



KEMENTERIAN KEWANGAN

LAPORAN PASARAN HARTA WILAYAH PANTAI TIMUR Separuh Pertama 2026

EAST COAST REGION PROPERTY MARKET REPORT First Half 2026



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

CONTENTS

- 1 East Coast Region Property
Market Overview
- 2 Property Market Activity
- 3 Property Highlights

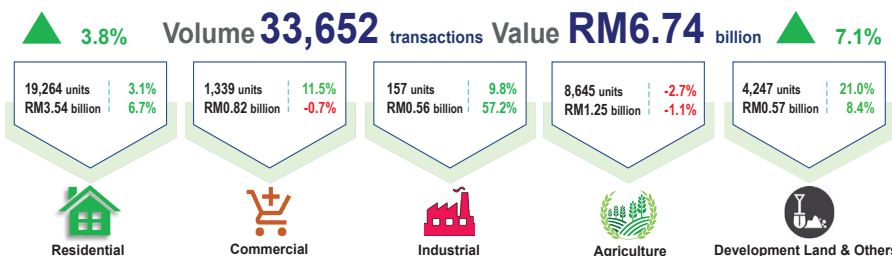


EAST COAST REGION

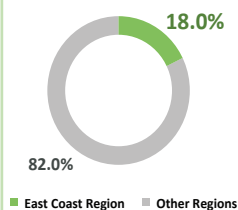


MARKET ACTIVITY

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



Market Share between
Regions (Volume)



Construction Activity

Residential	Commercial	Industrial	Agriculture
2,104 Completions	139	0	1
2,730 Starts	366	1,114	0
3,783 New Planned Supply	321	361	26

Unsold Status

Residential	Commercial	Industrial	Agriculture
3,167 units @ RM1.04 billion Unsold Completed	600 units @ RM0.43 billion	908 units @ RM0.82 billion	44 units @ RM0.03 billion
5,189 Unsold Under Construction	358	3,108	28
1,143 Unsold Not Constructed	38	554	0

1.0 GAMBARAN KESELURUHAN PASARAN HARTA TANAH WILAYAH PANTAI TIMUR

Prestasi pasaran harta tanah di Wilayah Pantai Timur mencatatkan sebanyak 33,652 transaksi bernilai RM6.74 bilion dalam tempoh kajian, berbanding 32,433 transaksi bernilai RM6.29 bilion pada H1 2025. Gabungan tiga negeri ini menyumbang 18% daripada jumlah transaksi dan 6.4% daripada nilai transaksi nasional, mencerminkan sumbangan berterusan wilayah ini terhadap keseluruhan aktiviti pasaran harta tanah negara.

1.0 EAST COAST REGION PROPERTY MARKET OVERVIEW

The performance of the East Coast Region property market recorded 33,652 transactions worth RM6.74 billion during the review period, compared to 32,433 transactions worth RM6.29 billion in H1 2025. The combined total of the three states accounted for 18% and 6.4% of the national transaction volume and value, respectively, reflecting the region's continued contribution to the overall property market activity in the country.

Chart 1

Overall Property Transactions Volume Trend H1 2022 – H1 2026

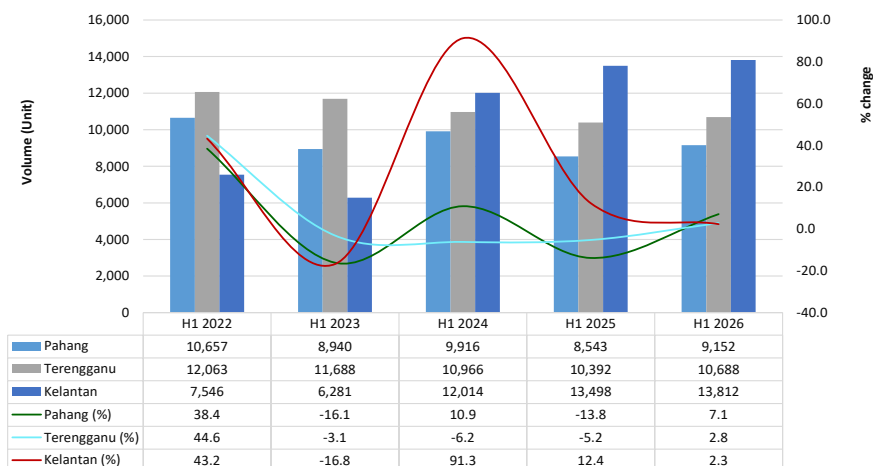
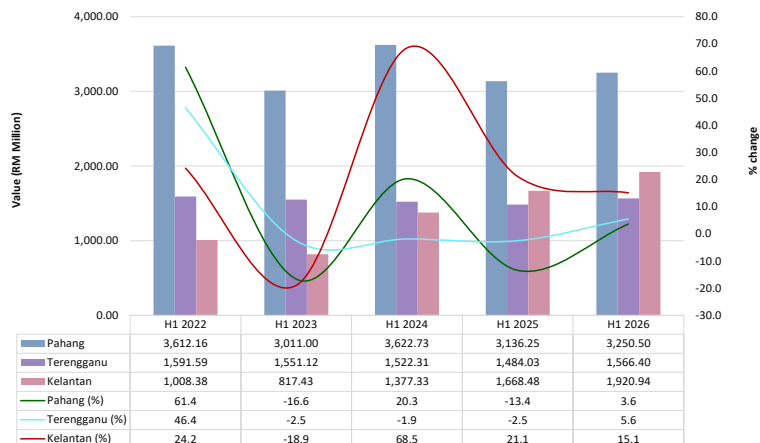


Chart 2

Overall Property Transactions Value Trend H1 2022 – H1 2026



Dari perspektif nilai transaksi, prestasi Wilayah Pantai Timur menunjukkan peningkatan berbanding H1 2025. Pahang kekal sebagai penyumbang utama nilai transaksi dengan merekodkan RM3.25 bilion, diikuti oleh Kelantan (RM1.92 bilion) dan Terengganu (RM1.57 bilion). Kelantan menunjukkan momentum pertumbuhan nilai transaksi yang positif, sekali gus menyumbang kepada prestasi keseluruhan pasaran harta tanah di Wilayah Pantai Timur.

In terms of transaction value, the East Coast Region demonstrated an improved performance compared to H1 2025. Pahang remained the key contributor to the region's transaction value, recording RM3.25 billion, followed by Kelantan (RM1.92 billion) and Terengganu (RM1.57 billion). Kelantan demonstrated positive growth momentum in transaction value, contributing to the overall performance of the East Coast Region property market.

Chart 3

Overall Property Transactions Volume Breakdown by State H1 2026

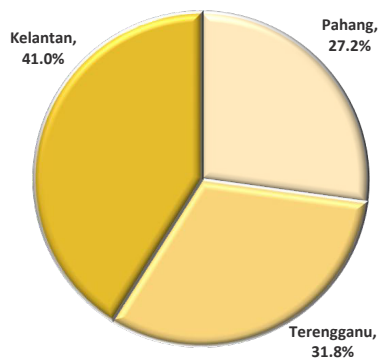
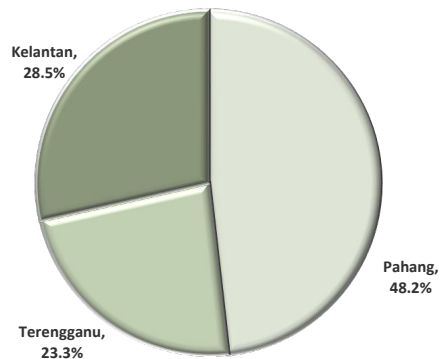


Chart 4

Overall Property Transactions Value Breakdown by State H1 2026



Mengikut negeri, Kelantan mendominasi jumlah transaksi dalam wilayah dengan 41% (13,812 transaksi). Dari segi nilai, Pahang mendahului dalam wilayah dengan 48.2% (RM3.25 bilion) daripada jumlah nilai transaksi.

By state, Kelantan dominated the region's overall property transactions volume with 41% (13,812 transactions). In terms of value, Pahang led the region with 48.2% (RM3.25 billion) from the total value transactions.

Chart 5

Overall Property Transactions Volume Breakdown by Sub-sector H1 2026

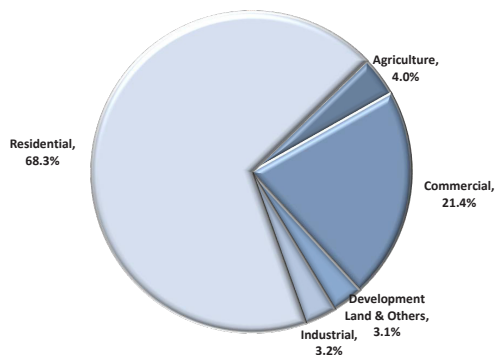
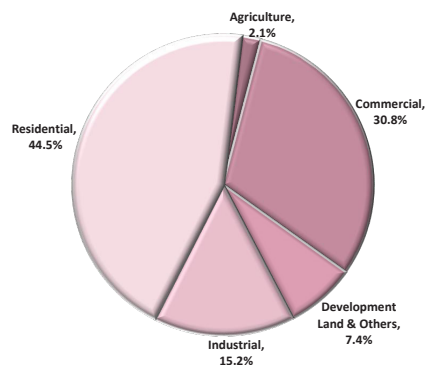


Chart 6

Overall Property Transactions Value Breakdown by Sub-sector H1 2026



Mengikut subsektor, subsektor kediaman terus menguasai aktiviti harta tanah di wilayah ini dengan menyumbang 57.2% (19,264 transaksi) dalam bilangan dan 52.5% (RM3.54 bilion) dalam nilai daripada jumlah keseluruhan.

By sub-sector, residential sub-sector continued to dominate the region's property activity by contributing 57.2% (19,264 transactions) in volume and 52.5% (RM3.54 billion) in value from the total transaction.

Table 1

Summary of Prominent Sales Recorded in H1 2026

No.	State	Property	Location	Transaction Year	Consideration Price
SHOPPING COMPLEXES					
1.	Terengganu	Pasaraya Sabasun Dungun	Bukit Pak Sabah	2026	RM17,000,000
2.	Pahang	Pasaraya Pantai Timor	Pusat Pemiagaan Putra, Jalan Tengku Abdul Samad	2025	RM19,950,000
3.	Pahang	Pasaraya Nirwana Maju	Jalan Kuantan - Kemaman	2025	RM8,500,000
4.	Terengganu	Pasaraya BS Freshmart	Jalan Jakar	2025	RM7,300,000
INDUSTRIES					
5.	Pahang	Vacant Industrial Plot	Jalan Paloh Hinai – Salong	2025	RM39,637,350
6.	Pahang	Vacant Industrial Plot	Jalan Paloh Hinai – Salong	2025	RM30,762,928
7.	Pahang	Detached Factory/ Warehouse	Jalan Utama Bentong	2025	RM10,000,000
8.	Pahang	Vacant Industrial Plot	Off Exit Gebeng LPT, Bypass Gebeng, Pahang	2024	RM73,496,033
9.	Pahang	Vacant Industrial Plot	Jalan Gebeng 2/7	2024	RM35,000,000
10.	Terengganu	Detached Factory/ Warehouse	Kawasan Industri Gong Badak	2025	RM19,500,000
11.	Kelantan	Vacant Industrial Plot	Off Jalan Sri Remah	2024	RM10,315,546
ESTATE LAND					
15.	Pahang	Estate Land (1,618.80 hectares)	Off Jalan Kuala Tembeling - Mela	2025	RM100,003,500
16.	Pahang	Estate Land (99.15 hectares)	Off Jalan Pamah Kasih – Charuk Puting	2025	RM13,653,585
17.	Terengganu	Estate Land (47.75 hectares)	Off Jalan Merchang - Dungun	2025	RM4,079,656

Note: This list only displays selected major transactions

2.0 AKTIVITI PASARAN HARTA TANAH

2.1 HARTA TANAH KEDIAMAN

Transaksi

Subsektor kediaman kekal sebagai subsektor utama bagi semua negeri di Wilayah Pantai Timur. Prestasi pasaran subsektor kediaman di wilayah ini merekodkan sebanyak 19,264 transaksi dalam tempoh kajian, berbanding 18,692 transaksi pada H1 2025. Prestasi negeri menunjukkan trend yang bercampur, dengan Pahang dan Terengganu merekodkan peningkatan aktiviti transaksi, manakala Kelantan merekodkan penurunan marginal dalam bilangan transaksi berbanding tempoh yang sama tahun sebelumnya.

2.0 PROPERTY MARKET ACTIVITY

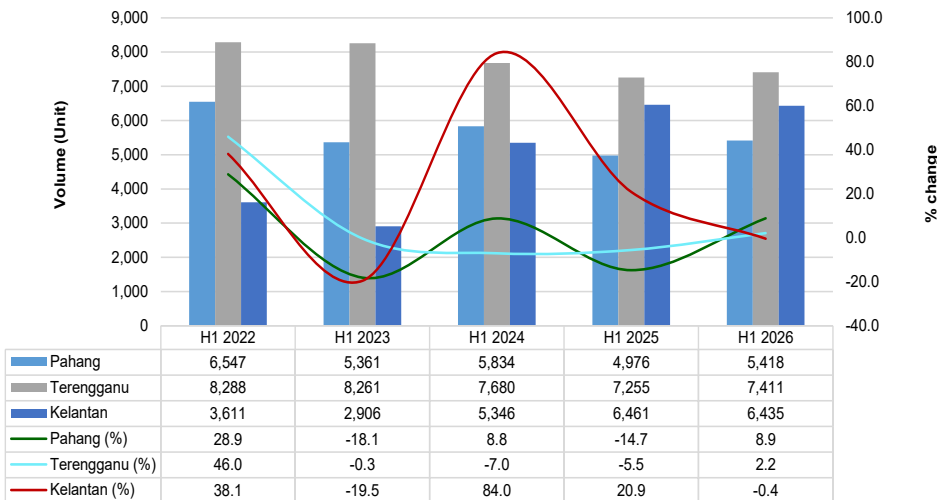
2.1 RESIDENTIAL PROPERTY

Transaction

The residential subsector remained the main subsector across all states in the East Coast Region. The residential property market recorded 19,264 transactions during the review period, compared to 18,692 transactions in H1 2025. State-level performance showed mixed trends, with Pahang and Terengganu recording higher transaction activities, while Kelantan recorded a marginal decline in transaction volume compared to the same period last year.

Chart 7

Residential Property Transactions Volume Trend H1 2022 – H1 2026

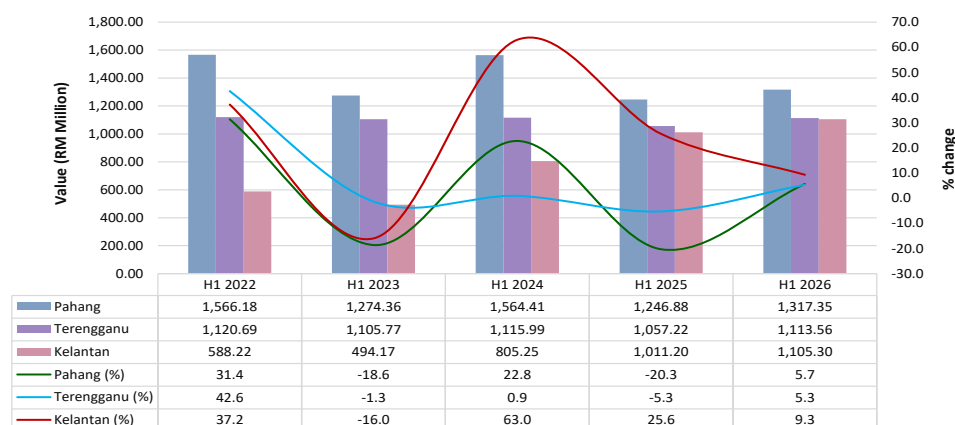


Dari segi nilai transaksi, Pahang kekal sebagai penyumbang utama subsektor kediaman Wilayah Pantai Timur dengan nilai transaksi sebanyak RM1.32 bilion, diikuti oleh Terengganu dan Kelantan yang masing-masing merekodkan RM1.11 bilion. Prestasi nilai transaksi bagi ketiga-tiga negeri menunjukkan peningkatan berbanding H1 2025, mencerminkan pemulihan aktiviti pasaran subsektor kediaman di wilayah tersebut.

In terms of transaction value, Pahang remained the key contributor to the East Coast Region's residential subsector, recording a transaction value of RM1.32 billion, followed by Terengganu and Kelantan with RM1.11 billion each. The transaction value performance of all three states showed improvement compared to H1 2025, reflecting the recovery in residential subsector market activity within the region.

Chart 8

Residential Property Transactions Value Trend H1 2022 – H1 2026



Pelancaran Baharu

Sebanyak 967 unit kediaman telah dilancarkan di Wilayah Pantai Timur dalam H1 2026, berbanding 2,830 unit pada H1 2025. Aktiviti pelancaran baharu menunjukkan pendekatan yang lebih berhati-hati dalam kalangan pemaju dalam menyesuaikan bekalan baharu dengan keadaan permintaan semasa. Pahang merekodkan jumlah pelancaran baharu tertinggi dengan 607 unit, diikuti oleh Kelantan sebanyak 207 unit dan Terengganu sebanyak 153 unit. Dari segi prestasi jualan, Kelantan mencatatkan prestasi jualan tertinggi sebanyak 16.9%, diikuti oleh Pahang sebanyak 11.4% dan Terengganu sebanyak 7.8%, menunjukkan perbezaan tahap permintaan mengikut keadaan pasaran negeri masing-masing.

