KEMENTERIAN KEWANGAN

LAPORAN PASARAN HARTA WILAYAH SELATAN

Separuh Pertama 2026

SOUTHERN REGION PROPERTY MARKET REPORT

First Half 2026

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

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JOHOR
Pulau Tioman
INDONESIA
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PETA INI BUKANLAH KUASA BAGI PENENTUAN SEMPADAN

SOUTHERN REGION

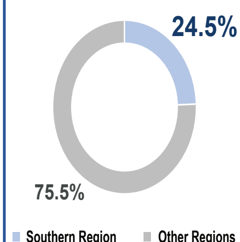
MARKET ACTIVITY

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

-10.1% Volume **45,956** transactions Value **RM30.73** billion 3.7%

	Volume	Change	Value	Change
Residential	29,253 units	-13.4%	RM13.05 billion	- 6.8%
Commercial	5,902 units	-3.5%	RM6.61 billion	22.8%
Industrial	1,168 units	- 3.7%	RM4.95 billion	7.2%
Agriculture	6,647 units	- 2.0%	RM2.27 billion	-11.6%
Development Land & Others	2,986 units	- 7.4%	RM3.85 billion	26.0%

Market Share between Regions (Volume)



Construction Activity

	Residential	Shop	Service Apartments	Industrial
Completions	13,523	928	224	8
Starts	7,514	535	4,305	425
New Planned Supply	10,135	768	3,234	100

Unsold Status

	Residential	Shop	Service Apartments	Industrial
Unsold Completed	9,175 units @ RM5.79 billion	1,962 units @ RM1.60 billion	11,313 units @ RM8.85 billion	162 units @ RM0.17 billion
Unsold Under Construction	11,800	1,720	11,973	439
Unsold Not Constructed	3,308	134	6,327	59

1.0 GAMBARAN KESELURUHAN PASARAN HARTA TANAH WILAYAH SELATAN

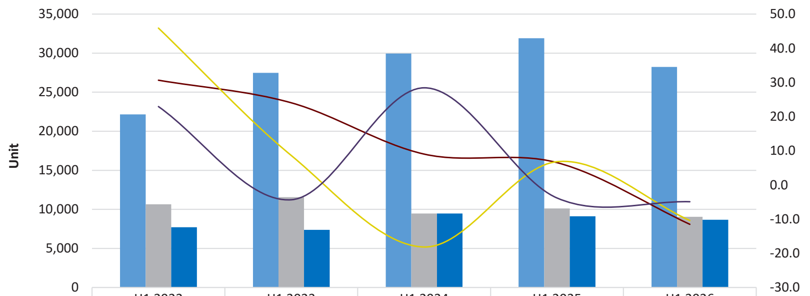
Prestasi pasaran harta tanah di Wilayah Selatan mencatatkan 45,956 transaksi bernilai RM30.73 bilion, masing-masing mencatatkan penurunan sederhana 10.1% dan peningkatan 3.7% dalam bilangan dan nilai. Prestasi pasaran harta tanah di semua negeri menunjukkan penurunan sederhana.

1.0 SOUTHERN REGION PROPERTY MARKET OVERVIEW

The Southern Region property market recorded 45,956 transactions valued at RM30.73 billion, representing a moderate decline of 10.1% and increase of 3.7% in terms of transaction volume and value, respectively. Property market performance in all states showed a moderate decline.

