, and Nilai-KLIA Highway, Senna Puteri is just a five-minute drive from the Salak Tinggi Express Rail Link (ERL) station. • Senna Puteri's first residential launch will feature 386 units of 3-storey townhouses with the scheme name Aurelia. o **Aurelia** - 646 units three-storey townhouse. a. Phase 1A: 386 Units b. Phase 1B: 260 Units (Not yet launched) - Land area: (7.92 m x 19.81 m.) - Built up area: 120.00 s.m. – 126.00 s.m. - Price: RM702,000 – RM979,000.	Stage of Construction: Phase 1A: 79.5% Phase 1B: 0%

No.	Development Projects	Descriptions	Current Development Status
41.	Urban Renewal Programm – Kampung Sungai Baru Redevelopment Project, WP Kuala Lumpur	• Land Acquisition Under the Land Acquisition Act 1960 (Act 486) for the Kampung Sungai Baru Redevelopment Project, Bandar WP Kuala Lumpur on 38 land titles and 72 strata titles which have been gazette under Section 4 with No. Gazette 9400 dated 18 June 2021 and Section 8 with No. Gazette 9412 dated 21 June 2021. • It's located in Kampung Sungai Baru, a suburb of Kampung Baru, WP Kuala Lumpur.	The redevelopment officially began on 30 November 2025 and expected to be completed within four years.
42.	Urban Renewal Programm-Flat Rajawali, Jalan Desa Aman, WP Kuala Lumpur	• This project will redevelop 1 block of Rajawali Flat from 80 units to 2- block condominium with 693 units. • All existing owners will acquire one new condominium unit (House Replacement) with this "Key-to-key Home Swap Redevelopment Concept" without involving any costs to the owner. • Built up area 900 s.f. with 3 bedrooms, 2 bathrooms and 1 carpark bay. • With luxurious condominium facilities such as recreation spaces, sports venues, swimming pools, community halls and others.	Land acquisition process: Completed
43.	Merdeka 118, WP Kuala Lumpur	• Location: Jalan Hang Jebat, WP Kuala Lumpur • Land area: 7.6 hectares • The development was divided into three phases. o **Phase 1:** Iconic Merdeka towers with 118 floors and the surrounding infrastructure. o **Phase 2:** 118 Mall and Merdeka Boulevard @ 118 linear park. o **Phase 3:** Three residential towers. • Upon Completion, the Merdeka 118 tower is the region's tallest at 678.90 meters. The figure 118 represents the number of floors in the building. • Spanning over 3.1 million square feet of floor area, the Merdeka 118 tower includes 1.7 million square feet of net lettable area of premium Grade-A rentable office space.	Phase 1: 100% Completed Phase 2: 118 Mall Under interior construction & finishing work. Set to open in Q3 2026
44.	Pavilion Damansara Heights, WP Kuala Lumpur	• Location: Jalan Damanlela, Damansara Heights, WP Kuala Lumpur. • Land area: 16 acres • The integrated development project comprises of three blocks of luxurious residences, nine blocks of corporate towers and the 1.2 million s.f. retail mall. o **Phase 1:** 533,361 s.f net lettable area; o **Phase 2:** 529,353 s.f. net lettable area; o The mall will also offer 1,800 car park bays for its customers. o Luxurious residences, new podium office block and hotel is under construction.	Phase 1: Completed Phase 2: under construction – 90% completed
45.	Tun Razak Exchange, WP Kuala Lumpur	• Location: Jalan Tun Razak, WP Kuala Lumpur • Land area: 28.3 hectares • The master plan includes a total of 30 buildings with a combined gross floor area of 24 million s.f. spread across the office, retail, hotel, residences and cultural offerings. • The entire TRX development is anticipated to have a gross development value of more than RM40 billion. ➢ **The Exchange TRX** o Land area: 17 acres o The development consists a hotel, an office building, a two million square foot shopping mall (The Exchange TRX), and six residential towers with a combined 3,800 residential units (known as TRX Residences). ➢ **The Exchange 106** o Height: 445.5 meter o The tallest building in TRX and one of the tallest in Malaysia; o It has 106 floors with massive column-free floor plates ranging from 28,000 s.f. to 34,000 s.f.; o Phase 1 of The Exchange TRX is made up of the retail podium, which comprises two levels and roughly 70 retail shops. o Phase 1 will be focused on food and beverage (F&B), and service-related offerings and combined with The Exchange TRX, will create over 1.5 million s.f. of retail space within the TRX master plan.	Completed; ▪ Menara Exchange 106 ▪ TRX Residence A ▪ TRX Residence B ▪ TRX Mall ▪ Menara Affin ▪ Menara TS Law ▪ Menara IQ ▪ Menara Prudential ▪ Kimpton Hotel ▪ TRX Office Block (Lot C7-10) Under Construction: ▪ Menara Golden 90%. Expected completion on Q3 2026