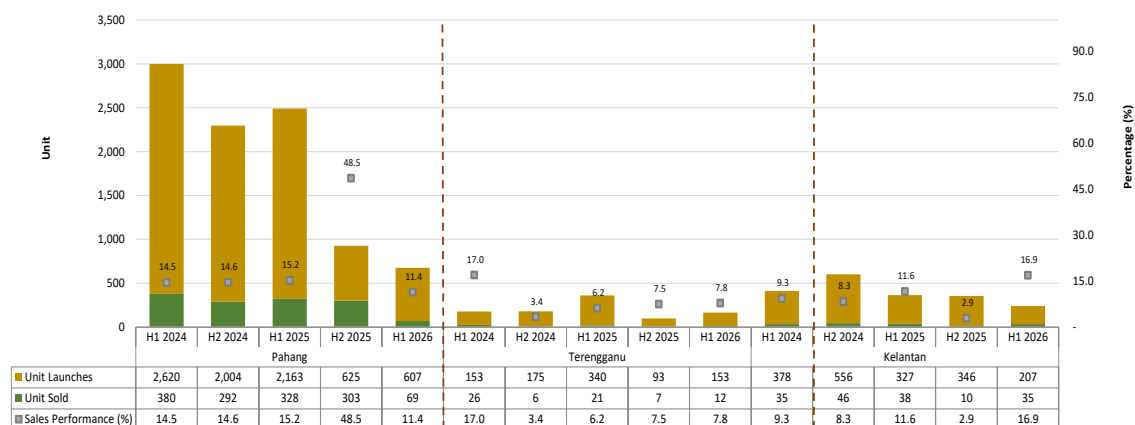
New Launches

A total of 967 residential units were launched in the East Coast Region in H1 2026, compared to 2,830 units in H1 2025. The new launch activity reflected a more cautious approach among developers in adjusting new supply to prevailing market demand conditions. Pahang recorded the highest number of new launches with 607 units, followed by Kelantan with 207 units and Terengganu with 153 units. In terms of sales performance, Kelantan recorded the highest sales performance at 16.9%, followed by Pahang at 11.4% and Terengganu at 7.8%, indicating varying levels of demand conditions across the respective states.

5

Chart 9

Residential Newly Launch and Sales Performance H1 2024 - H1 2026



Status Pasaran

Segmen kediaman belum terjual di Wilayah Pantai Timur menunjukkan pergerakan yang bercampur dalam tempoh kajian, mencerminkan dinamik pasaran yang berbeza antara stok sedia ada dan perancangan bekalan baharu. Unit siap dibina belum terjual merekodkan sebanyak 3,167 unit. Pahang merekodkan jumlah tertinggi dengan 1,818 unit, mewakili 57.4% daripada jumlah keseluruhan, diikuti Kelantan sebanyak 1,236 unit (39%) dan Terengganu sebanyak 113 unit (3.6%). Keadaan ini menunjukkan cabaran penyerapan stok sedia ada masih tertumpu di Pahang dan Kelantan.

Bagi unit dalam pembinaan belum terjual, sebanyak 5,189 unit direkodkan dalam tempoh kajian. Pahang kekal sebagai penyumbang utama dengan 2,561 unit, mewakili 49.4% daripada jumlah keseluruhan, diikuti Kelantan sebanyak 2,108 unit (40.6%) dan Terengganu sebanyak 520 unit (10%). Komposisi ini menunjukkan sebahagian besar stok dalam pembinaan belum terjual tertumpu di Pahang dan Kelantan.

Sementara itu, unit belum dibina belum terjual merekodkan sebanyak 1,143 unit. Pahang mendominasi segmen ini dengan 706 unit, mewakili 61.8% daripada jumlah keseluruhan, diikuti Terengganu sebanyak 384 unit (33.6%) dan Kelantan sebanyak 53 unit (4.6%). Peningkatan dalam segmen ini mencerminkan pendekatan lebih berhati-hati oleh pemaju dalam merancang pembangunan baharu selaras dengan keadaan permintaan pasaran semasa.

Market Status

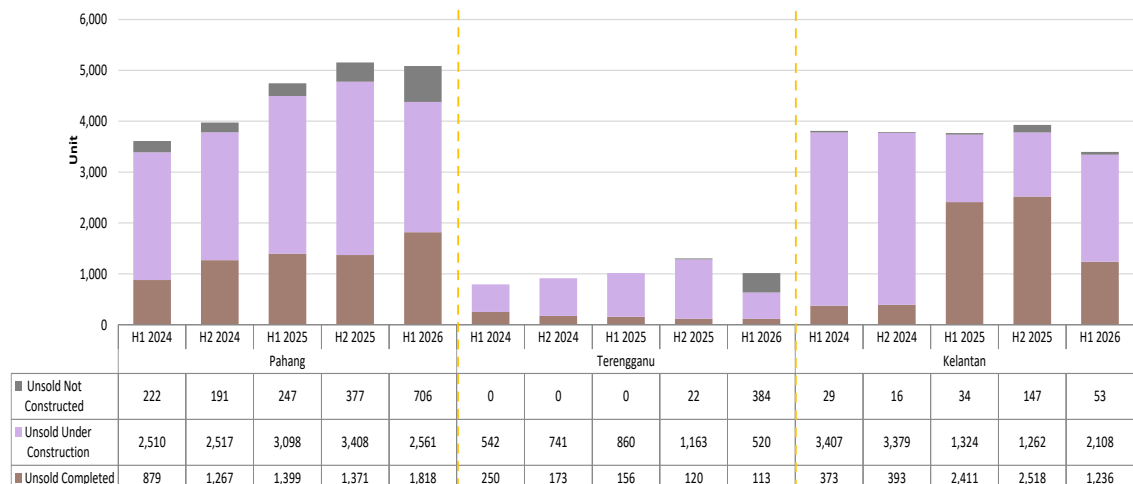
The unsold completed residential segment in the East Coast Region showed mixed movements during the review period, reflecting varying market dynamics between existing stock and future supply planning. Unsold completed units recorded 3,167 units. Pahang recorded the highest number with 1,818 units, representing 57.4% of the total, followed by Kelantan with 1,236 units (39%) and Terengganu with 113 units (3.6%). This indicates that challenges in absorbing existing stock remain concentrated in Pahang and Kelantan.

For unsold under construction, a total of 5,189 units were recorded during the review period. Pahang remained the largest contributor with 2,561 units, representing 49.4% of the total, followed by Kelantan with 2,108 units (40.6%) and Terengganu with 520 units (10%). The composition indicates that a significant portion of unsold units under construction were concentrated in Pahang and Kelantan.

Meanwhile, unsold not constructed recorded 1,143 units. Pahang dominated this segment with 706 units, representing 61.8% of the total, followed by Terengganu with 384 units (33.6%) and Kelantan with 53 units (4.6%). The increase in this segment reflects a more cautious approach among developers in planning new developments in line with prevailing market demand conditions.

Chart 10

Residential Market Status H1 2024 – H1 2026



Aktiviti Pembinaan

Prestasi aktiviti pembinaan kediaman di Wilayah Pantai Timur menunjukkan penyederhanaan dalam tempoh kajian apabila jumlah kediaman siap dibina menyusut kepada 2,104 unit pada H1 2026, berbanding 5,203 unit pada H1 2025. Pahang merekodkan jumlah unit siap dibina tertinggi dengan 1,218 unit, diikuti oleh Terengganu sebanyak 555 unit dan Kelantan sebanyak 331 unit.

Mengikut trend yang sama, prestasi kediaman mula dibina turut menunjukkan penyederhanaan dengan mencatatkan 2,730 unit berbanding 3,473 unit pada H1 2025. Pahang mendahului aktiviti mula dibina dengan 1,974 unit, diikuti oleh Kelantan sebanyak 445 unit dan Terengganu sebanyak 311 unit.

Sementara itu, penawaran baharu dirancang merekodkan sebanyak 3,783 unit pada H1 2026 berbanding 2,277 unit pada H1 2025.

Construction Activity

The performance of residential construction activity in the East Coast Region showed moderation during the review period, as housing completions declined to 2,104 units in H1 2026, compared to 5,203 units in H1 2025. Pahang recorded the highest number of completed units with 1,218 units, followed by Terengganu with 555 units and Kelantan with 331 units.

In a similar trend, the performance of residential starts softened, recording 2,730 units compared to 3,473 units in H1 2025. Pahang led residential starts with 1,974 units, followed by Kelantan with 445 units and Terengganu with 311 units.

Meanwhile, new planned supply recorded 3,783 units in H1 2026 compared to 2,277 units in H1 2025.

Chart 11

Residential Construction Activity H1 2024 – H1 2026

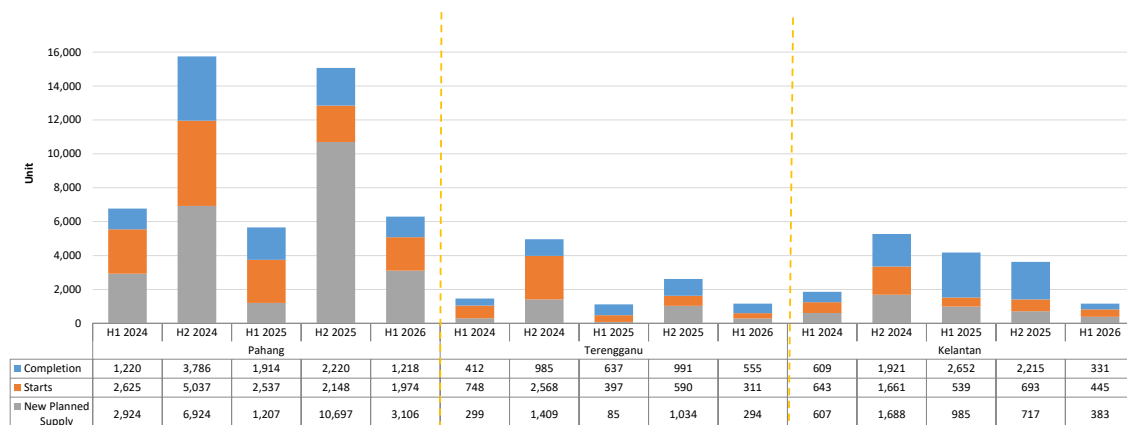


Table 2

Supply of Residential Units in East Coast Region H1 2026

Stage of Development \ State	Pahang	Terengganu	Kelantan
Existing Supply (units)	281,252	127,783	98,582
Incoming Supply (units)	11,851	4,616	5,556
Planned Supply (units)	30,368	4,373	2,688

Harga

Secara keseluruhannya, harga harta tanah kediaman di Wilayah Pantai Timur menunjukkan pergerakan yang stabil dalam tempoh kajian, dengan beberapa lokasi utama merekodkan peningkatan harga secara marginal. Peningkatan lebih ketara diperhatikan bagi kediaman bertanah, khususnya rumah teres satu tingkat dan dua tingkat di kawasan yang mempunyai permintaan pasaran yang berterusan.

Bagi rumah teres satu tingkat di Pahang, peningkatan harga tertinggi direkodkan di Daerah Kuantan, iaitu Perkampungan Sungai Karang Darat dengan kenaikan sebanyak 10%, diikuti Taman Putera Perwira (9.1%) dan Taman Armani Ketapang di Daerah Pekan (8.7%). Selain itu, Permatang Badak di Daerah Kuantan turut mencatatkan peningkatan sebanyak 8.6%.

Di Terengganu, rumah teres satu tingkat menunjukkan peningkatan harga di beberapa lokasi utama. Daerah Besut merekodkan kenaikan tertinggi melalui Jalan Jerteh - Kota Bharu, Pelagat sebanyak 10.8%, diikuti Taman Geliga Indah di Daerah Kemaman sebanyak 9.1% dan Taman Desa Permai, Bukit Puteri di Daerah Besut sebanyak 7.0%.

Bagi rumah teres satu tingkat di Kelantan, peningkatan harga direkodkan di Jajahan Gua Musang melalui Bandar Gua Musang sebanyak 7.2%, diikuti Taman Desa Kujid di Jajahan Kota Bharu (4.2%) dan Taman Aspek Delima di Jajahan Tumpat (3.4%).

Bagi rumah teres dua tingkat di Pahang, peningkatan harga direkodkan di Daerah Kuantan dengan Taman Keladan Saujana mencatatkan kenaikan tertinggi sebanyak 9.5%, diikuti Perkampungan Seri Mahkota (9.4%) dan Bandar Indera Mahkota 1-8 (7.5%).

Price

Overall, residential property prices in the East Coast Region showed stable movements during the review period, with several key locations recording marginal price increases. The increases were more evident for landed residential properties, particularly single storey and double storey terrace houses in areas with sustained market demand.

For single storey terrace houses in Pahang, the highest price increase was recorded in Kuantan District, with Perkampungan Sungai Karang Darat registering an increase of 10%, followed by Taman Putera Perwira (9.1%) and Taman Armani Ketapang in Pekan District (8.7%). In addition, Permatang Badak in Kuantan District also recorded an increase of 8.6%.

In Terengganu, single storey terrace houses recorded price increases in several key locations. Besut District recorded the highest increase through Jalan Jerteh - Kota Bharu, Pelagat at 10.8%, followed by Taman Geliga Indah in Kemaman District (9.1%) and Taman Desa Permai, Bukit Puteri in Besut District (7.0%).

For single storey terrace houses in Kelantan, price increases were recorded in Gua Musang District through Bandar Gua Musang at 7.2%, followed by Taman Desa Kujid in Kota Bharu District (4.2%) and Taman Aspek Delima in Tumpat District (3.4%).

For double storey terrace houses in Pahang, price increases were recorded in Kuantan District, with Taman Keladan Saujana registering the highest increase at 9.5%, followed by Perkampungan Seri Mahkota (9.4%) and Bandar Indera Mahkota 1-8 (7.5%).

Indeks Harga Rumah

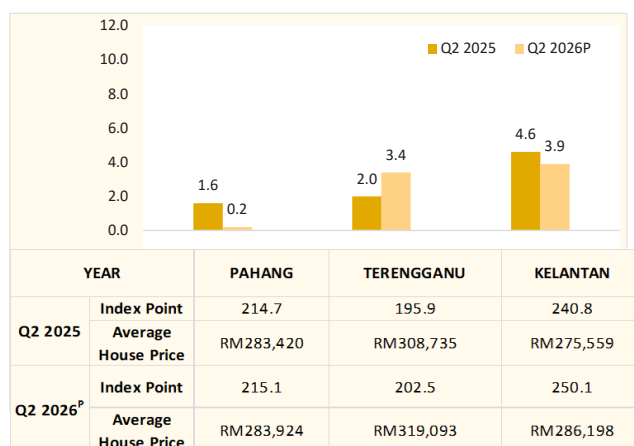
Indeks Harga Rumah bagi Pahang, Terengganu dan Kelantan masing-masing merekodkan 215.1 mata, 202.5 mata dan 250.1 mata pada S2 2026^P. Dari segi harga purata semua rumah, Pahang mencatatkan RM283,924 pada S2 2026^P, meningkat sedikit berbanding RM283,420 pada S2 2025. Terengganu merekodkan harga purata tertinggi antara ketiga-tiga negeri iaitu RM319,093, meningkat daripada RM308,735 pada S2 2025. Sementara itu, Kelantan mencatatkan harga purata RM286,198 pada S2 2026^P, meningkat berbanding RM275,559 pada S2 2025.

House Price Index

The House Price Index for Pahang, Terengganu and Kelantan recorded 215.1 points, 202.5 points and 250.1 points, respectively, in Q2 2026^P. In terms of average house prices, Pahang recorded RM283,924 in Q2 2026^P, showing a slight increase compared to RM283,420 in Q2 2025. Terengganu registered the highest average house price among the three states at RM319,093, increased from RM308,735 in Q2 2025. Meanwhile, Kelantan recorded an average house price of RM286,198 in Q2 2026^P, increased from RM275,559 in Q2 2025.

Chart 12

All House Price Index Annual Changes Q2 2025 & Q2 2026^P



Sewa

Pasaran sewa kediaman di Wilayah Pantai Timur menunjukkan prestasi bercampur dalam tempoh kajian, dengan beberapa kawasan merekodkan peningkatan sewa, khususnya bagi rumah teres. Peningkatan ini lebih ketara di lokasi yang mempunyai permintaan pasaran yang berterusan serta kemudahan sokongan yang baik.

Bagi rumah teres satu tingkat di Kelantan, peningkatan sewa tertinggi direkodkan di Taman Kuala Krai, Jajahan Kuala Krai dengan kenaikan sebanyak 29.4%, diikuti Taman Sri Wali, Jajahan Kuala Krai (23.5%) dan Jalan Abdul Kadir Adabi - Panji, Jajahan Kota Bharu (15.8%).

Rental

The residential rental market in the East Coast Region showed mixed performance during the review period, with several areas recording rental increases, particularly for terraced houses. The increases were more evident in locations with sustained market demand and good supporting amenities.

For single storey terrace houses in Kelantan, the highest rental increase was recorded at Taman Kuala Krai, Kuala Krai District, with an increase of 29.4%, followed by Taman Sri Wali, Kuala Krai District (23.5%) and Jalan Abdul Kadir Adabi - Panji, Kota Bharu District (15.8%).

Di Pahang, rumah teres satu tingkat turut menunjukkan peningkatan sewa di beberapa lokasi, dengan Jalan Bukit Sekilau, Daerah Kuantan mencatatkan kenaikan tertinggi sebanyak 8.3%, diikuti Bandar Kuantan Puteri (6%) dan Indera Sempurna & Sri Inderapura (3.7%).

Sementara itu, di Terengganu, peningkatan sewa rumah teres satu tingkat direkodkan di Kuala Nerus dan Kuala Terengganu, dengan Mengabang Telipot, Daerah Kuala Nerus mencatatkan kenaikan sebanyak 9.5%, diikuti Manir, Daerah Kuala Terengganu (8.3%) dan Batu Enam, Daerah Kuala Nerus (5.9%).

Bagi rumah teres dua tingkat, peningkatan sewa lebih terhad dalam tempoh kajian. Di Kelantan, Taman Rogayah, Jajahan Pasir Mas dan Taman Sri Pekan, Jajahan Tumpat masing-masing merekodkan kenaikan sebanyak 15.4%, diikuti Jalan Telipot, Jajahan Kota Bharu (15%). Di Terengganu pula, Taman Laman Bayu, Daerah Kuala Nerus mencatatkan peningkatan sebanyak 11.1%, diikuti Batu Buruk dan Bukit Besar di Daerah Kuala Terengganu, masing-masing sebanyak 10%.

2.2 HARTA TANAH KOMERSIAL

Transaksi

Subsektor komersial di Wilayah Pantai Timur merekodkan sebanyak 1,339 transaksi dalam tempoh kajian, berbanding 1,201 transaksi pada H1 2025. Prestasi pasaran menunjukkan momentum pertumbuhan yang positif, dengan ketiga-tiga negeri merekodkan peningkatan aktiviti transaksi. Pahang kekal sebagai penyumbang utama dengan mencatatkan 665 transaksi, diikuti oleh Kelantan sebanyak 438 transaksi dan Terengganu sebanyak 236 transaksi.

In Pahang, single storey terrace houses also recorded rental increases in several locations, with Jalan Bukit Sekilau, Kuantan District registering the highest increase at 8.3%, followed by Bandar Kuantan Puteri (6%) and Indera Sempurna & Sri Inderapura (3.7%).