Chart 1

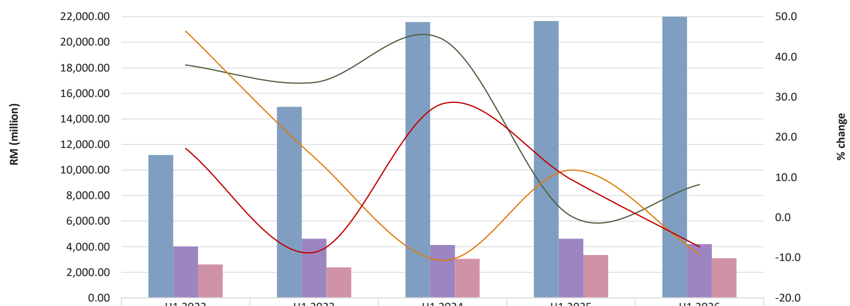
Overall Property Transactions Volume Trend H1 2022 – H1 2026



	H1 2022	H1 2023	H1 2024	H1 2025	H1 2026
Johor	22,148	27,473	29,953	31,912	28,238
Negeri Sembilan	10,645	11,562	9,463	10,108	9,057
Melaka	7,707	7,373	9,469	9,108	8,661
Johor (%)	30.7	24.0	9.0	6.5	-11.5
Negeri Sembilan (%)	45.9	8.6	-18.2	6.8	-10.4
Melaka (%)	22.9	-4.3	28.4	-3.8	-4.9

Chart 2

Overall Property Transactions Value Trend H1 2022 – H1 2026



	H1 2022	H1 2023	H1 2024	H1 2025	H1 2026
Johor	11,183.29	14,942.86	21,574.42	21,653.72	23,426.68
Negeri Sembilan	4,024.13	4,628.82	4,135.43	4,623.82	4,201.67
Melaka	2,607.52	2,380.90	3,055.10	3,345.44	3,101.69
Johor (%)	38.0	33.6	44.4	0.4	8.2
Negeri Sembilan (%)	46.4	15.0	-10.7	11.8	-9.1
Melaka (%)	17.2	-8.7	28.3	9.5	-7.3

Nilai transaksi. bagi negeri di wilayah Selatan mencatatkan prestasi yang bercampur. Johor meningkat sebanyak 8.2%, manakala Negeri Sembilan dan Melaka masing-masing mencatatkan penurunan sederhana.

Transaction value in the Southern Region recorded a mixed performance, with Johor registering an 8.2% increase, while Negeri Sembilan and Melaka recorded steady declines respectively.

Chart 3

Overall Property Transactions Volume Breakdown by State H1 2026

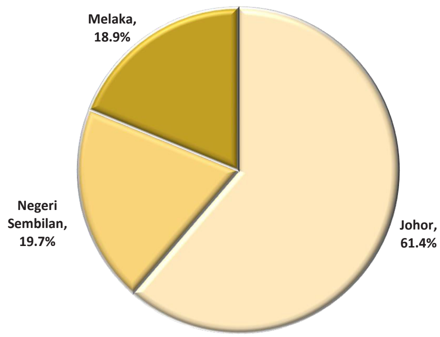
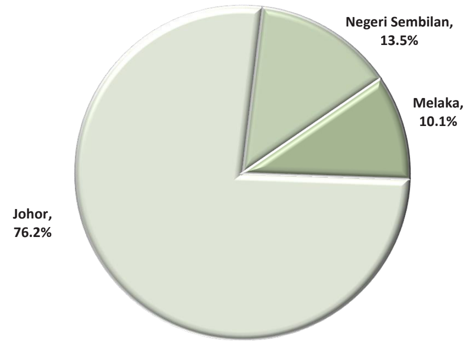


Chart 4

Overall Property Transactions Value Breakdown by State H1 2026



Johor menguasai keseluruhan transaksi harta tanah dengan 61.4% dalam bilangan (28,238 transaksi) dan 76.2% dalam nilai (RM23.43 bilion) daripada jumlah transaksi

Johor dominated the region's overall property transaction with 61.4% in volume (28,238 transactions) and 76.2% in value (RM23.43 billion) of the total transactions.