No.	Development Projects	Descriptions	Current Development Status
46.	Bukit Bintang City Centre (BBCC), WP Kuala Lumpur	• Location: Jalan Hang Tuah, Bukit Bintang, Pudu. • Land area: 19.4 acres • Gross development value: RM8.7 billion • The leasehold project features 1.4 million square feet retail mall, six luxury residential towers, strata offices, hotels and an 80-storey signature tower. • The development was divided into three phases. **Phase 1** o Lifestyle mall; o 43-storey strata office tower; o An entertainment hub; o Hotel; o A live event hall that can accommodate about 2,500 people; o Two towers of serviced apartments; **Phase 2** o One office tower; and o Three residential suite towers; **Phase 3** o BBCC signature tower.	**Phase 1** (Completed): ▪ Lalaport BBCC ▪ Lucentia Residence ▪ SWNK Houze ▪ The Stride @BBCC **Phase 2 and 3:** Not started yet
47.	Terra @ Precinct 8, WP Putrajaya	• Location: Precinct 8, WP Putrajaya • A lakeside mixed development with component of luxury apartment, services apartment, waterfront retail, retail mall including offices and event hall. • Expected completion – Q3 2026.	Development Stage: 95% completion
48.	Teja (Fasa 1), WP Putrajaya	• Located at Precinct 16, WP Putrajaya • The project comprises 28 units of 2½ storey terraced strata house with freehold tenure. o Type A: 16 units o Type B: 12 units • Land Area from 1,432 s.f. – 3,563 s.f. • Build up area from 2,944 s.f. – 3,753 s.f. • Selling priced start from RM1,386,000 to RM2,981,000.	Development Stage: 30% completion
49.	Kota Madani	• Location: Presint 19, Putrajaya. • Land Area: 102-acre • Kota MADANI will include 10,000 units of high-intensity residential quarters capable of accommodating more than 30,000 residents, vertical schools and various public facilities. • The development is designed with the integration of artificial intelligence (AI) technology, smart digital infrastructure and green mobility systems. • Other planned facilities include Technical and Vocational Education and Training (TVET) institutions, schools, health clinics, fire stations, police stations, mosques, financial institutions as well as designs with local cultural elements to preserve architectural heritage. • Prime Minister Datuk Seri Anwar Ibrahim officiates the Kota MADANI development project on 26 June 2025	The first phase of development is expected to begin this September and be completed by the end of 2027.
50.	Ombak KLCC Mall	• Location: Persiaran KLCC and Jalan Binjai • Land area: 4 acres • 6 storey shopping complexes with Neo Futurism Concept. • Planned for the years 2035/2040, a 145-storey tower (Tower M) will be built on top of Ombak KLCC.	Scheduled to open on August 2026
51.	Destina Putrajaya @ Precint 7	• Location: Precint 7, Putrajaya • Land area – 5.93 acre • The project of Putrajaya's First Transit Oriented Retail Mall	Development Stage: 90%