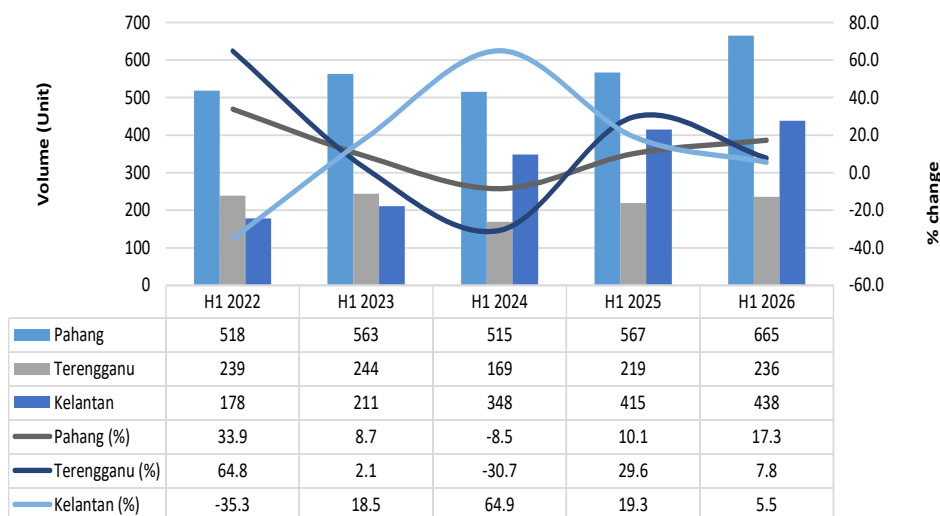
Meanwhile, in Terengganu, rental increases for single storey terrace houses were recorded in Kuala Nerus and Kuala Terengganu, with Mengabang Telipot, Kuala Nerus District recording an increase of 9.5%, followed by Manir, Kuala Terengganu District (8.3%) and Batu Enam, Kuala Nerus District (5.9%).

For double storey terrace houses, rental increases were more limited during the review period. In Kelantan, Taman Rogayah, Pasir Mas District and Taman Sri Pekan, Tumpat District recorded increases of 15.4% each, followed by Jalan Telipot, Kota Bharu District (15%). In Terengganu, Taman Laman Bayu, Kuala Nerus District recorded an increase of 11.1%, followed by Batu Buruk and Bukit Besar in Kuala Terengganu District, both recording increases of 10%.

2.2 COMMERCIAL PROPERTY

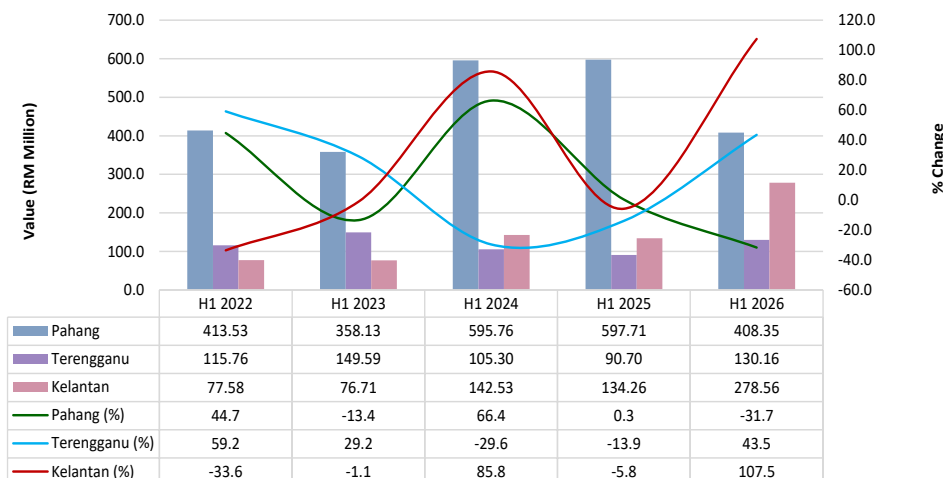
Transaction

The commercial subsector in the East Coast Region recorded 1,339 transactions during the review period, compared to 1,201 transactions in H1 2025. The market performance demonstrated positive growth momentum, with all three states recording higher transaction activities. Pahang remained the key contributor with 665 transactions, followed by Kelantan with 438 transactions and Terengganu with 236 transactions.

Chart 13
Commercial Property Transactions Volume Trend H1 2022 – H1 2026


Dari segi nilai transaksi, subsektor komersial di Wilayah Pantai Timur menunjukkan prestasi yang berbeza mengikut negeri dalam tempoh kajian. Pahang kekal sebagai penyumbang utama nilai transaksi dengan merekodkan RM408.35 juta, diikuti oleh Kelantan sebanyak RM278.56 juta dan Terengganu sebanyak RM130.16 juta. Kelantan dan Terengganu menunjukkan pengukuhan nilai transaksi berbanding H1 2025, menyumbang kepada prestasi keseluruhan subsektor komersial wilayah tersebut.

In terms of transaction value, the commercial subsector in the East Coast Region showed varying performances across the states during the review period. Pahang remained the key contributor to transaction value, recording RM408.35 million, followed by Kelantan with RM278.56 million and Terengganu with RM130.16 million. Kelantan and Terengganu demonstrated strengthening transaction values compared to H1 2025, contributing to the overall performance of the region's commercial subsector.

Chart 14
Commercial Property Transactions Value Trend H1 2022 – H1 2026


a. Kedai

Transaksi

Pada H1 2026, subsektor kedai di Wilayah Pantai Timur merekodkan sebanyak 682 transaksi bernilai RM481.69 juta, berbanding 643 transaksi bernilai RM419.32 juta pada H1 2025. Prestasi ini mencerminkan momentum pertumbuhan yang positif dalam aktiviti transaksi kedai, dengan subsektor ini menyumbang 50.9% daripada bilangan dan 59% daripada nilai keseluruhan transaksi harta tanah komersial di wilayah tersebut.

Pahang kekal sebagai penyumbang utama subsektor kedai dari segi bilangan transaksi dengan merekodkan 319 transaksi, mewakili 46.8% daripada keseluruhan transaksi kedai, diikuti Kelantan sebanyak 231 transaksi (33.9%) dan Terengganu sebanyak 132 transaksi (19.3%). Dari segi nilai transaksi pula, Pahang mendahului pasaran dengan RM236.71 juta, menyumbang 49.1% daripada jumlah nilai transaksi kedai, diikuti Kelantan sebanyak RM152.33 juta (31.6%) dan Terengganu sebanyak RM92.65 juta (19.2%).

Status Pasaran

Segmen kedai belum terjual di Wilayah Pantai Timur menunjukkan perkembangan yang lebih positif dalam tempoh kajian, dengan semua kategori stok belum terjual merekodkan pengurangan berbanding H2 2025. Unit kedai siap dibina belum terjual merekodkan sebanyak 600 unit pada H1 2026, berbanding 755 unit pada H2 2025. Pahang merekodkan jumlah tertinggi dengan 318 unit, diikuti Kelantan sebanyak 177 unit dan Terengganu sebanyak 105 unit.

Bagi segmen kedai dalam pembinaan belum terjual, sebanyak 358 unit direkodkan pada H1 2026 berbanding 504 unit pada H2 2025. Pahang kekal sebagai penyumbang utama dengan 161 unit, diikuti Kelantan sebanyak 118 unit dan Terengganu sebanyak 79 unit.

a. Shop

Transaction

In H1 2026, the shop subsector in the East Coast Region recorded 682 transactions worth RM481.69 million, compared to 643 transactions worth RM419.32 million in H1 2025. The performance reflected positive momentum in shop transaction activity, with the subsector contributing 50.9% in volume and 59% in value of the overall commercial property transactions in the region.

Pahang remained the leading contributor to the shop subsector in terms of transaction volume, recording 319 transactions and representing 46.8% of total shop transactions, followed by Kelantan with 231 transactions (33.9%) and Terengganu with 132 transactions (19.3%). In terms of transaction value, Pahang led the market with RM236.71 million, accounting for 49.1% of total shop transaction value, followed by Kelantan with RM152.33 million (31.6%) and Terengganu with RM92.65 million (19.2%).

Market Status

The unsold shop segment in the East Coast Region showed positive developments during the review period, with all categories of unsold stock recording reductions compared to H2 2025. Unsold completed shop units recorded 600 units in H1 2026, compared to 755 units in H2 2025. Pahang recorded the highest number with 318 units, followed by Kelantan with 177 units and Terengganu with 105 units.

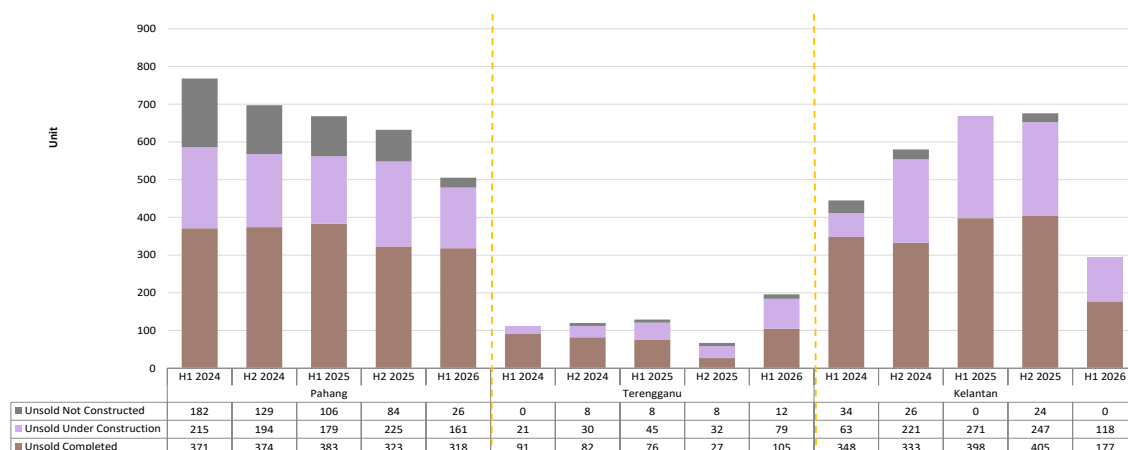
For unsold shops under construction, a total of 358 units were recorded in H1 2026 compared to 504 units in H2 2025. Pahang remained the largest contributor with 161 units, followed by Kelantan with 118 units and Terengganu with 79 units.

Sementara itu, kedai belum dibina belum terjual turut menunjukkan pengurangan kepada 38 unit pada H1 2026 berbanding 116 unit pada H2 2025. Pahang merekodkan 26 unit, manakala Terengganu mencatatkan 12 unit dan tiada unit direkodkan bagi Kelantan. Pergerakan ini mencerminkan pelarasan stok belum terjual serta pendekatan lebih berhati-hati oleh pemaju dalam merancang bekalan kedai baharu oleh selaras dengan keadaan permintaan pasaran semasa.

Meanwhile, unsold shops not yet constructed also recorded a reduction to 38 units in H1 2026 compared to 116 units in H2 2025. Pahang recorded 26 units, while Terengganu registered 12 units and no units were recorded in Kelantan. This movement reflects the improvement in managing unsold shop inventory and a more cautious approach among developers in planning new shop supply in line with prevailing market demand conditions.

Chart 15

Shop Market Status H1 2024 – H1 2026



Aktiviti Pembinaan

Dari segi penawaran, aktiviti pembinaan kedai di Wilayah Pantai Timur menunjukkan pergerakan yang bercampur dalam tempoh kajian. Jumlah unit siap dibina merekodkan sebanyak 139 unit, berbanding 141 unit pada H1 2025. Pahang merekodkan jumlah unit siap dibina tertinggi dengan 116 unit (H1 2025: 96 unit), diikuti Kelantan sebanyak 23 unit (H1 2025: 38 unit), manakala Terengganu tidak merekodkan sebarang unit siap dibina (H1 2025: 7 unit).

Aktiviti kedai mula dibina menunjukkan perkembangan yang lebih positif dengan merekodkan 366 unit (H1 2025: 284 unit). Pahang menyumbang bahagian terbesar dengan 308 unit (H1 2025: 219 unit), diikuti Kelantan sebanyak 58 unit (H1 2025: 51 unit), manakala Terengganu tidak merekodkan sebarang aktiviti mula dibina (H1 2025: 14 unit).

Construction Activity

In terms of supply, shop construction activity in the East Coast Region showed mixed movements during the review period. The total number of completed units recorded 139 units, compared to 141 units in H1 2025. Pahang recorded the highest number of completed units with 116 units (H1 2025: 96 units), followed by Kelantan with 23 units (H1 2025: 38 units), while Terengganu did not record any completed units (H1 2025: 7 units).

Shop construction starts showed more positive developments, recording 366 units (H1 2025: 284 units). Pahang contributed the largest share with 308 units (H1 2025: 219 units), followed by Kelantan with 58 units (H1 2025: 51 units), while Terengganu did not record any construction starts (H1 2025: 14 units).

Sementara itu, penawaran baharu dirancang meningkat kepada 321 unit (H1 2025: 220 unit). Pahang kekal sebagai penyumbang utama dengan 148 unit (H1 2025: 89 unit), diikuti Kelantan sebanyak 121 unit (H1 2025: 119 unit) dan Terengganu sebanyak 52 unit (H1 2025: 12 unit). Peningkatan ini mencerminkan perancangan bekalan baharu yang lebih aktif, khususnya di Pahang dan Kelantan, bagi memenuhi keadaan permintaan pasaran semasa.

Meanwhile, new planned supply increased to 321 units (H1 2025: 220 units). Pahang remained the largest contributor with 148 units (H1 2025: 89 units), followed by Kelantan with 121 units (H1 2025: 119 units) and Terengganu with 52 units (H1 2025: 12 units). The increase reflects more active new supply planning, particularly in Pahang and Kelantan, to align with prevailing market demand conditions.

Chart 16

Shop Construction Activity Trend H1 2024 – H1 2026

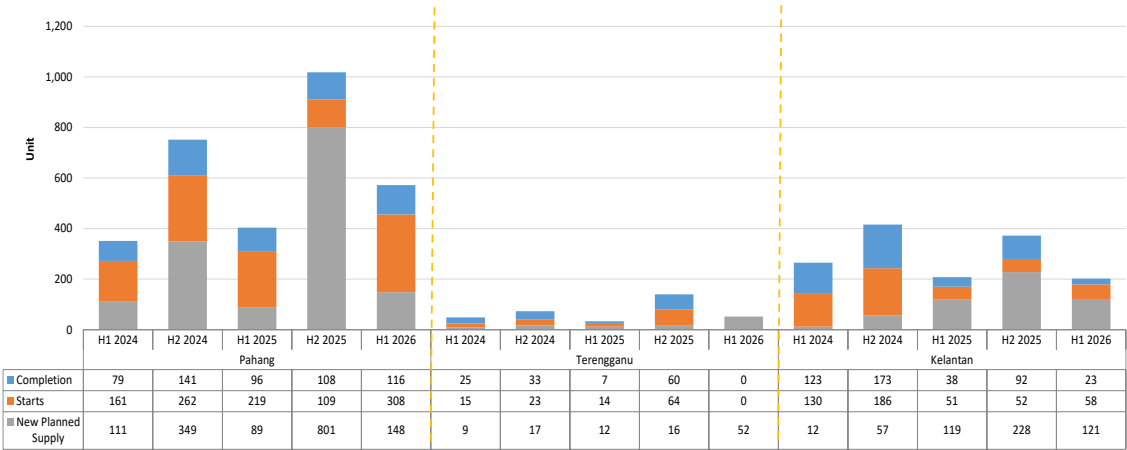


Table 3

Construction Activity of Shop in East Coast Region H1 2026

Stage of Development \ State	Pahang	Terengganu	Kelantan
Existing Supply (units)	26,855	8,902	14,929
Incoming Supply (units)	1,215	283	595
Planned Supply (units)	1,956	205	560

Harga

Harga kedai di Wilayah Pantai Timur menunjukkan pergerakan bercampur dalam tempoh kajian, dengan beberapa lokasi merekodkan peningkatan harga secara marginal. Kenaikan harga lebih tertumpu kepada kedai dua tingkat di kawasan komersial yang mempunyai aktiviti perniagaan yang berterusan.

Price

Shop prices in the East Coast Region showed mixed movements during the review period, with several locations recording marginal price increases. The price increases were mainly concentrated in double-storey shops located in commercial areas with sustained business activities.

Di Pahang, harga kedai dua tingkat di Daerah Temerloh merekodkan peningkatan tertinggi melalui Star City dengan kenaikan sebanyak 11.1%, diikuti Pusat Perniagaan Putra di Daerah Raub sebanyak 8%. Kedua-dua lokasi ini menunjukkan pengukuhan harga dalam pasaran kedai, dengan julat harga masing-masing mencecah RM500,000 dan RM788,000.

Di Kelantan, kedai dua tingkat di Jajahan Kota Bharu merekodkan peningkatan harga di Lembah Sireh sebanyak 3.8%, manakala kedai tiga tingkat di lokasi yang sama turut meningkat sebanyak 3.8%.

Secara keseluruhannya, peningkatan harga kedai di Wilayah Pantai Timur lebih tertumpu kepada kawasan komersial yang telah matang dan mempunyai aktiviti perdagangan yang aktif. Sementara itu, beberapa lokasi lain menunjukkan pergerakan harga yang stabil atau menurun, mencerminkan keadaan pasaran yang berbeza mengikut lokasi dan jenis harta tanah.

Sewa

Sewaan tingkat bawah kedai di Wilayah Pantai Timur menunjukkan pergerakan bercampur dalam tempoh kajian, dengan beberapa kawasan merekodkan peningkatan sewa. Kenaikan lebih ketara diperhatikan di lokasi komersial yang mempunyai aktiviti perdagangan berterusan serta permintaan penyewa yang stabil.

Di Kelantan, peningkatan sewa tingkat bawah kedai direkodkan terutamanya di Jajahan Kota Bharu. Bandar Baru Tunjong mencatatkan kenaikan tertinggi sebanyak 18.7%, dengan kadar sewa antara RM1,900 hingga RM2,200 sebulan, diikuti Jalan Sultanah Zainab, Seksyen 13–17 dengan peningkatan sebanyak 16.7% (RM3,500 hingga RM4,000 sebulan) dan Lembah Sireh sebanyak 16.7% (RM3,500 hingga RM4,000 sebulan).