2

Chart 5

Overall Property Transactions Volume Breakdown by Sub-sector H1 2026

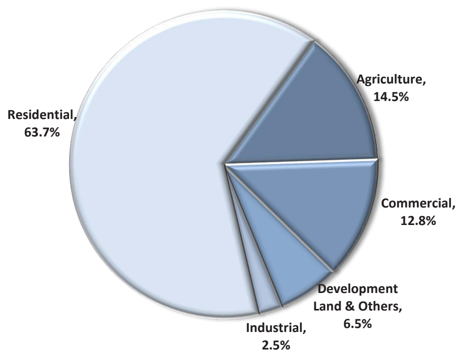
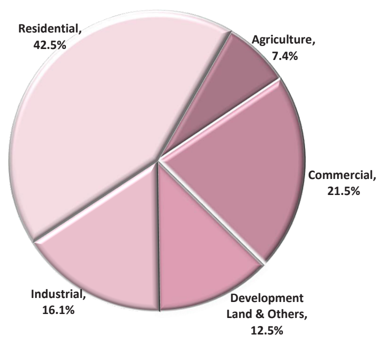


Chart 6

Overall Property Transactions Value Breakdown by Sub-sector H1 2026



Subsektor, kediaman terus menguasai bilangan transaksi harta tanah di wilayah ini, sebanyak 63.7% (29,253 transaksi) daripada jumlah keseluruhan. Begitu juga dengan nilai transaksi harta tanah keseluruhan dengan syer 42.5% (RM13.05 bilion).

By sub-sector, residential continued to dominate the region's property transactions volume contributing 63.7% (29,253 transactions) of the total. Likewise in overall property transaction value with a 42.5% share (RM13.05 billion).

Table 1

Summary of Prominent Sales Recorded in H1 2026

No.	State	Property	Location/ Mukim	Transaction Year	Consideration Price
			HOTEL		
1.	Johor	Crown KTV	Jalan Abdullah Tahir, Johor Bahru	2026	RM25,000,000
2.	Negeri Sembilan	Hotel Pusat Perniagaan 6 Avenue	Teluk Kemang, Port Dickson	2026	RM2,100,000
3.	Johor	Fives Hotel Johor Bahru	Jalan Wong Ah Fook	2025	RM142,500,000
4.	Johor	Fives Hotel Johor Bahru	Jalan Tenteram, Bukit Meldrum	2025	RM30,000,000
			PURPOSE-BUILT OFFICE (PBO)		
5.	Johor	Wisma Ang	Bandar Pontian	2025	RM6,800,000
6.	Negeri Sembilan	Nilai Starz Valley	Bandar Nilai Utama 1	2025	RM6,000,000
			INDUSTRIES		
7.	Johor	Detached Factory (102,700.00 square metres)	Off Jalan Kluang – Mersing, Kluang,	2026	RM48,000,000
8.	Johor	Industrial Land (82,793.51 square metres)	Off Ban Foo, Kampung Baru Ban Foo, Plentong	2025	RM98,980,735
9.	Johor	Industrial Land (55,899.00 square metres)	Jalan Bioteknologi 2, SILC Nusajaya, Jelutong, Johor Bahru	2025	RM91,457,070
10.	Johor	Detached Factory (21,970.00 square metres)	Jalan Perak 4, Kawasan Perindustrian Pasir Gudang	2025	RM61,200,000
11.	Negeri Sembilan	4 Industrial Plots (32,931.00 square metres)	Jalan Intan 1, Phase NU3A1, Nilai Utama Enterprise Park	2025	RM60,000,000
12.	Johor	Industrial Plot (109,564.71 square metres)	Off Kawasan Perindustrian Tanjung Langsat, Sungai Tiram	2025	RM42,255,875
13.	Johor	Detached Factory (11,436.00 square metres)	Jalan I-Park SAC 6, I-Park Senai Airport City (SAC)	2025	RM39,300,000
14.	Johor	Industrial Plot (39,311.00 square metres)	Off Jalan JB – Senai, Taman Teknologi Johor	2025	RM49,084,658
15.	Johor	Industrial Land (242,811.40 square metres)	Jalan Lingkaran Teknologi, Nusajaya Tech Park, Pulai	2024	RM300,564,000
16.	Negeri Sembilan	Industrial Land (214,482.70 square metres)	Off Persiaran Springhill, Springhill Industrial Park, Pekan Jemima, Port Dickson	2024	RM80,803,800
17.	Johor	Industrial Land (60,945.88 square metres)	Jalan Ekoperniagaan Utama, I-Park Senai Airport City (SAC)	2024	RM49,201,200
			ESTATE		
18.	Johor	PTD 23681 (111.23 hectares)	Off Jalan Grisek - Kundang Ulu, Grisek, Tangkak, Johor	2025	RM43,149,409
19.	Johor	Lot 574 (126.87 hectares)	Off Jalan Batu Anam - Gemas, Segamat	2025	RM34,430,000
20.	Negeri Sembilan	Lot 645 & 61 lot lain (108.37 hectares)	Palong, Rompin, Off KM 76.8 Bahau/ Rompin	2025	RM23,877,000
21.	Johor	Lot 4228 (107.4 hectares)	Off Jalan Mawai - Tanjung Sedili, Kota Tinggi	2024	RM44,215,000