3.3 State Government Policy

<table>
<tr><th>No.</th><th>State</th><th>Details</th></tr>
<tr><td>1.</td><td>Selangor</td><td>1. Rumah Selangorku Harapan dan Rumah Idaman MBI
• Rumah Idaman is an initiative and formula by MBI Selangor and the Selangor State Government to provide a solution for home ownership for Selangor citizens. The objective is to achieve the Selangor State Housing Policy by providing “A Perfect Home for A Family”.
• It is an upgraded Rumah Selangorku with better specifications and interior fixtures and fittings like tile, furniture, etc. offered to B40 and M40 that do not own a house yet.</td></tr>
<tr><td></td><td></td><td>2. Skim Smart Rental and Skim Smart Rental Ownership to Stay (2Stay)
• Introduced in 2020 and continues until 2026
• This programme is affordable rental for a maximum of a 5 years rental period with the option to transition to a rent-to-own scheme.
• Tenants are eligible for a 30% rebate of their total rent payment.
• The rental of Rumah Selangorku Harapan and Rumah Idaman units is aimed at helping those who find it difficult to get a bank loan to buy their first house as well as helping the low-income group (B40) to own a home.
• Rumah Selangorku Harapan and Rumah Idaman units are equipped with air conditioning, kitchen cabinets, clothes cabinets and water heaters.
• Through the Selangor Budget 2026, the State Government has agreed to allocate RM103.2 million for the purchases of 300 additional units and aim to prepare up to the year 2026.</td></tr>
<tr><td></td><td></td><td>3. Skim Ceria Home Repair Programme
• This scheme was introduced to repair a house for B40 group which is the property which is considered are not suitable for occupied.
• Selangor State Government has allocated RM5 million for the year 2026.</td></tr>
<tr><td></td><td></td><td>4. Selangor Affordable Homes (Rumah Selangorku 3.0)
• This policy is provided to supersede the Selangorku 2.0 and have been implemented since 2 April 2018.
• This policy still maintained its objective as “Satu Keluarga Satu Kediaman Yang Sempurna”.
• Previously Rumah Selangorku have been classified into various types of units, depending on the income level.
• Under the Rumah Selangorku 3.0 initiative which was launched in January 2023, there are some changes in the aspect of development zones, development components, specifications, development control and enforcement.
• The development has been categorised into 4 zones as follows:
- Zone 1: High Density Area
- Zone 2: Urban Area
- Zone 3: Sub-Urban Area
- Zone 4: Rural Area

• The components of developments as follows:
<table>
<tr><th>Types</th><th>Minimum Area/ No of Rooms</th><th>Selling Price (RM)</th></tr>
<tr><td>Solo</td><td>450 s.f. / 1 Room</td><td>114,750.00</td></tr>
<tr><td>Duo</td><td>600 s.f. / 2 Rooms</td><td>153,000.00</td></tr>
<tr><td>Trio</td><td>750 s.f. / 3 Rooms</td><td>191,250.00</td></tr>
<tr><td>Quad</td><td>900 s.f. / 3 Rooms</td><td>229,500.00</td></tr>
<tr><td>Quad (terraced)</td><td>900 s.f. (20’ x 60’)</td><td>250,000.00</td></tr>
</table>
• Rumah Selangorku 3.0 also offers an option for singles with a 1-room unit of 450 s.f. at a price of RM114,750 for singles aged 30 and under and still working in the city centre.</td></tr>
<tr><td></td><td></td><td>5. Integrated Development Region in South Selangor (IDRISS)
• Government Incentives towards IDRISS development project such as follows:
- Special premium scheme
- Interest free instalment of development charge
- Exemption of vacant land Assessment Rate
- 50% off for building Assessment Rate</td></tr>
<tr><td></td><td></td><td>6. Task Force for Initiative of Issuing Strata Title for Housing and Property
• The State Government plans to establish a committee/ task force to resolve issues related to issuance of strata title for apartments that have been occupied for a long time without strata ownership.
• This committee/ task force will be coordinated jointly by the Selangor Housing and Property Board (LPHS) and Selangor Land and Mines Office (Pejabat Tanah dan Galian Selangor). Six (6) housing projects specifically low-cost and low-medium-cost developments in the state of Selangor have been identified as issing strata titles and are slated for resolution this year.</td></tr>
</table>