Di Pahang, peningkatan sewa tingkat bawah kedai direkodkan di beberapa lokasi utama. Jalan Loke Yew, Daerah Bentong mencatatkan peningkatan sebanyak 9.8% dengan kadar sewa sekitar RM2,800 hingga RM3,200 sebulan, diikuti Taman Karak Indah sebanyak 9.3% (RM1,700 hingga RM2,000 sebulan) dan beberapa lokasi di Daerah Kuantan sebanyak 9.2% (RM2,400 hingga RM2,800 sebulan).

In Pahang, double storey shop prices in Temerloh District recorded the highest increase at Star City, with a growth of 11.1%, followed by Pusat Perniagaan Putra in Raub District at 8%. Both locations reflected strengthening shop market prices, with transaction prices reaching up to RM500,000 and RM788,000, respectively.

In Kelantan, double storey shops in Kota Bharu District recorded a price increase at Lembah Sireh by 3.8%, while three storey shops at the same location also increased by 3.8%.

Overall, shop price increases in the East Coast Region were more concentrated in established commercial areas with active trading activities. Meanwhile, several other locations recorded stable or declining price movements, reflecting varying market conditions across different locations and property types.

Rental

Ground floor shop rentals in the East Coast Region showed mixed movements during the review period, with several areas recording rental increases. The increases were more evident in commercial locations with sustained trading activities and stable tenant demand.

In Kelantan, increases in ground floor shop rentals were mainly recorded in Kota Bharu District. Bandar Baru Tunjong registered the highest increase of 18.7%, with rental rates ranging from RM1,900 to RM2,200 per month, followed by Jalan Sultanah Zainab, Section 13–17 with an increase of 16.7% (RM3,500 to RM4,000 per month) and Lembah Sireh with an increase of 16.7% (RM3,500 to RM4,000 per month).

In Pahang, increases in ground floor shop rentals were recorded in several key locations. Jalan Loke Yew, Bentong District recorded an increase of 9.8%, with rental rates ranging from RM2,800 to RM3,200 per month, followed by Taman Karak Indah with an increase of 9.3% (RM1,700 to RM2,000 per month) and selected locations in Kuantan District with an increase of 9.2% (RM2,400 to RM2,800 per month).

Sementara itu, di Terengganu, peningkatan sewa tingkat bawah kedai direkodkan di beberapa lokasi komersial utama. Pekan Kampung Raja, Daerah Besut serta Taman Permint Jaya Fasa IV, Daerah Kuala Terengganu masing-masing mencatatkan peningkatan sebanyak 10.0%, dengan kadar sewa sekitar RM2,200 hingga RM2,500 sebulan. Selain itu, Kedai Lama Jalan Besar, Daerah Kuala Terengganu merekodkan peningkatan sebanyak 9.7%, dengan kadar sewa sekitar RM2,000 hingga RM2,300 sebulan.

b. Kompleks Perniagaan

Transaksi

Beberapa transaksi kompleks perniagaan telah direkodkan di Wilayah Pantai Timur, melibatkan transaksi di Pahang dan Terengganu. Antara transaksi utama yang direkodkan termasuk Pasaraya Pantai Timur di Pusat Perniagaan Putra, Jalan Tengku Abdul Samad, Pahang dengan harga balasan RM19.95 juta, serta Pasaraya Nirwana Maju di Jalan Kuantan – Kemaman, Pahang bernilai RM8.50 juta. Di Terengganu pula, transaksi melibatkan Pasaraya Sabasun Dungun di Bukit Pak Sabah dengan harga balasan RM17.00 juta dan Pasaraya BS Freshmart di Jalan Jakar bernilai RM7.30 juta.

Penghunian dan Ketersediaan Ruang

Prestasi segmen kompleks perniagaan di Wilayah Pantai Timur kekal stabil dalam tempoh kajian, dengan kadar penghunian keseluruhan direkodkan pada 76.5%. Sebanyak 1.06 juta meter persegi ruang niaga sedia ada direkodkan di tiga negeri, dengan Terengganu mencatatkan kadar penghunian tertinggi sebanyak 78.6%, diikuti Pahang (77.2%) dan Kelantan (74.1%). Ruang niaga diduduki di wilayah ini berjumlah 809,602 meter persegi, mencerminkan tahap penggunaan ruang perniagaan yang kekal stabil dalam keadaan pasaran semasa.

Meanwhile, in Terengganu, increases in ground floor shop rentals were recorded in several key commercial locations. Pekan Kampung Raja, Besut District and Taman Permint Jaya Fasa IV, Kuala Terengganu District each recorded an increase of 10.0%, with rental rates ranging from RM2,200 to RM2,500 per month. In addition, Kedai Lama Jalan Besar, Kuala Terengganu District recorded an increase of 9.7%, with rental rates ranging from RM2,000 to RM2,300 per month.

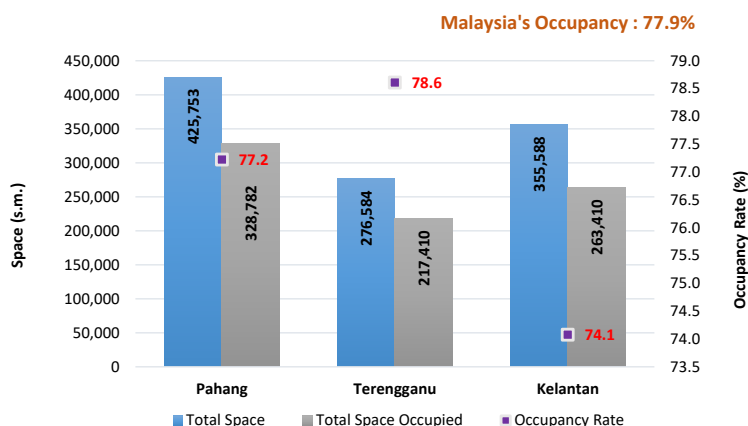
b. Shopping Complex

Transaction

Several shopping complex transactions were recorded in the East Coast Region, involving transactions in Pahang and Terengganu. Among the major transactions recorded were Pasaraya Pantai Timur at Pusat Perniagaan Putra, Jalan Tengku Abdul Samad, Pahang, with a consideration price of RM19.95 million, and Pasaraya Nirwana Maju located along Jalan Kuantan – Kemaman, Pahang, valued at RM8.50 million. In Terengganu, the transactions involved Pasaraya Sabasun Dungun at Bukit Pak Sabah with a consideration price of RM17.00 million and Pasaraya BS Freshmart at Jalan Jakar valued at RM7.30 million.

Occupancy and Space Availability

The performance of the shopping complex segment in the East Coast Region remained stable during the review period, with an overall occupancy rate of 76.5%. A total of 1.06 million square metres of existing retail space was recorded across the three states, with Terengganu registering the highest occupancy rate at 78.6%, followed by Pahang (77.2%) and Kelantan (74.1%). Occupied retail space in the region totalled 809,602 square metres, reflecting a stable level of utilisation amid prevailing market conditions.

Chart 17
Supply and Occupancy of Shopping Complex H1 2026


Aktiviti Pembinaan

Tidak kompleks perniagaan baru siap dibina direkodkan dalam tempoh kajian.

Construction Activity

No new shopping complex completed was recorded in the review period.

Table 4
Construction Activity of Shopping Complex in Central Region H1 2026

Stage of Development \ State	Pahang	Terengganu	Kelantan
Existing Supply	41 complexes (425,753 s.m.)	42 complexes (276,584 s.m.)	30 complexes (355,588 s.m.)
Incoming Supply	1 complex (7,843 s.m.)	1 complex (7,845 s.m.)	0
Planned Supply	2 complexes (15,373 s.m.)	0	0

Sewa

Pergerakan sewa ruang niaga dalam kompleks perniagaan di Wilayah Pantai Timur menunjukkan prestasi bercampur mengikut jenis dan lokasi harta tanah. Beberapa kompleks perniagaan merekodkan peningkatan sewa, khususnya di lokasi yang mempunyai aktiviti perdagangan dan permintaan penyewa yang berterusan.

Rental

Rental movements of retail space in shopping complexes in the East Coast Region showed mixed performance depending on the type and location of the properties. Several shopping complexes recorded rental increases, particularly in locations with sustained trading activities and tenant demand.

Di Kelantan, peningkatan sewa ruang niaga direkodkan di KB Mall, Jajahan Kota Bharu, dengan kadar sewa meningkat sebanyak 9.4% bagi ruang tingkat tiga, diikuti tingkat dua Aeon Shopping Centre sebanyak 8.2% dan tingkat satu Aeon Shopping Centre sebanyak 7.2%. Kadar sewa semasa direkodkan antara RM35.00 hingga RM60.00 bagi ruang tingkat tiga KB Mall serta RM54.00 hingga RM202.36 bagi tingkat dua Aeon Shopping Centre.

Di Pahang, beberapa kompleks perniagaan turut mencatatkan peningkatan sewa. Kuantan City Mall di Daerah Kuantan merekodkan peningkatan sebanyak 4.3%, manakala Berjaya Megamall mencatatkan peningkatan sebanyak 6.7% bagi ruang tingkat satu.

Sementara itu, di Terengganu, peningkatan sewa ruang niaga direkodkan di beberapa kompleks utama. KTCC Mall di Kuala Terengganu mencatatkan peningkatan 8.8% bagi ruang tingkat bawah. Selain itu, Mayang Mall turut merekodkan peningkatan sebanyak 10.2% dan 20.3% bagi beberapa ruang tingkat dua, manakala Kemaman Centre Point merekodkan peningkatan sebanyak 7.8%.

In Kelantan, rental increases were recorded at KB Mall, Kota Bharu District, with rental rates increasing by 9.4% for third-floor space, followed by second-floor space at Aeon Shopping Centre (8.2%) and first-floor space at Aeon Shopping Centre (7.2%). Current rental rates ranged from RM35.00 to RM60.00 for third-floor space at KB Mall and RM54.00 to RM202.36 for second-floor space at Aeon Shopping Centre.

In Pahang, several shopping complexes also recorded rental increases. Kuantan City Mall in Kuantan District recorded an increase of 4.3%, while Berjaya Megamall recorded increases of 6.7% for first-floor space.

Meanwhile, in Terengganu, rental increases were recorded at several major shopping complexes. KTCC Mall in Kuala Terengganu recorded an increase of 31.4% for lower ground space and 8.8% for ground-floor space. In addition, Mayang Mall recorded increases of 10.2% and 20.3% for selected second-floor spaces, while Kemaman Centre Point recorded an increase of 7.8%.

Table 5

Pertinent Tenant Movements in Shopping Complex in East Coast Region H1 2026

No.	State	Shopping Complex	Estimated Space (s.m.)	Tenant Movement
1.	Kelantan	AEON Mall	611	Move In
2.		AEON Mall	1,736	Move Out
3.		Giant	422	Move In
4.		Giant	163	Move Out
5.		Medan Niaga Bachok	88	Move Out
6.		Bangunan MARA (Arked)	39	Move In
7.		Bangunan MARA (Arked)	19	Move Out
8.		MARA Limbongan	91	Move In
9.		Arked Perbadaan	64	Move Out
10.		KB Mall	94	Move In
11.		KB Mall	962	Move Out
12.		Plaza Serangkai Emas	398	Move In
13.		Plaza Serangkai Emas	398	Move Out
14.		Mydin Hypermarket	237	Move Out
15.		Lotus	71	Move In
16.		Lotus	175	Move Out
17.		Bazar Tok Guru	30	Move In

c. Pejabat Binaan Khas

Penghunian dan Ketersediaan Ruang

Prestasi segmen pejabat di Wilayah Pantai Timur kekal kukuh dalam tempoh kajian, dengan kadar penghunian keseluruhan direkodkan pada 92%. Segmen pejabat ini merekodkan jumlah ruang sedia ada sebanyak 1.11 juta meter persegi, dengan ruang diduduki berjumlah 1.02 juta meter persegi. Terengganu mencatatkan kadar penghunian tertinggi sebanyak 94.6%, diikuti Kelantan (93.7%) dan Pahang (88.3%), menunjukkan tahap penggunaan ruang pejabat yang stabil di ketiga-tiga negeri.

Aktiviti Pembinaan

Hanya satu bangunan baru siap dibina dicatatkan dalam tempoh kajian iaitu Kompleks Gunasama Persekutuan Kota Bharu, Kelantan. Perincian bangunan adalah seperti di bawah:

c. Purpose-Built Office

Occupancy and Space Availability

The performance of the office segment in the East Coast Region remained strong during the review period, with an overall occupancy rate of 92%. The office segment recorded a total existing space of 1.11 million square metres, with occupied space amounting to 1.02 million square metres. Terengganu registered the highest occupancy rate at 94.6%, followed by Kelantan (93.7%) and Pahang (88.3%), reflecting stable utilisation of office space across the three states.

Construction Activity

Only one new completion was recorded in the review period, namely Kompleks Gunasama Persekutuan Kota Bharu, Kelantan. The details are as below:

Table 6

Completion of Purpose-Built Office in East Coast Region H1 2026

State	Name of Building	Location	Category	Net Lettable Area (sq. metre)
Kelantan	Kompleks Gunasama Persekutuan Kota Bharu	Kampung Tunjung	Government Building	46,988

Chart 18

Supply and Occupancy of Purpose-Built Office H1 2026

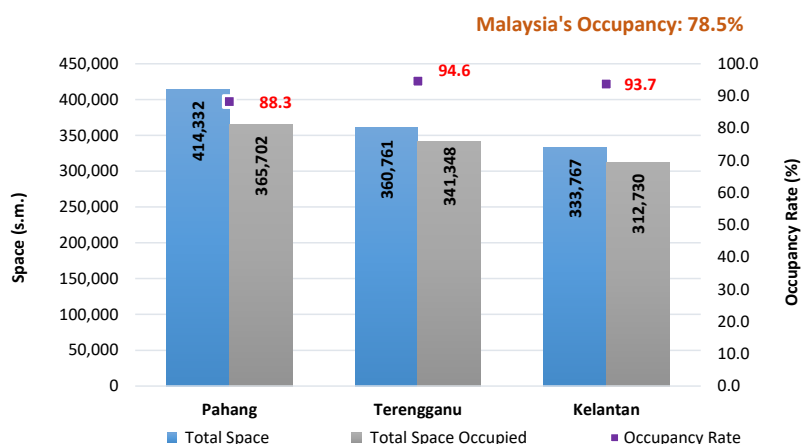


Table 7

Construction Activity of Purpose-Built Office in East Coast Region H1 2026

Stage of Development \ State	Pahang	Terengganu	Kelantan
Existing Supply	95 complexes (414,332 s.m.)	67 complexes (360,761 s.m.)	68 complexes (333,767 s.m.)
Incoming Supply	1 complex (5,936 s.m.)	3 complexes (30,042 s.m.)	1 complex (2,312 s.m.)
Planned Supply	0	2 complexes (39,386 s.m.)	0

Sewa

Pasaran sewa pejabat binaan khas di Wilayah Pantai Timur menunjukkan pergerakan bercampur dalam tempoh kajian, dengan beberapa bangunan merekodkan peningkatan kadar sewa. Peningkatan ini direkodkan terutamanya di bangunan pejabat yang mempunyai lokasi strategik serta permintaan penyewa yang berterusan.

Rental

The rental market for purpose-built office buildings in the East Coast Region showed mixed movements during the review period, with several buildings recording increases in rental rates. The increases were mainly observed in office buildings located in strategic areas with sustained tenant demand.

- 20 Di Kelantan, peningkatan kadar sewa direkodkan di beberapa bangunan pejabat utama. Wisma Yakin mencatatkan kenaikan tertinggi sebanyak 25.0%, diikuti Bangunan Perbadanan Menteri Besar Kelantan sebanyak 15.7% dan Bangunan KWSP sebanyak 10.2%. Selain itu, Menara TH (Wisma Ilmu) turut merekodkan peningkatan sewa antara 14.6% hingga 37.1% bagi ruang pejabat tertentu.

In Kelantan, rental increases were recorded in several major office buildings. Wisma Yakin registered the highest increase of 25.0%, followed by Bangunan Perbadanan Menteri Besar Kelantan (15.7%) and Bangunan KWSP (10.2%). In addition, Menara TH (Wisma Ilmu) also recorded rental increases ranging from 14.6% to 37.1% for selected office spaces.

Di Terengganu, peningkatan kadar sewa direkodkan di beberapa lokasi pejabat, antaranya Jalan Batas Baru, Kuala Terengganu dengan kenaikan sebanyak 13.6%, diikuti Jalan Sultan Sulaiman (8.7%) dan Taman Adis Indah (6.3%). Selain itu, beberapa ruang pejabat di Jalan Batas Baru dan Jalan Sultan Sulaiman turut merekodkan peningkatan kadar sewa antara 5.0% hingga 11.1%.

In Terengganu, rental increases were recorded in several office locations, including Jalan Batas Baru, Kuala Terengganu with an increase of 13.6%, followed by Jalan Sultan Sulaiman (8.7%) and Taman Adis Indah (6.3%). In addition, selected office spaces at Jalan Batas Baru and Jalan Sultan Sulaiman also recorded rental increases ranging from 5.0% to 11.1%.

Table 8**Pertinent Tenant Movements in Purpose Built Office in East Coast Region H1 2026**

No.	State	Shopping Complex	Estimated Space (s.m.)	Tenant Movement
1.	Kelantan	Kompleks Niaga Tabung Haji	119	Move In
2.		Bangunan Menara Perbadanan	323	Move In
3.		Bangunan Menara Perbadanan	323	Move Out
4.		Bangunan UTC	352	Move In
5.		Bangunan UTC	426	Move Out
6.		Bangunan PMBK	31	Move Out
7.		Bangunan Yakin	60	Move In

d. Harta Tanah Riadah**Transaksi**

Tiada transaksi harta tanah riadah direkodkan dalam tempoh kajian.

d. Leisure Property**Transaction**

No transaction activity was recorded during the review period.

Aktiviti Pembinaan

Dalam subsektor riadah, Wilayah Pantai Timur merekodkan dua hotel siap dibina dalam tempoh kajian, iaitu The Payang Hotel di Kuala Terengganu, Terengganu yang menawarkan 30 bilik, serta BCIC Lodge di Bandar Indera Mahkota, Kuantan, Pahang dengan 37 bilik.

Construction Activity

In the leisure sub-sector, the East Coast Region recorded the completion of two hotels during the review period, namely The Payang Hotel in Kuala Terengganu, Terengganu, offering 30 rooms, and BCIC Lodge in Bandar Indera Mahkota, Kuantan, Pahang, with 37 rooms.