Table 1

Summary of Prominent Sales Recorded in H1 2026

No.	State	Property	Location/ Mukim	Transaction Year	Consideration Price
			BULK TRANSFER		
22.	Johor	40 of Industrial plots (2,173,050.30 square metres)	Off Kawasan Perindustrian Tanjung Langsat	2025	RM838,111,281
23.	Johor	7 of Industrial plots (1,246,547.00 square metres)	Off Jalan Kampung Tiram Duku, Tanjung Kupang, Johor Bahru	2025	RM 509,189,054
			OTHERS		
24.	Johor	Commercial Development Land (16,870.33 square metres)	Off Jalan Kebun Teh/ Jalan Tun Razak	2026	RM180,000,000
25.	Johor	Vacant Commercial Land (79,887.00 square metres)	Off Jalan Persiaran Southkey 2	2025	RM214,974,128
26.	Negeri Sembilan	Commercial Development Land (98,600.00 square metres)	Jalan Nilam 1, Nilai Impian	2025	RM68,972,904
27.	Johor	Residential Development Land (237,434.91 square metres)	Off Persiaran SAC', Amber Hills	2025	RM82,572,310
28.	Johor	Mixed Development Land (2,904,371.66 square metres)	Off Jalan Kulai – Sedenak, Kulai	2025	RM625,247,933
29.	Johor	Commercial Development Land (278,380.40 square metres)	Off Laman Setia Utama, Johor Bahru	2025	RM384,991,263
30.	Negeri Sembilan	Commercial Development Land (93,260.00 square metres)	Persiaran S2/B2, Bandar Seremban 2	2024	RM102,891,466

Note: This list only displays selected major transactions.

2.0 AKTIVITI PASARAN HARTA TANAH

2.1 HARTA TANAH KEDIAMAN

Transaksi

Harta tanah kediaman terus menjadi subsektor utama di wilayah ini, dengan merekodkan sebanyak 29,253 transaksi bernilai keseluruhan RM13.05 bilion. Secara keseluruhannya, pasaran harta tanah kediaman di wilayah ini mencatatkan penurunan marginal dari segi bilangan dan nilai transaksi, menunjukkan prestasi pasaran yang agak sederhana pada tempoh kajian.