<table>
<tr><th>No.</th><th>State</th><th>Details</th></tr>
<tr><td></td><td></td><td>7. Empowering The PPR Community (Memperkasakan Komuniti PPR)
• Provision of RM35 milllion from the total RM70 million for 2026 under the Projek Perumahan Rakyat will be allocated for programmes that are capable for empowering the PPR community as well as promotions related to affordable housing.</td></tr>
<tr><td></td><td></td><td>8. Rumah Kerajaan Prihatin untuk golongan B40
• This programme is intended to help the B40 group and the less capable to have a comfortable and safe residence through the implementation of the Program Bantuan Rumah Kerajaan Prihatin. There are two (2) types of assistance under this programme, namely home improvement and assistance to build a new house, which are subject to the conditions set upon.
• This programme continues in 2026 with an allocation of RM3 million and placed under the Portfolio Pembasmian Kemiskinan. The main focus will be given to home improvement assistance applications to ensure more people can be assisted and reap benefits from the existing provisions.</td></tr>
<tr><td rowspan="4">2.</td><td rowspan="4">WP Kuala Lumpur and WP Putrajaya</td><td>1. Residensi Wilayah: Development Incentives and Facilities for Developers
• To encourage the development and provision of RW in the Federal Territory, various incentives and facilities are given to housing developers to balance the cross-subsidy method implemented subject to OSC consideration.
• RW construction is exempted from development charges according to the percentage built as follows:
<table>
<tr><th>% Residensi Wilayah</th><th>% of Development Caj Exemption</th></tr>
<tr><td>30%</td><td>30%</td></tr>
<tr><td>50%</td><td>50%</td></tr>
<tr><td>70%</td><td>70%</td></tr>
<tr><td>100%</td><td>100%</td></tr>
</table>
• Contribution of Development Service Money (ISF) for the purpose of road construction is given a reduction of 50 percent.
• A reduction in parking ratio calculations may be considered for RW projects in Transit-Oriented Development (TOD) areas.
• Developers are eligible for a Special Lane (Green Lane) for land-related matters at Pejabat Pengarah Tanah dan Galian Wilayah Persekutuan (PTGWP) / Unit Jawatankuasa Kerja Tanah Wilayah Persekutuan (UJKTWP).</td></tr>
<tr><td>2. Rumah Majlis (Council Home), DBKL
• Rumah Majlis (Council Home) with a minimum area of 750 s.f. per unit on DBKL-owned sites to be rented to qualified city residents at a rental rate lower than the market rate for a certain period. This Council Home will benefit the B40 and M40 groups. Council Home projects under construction as follows:
o Jalan Selimang / Jalan Siakap.
o Taman Desa
o Alam Damai
o Sungai Besi
o Tasik Permaisuri; dan
o Kuarters DBKL Sentul</td></tr>
<tr><td>3. Civil Servant Reserved Unit (CSRU), Urusetia Jawatankuasa Kerja Tanah Wilayah Persekutuan.
• The Civil Servant Reserved Unit (CSRU) residential unit offering program in the Federal Territory of WP Putrajaya gives Civil Service Members the opportunity to own a house in WP Putrajaya with a 25% price discount.</td></tr>
<tr><td>4. Implementation of the WP Kuala Lumpur Urban Renewal, Kementerian Wilayah Persekutuan
• Renewal or better known as urban renewal is one of the best solutions in managing and solving municipal issues, especially in cities that are experiencing deterioration in infrastructure facilities and an increasingly less habitable living environment. The main objective of this program is to;
o Promote sustainable urban land use.
o Increase the value of city real estate.
o Improve the quality of the appearance and image of the city.
o Create habitable elements.
o Improve the quality of life.
• Among the areas involved in this Renewal program are Seri Labuan Public Housing, Negeri Sembilan Seri Cloud Housing, Kampung Sungai Baru Flats, Taman Segar Flats and Taman Rajawali Flats. Through this program the residents will get a more comfortable and quality replacement house with sufficient facilities.</td></tr>
</table>

No.	State	Details
		5. Residensi Belia Cheras • Dewan Bandaraya Kuala Lumpur (DBKL) has opened applications for Residensi Belia Cheras (RBC). • Through RBC, the city council is providing fully furnished housing units for single Malaysian men, aged 18 to 40, who are working or undergoing industrial training in Kuala Lumpur. • Rental is set at RM200 per month for standard units, while units for persons with disabilities (OKU) are available at RM130 per month. • Residensi Belia Cheras is conveniently located just 120m from the Cheras LRT station, within easy walking distance. • Applications are invited from qualified Kuala Lumpur residents (single males) not older than 40 years old to fill the vacant Cheras Youth Residence unit. • Requirement For Renting Cheras Youth Residence (RBC) o Malaysian citizen o Single status (not married) o Aged 18 to 40 years o Open to working people and industrial trainees o Income not exceeding RM4000.00 o Working in the Federal Territory of Kuala Lumpur o Not owning a house within a radius of 35 km from the Kuala Lumpur city center o Applications can be made via the website eperumahan.dbkl.gov.my