Table 9**Construction Leisure Construction Activity in East Coast Region H1 2026**

Stage of Development \ State	Pahang	Terengganu	Kelantan
Existing Supply	306 buildings (26,074 rooms)	251 buildings (11,677 rooms)	91 buildings (4,360 rooms)
Incoming Supply	1 building (14 rooms)	2 buildings (246 rooms)	1 building (144 rooms)
Planned Supply	2 buildings (273 rooms)	2 buildings (165 rooms)	2 buildings (89 rooms)

2.3 HARTA TANAH PERTANIAN

Transaksi

Subsektor pertanian menyumbang syer sebanyak 25.7% kepada keseluruhan aktiviti pasaran harta tanah di Wilayah Pantai Timur. Subsektor ini merekodkan sebanyak 8,645 transaksi bernilai RM1.25 bilion dalam tempoh kajian, berbanding 8,887 transaksi bernilai RM1.27 bilion pada H1 2025. Prestasi transaksi menunjukkan trend yang bercampur mengikut negeri, dengan Kelantan kekal sebagai penyumbang utama bilangan transaksi, diikuti oleh Pahang dan Terengganu.

Dari segi nilai transaksi, subsektor pertanian di Wilayah Pantai Timur menunjukkan prestasi yang berbeza mengikut negeri dalam tempoh kajian. Pahang kekal sebagai penyumbang utama nilai transaksi dengan merekodkan RM805.33 juta, diikuti oleh Kelantan sebanyak RM303.86 juta dan Terengganu sebanyak RM145.74 juta. Terengganu menunjukkan pengukuhan nilai transaksi berbanding H1 2025, manakala prestasi nilai transaksi Pahang dan Kelantan adalah lebih sederhana dalam tempoh kajian.

2.3 AGRICULTURE PROPERTY

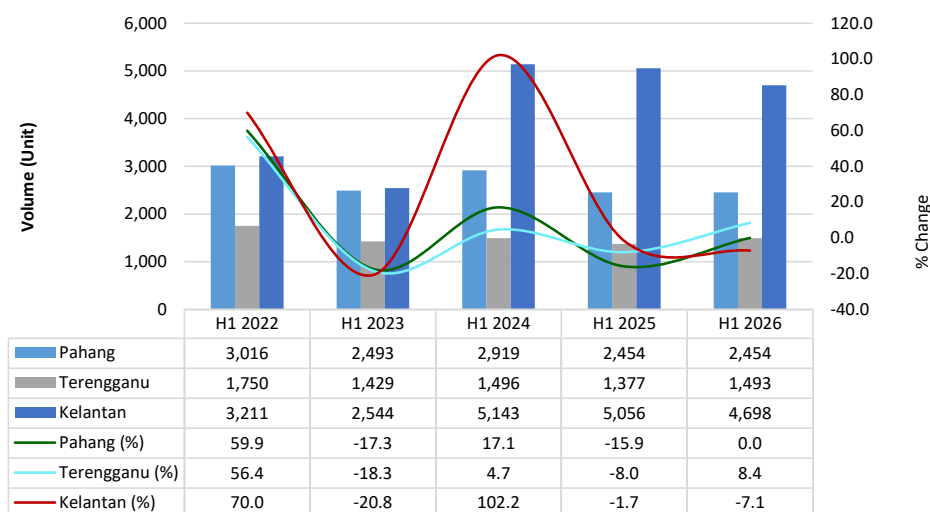
Transaction

The agricultural subsector contributed a share of 25.7% to the overall property market activity in the East Coast Region. The subsector recorded 8,645 transactions worth RM1.25 billion during the review period, compared to 8,887 transactions worth RM1.27 billion in H1 2025. Transaction performance showed mixed trends across the states, with Kelantan remaining the largest contributor in terms of transaction volume, followed by Pahang and Terengganu.

In terms of transaction value, the agricultural subsector in the East Coast Region showed varying performances across the states during the review period. Pahang remained the key contributor to transaction value, recording RM805.33 million, followed by Kelantan with RM303.86 million and Terengganu with RM145.74 million. Terengganu demonstrated strengthening transaction value compared to H1 2025, while the transaction value performance of Pahang and Kelantan remained relatively moderate during the review period.

Chart 19

Agriculture Property Transactions Volume Trend H1 2022 – H1 2026



Harga

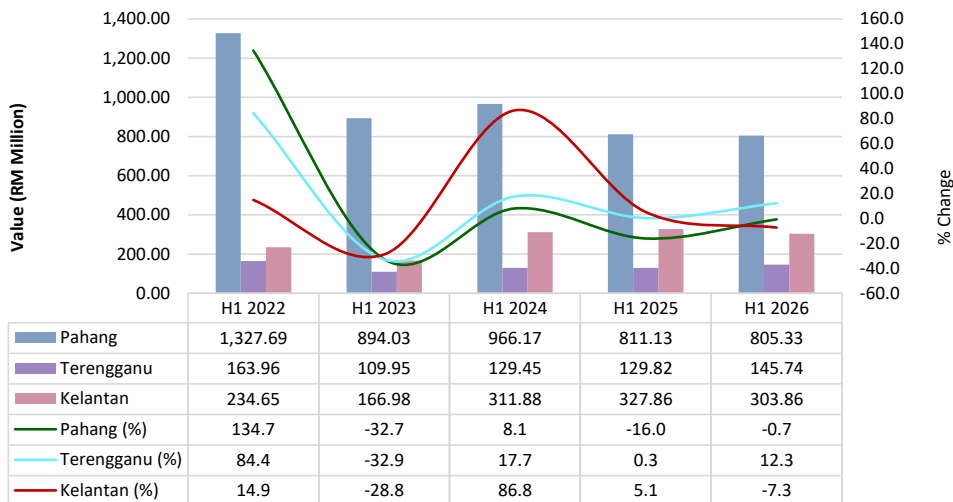
Di Wilayah Pantai Timur, harga tanah pertanian turut menunjukkan pergerakan bercampur mengikut negeri Kelantan, Pahang dan Terengganu. Peningkatan tertinggi direkodkan di Terengganu, apabila tanah kelapa sawit di Bukit Diman, Hulu Terengganu (kawasan pedalaman) meningkat sebanyak 16.5% antara RM75,000 hingga RM83,000 kepada RM92,000 sehektar. Sementara itu, tanah dusun di Kerau @ The Valley, Bentong, Pahang turut mencatatkan peningkatan ketara sebanyak 15.4%, meningkat daripada RM1 juta hingga RM1.02 juta kepada RM1.15 juta hingga RM1.19 juta sehektar.

Price

In the East Coast Region, agricultural land prices also showed mixed movements across Kelantan, Pahang and Terengganu. The highest increase was recorded in Terengganu, where oil palm land in Bukit Diman, Hulu Terengganu (interior area) increased by 16.5%, between RM75,000 and RM83,000 to RM92,000 per hectare. Meanwhile, orchard land at Kerau @ The Valley, Bentong, Pahang also recorded a significant increase of 15.4%, rising from RM1 million to RM1.02 million to RM1.15 million to RM1.19 million per hectare.

Chart 20

Agriculture Property Transactions Value Trend H1 2022 – H1 2026



3.0 PROPERTY HIGHLIGHTS

3.1 Infrastructure Development

No.	Infrastructure Projects	Descriptions	Current Development Status
1.	East Coast Rail Line (ECRL)	<	

No.	Infrastructure Projects	Descriptions	Current Development Status																																																												
		<table><tr><th>Section/ Phase</th><th>District</th><th>Lot Nos.</th></tr><tr><td rowspan="4">Section B (Phase 2C)</td><td>Kecil Gebeng</td><td>7</td></tr><tr><td>Kuantan</td><td>20</td></tr><tr><td>Maran</td><td>100</td></tr><tr><td>Temerloh</td><td>6</td></tr><tr><td colspan="2">Total</td><td>133</td></tr></table> <table><tr><th>Section/ Phase</th><th>District</th><th>Lot Nos.</th></tr><tr><td rowspan="2">Phase 3</td><td>Kuantan</td><td>2</td></tr><tr><td>Maran</td><td>7</td></tr><tr><td colspan="2">Total</td><td>9</td></tr></table> Part B: Withdrawal Land Acquisition under Section 35 <table><tr><th>Section/ Phase</th><th>District</th><th>Lot Nos.</th></tr><tr><td>Fasa 2A</td><td>Kuantan</td><td>5</td></tr><tr><td>Fasa 2B</td><td>Kuantan</td><td>2</td></tr><tr><td colspan="2">Total</td><td>7</td></tr></table> Part C: Withdrawal Land Acquisition under Section 35 <table><tr><th>Section/ Phase</th><th>District</th><th>Lot Nos.</th></tr><tr><td rowspan="2">Section C1A (Phase 2) (Additional Lots)</td><td>Temerloh</td><td>15</td></tr><tr><td>Bentong</td><td>29</td></tr><tr><td colspan="2">Total</td><td>44</td></tr></table> <table><tr><th>Section/ Phase</th><th>District</th><th>Lot Nos.</th></tr><tr><td rowspan="2">Section B</td><td>Kecil Gebeng</td><td>2</td></tr><tr><td>Maran</td><td>23</td></tr><tr><td colspan="2">Total</td><td>25</td></tr></table> *Project status until November 2025 as been reported in the Pahang State Coordination Meeting of the East Coast Rail Link (ECRL) Project.	Section/ Phase	District	Lot Nos.	Section B (Phase 2C)	Kecil Gebeng	7	Kuantan	20	Maran	100	Temerloh	6	Total		133	Section/ Phase	District	Lot Nos.	Phase 3	Kuantan	2	Maran	7	Total		9	Section/ Phase	District	Lot Nos.	Fasa 2A	Kuantan	5	Fasa 2B	Kuantan	2	Total		7	Section/ Phase	District	Lot Nos.	Section C1A (Phase 2) (Additional Lots)	Temerloh	15	Bentong	29	Total		44	Section/ Phase	District	Lot Nos.	Section B	Kecil Gebeng	2	Maran	23	Total		25	Part B : Land acquisition process completed. Part C : Land acquisition process completed.
Section/ Phase	District	Lot Nos.																																																													
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Section B	Kecil Gebeng	2																																																													
	Maran	23																																																													
Total		25																																																													
	b) Location: Terengganu • ECRL rail network will bridge the East Coast and the West Coast of Peninsular Malaysia by connecting Kota Bharu in Kelantan to Port Klang in Selangor • Total length: 665 kilometres (Terengganu: 262 kilometres) • Total stations: 20 stations (Terengganu: 6 stations. Namely: Chukai Station, Kemasik Station, Dungun Station, Kuala Terengganu Station, Bandar Permaisuri Station and Jerleh Station) • Project done by Malaysia Rail Link (MRL) • An estimated total of 6,200 individual land lots for the entire State of Terengganu will be involved in Land Acquisition for the project c) Location: Kelantan • The alignment for this project starts from Pasir Puteh to Kota Bharu. • Length: 56 kilometres involving 2 main stations that will build in Pasir Puteh and Bandar Baru Tunjong, Kota Bahru. • Project area: 304.9001 hectares (including private and government land) • Project cost: RM50.27 billion (total cost of the project) • Involved 1,555 lots (Phase 1) and 112 lots (Phase 2)	Project Status: Under construction 99.1%. Project Status: Under construction 99.6%.																																																													

No.	Infrastructure Projects	Descriptions	Current Development Status
2.	Road Upgrading Project from Jabor – Jerangau Intersection to Sungai Ular Intersection, Kuantan, Pahang (Package 2) from Jabor – Jerangau Elevated Intersection to Kuantan Port Intersection, Pahang	- Land acquisition process involving 11 individual lots. - Involves upgrading works as follows: - Upgrade the existing road to a 4-lane dual carriageway. - Raise the road level in flooded areas. - Upgrading 3 bridges and 3 intersections. - Installation of streetlights and traffic lights.	Project status: Under construction. Stage of construction 24%.
3.	Road Upgrading Project from Kampung Rebus to Kampung Doja via Sipang Retang, Jerantut District	- Land acquisition process involving 34 individual lots. - The Objective of this project is to improve the quality of the road and facilitate transportation between Kampung Rebus, Kampung Doja, and Sipang Retang in Jerantut District. The main scope of work for this project includes the following activities: - Repairing and upgrading the road structure, such as constructing new asphalt layers, reinforcing the road embankments, and improving the road surface quality. - Construction and upgrading of bridges or crossings where necessary to facilitate traffic flow. - Improvement of drainage systems to prevent waterlogging and flash floods along the road. - Installation of road signage and construction of road shoulders for user safety. - Relocation and reorganization of infrastructure such as electrical lines or water pipes that are involved in the road construction.	Project status: Under construction and Stage of construction 65%.
4.	Central Spine Road (CSR) Highway Project FT 34 Kota Bharu to Simpang Pelangai, Bentong	i. Package 4 – Kampung Relong to Raub. - Section 4A – Kampung Relong to Ladang Jerkoh. - Section 4B – Ladang Jerkoh to Sega Lama. - Section 4C – Sega Lama to Kuala Dong (5.8 km). - Section 4D – Kuala Dong to Tanah Berchangkul (13.6 km). ii. Package 5 – Raub to Bentong. - Section 5A – Raub By-Pass.	Section 4A Project status: Completed. Section 4B Project status: Under construction and stage of construction 71.7%. Section 4C Project status: Completed. Section 4D Project status: Completed. Section 5A Project status: Completed.
5.	Project to upgrade Lubuk Kulit – Sungai Ular Road, Lipis District, Pahang	- Involved 32 lots located in Mukim Telang and Mukim Batu Yon, Lipis District. The details of the project are as follows : - Location : Lubuk Kulit-Sungai Ular. - Land area : 3.5509 hectares (8.7745 acres). - Developer / Contractor : Nara Impian Sdn Bhd. - Applicant Agency : Kementerian Kemajuan Desa dan Wilayah (KKDW). - Project Cost / Estimation Cost: RM42,639,303.00 approximately. - Project Launches : 28 September 2023. - Expected Completion : 15 Jun 2027. - Descriptions: The development involved 32 agriculture lots located in Mukim Telang and Mukim Batu Yon, Lipis District. - The project entails the following upgrading works: - Upgrade the existing road. - Prevention from flood.	Project status: Under construction and stage of construction 42.8%.

No.	Infrastructure Projects	Descriptions	Current Development Status
6.	Semantan River Integrated River Basin Development Project, Temerloh Phase 1, Pahang Darul Makmur : Semantan River Flood Mitigation Plan in Mentakab Town	- Land acquisition process involving 32 individual lots. - Objective of this project is to reduce flood risks in areas around Semantan River, particularly in Mentakab Town and surrounding areas. This is part of a long-term effort to enhance safety and well-being of residents and to ensure sustainable development in the area. - The main activities involved in Phase 1 include: - Construction of flood protection structures such as channels, dams, and river embankments. - Maintenance and improvement of drainage systems in areas frequently affected by floods. - Dredging and excavation of the river to ensure smooth water flow and reduce the risk of flash floods. - Development of water retention areas to help accommodate higher water flows during the rainy season.	Project status: Under construction and stage of construction 61%.
7.	Road Upgrading Project for Federal Route FT1486 from Bukit Goh Signalized Junction to KotaSAS, Kuantan District, Pahang Darul Makmur	- The land acquisition involves 34 lots in the Mukim of Kuala Kuantan, Kuantan District. - The project has been approved under the 12th Malaysia Plan, which involves upgrading the existing road from 2 lanes to 4 lanes, starting from the Bukit Goh Intersection to KotaSAS, covering a distance of 9 kilometers.	Project Status: Under construction.
8.	Integrated River Basin Development Project (PLSB) of the Kuantan River, Flood Mitigation Plan for the Kuantan River Phase II (Package 2 and Package 3), Kuantan District, Pahang	- The land acquisition involves 118 lots in the Mukim of Kuala Kuantan, Kuantan District. - The Flood Mitigation Project (RTB) and Integrated River Basin Development (PLSB) for the Kuantan River in Kuantan involve several packages, including Package 1 which upgrades the Belat River and constructs flood prevention structures. Package 3, on the other hand, involves the construction of flood barriers in Cenderawasih Village and the improvement of existing barriers in Sungai Isap Village and Sungai Semantan Temerloh Phase 1. Additionally, there are site cleaning works for the construction of flood barriers for the PLSB Kuantan River, the Kuantan Flood Mitigation Plan (RTB) Phase II, Kuantan – Package 2 at Sungai Pandan. - Additional details about the project: - Project Value: Four RTB and PLSB projects in Pahang worth RM501 million. - Status of Package 1 PLSB Kuantan: Completed. - Package 3 PLSB Kuantan: Involves the construction of flood barriers at specific locations. - Site Cleaning Work: Currently being carried out for the construction of flood barriers at Sungai Pandan. - Project Purpose: To reduce the risk of recurring floods in affected areas.	Project Status: Under construction. Stage of construction are as below: Package 2: 65.3%. Package 3: 36.5%.
9.	Road Connectivity Project from Kampung Tuit to Kampung Mat Daling and Bridge Access to Sekolah Kebangsaan (SK) Gusai, Jerantut District, Pahang Darul Makmur (Package 2A & 2C)	- For Package 2A, the land acquisition involves 55 lots in the Mukim of Ulu Tembeling, Jerantut District. While land acquisition for Package 2C involves 16 lots in the Mukim of Ulu Tembeling, Jerantut District - This project involves four development packages, namely Package 2A, 2B, 2C, and 2D. The scope of work for each involved package is as follows : - Phase 2A – upgrading the village road with a 4km R1 specification. - Phase 2B – upgrading the village road with a specification of R1 along 11.8km (3 Bridges). - Phase 2C – 4.3 km Main Road (1 Bridge). - Phase 2D – Build Bridge (220Meter) & 3 Small Bridge as well as 5km of connecting road.	Project status: Under construction and stage of construction 27.2%.