2.0 PROPERTY MARKET ACTIVITY

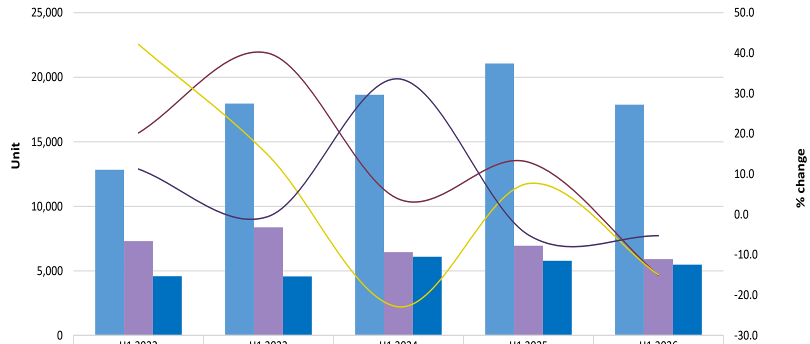
2.1 RESIDENTIAL PROPERTY

Transaction

Residential properties continued to represent the leading subsector in the region, registering 29,253 transactions with a total transaction value of RM13.05 billion. Overall, the residential property market in the region recorded a marginal decline in both transaction volume and value, indicating a relatively subdued market performance during the review period.

Chart 7

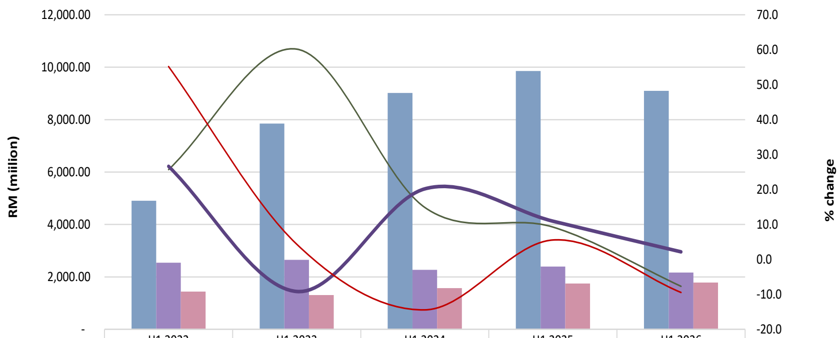
Residential Property Transactions Volume Trend H1 2022 – H1 2026



	H1 2022	H1 2023	H1 2024	H1 2025	H1 2026
Johor	12,836	17,962	18,648	21,061	17,871
Negeri Sembilan	7,305	8,371	6,452	6,945	5,903
Melaka	4,586	4,563	6,096	5,785	5,479
Johor (%)	20.2	39.9	3.8	12.9	-15.1
Negeri Sembilan (%)	42.1	14.6	-22.9	7.6	-15.0
Melaka (%)	11.2	-0.5	33.6	-5.1	-5.3

Chart 8

Residential Property Transactions Value Trend H1 2022 – H1 2026



	H1 2022	H1 2023	H1 2024	H1 2025	H1 2026
Johor	4,901.90	7,851.80	9,019.96	9,855.60	9,096.58
Negeri Sembilan	2,542.08	2,653.20	2,270.13	2,396.39	2,169.71
Melaka	1,440.44	1,308.32	1,572.48	1,744.53	1,782.33
Johor (%)	25.7	60.2	14.9	9.3	-7.7
Melaka (%)	26.6	-9.2	20.2	10.9	2.2
Negeri Sembilan (%)	55.2	4.4	-14.4	5.6	-9.5