No.	Infrastructure Projects	Descriptions	Current Development Status
		- Project cost/ estimation cost : For the entire packages is RM143 million. - The project summary for the implementation of packages 2A and 2C is as follows : - Developer / Contractor : Khairi Consult Sdn Bhd. - Applicant Agency : Kementerian Kemajuan Desa dan Wilayah (KKDW). - Descriptions: The development involved 55 agriculture lots for Package 2A and 16 agriculture lots for Package 2C located at Mukim of Ulu Tembeling, Jerantut District.	
10.	Project to upgrading the road from McDonald's to Brinchang / Time Tunnel (F59) and Built a One Way Loop at Kea Farm, Cameron Highlands District, Pahang	- Land acquisition process involving 7 individual lots at Mukim Hulu Telom, Cameron Highlands District. - The details of the project are as follows : • Location: Kea Farm. • Developer / Contractor: Ahmad Zaki Resources Berhad. • Applicant Agency : Kementerian Kerja Raya (KKR). • Project Cost/ estimation cost: RM71,460,000.00 approximately. • Descriptions: The development involved 7 individual lots located in Kea Farm, Mukim Hulu Telom, Cameron Highlands District. • The project entails the upgrading of the existing two-way road into a one-way loop system to alleviate traffic congestion at the popular tourist destination of Kea Farm.	Project status: Under construction and stage of construction 47%.
11.	Panching Interchange, Kuala Lumpur - Kuantan Road (FT02), Kuantan District, Pahang	- The implementation of this project is expected to reduce traffic congestion while enhancing road user safety by minimising the risk of accidents at major intersections. In addition, it is anticipated to stimulate the local economy through a smoother, more efficient, and better-integrated transportation and mobility system. - The project, valued at RM120 million, has been awarded to SLP Construction Sdn. Bhd. as the appointed implementing contractor. - The project will be carried out over a period of 36 months, commencing on 13 January 2026 and is scheduled for full completion on 12 January 2029.	Land acquisition process completed. Project status: Site Clearing.
12.	Upgrading Marang River Bridge project	• Location: Marang, Terengganu • Connecting Kuala Terengganu – Marang – Kuantan • Length: 1.5 kilometres • Project cost/ Estimating Cost: RM435.8 million • Contractor : GPQ-LGBE JV	Project status: Under construction and stage of construction 70.8%.
13.	Coastal Erosion Control Project in Kuala Nerus	• Location: Pantai Tok Jembal, Pantai Mengabang Telipot dan Pengkalan Maras, Kuala Nerus Terengganu. • Project cost / Estimating cost: RM69.9 million. • Contractor : GPQ Sdn Bhd.	Project status: Under construction and stage of construction 50.3%.
14.	Bukit Payung Flood Mitigation Plan	• Location: Bukit Payung, Marang, Terengganu. • Project cost/ Estimating Cost: RM60 million. • Contractor : Nil (Tender stage).	Project Status: Tender procurement stage.
15.	The Floating Solar Farm Project at Tasik Kenyir	• Location : Tasik Kenyir, Hulu Terengganu. • The project aligns with the government's goals to: - Reduce dependence on fossil fuels. - Increase renewable energy (RE) generation. - Support Malaysia's carbon-neutral target by 2050. • Stakeholders : TNB, SEDA, KETSA, state authorities. • Developer : Terengganu Inc Sdn. Bhd & TNB Genco. • Total capacity: 2,500 MW (Phase 1: 640 MW, cost: RM2 billion).	Project Status: Following the completion of the EPCC tender, the project has entered the design stage.

No.	Infrastructure Projects	Descriptions	Current Development Status
16.	Integrated River Basin Development Project for Sungai Kemaman, Kemaman, Terengganu (PLSB)	- Location: Sungai Kemaman, Kemaman, Terengganu. - The project aims to solve the problem recurring floods in Bandar Chukai by building new drainages, straightening rivers and to build other infrastructure. This development consists of the following developments: i. Phase 1: Floodway from Paman to Tasik Bungkus. ii. Phase 2: Riverbank Binjai from Paman to Bukit Kuang. iii. Phase 3: Left and Right riverbank of Kemaman River and reservoir pond. - Project cost/ Estimating Cost: RM300 million.	Project Status: Tender procurement stage.
17.	Construction of a new road from Al-Muktafi Billah Shah to Mukim Hulu Paka, Mukim Besul, and Mukim Rasau, Dungun District.	- Location : Bandar Al-Muktafi Billah Shah – Dungun, Mukim Paka, Mukim Besul and Mukim Rasau. - Length : 24 kilometres involving construction of 4 bridges. - Project cost / estimating cost : RM175 million.	Project status: Under construction and stage of construction 33%.
18.	Construction and Upgrading of Jerteh Integrated Bus and Taxi Terminal, Besut	- Location : Bandar Jerjih. - Project cost / estimating cost : RM14,283,211.29.	Project status: Under construction and stage of construction 23%.
19.	FT209 and FT131 Road Upgrading Project	- Location: From Pasir Hor Interchange to Panchor, Kota Bharu, Kelantan. - Project area: 16.1921 hectares. - Project cost: RM191 million. - Gazetted under Section 8, Land Acquisition Act 1960 on 26 May 2022. - Involved 362 lots and additional lot involved in acquisition about 3 lots.	Project status: Under construction and stage of construction 71.4%.
20.	Palekbang - Kota Bharu Bridge Construction Project	- Location: Palekbang, Tumpat to Penambang, Kota Bharu. - Project cost: RM440 million. - Location: Kota Bharu.	Project Status: Under construction.
21.	Sultan Ismail Petra Airport Expansion and Upgrading Project	- Location: Kota Bharu - Project cost: RM2 million	Project Status: Completed.
22.	Proposed Construction of Kota Bharu to Kuala Krai Highway	Package 2C Kok Lanas to Machang and 3A Machang to Bukit Tiu - Location: Kok Lanas to Machang and Machang to Kok Lanas/ Machang to Bukit Tiu and Bukit Tiu to Machang. - Project area: 256.69 hectares. - Length: 18.45 kilometres. - Project cost: RM389.5 million. - Gazetted under Sec. 8, Land Acquisition Act 1960 on 13 Oktober 2022 and 9 February 2023. - Involved 438 lots. Package 3B Kg Berangan Mek Nab ke Keroh - Location: Kg Berangan Mek Nab to Keroh and Keroh to Kg Berangan Mek Nab. - Length: 9.78 kilometres. - Project cost: RM244.2 million. - Gazetted under Sec. 8, Land Acquisition Act. 1960 on 12 January 2023. - Involved 66 lots. Package 3C: Keroh To Kuala Krai - Location: Kota Bharu Kuala Krai and Keroh to Kuala Krai. - Project area: 95.6874 hectares. - Length: 8.6 kilometres. - Project cost: RM244.3 million. - Gazetted under Sec. 8, Land Acquisition Act 1960 on 8 December 2022. - Involved 258 lots.	Project status: Under construction and stage of construction 65%. Project status: Under construction and stage of construction 80.2%. Project status: Under construction and stage of construction 47.4%.

No.	Infrastructure Projects	Descriptions	Current Development Status
23.	Sungai Golok Integrated River Basin Development Project: Phase 1	• Location: Tumpat and Pasir Mas : i. Sungai Golok Flood Bann: 26.2 kilometres. ii. Sungai Lemal Lancang Bann: 19.84 kilometres. iii. Sungai Mentua Bunding Bann: 8.1 kilometres. iv. Project cost: RM501 million. Phase 1: a) Sungai Golok Integrated River Basin Development Project (PLSB) Phase 1-Flood Bund-C (LA1-LA25), Pasir Mas District. » Project area: 30.5883 hectares. » Involved 303 lots. b) Sungai Golok Integrated River Basin Development Project (PLSB) Phase 1 - Flood Bund D- (LA2 -LA 25), Tumpat District. » Project area: 28.3304 hectares. » Involved 355 lots. c) Sungai Golok Integrated River Basin Development Project (PLSB) Phase 1 - Sungai Lanchang Lemal, Pasir Mas District. » Project area: 90.7618 hectares. » Involved 301 lots. d) Sungai Golok Integrated River Basin Development Project (PLSB) Phase 1 - Sungai Lanchang Lemal, Pasir Mas District. » Project area: 0.8271 hectares. » Involved 8 lots. e) Sungai Golok Integrated River Basin Development Project (PLSB) Phase 1 – Bund D, Pasir Mas District » Project area: 0.7259 hectares. » Involved 37 lots. f) Sungai Golok Integrated River Basin Development Project (PLSB) Phase 1 – Sungai Mentua, Tumpat District. » Project area: 14.0879 hectares. » Involved 109 lots. Phase 2: a) Sungai Golok Integrated River Basin Development (PLSB) Phase 2 - Flood Mitigation Plan (RTB) – Slope Protection Works Component for Kota Bharu District. » Gazetted under Section 8, Land Acquisition Act 1960 on 09 Oct 2025. » Involved 38 lots. b) Sungai Golok Integrated River Basin Development (PLSB) Phase 2 - Flood Mitigation Plan (RTB) – Local Drainage Improvement Works for Kota Bharu District » Gazetted under Section 8, Land Acquisition Act 1960 on 22 January 2026. » Involved 22 lots. c) Sungai Golok Integrated River Basin Development (PLSB) Phase 2 - Flood Wall Che Latiff » Gazetted under Section 8, Land Acquisition Act 1960 on 25 December 2025. » Involved 87 lots The overall project cost for Phase 2 and 3 is estimated at RM277.47 million. Phase 3 : a) Sungai Golok Integrated River Basin Development (PLSB) Phase 2 – Sungai Pengkalan Nangka, Jajahan Tumpat, Kelantan. » Gazetted under Section 8, Land Acquisition Act 1960 on 16 Oct 2025. » Involved 91 lots.	Project status: Under construction and stage of construction 78%. Project Status: Clearing site. Project status: Under construction and stage of construction 17.6%.

No.	Infrastructure Projects	Descriptions	Current Development Status
24.	Kuala Nal - Pasir Kelang Bridge Construction Project	- Location: Kuala Krai. - Length: 100 meter. - Project area: 5.3154 hectares. - Project cost: RM29.7 million. - Involved 13 lots.	Project status: Under construction and stage of construction 47.5%.
25.	Proposed Construction of Central Spine Road (Kuala Krai to Gua Musang)	Package 1: Kuala Krai to Lakit River Bridge - Length: 47 kilometers. - Involved 386 lots. 1. Section 1A: Kg. Rahmat ke Sungai Peria - Length: 11.05 kilometers. - Involved 73 lots. 2. Section 1B: Kg Sungai Peria ke Kg Laloh - Length: 14.75 kilometers. - Involved 172 lots. 3. Section 1C: Kg Laloh to FT66 - Length: 11.05 kilometers. - Involved 141 lots. 4. Section 1D: FT66 to Lakit River Bridge - Length: 12.10 kilometers. Package 2: Lakit River Bridge to Gua Musang - Length: 59 kilometers. 1. Section 2A: Lakit River Bridge to Paloh 2 - Project cost: RM326.5 million. 2. Section 2B: Paloh 2 to Bukit Sejuk - Project cost: RM365.8 million. 3. Section 2C: Bukit Sejuk to Bandar Baru Gua Musang - Package 2C: Has been gazetted under Section 8. on 30 March 2023, Land Acquisition Act 1960. - Project cost: RM371.5 million. Package 3: Gua Musang to Kg. Relong - Length: 17.5 kilometres. 1. Section 3B & 3C: KM 180.5 FT08 ke Bulatan Gua Musang - Project cost: RM181.96 million. Section 3D: Bulatan Gua Musang to Mentara - Project cost: RM288.0 million.	Project Status: Has been gazetted under Section 8 on 18 May 2023, Land Acquisition Act 1960. Project status: Under construction and stage of construction 96.6%. Project status: Under construction and stage of construction 24.1%. Project status: Under construction and stage of construction 52.5%. Project status: Under construction and stage of construction 50.7%. Project status: Under construction and stage of construction 50.7%. Project status: Under construction and stage of construction 67.7%. Project Status: Under construction 35.7%. Project Status: Approval stage. Project status: Under construction and stage of construction 65.8%.
26.	Ulu Nenggiri Hydroelectric Power Plant Project	- Location: Ulu Nenggiri, Gua Musang. - Project cost: RM5 Billion. 300 MW, the biggest renewable energy project.	Project status: Under construction and stage of construction 56%.

No.	Infrastructure Projects	Descriptions	Current Development Status
27.	Construction of Urban Drainage, Bandar Baru Tunjong Under Integrated River Basin Project (PLSB) Phase 1 (Scope of MSMA Bandar Baru Tunjong)	- Location: Padang Enggang, Kota, Pendek, Tjong, Kelantan. - Project area: 64.76 hectares - Project cost: RM51 million - PLSB Bandar Baru Tunjong have divided by two (2) Project: a. PLSB Seri Bong b. PLSB Kolam KADA	Project Status: Completed. Project Status: Completed.
28.	Construction of Stadium in Pasir Puteh Sport Facility	- Location: Bukit Merbau, Pasir Puteh - Stadium would include various sports facilities such as hockey field, shooting range, and aquatic centre. - The stadium would be built on a 129.5 hectares piece of land with 40,000 capacity stadium. - Project cost: RM159 million	Project Status: Under construction.
29.	Kampung Belimbing – Kampung Joh Bridge Construction Project	- Location: Kampung Belimbing Tanah Merah – Kampung Joh, Machang. - Project cost: RM122.95 million. - Project under RMK 12 include new and upgrade road.	Project status: Under construction and stage of construction 95%.
30.	Pantai Cahaya Bulan Development for Public Recreation Park and Tourism	- Location: Pantai Cahaya Bulan, Mukim Badang, District Kota Bharu. - Project cost: RM11.5 million.	Project Status: Preparation for infrastructure works.
31.	Development of Wetland Theme Park and Road Network of Bandar Baru Tok Bali for Tourism	- Location: Gong Kulim, Mukim Semerak, District Kota Bharu. - Project cost: RM6.57 million.	Project Status: Preparation for infrastructure works.
32.	Construction of New Road from Jalan Malaysia to Kg. Berdang, Jeli	- Location: Air Lanas, Mukim Jeli, District Jeli - Has been gazetted under Section 8 on 26 September 2024, Land Acquisition Act 1960. - Project cost: RM31.8 million.	Project status: Under construction and stage of construction 55%.
33.	Landscape Development for Kota Bharu City Centre	- Location : Bulatan Tuan Padang , Dataran Kota Sultan Ismail Petra, Menara Tinjau, Laman Che Su and Padang Merdeka. - Mukim : Bandar Kota Bharu. - Total Project cost: RM48 million.	Project status: Under construction and stage of construction 70%.
34.	Second Rantau Panjang – Sungai Golok Bridge	- Malaysia and Thailand marked a historic moment with the signing of an agreement for the construction of Second Rantau Panjang – Sungai Golok Bridge. - This project expected to be completed in 2028. - Total Project cost: RM40.54 million. - Has been gazetted under Section 8 on 28 February 2025, Land Acquisition Act 1960.	Land acquisition process.
35.	Upgrading of Federal Route FT003 from Kampung Pak Badol to Kampung Banir Belikong, Pasir Puteh, Kelantan.	- This project expected to be completed in Jun 2029. - Total Project cost: RM168.88 million. - Has been gazetted under Section 8 on 12 February 2026, Land Acquisition Act 1960. - Involved 187 lots.	Land acquisition process.
36.	Upgrading of the Road from the Kampung Kok Seraya Junction to Kampung Terbok, Tumpat, Kelantan.	- This project expected to be completed in 2027. - Total Project cost: RM43 million. - Has been gazetted under Section 8 on 12 February 2026, Land Acquisition Act 1960. - Involved 67 lots.	Land acquisition process.

3.2 Mega Project

No.	Development Projects	Descriptions	Current Status
1.	Sultan Ahmad Shah Administrative Centre (PPSAS), KotaSAS	- Location: KotaSAS, Kuantan. - Total land area: 105.70 acres. - Total built up area: 57,777 sqm. - Project cost/ Estimating Cost: RM415.5 million. - Development Components: 4 storey Dewan Undangan Negeri, 7-Storey Menteri Besar and State Secretary Office, 7-Storey State Building Offices, 7-Storey Federal Building Offices, Banquet Hall, Gallery, Auditorium, 1,213 car parks etc. - The design of PPSAS building was inspired by based on state coat of arms of Pahang. - Pusat Pentadbiran Sultan Ahmad Shah (PPSAS) will replace Wisma Sri Pahang located at Jalan Gambut, Kuantan.	Block A & B has completed and obtained CCC on 25/06/2024 while Block C & D are under construction with current development progress as at July 2025 is 95% for Block C and 85% for Block D.
2.	City Mosque and Pahang Islamic Centre Complex, KotaSAS	- Location: KotaSAS, Kuantan - Developer: Ahmad Zaki Resources Bhd (AZRB) - Total land area: 27.80 acres - Project cost / estimating cost: RM205.43 million. - Development components: City Mosque, Study Center / Knowledge Center, Multipurpose Hall, Museum, Library Gallery, and Administrative Center. - The mosque can accommodate an estimated 10,000 worshippers. - The design has been inspiration based on "tanjak" and a spear based on Pahang state coat of arms. - This new Pahang City Mosque will replace Sultan Ahmad Shah Mosque 1 located at Jalan Mahkota, Kuantan.	Project status: Under construction and stage of construction 55%.
3.	FELDA' New Generation Housing Project	- Involved 10 sites The Felda New Generation Housing Project (PGBF) which has been abandoned by FELDA to be developed again starting April 2021 through cooperation method between Pahang Housing and Real Estate Board (LPHP) and KMDI Holdings as the developer's. - Sites located at Felda Jengka 6 (10 units), Felda Kampung Awah (56 units), Felda Jengka 1 (120 units), Felda Jengka 11 (180 units), Felda Bukit Tajau (100 units), Felda Bukit Sagu (300 units), Felda Keratong 7 (400 units), Felda Sungai Retang (400 units), Felda Kota Gelanggi (144 units) dan Felda Jengka 12 (50 units).	Project Status: Under construction: - Felda Bukit Sagu: (progress 65%). - Felda Jengka 1: (progress 60%). - Felda Jengka 6: (progress 20%). - Felda Jengka 11: (progress 75%). - Felda Kampung Awah: (progress 35%). - Felda Bukit Tajau: (progress 50%). - Felda Keratong 7: (progress 50%).
4.	Sea Crestz, Kuantan Waterfront Resort City (KWRC) – Phase 2	- Location: Pesisiran Pantai Tanjung Lumpur Mukim Kuala Kuantan, Daerah Kuantan, Pahang - Land area: 4.326 acres (17,506 s.m) - Developer: Kuantan Waterfront Resort City Sdn. Bhd. - Expected Completion : End of 2028 - Descriptions: 2 tower serviced apartments as high as 21 levels and 31 levels that offer 456 serviced apartment units with spacious ranging from 506 s.f to 1,012 s.f and only 196 units enjoy expansive sea views. 17 units of two -storey shops facing the sea will also be built in Phase 2. - Total car park : For serviced apartment – 821 lots +16 (OKU) and for retails – 92 lots + 2 OKU.	Project status: Under construction and stage of construction 20%.

No.	Development Projects	Descriptions	Current Status																																	
5.	Project Development of Women & Childen Block, Hospital Tengku Ampuan Afzan at Tanjung Lumpur, Pahang	- Location: Tanjung Lumpur, Mukim Kuala Kuantan, Daerah Kuantan, Pahang. - Land area: 12.52 hektar (125,200 s.m.). - Developer / Contractor: Sinaran Makmur Sdn Bhd dan Pembinaan Sujaman Sdn Bhd. - Project Cost : RM605 million. - Project Launches : 13 Julai 2023. - Expected Completion : 12 Januari 2028. - Descriptions: The development involves the addition of 376 beds and several key facilities such as the Pediatric Intensive Care Unit (PICU), Neonatal Intensive Care Unit (NICU), Intensive Care Unit (ICU), High Dependency Ward (HDW), specialist clinic, operating theater, Sterile Supply Center (CSSD) and various other support facilities.	Project status: Under construction. Stage of construction 20%.																																	
6.	Project to Build Kampung Mat Daling Jerantut road to Pahang/ Terengganu Border (Phase 3B)	- Involved 16 lots located in Mukim Tembeling, Jerantut district. - The initial proposal covered 40 kilometres but was later cancelled. The current construction involves only 3 kilometres, covering 15 lots with 1 lot subsequently cancelled.	Project status: Under construction. Stage of construction 75%.																																	
7.	Centrum Iris, Pekan Brinchang Cameron Highlands	- Location: Pekan Brinchang, Mukim Pekan Brinchang, Daerah Cameron Highlands, Pahang. - Land area: 4.12 acres (16,673 s.m). - Developer: Casa Inspirasi Sdn Bhd. - Gross Development Value : RM472 million. - Project Launches : 2nd quarter 2025. - Expected Completion : 2nd quarter 2029. - Development components: Comprises 658 service apartments, 47 apartments and 26 commercial units, offering approximately 1,018 car park bays. Facilities include a somerset room, wading pool, heated pool, the sauna chamber, games lounge, gym rooms, multipurpose halls and BBQ pit area. - The development components consist of:<table><tr><th>Type</th><th>Accommodation</th><th>Size (s.f)</th></tr><tr><td>A</td><td>2 Bedroom 1 Bathroom</td><td>595</td></tr><tr><td>A1</td><td>2 Bedroom 1 Bathroom</td><td>792</td></tr><tr><td>B</td><td>3 Bedroom 2 Bathroom</td><td>801</td></tr><tr><td>B2</td><td>3 Bedroom 2 Bathroom</td><td>901</td></tr><tr><td>B1</td><td>3 Bedroom 2 Bathroom</td><td>1,018</td></tr><tr><td>B3</td><td>3 Bedroom 2 Bathroom</td><td>1,134</td></tr><tr><td>C</td><td>2 Bedroom 2 Bathroom</td><td>658</td></tr><tr><td>C1</td><td>2 Bedroom 2 Bathroom</td><td>825</td></tr><tr><td>D</td><td>4 Bedroom 3 Bathroom</td><td>1,051</td></tr><tr><td>D1</td><td>3 Bedroom 2 Bathroom</td><td>1,370</td></tr></table>	Type	Accommodation	Size (s.f)	A	2 Bedroom 1 Bathroom	595	A1	2 Bedroom 1 Bathroom	792	B	3 Bedroom 2 Bathroom	801	B2	3 Bedroom 2 Bathroom	901	B1	3 Bedroom 2 Bathroom	1,018	B3	3 Bedroom 2 Bathroom	1,134	C	2 Bedroom 2 Bathroom	658	C1	2 Bedroom 2 Bathroom	825	D	4 Bedroom 3 Bathroom	1,051	D1	3 Bedroom 2 Bathroom	1,370	Project status: Under construction. Stage of construction 30%.
Type	Accommodation	Size (s.f)																																		
A	2 Bedroom 1 Bathroom	595																																		
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8.	Tenaga Nasional Berhad Terengganu Headquarters Project	- Location: Kuala Terengganu, Terengganu. - Land Area: 0.96 hectares. - Project cost/ Estimating Cost: NA. - Descriptions: 19 storey PBO with a net floor area of 9,704 s.m.	Project status: Under construction. Stage of construction 40%.																																	
9.	Qubaz Suites @ Kuala Terengganu	- Location: Kampung Tiong, Kuala Terengganu, Terengganu. - Land Area: 0.5868 hectares. - Developer: Exsim Kg Tiong Sdn. Bhd. - Project cost/ Estimating Cost: RM 278 million. - Description: 30-storey building with 759 units of serviced apartment and 7 units for retail.	Project status: Under construction. Stage of construction 20%.																																	
10.	Kompleks Pasar Dan Terminal Bas (Cukai Sentral), Mukim Cukai, Kemaman.	- Location: Mukim Cukai, Kemaman. - Developer: WRA Services Sdn. Bhd. - Descriptions: - The development project consists of an Integrated Bus & Taxi Terminal, Government Building Complex, Market & Kiosk, Jetty and Waterfront.	Project status: Under construction. Stage of construction 80%.																																	

No.	Development Projects	Descriptions	Current Status
11.	New office of Mineral and Geoscience Department Terengganu Project	- Location: Pusat Pentadbiran Bukit Besar, Kuala Terengganu, Terengganu - Land Area: 1.9904 hectares - Contractor : Merak Kayangan Sdn Bhd - Project cost/ Estimating cost: RM25.3 million - The project consists of a 4 storey office building, a chain building block, heavy vehicle covered garage and others	Project Start: July 2022 Project status: Under construction. Stage of construction 45%.
12.	Pusat Rehabilitasi PERKESO Wilayah Timur	- Location: Lembah Bidong, Merang, Setiu - Lot: PT 7156 (HSD 1607) - Mukim: Merang - District: Setiu - Project cost/ Estimating Cost: RM 571.8 juta - Land Area: 28.4 hectares - Contractor: Pembinaan Teguh Maju Sdn. Bhd	Project status: Under construction. Stage of construction 45%.
13.	IPK Terengganu	- Location: Jalan Sultan Ismail, Bandar Kuala Terengganu - Descriptions: - One block of 10 storey administration with auditorium, one block of 2 storey multipurpose hall, one unit of TNB sub-station, two unit of refuse chamber, one unit of one storey guard house dan one unit of guard post. - Contractor: Kubang Batang Puspa-Sari Sdn. Bhd - Project cost: RM 104,000,000.00. - Land area: Lot 3673 (12.41 acre) and lot 2011 (2.98 acre), Mukim of Batu Buruk.	Project status: Under construction. Stage of construction 45%.
14.	Hospital Kijal, Kemaman	- Location: Kijal, Kemaman. - Land Area: 22 hectares. - Contractor : Ufuk Semarak Sdn Bhd. - Project cost/ Estimating Cost: RM420,000,000.00. - The project consists, 9-storey hospital building will accommodate a total of 300 beds for patients. - Which includes 2 special intensive care units (ICU), 8 critical care unit operating room (CCU) and cardiac rehabilitation centre. - Contractor : Ufuk Semarak Sdn Bhd.	Project status: Under construction. Stage of construction 85%.
15.	KMI Hospital, Mukim Cukai, Kemaman	- Location: Mukim Cukai, Kemaman. - Developer: KMI Healthcare Sdn Bhd. - Land Area: 2.19 hectares. - Project cost/ Estimating Cost: RM 142.8 million - Descriptions: - The development project consists of : 1. 8th floor (100 beds) with 6 business space 2. 1 unit of TNB substation 3. 1 unit of garbage house 4. 1 unit of STP	Project Status: Site clearance
16.	Jerteh Trade Centre	- Location: Pekan Jertih, Besut. - Descriptions: i. A three-storey commercial building with one basement level and a total net floor area of 7,844.52 square metres. ii. Construction started in 2015, redevelopment and completion of works were carried out on 10 September 2025 for Anchor Tenant: Econsave Cash & Carry (JT) Sdn. Bhd. iii. Contractor : WCO Construction Resources. iv. Estimating cost : RM10,500,000.00.	Project status: Under construction. Stage of construction 72%.

No.	Development Projects	Descriptions	Current Status
17.	Muara Marang Residensi Project	- Location: Muara Marang Residensi, Mukim Pulau Kerengga, about 38 kilometres from Kuala Terengganu City Centre via Laluan Persekutuan 3/ AH18. - Land area: 4.8822 hectares. - Developer: Udaran Sdn. Bhd. - Composition of development is including: 41 units of double storey terrace house with a price range between RM410,000 – RM500,000. 60 units of double storey terrace shop-house with a price RM630,000. 8 units of three storey terrace shop-office with a price RM1,350,000.	Project status: Under construction. Stage of construction 95%. 41 units of double storey terrace house Project completion has reached 100% as of June 2026. 60 units of double storey terrace shop Under construction Project completion has reached 95% as of June 2026. 8 units of three storey terrace shop-office.
18.	Taman Desa Padang Indah	- Location: Taman Desa Padang Indah, Mukim Batu Buruk, about 4.5 kilometres from Kuala Terengganu City Centre via Jalan Sultan Mahmud. - Land area: 1.119 hectares. - Developer: Tanjong Developer Sdn. Bhd. - Composition of development is including: 14 units of two storey semi-detached house with a price range between RM550,000.00 – RM564,000.00. 5 units of two storey detached house with a price range between RM730,000.00 and RM795,000.00.	Project Status: Completed.
19.	Taman Serada Indah 2	- Location: Taman Serada Indah 2, Mukim Serada, about 17 kilometres from Kuala Terengganu City Centre via Jalan Serada. - Land area: 1.484 hectares. - Developer: AD Mega Construction Sdn. Bhd. - Composition of development is including: - Phase 1 : 14 units of double storey terrace house with a price range between RM260,000.00 and RM310,000.00. - Phase 2 : 29 units single storey terrace house.	Project Status: Under construction Phase 1 & 2 : 95%.
20.	Taman Desa Solehah Fasa 5	- Location: Kampung Padang Air, Kuala Nerus. - Land area: 0.9168 hectare. - Developer: SART Properties Sdn. Bhd. - Composition of development is including: 2 units of single storey terrace house (Package 1) with a price RM242,000.00 – RM270,000.00. 69 units of single storey terrace house (Type A) with a price starting from RM280,000.00.	Project Status: Under Construction Type A : 75%. Type B : Completed.
21.	Taman KTGR Fasa 6	- Location: Tok Jembal, Kuala Nerus. - Land area: 1.07 hectare. - Developer: UDA Land (EAST) Sdn. Bhd. - Composition of development is including: 18 units of double storey detached house with a price RM714,000.00.	Project status: Under construction. Stage of construction 80%.
22.	Desa Bukit Lalang	- Location: Padang Nanas, Batu Rakit. - Land area: 1.20 hectare - Developer: Mahawangsa Properties Sdn. Bhd. - Composition of development is including: 17 units of single storey terrace house with a price RM280,000.00 8 units of double storey terrace house with a price RM400,000.00	Project status: Under construction. Stage of construction 85%.
23.	Desa Seri Rahmah	- Location: Off Jalan Lapangan Terbang, Kuala Nerus. - Land area: 1.53 hectare. - Developer: KP Beta Solution Sdn. Bhd. - Composition of development is including: 20 units of double storey terrace house with a price RM438,000.00.	Project status: Under construction. Stage of construction 80%.

No.	Development Projects	Descriptions	Current Status
24.	Taman Nurani 3	- Location: Kuala Paka, Dungun. - Land area: 1.1125 hectare. - Developer: Faktor Murni Development Sdn Bhd. - Composition of development is including 21 units of housing development projects: 11 units of double storey terraced house with a price range between RM320,000.00 and RM350,000.00. 6 units of detached house with a price range between RM385,000.00 and RM390,000.00. 4 units of single storey semi-detached with a price range between RM275,000.00 and RM290,000.00.	Project status: Under construction. Stage of construction 95%.
25.	Taman Seri Kertih Fasa 1, Mukim Kertih, Dungun	- Location: Bandar Baru Kertih. - Land Area: 0.7767 hectares. - Developer: Perbadanan Memajukan Iktisad Negeri Terengganu. - Composition of development is including: 36 units single storey terrace house with a price range between RM250,000.00 and RM340,000.00.	Project Status: Completed.
26.	Pecahan Lot 299, Mukim Teluk Kalung, Fasa 1.	- Location: Teluk Kalung, Kemaman. - Land Area: 0.4867 hectares. - Developer: Meracrem Development Sdn. Bhd. - Composition of development is including: 25 single storey terrace house with a price range between RM246,000.00 and RM300,000.	Project Status: Completed.
27.	Taman Koperat Impian, Alor Lintang Kubang Bemban	- Location: Kampung Alor Lintang, Kubang Bemban, Daerah Besut. - Land area: 2.8503 hectares - Developer: Konsortium Perumahan Rakyat Terengganu Sdn. Bhd. - Composition of development is including: 96 units of single storey terrace house with a price range between RM220,000.00 and RM285,100.00.	Project status: Under construction. Stage of construction 80%.
28.	Tok Bali Industrial Park	- Location: Tok Bali Industrial Park in Mukim Gong Kulim, Pasir Puteh District. - Consist of heavy industries (oil & gas) as well as small and medium industries including Halal Industries. - Gross development value: RM200 million. - Phase 1: - Project area: 40.47 hectares. - Number of lots: 81 lots. - Phase 2: - Project area: 33.5 hectares. - Number of lots: 48 lots.	Project Status: Site preparation.
29.	New Complex Development Project for the Malaysian Maritime Enforcement Agency, Tok Bali	- Location: Tok Bali, Kelantan. - Land area: 14 hectares. - Construction included of complex for administration, accommodation and quarters for government servants. - Gross development value: RM250 million.	Project status: Under construction. Stage of construction 95%.

No.	Development Projects	Descriptions	Current Status
30.	Residensi Prima @ Kubang Kerian	- Location: Kubang Kerian, Kelantan, about 7 kilometers from Hospital University Kubang Kerian (HUSM) and 11 kilometers from Kota Bharu City Center. - Land area: 10.11 hectares. - Erected on Lot 15306 in Mukim Mentuan, Kota Bharu District. - A two-block apartment project units with the composition of development: - Built-up area: - Type A – 850 s.f @ 78.97sqm. - Type B – 950 s.f @ 88.26sqm. - Type C1 & C2 – 1050 s.f @ 97.55 s.m. - Price from RM245,000.00 - RM321,000.00. - Facilities: - Children's playground, Nursery & Kindergarten, Multipurpose Hall, Prayer room, Swimming pool. - Expected completion: December 2026. - Developer: AUEI Teras Holdings Sdn Bhd.	Project status: Under construction. Stage of construction 45%.
31.	Residensi Platinum @ Bayam	- Location: Kota Bharu City Center, about 2 kilometres from Hospital Raja Perempuan Zainab II and 2 kilometres from downtown of Kota Bharu City. - Land area: 0.75 hectares (on Lot 11850 in Mukim Padang Garong, Kota Bharu). 2 blocks apartment with 272 units with the composition of development: - Built-up area: - Type A – 828 s.f @ 76.92 sqm. - Type B – 823 s.f @ 76.46 sqm. - Type C – 818 s.f @ 75.99 sqm. - Price from RM345,600.00 - RM384,210.00. - Facilities: - Children's playground, Nursery & Kindergarten, Prayer room's, Swimming pool, Gymnasium, 24 hours security - Developer: BBGM Wangsa Development Sdn Bhd.	Project status: Under construction. Stage of construction 35%.
32.	Residensi Tok Bali	- Location: Off Pasir Puteh – Tok Bali Road in Mukim Gong Kulim and Semerak, Pasir Puteh. - Land area: 15.312 hectares (on Lot 701, 447, 446, 445, 650, 651, 2193, 2195, 1563, 1656, 1657). - Providing a total of 359 units of single-storey terraced and 141 units of double-storey terraced with the composition of development: - Single Storey – 950 s.f - Double Storey – 1,400 s.f - Price: - Single Storey – from RM 149,400 – RM 174,000 - Double Storey – from RM 229,500 – RM 269,000 - Expected completion: August 2026 - Developer: BBGM Tok Bali Development Sdn Bhd	Project Status: Completed. (Phase 1A) Under construction 95.0% (Phase 1B)
33.	Uptown Machang, Commercial Development	- Location: Jalan Kota Bharu Machang Mukim Machang, Machang District. - Mukim Machang, District of Machang. - Total units: 169 units (2-storey shop terrace). 1-unit bus station, 1-unit public market, 100,000 sq meters double storey shopping complex. - Shop detail: - Land area: 130 s.m). - Built-up area: 260 s.m). - Price from RM 700,000 per unit. - Developer: Induk Setia Sdn Bhd.	Project Status: Completed.
34.	New Complex Development Project for the Hospital Bachok	- Location: Kampung Teratak Pulau, Mukim Tepus, Bachok, Kelantan. - Land area: 20.3 hectares. - Bachok Hospital has three floors and is equipped with 76 patient beds. Services offered include pediatric treatment, oncology, and various other medical services. - Gross development value: RM71.30 million.	Project status: Under construction. Stage of construction 95%.