Pelancaran Baharu

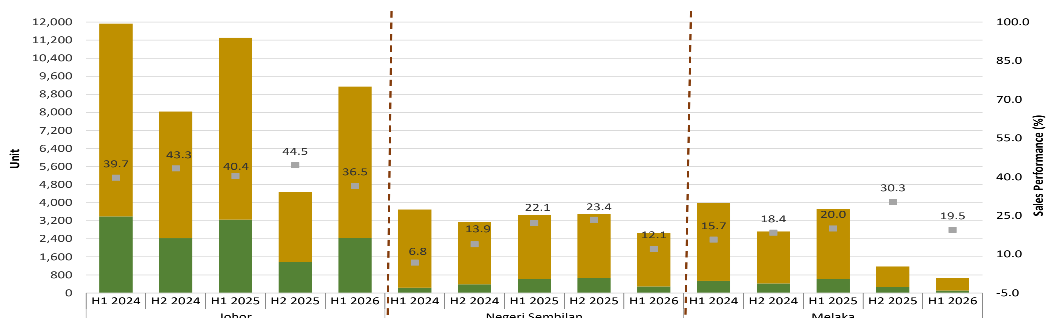
Pasaran primer kediaman di Wilayah Selatan mencatatkan penyederhanaan dalam pelancaran baharu pada H1 2026. Sejumlah 9,624 unit dilancarkan, berbanding 13,986 unit pada H1 2025. Johor terus mendahului wilayah ini dari segi prestasi jualan, dengan mencatatkan 36.5% (H1 2025: 40.4%). Melaka pula merekodkan prestasi jualan yang agak stabil sebanyak 19.5% (H1 2025: 20.0%), manakala Negeri Sembilan mencatatkan prestasi jualan yang lebih rendah, iaitu 12.1% (H1 2025: 22.1%). Secara keseluruhannya, data menunjukkan prestasi jualan yang lebih perlahan bagi ketiga-tiga negeri pada H1 2026.

New Launches

The primary residential market in the Southern Region recorded a moderation in new launches in H1 2026. A total of 9,624 units launched, compared with 13,986 units in H1 2025. Johor continued to lead the region in terms of sales performance, registering 36.5% (H1 2025: 40.4%). Melaka recorded a relatively stable sales performance of 19.5% (H1 2025: 20.0%), while Negeri Sembilan registered a lower sales performance of 12.1% (H1 2025: 22.1%). Overall, the data indicates a softer sales performance across all three states in H1 2026.

Chart 9

Residential Newly Launch and Sales Performance H1 2024 to H1 2026



	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026
	Johor					Negeri Sembilan					Melaka				
Unit Launches	8,537	5,610	8,055	3,096	6,697	3,463	2,763	2,828	2,840	2,378	3,451	2,300	3,103	900	549
Unit Sold	3,392	2,427	3,251	1,377	2,445	237	384	625	665	288	543	424	622	273	107
Sales Performance (%)	39.7	43.3	40.4	44.5	36.5	6.8	13.9	22.1	23.4	12.1	15.7	18.4	20.0	30.3	19.5

Status Pasaran

Unit kediaman belum dibina belum terjual di Wilayah Selatan mencatatkan peningkatan sebanyak 26.4% kepada 3,308 unit pada H1 2026 berbanding H2 2025 (2,617 unit). Johor mencatatkan peningkatan tertinggi kepada 2,788 unit (H2 2025: 900 unit), manakala Negeri Sembilan dan Melaka masing-masing menurun kepada 363 unit (H2 2025: 859 unit) dan 157 unit (H2 2025: 858 unit).

Begitu juga peningkatan sebanyak 15.5% direkodkan bagi jumlah unit kediaman siap dibina belum terjual wilayah ini kepada 9,175 unit pada H1 2026 (H2 2025: 7,946 unit). Sementara itu, unit kediaman dalam pembinaan belum terjual mencatatkan prestasi sebaliknya bagi semua negeri di wilayah ini.

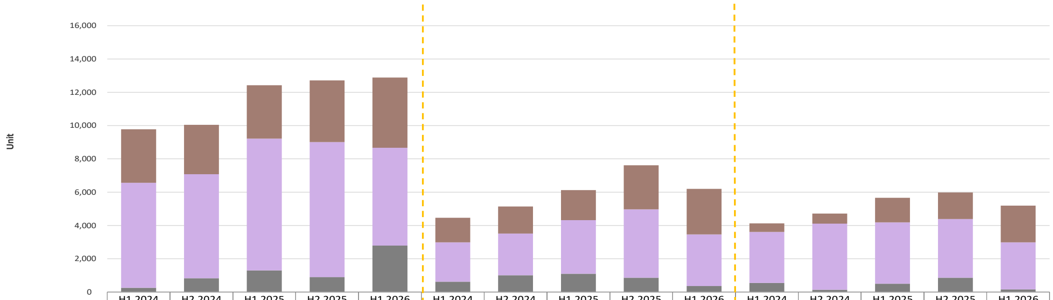
Market Status

The unsold not constructed residential units in the Southern Region increased by 26.4%, to 3,308 units in H1 2026 compared with H2 2025 (2,617 units). Johor recorded the highest increase of to 2,788 units (H2 2025: 900 units), while Negeri Sembilan and Melaka showed decrease respective to 363 units (H2 2025: 859 units) and 157 units H2 2025: 858 units).

Similarly, the number of unsold completed units in the region increased by 15.5% to 9,175 units in H1 2026 (H2 2025: 7,946 units). Meanwhile, unsold residential units under construction recorded an opposite trend across all states in the region.

Chart 10

Residential Market Status H1 2024 – H1 2026



	Johor					Negeri Sembilan					Melaka				
	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026
Unsold Completed	3,219	2,964	3,209	3,705	4,222	1,475	1,623	1,802	2,647	2,740	514	605	1,474	1,594	2,213
Unsold Under Construction	6,305	6,245	7,918	8,108	5,879	2,362	2,507	3,225	4,111	3,096	3,061	3,970	3,688	3,530	2,825
Unsold Not Constructed	257	834	1,299	900	2,788	621	1,011	1,096	859	363	550	138	501	858	157

Aktiviti Pembinaan

Aktiviti pembinaan kediaman di Wilayah Selatan mencatatkan prestasi yang bercampur pada H1 2026. Kediaman siap dibina, wilayah ini mencatatkan peningkatan keseluruhan sebanyak 13.1%, daripada 11,955 unit pada H1 2025 kepada 13,523 unit pada H1 2026. Johor merekodkan pertumbuhan tertinggi dengan peningkatan ketara sebanyak 70.4%, daripada 4,385 unit kepada 7,474 unit. Sementara itu, Negeri Sembilan mencatatkan peningkatan marginal sebanyak 2.4%, manakala Melaka merekodkan penurunan sebanyak 37.2%.

Sebaliknya, unit kediaman mula dibina mencatatkan penurunan ketara sebanyak 46.3% di Wilayah Selatan, daripada 13,997 unit pada H1 2025 kepada 7,514 unit pada H1 2026. Kesemua tiga negeri mencatatkan penurunan, dengan Johor merekodkan penyusutan sebanyak 35.9%, diikuti Negeri Sembilan sebanyak 32.7%. Melaka pula mencatatkan penurunan paling ketara sebanyak 74.8%, dengan unit mula dibina berkurangan daripada 4,056 unit kepada 1,023 unit dalam tempoh yang sama.

Sementara itu, peringkat penawaran baharu yang dirancang mencatatkan peningkatan ketara sebanyak 60.2% di seluruh wilayah, daripada 6,327 unit pada H1 2025 kepada 10,135 unit pada H1 2026.