No.	Development Projects	Descriptions	Current Status
35.	Arika Kubang Kerian	- Location: Off Jalan Sultan Yahya Petra, Mukim Kenali, Kota Bharu. - Land area: 4291 square meters (on Lot 1910). 2 Blocks of serviced apartments with 668 units with the composition of development: - Built-up area: - Type A - 260sqft @ 24.15sqm. - Type A1 - 364sqft @ 33.82sqm. - Type A2 - 300sqft @ 27.87sqm. - Type B, B4, B5, C - 520sqft @ 48.31sqm. - Type B1 - 590sqft @ 54.81sqm. - Type B2 - 599sqft @ 55.65sqm. - Type B3 - 679sqft @ 63.08sqm. - Type C1 - 555sqft @ 51.56sqm. - Type D, E - 798sqft @ 74.13sqm. - Type F - 1040sqft @ 96.62sqm. - Type G - 357sqft @ 33.17sqm. - Price from RM229,000.00 – RM1,305,000.00 - Developer: Seruan Mewah Sdn Bhd.	Project status: Under construction. Stage of construction 65%.
36.	Bangunan Gunasama Persekutuan Kota Bharu	- Location : Jalan Kuala Krai , Batu 4 and 2.5 km from Kota Seribong. - Mukim : Pendek. - Land Area : 69,928 s.m 3 Blok Administration which involve 3,000 staffs. - Developer: PDM Builders Sdn. Bhd. - Government purpose built office.	Project Status: Completed.
37.	Senja @ Laman Serai	- Pasir Mas New Town Housing Project 'SENJA@LAMAM SERAI', Kelantan. - A Housing Project is being developed in Mukim Apam, Pasir Mas with 312 units of Single Storey Terrace Houses with 3 Bedrooms, 2 Bathrooms - Standard land area is 105 s.m and building area is 85.09 s.m. This Housing scheme is Malay Reserve. - Price Starts at RM308,000 per unit. - The scheme is divided into five phases. The first, second and third phases have been fully completed; now the fourth and fifth phases are under construction. - Environmental Facilities: - Next to East Coast Hypermarket. - Near Existing Schools. - Near the Recreation Area. - Near the Mosque. - Near Hospital. - Developer : Elite Forte Construction Sdn Bhd.	Project Status: Under construction 20% - 65%.
38.	Taman Sutera, Residential Development	- Location: Bukit Sireh Mukim Telekong District of Kuala Krai Kelantan, about 10 kilometers to Bandar Kuala Krai. - Total units: 165 units (1-storey Terrace Houses). - Land area: 1400 s.f (130 s.m). - Built-up area: 86 s.m	Project status: Under construction. Stage of construction 95%.
39.	Taman Tok Udang Merah	- Located at Lot 9104 Jalan Pasir Mas – Tanah Merah Mukim Pasir Genda, District of Tanah Merah. - Total units: 110 units (1-storey terrace house). - Land area: 130 square meters). - Built-up area: 87 square meters). - Price from RM 323,000 – RM363,000 per unit. - Total units: 18 units (1-storey semi Detached house). - Land area: 270 square meters). - Built-up area: 119 square meters). - Price from RM 413,000 – RM453,000 per unit. - LPT Property Sdn Bhd.	Project status: Under construction. Stage of construction 75%.

No.	Development Projects	Descriptions	Current Status
40.	Kota Bharu Medical Centre (KBMC)	- Location : Seksyen 24 , Bandar Kota Bharu. - Mukim : Bandar Kota Bharu. - KBMC is the first private hospital in Kelantan and is now expanding its wings with the development of 2 new blocks which are a 12-storey hospital building block and an 11-storey parking and specialist clinic building block and these two blocks are connected by a pedestrian overpass. The area of this site is 2.86 acres. - KBMC's new hospital has a capacity of 205 beds and will provide a variety of facilities with the latest medical equipment including a modern operating room, laboratory & delivery suite, radiography unit (MRI, CT Scan), health screening centre, intensive care unit, rehabilitation ward, chemo treatment centre, laboratory and so on.	Project Status: Under construction.
41.	Kompleks Klinik Pakar Pesakit Luar Hospital USM	- Location : Kubang Kerian, Kelantan. - Mukim : Kenali. - Estimated budget: RM103 million. - USM Kota Bharu is part of Universiti Sains Malaysia's Health Campus (Kampus Kesihatan), located in Kubang Kerian, Kelantan. The new building development was constructed to support the expansion of education, clinical training, research, and healthcare services. - The construction of this new hospital will begin in 2025 and is expected to be operational by 2027. - The new building includes modern lecture halls & tutorial room, clinical skills laboratories, research laboratories, academic offices & meeting rooms, student learning and discussion areas, improved ICT and digital learning infrastructure & support facilities linked to Hospital USM services.	Project Status: Under construction.
42.	Pejabat Jabatan Mineral & Geosains Negeri Kelantan	- Location : Jalan Bandar Baru Tunjung, Kota Bharu. - Mukim : Kota. - Land Area : 19,729 square meter. - Government purpose built office. - Estimated budget: RM27,850,000.00. - Developed as a new or upgraded office facility to support JMG Kelantan operations including geological mapping, mineral resource management, regulation and monitoring of mining activities, geohazard assessment and mitigation. - Facilities include administrative and technical offices, meeting and Pahang State Coordination Meeting conference rooms, basic laboratories/geological sample storage , public service counters, archive and data storage areas.	Project status: Under construction. Stage of construction 50%.
43.	Taman Matrik	- Location: Kampung Bukit Merbau, Kelantan. - Land area: 25.010 hectares. - Erected on Lot 3940 in Mukim Bukit Merbau, Pasir Puteh District. - Total units: 242 units (Single Storey Terrace Houses) : 3 units (Single Storey Detached Houses) - Built-up area: - Type A - 925sqft @ 85.94sqm. - Type B - 886sqft @ 82.31sqm. - Type C- 925sqft @ 85.94sqm. - Single Storey Detached Houses – 1,004.60sqft @ 93.33sqm. - Price from RM328,000.00 – RM408,000.00. - Facilities: - Children's playground, Nursery & Kindergarten, Multipurpose Hall, Prayer room. - Expected completion: February 2027. - Developer: Cahaya Timur Utama Sdn Bhd.	Project status: Under construction. Stage of construction 55%.
44.	Taman Desa Murni Gemilang	- Location: Lot 5941 Mukim Bandar Gua Musang. - Total units: 12 units single storey terrace. - Land area: 93 - 133 square meters). - Built-up area: 74 - 78 square meters). - Price from RM 250,000 – RM280,000 per unit. - Developer: Ikatan Intra Sdn Bhd.	Project status: Under construction. Stage of construction 65%.

No.	Development Projects	Descriptions	Current Status
45.	Taman Indah, Residential Development	- Developed on Lot 15466 - 15495, Mukim Batu Mengkebang, District of Kuala Krai. - Located near to the Jalan Kuala Krai – Gua Musang and 3 km to Kuala Krai City Centre. - Total units: 30 units (1-storey Terrace Houses). - Land area: 136 square meters. - Built-up area: 122 square meters. - Price from RM 298,000 – RM 368,000 per unit. - Developer: Richmax Construction Sdn. Bhd.	Project status: Under construction. Stage of construction 95%.
46.	Taman Permata Harmoni, Residential Development	- Location: Jalan Kuala Krai Machang Mukim Pek, Machang District. - Developed on Lot 11828, Mukim Pek, District of Machang. 7,124 sqm. - Total units: 11 units (1-storey Terrace Houses). - Land area: 1,400 square feet (130 square meters). - Built-up area: 1,000 square feet (92 square meters). - Price from RM 198,000 – RM 230,000 per unit. 13 unit (1 storey shop terrace). - Land area: 1,600 square feet (148 square meters). - Price from RM 288,000 onwards. - Developer: Pingat Harmoni Sdn Bhd.	Project status: Under construction. Stage of construction 95%.
47.	Taman Alamanda Fasa 2, Residential Development	- Developed on Lot PT 7140 - PT 7199, Mukim Labok, District of Machang. - Located near to the Jalan Kota Bharu – Kuala Krai and 5 km to Machang City Centre. - Total units: 60 units (1-storey Terrace Houses). - Land area: 1300 square feet (120 square meters). - Built-up area: 86 square meters – 120. square meters - Price from RM 318,000 – RM 370,000 per unit. - Expected Completion Date: February 2027. - Developer: Elite Forte Development Sdn. Bhd.	Project status: Under construction. Stage of construction 45%.

3.3 State Government Policy

No.	State	Details
1.	Pahang	1. Tourism Sector ❖ A total allocation of RM34.65 million has been approved for development programmes and management grants to state tourism agencies, aimed at positioning tourism as a key economic catalyst for the state. ❖ The Pahang State Museum Corporation has been allocated RM18.52 million to support the preservation, modernisation, and enhanced presentation of the state's cultural heritage for both residents and visitors. ❖ The Pahang State Government has allocated RM2.7 million for tourism-related development initiatives, including RM700,000 earmarked for the development of the Lipis Geopark, which has the potential to be developed into a world-class geo-tourism destination. ❖ In Pulau Tioman, a total allocation of RM5.12 million has been approved in the form of management and development grants to the Tioman Development Authority (TDA). This includes RM580,000 for promotional activities, event organisation, and tourism infrastructure enhancements to ensure Pulau Tioman remains a globally recognised tourism destination. 2. Development of Sustainable Mineral Industry ❖ The Pahang State Government has allocated RM4.5 million to the Pahang Mining Corporation (PMC) to support the sustainable development and governance of the state's mineral industry. ❖ An allocation of RM1.65 million has been approved for the Mineral Industry Extension Project, covering mine tailings and waste management initiatives, pre-feasibility studies for alternative mineral transportation methods, and research on the state's mineral resources and development potential. 3. Improve Water Supply Services ❖ The Pahang State Government, through Pengurusan Air Pahang Berhad (PAIP), has allocated RM64.54 million to enhance operational efficiency, reduce non-revenue water (NRW), and ensure a stable, safe, and high-quality water supply for consumers. ❖ A total allocation of RM1.44 million has been approved for the Water Regulatory Body to support the construction of log booms at the Cheneh Dam, the implementation of an online water quality monitoring system, and the maintenance of existing water infrastructure and facilities.

No.	State	Details								
		4. Maintenance of State Roads and Infrastructure ❖ An allocation of RM455 million has been approved for the maintenance of state roads, municipal roads, agricultural roads, and village roads in 2026, in order to ensure road safety, improve connectivity, and support socio-economic activities across the state. ❖ In line with ongoing efforts to strengthen the quality and resilience of state infrastructure, the Pahang State Public Works Department has been allocated RM134.34 million for operational and development expenditure. Of this amount, RM54.95 million is specifically earmarked for road upgrading works and the repair and enhancement of government office complexes to improve the delivery of public services. 5. Flood Management ❖ The Pahang State Government has allocated RM11.16 million for the implementation of the District Flood Mitigation Plan and the River Basin Management Project, aimed at enhancing flood preparedness, safeguarding communities, and strengthening overall resilience and public well-being. ❖ An additional RM5.3 million has been allocated for urban drainage development projects to ensure drainage systems are more systematic, modern, and capable of supporting sustainable and environmentally responsible urban development. 6. Housing Facilities Initiatives ❖ To ensure the well-being of the people through housing facilities, the State Government has drawn up several initiatives including: <table><tr><th>Programs</th><th>Details</th></tr><tr><td>Rumah Rakyat Pahang (RRP)</td><td> ❖ The State Government will continue the Rumah Rakyat Pahang programme in 2026, providing free, secure, and comfortable housing for low-income and hardcore poor households. ❖ To enhance the programme's effectiveness, the State Government has approved an adjustment to cover increased construction costs, with the cost per unit set at RM80,000. ❖ Rumah Rakyat Pahang Phase 6 will proceed with a total construction budget of RM28.7 million, funded through allocations from the Lembaga Perumahan dan Hartanah Pahang (LPHP), complemented by RM9.45 million in support from the State Government. ❖ An allocation of RM10.29 million has been approved for the construction of Rumah Rakyat Pahang Kuota Orang Asli Phase 7, ensuring equitable access to housing for indigenous communities. </td></tr><tr><td>Projek Skim Tanah Warisan Fasa 3</td><td> ❖ The project will be continued in DUN Cheka, Lipis with an approved allocation of RM15 million, after previous implementation in DUN Jelai and DUN Bebar, Pekan </td></tr><tr><td>Program Rumah Rakyat Al-Sultan Abdullah (RU'RASA)</td><td> ❖ LPHP has also approved RM26.86 million for the implementation of RU'RASA Phase 3. As of November 2025, 384 housing units under Phases 1 and 2 have been completed, representing a total project value of RM32.45 million. </td></tr></table>	Programs	Details	Rumah Rakyat Pahang (RRP)	❖ The State Government will continue the Rumah Rakyat Pahang programme in 2026, providing free, secure, and comfortable housing for low-income and hardcore poor households. ❖ To enhance the programme's effectiveness, the State Government has approved an adjustment to cover increased construction costs, with the cost per unit set at RM80,000. ❖ Rumah Rakyat Pahang Phase 6 will proceed with a total construction budget of RM28.7 million, funded through allocations from the Lembaga Perumahan dan Hartanah Pahang (LPHP), complemented by RM9.45 million in support from the State Government. ❖ An allocation of RM10.29 million has been approved for the construction of Rumah Rakyat Pahang Kuota Orang Asli Phase 7, ensuring equitable access to housing for indigenous communities.	Projek Skim Tanah Warisan Fasa 3	❖ The project will be continued in DUN Cheka, Lipis with an approved allocation of RM15 million, after previous implementation in DUN Jelai and DUN Bebar, Pekan	Program Rumah Rakyat Al-Sultan Abdullah (RU'RASA)	❖ LPHP has also approved RM26.86 million for the implementation of RU'RASA Phase 3. As of November 2025, 384 housing units under Phases 1 and 2 have been completed, representing a total project value of RM32.45 million.
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No.	State	Details
2.	Terengganu	Terengganu Budget 2026: Driving Potential, Surpassing Performance The Terengganu Budget 2026, themed “Driving Potential, Surpassing Performance,” was visionarily presented by YAB Dato’ Seri Ir. Dr. Ahmad Samsuri Bin Mokhtar on November 10, 2025. The essence of this budget is specifically designed as a strategic catalyst to mobilize the entire machinery of the state government, statutory bodies, and Government-Linked Companies (GLCs). Its primary objective is to accelerate progress toward realizing the grand vision of a “Developed, Blessed, and Prosperous Terengganu” by the year 2030. From a financial functional perspective, the state government has allocated RM1.938 billion for Operating Expenditure, which includes a contribution of RM450 million to the Development Fund. The social sector remains the dominant recipient of benefits with an allocation of RM323.80 million (72.0%). This is followed by the economic sector, which saw an increase to RM92.84 million, while the administration sector received RM33.37 million. Based on a projected revenue collection of RM1.998 billion, the government is optimistic about recording a fiscal surplus of three percent. Fundamentally, the strategic direction of this budget is anchored by three primary focuses. First, streamlining government governance to boost fiscal outcomes and enhance the quality of service delivery to the people. Second, structuring economic resilience through the creation of a conducive business ecosystem, the empowerment of the tourism industry, and progressive housing development planning. Third, sustaining social needs to ensure inclusive well-being through guaranteed food supply stability and the promotion of a healthy lifestyle. To drive sustainable economic growth, the State Government, through the State Economic Planning Unit (UPEN), will formulate the Terengganu State Economic Transformation Blueprint. This comprehensive document will detail investment and industrial plans centered on energy transition, critical minerals, digital technology, electrical and electronics (E&E), and the agri-food sector. Furthermore, the tourism sector is being fortified in preparation for Visit Terengganu Year 2027, utilizing Visit Malaysia Year 2026 as a promotional platform for international-level events. Beyond the focus on macroeconomics, the government is taking proactive steps to facilitate affairs for investors and the public. These include shortening the processing time for land lease applications, offering discounts, and introducing flexible payment schedules for lease prices. These efforts are further strengthened by the agenda to upgrade industrial areas and the development of the Terengganu Geographic Information System (TGIS) application for more efficient data management. Finally, the homeownership agenda remains a top priority in ensuring the welfare of the people. Since 2018, a total of 3,125 affordable housing units have been successfully completed, including 620 units handed over this year in the districts of Kuala Nerus, Kemaman, and Besut. This commitment continues with the ongoing construction of 9,134 housing units, while another 3,438 units are currently in the planning phase across all districts. Overall, Budget 2026 is a manifestation of the government’s determination to ensure that the prosperity can be enjoyed by every segment of society.
3.	Kelantan	The Kelantan State Government continues to implement the Kelantan Affordable Housing Programme (Rumah Mampu Milik Kelantan – RMMK) to enhance homeownership opportunities for low- and middle-income households, while supporting the development of affordable residential projects. Through the Kelantan State Land and Mines Director’s Circular No. 6 of 2026, the State Government has extended the special premium discount for applications to renew leasehold land tenure under Section 90A of the National Land Code 1965. The initiative is expected to encourage leasehold renewal, facilitate land development and support property market activities. In addition, the Kelantan State Land and Mines Director’s Circular No. 4 of 2026 introduced a reduction in land tax rates for industrial land to enhance the competitiveness of the industrial sector, attract investment and stimulate industrial property development in the state. Overall, these initiatives are expected to support sustainable property development, improve housing affordability and strengthen the long-term growth of Kelantan’s property market.

3.4 State Government Current Issues

No.	State	Details
1.	Terengganu	1. Enforcement of Affordable Homes (RMM) The State Government, through the Office of the Government Secretary (Housing Division) in collaboration with the Terengganu State Economic Development Corporation (PMINT), is actively conducting investigations to enforce the ownership of Terengganu State Affordable Housing (RMM). This enforcement aims to ensure that housing assistance is provided to those who genuinely need a home. Among the offenses and violations identified are renting out RMM units, failing to occupy them, and having payment arrears. Additionally, PMINT has found that some RMM recipients have breached the conditions by renovating their homes while still under the rental period. The State Government also insists that any information in the application and ownership of the RMM is subject to Section 18 of the Malaysian Anti-Corruption Commission Act 2009 (Act 694): Offense of Providing / Using Documents Containing False Details with Intent to Defraud for Personal Gain. 2. Symbolic Ceremony for the Handover of the Terengganu State People's Housing Loan Scheme (SPPRNT) On 27 June 2026, the Symbolic Handover Ceremony of the Terengganu State People's Housing Loan Scheme (SPPRNT) was held at Wisma Darul Iman, Kuala Terengganu. During the ceremony, the Terengganu State Government officially assumed the management of the SPPRNT from the Ministry of Housing and Local Government (KPKT), involving a fund of approximately RM23.8 million. The event also featured the signing of the Deed of Transfer and the Mortgage Transfer Agreement for the SPPRNT by the Secretary-General of KPKT, Datuk Wira Dr. M. Noor Azman Taib, and the Terengganu State Secretary, Dato' Haji Mohd Azmi Mohamad Daham. This handover reflects the strong collaboration and commitment between the Federal Government and the Terengganu State Government in strengthening the management and development of the state's housing sector. The transfer of SPPRNT management is expected to significantly enhance Terengganu's housing development agenda through the Terengganu Housing Financing Scheme (i-RAHMAN). This initiative demonstrates the State Government's commitment to providing more efficient, systematic, and sustainable housing financing opportunities, thereby improving access to affordable home ownership for the people of Terengganu.