Construction Activity

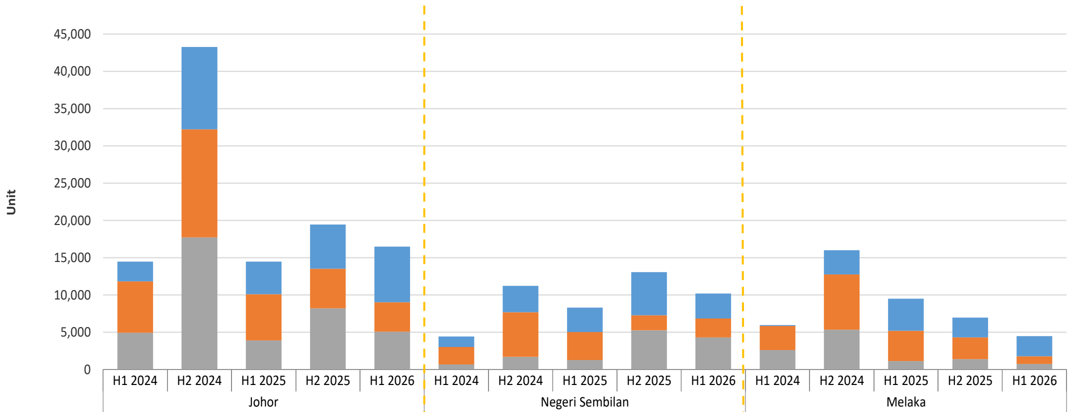
Residential construction activity in the Southern Region recorded a mixed performance in H1 2026. In terms of completed units, the region recorded an overall increase of 13.1%, rising from 11,955 units in H1 2025 to 13,523 units in H1 2026. Johor recorded the strongest growth with increasing significantly by 70.4%, from 4,385 units to 7,474 units. Meanwhile, Negeri Sembilan recorded a marginal increase of 2.4%, and Melaka experienced a decline of 37.2%

In contrast, starts recorded a substantial decline of 46.3% across the Southern Region, decreasing from 13,997 units in H1 2025 to 7,514 units in H1 2026. All three states recorded declines, with Johor registering a decrease of 35.9%, followed by Negeri Sembilan with a decline of 32.7% and Melaka recorded 74.8%, with construction starts decreasing from 4,056 units to 1,023 units over the same period.

Meanwhile, new planned supply recorded a significant increase of 60.2% across the region, rising from 6,327 units in H1 2025 to 10,135 units in H1 2026.

Chart 11

Residential Construction Activity Trend H1 2024 – H1 2026



	Johor					Negeri Sembilan					Melaka				
	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026
Completion	2,663	11,031	4,385	5,927	7,474	1,402	3,562	3,270	5,781	3,349	108	3,269	4,300	2,646	2,700
Starts	6,882	14,505	6,173	5,328	3,954	2,337	5,968	3,768	2,015	2,537	3,228	7,397	4,056	2,910	1,023
New Planned Supply	4,934	17,726	3,916	8,198	5,065	684	1,703	1,270	5,262	4,316	2,621	5,346	1,141	1,405	754

Table 2

Residential Construction Activity in The Southern Region H1 2026

Stage of Development \ State	Johor	Negeri Sembilan	Melaka
Existing Supply (units)	958,706	326,056	243,167
Incoming Supply (units)	37,539	11,998	12,680
Planned Supply (units)	39,259	14,477	12,872

Harga

Harga kediaman secara amnya kekal stabil sepanjang tempoh kajian, dengan peningkatan dan penurunan marginal direkodkan di beberapa lokasi terpilih dalam wilayah ini. Prestasi harga kediaman terus ini dipengaruhi oleh pelbagai faktor yang mendorong permintaan, khususnya reka bentuk harta tanah, lokasi, kebolehsampaian, kemudahan yang disediakan serta infrastruktur sokongan. Faktor-faktor tersebut memberi kesan secara langsung terhadap permintaan pasaran, di mana harta tanah yang menawarkan reka bentuk yang terancang, lokasi yang strategik, jaringan perhubungan dan kebolehsampaian yang baik, kemudahan yang lengkap serta infrastruktur yang mencukupi lazimnya lebih menarik minat pasaran. Secara keseluruhannya, kestabilan harga kediaman mencerminkan tahap permintaan yang relatif stabil.

Price

Residential property prices generally remained stable during the review period, with marginal increases and declines observed across selected locations within the region. The performance of residential property prices continued to be influenced by various demand-driven factors, particularly property design, location, accessibility, available facilities and supporting infrastructure. These factors have a direct impact on market demand, as properties offering well-planned designs, strategic locations, good connectivity and accessibility, comprehensive amenities, and adequate infrastructure tend to attract stronger market interest. Overall, the stability in residential property prices reflects relatively steady demand.

Indeks Harga Rumah

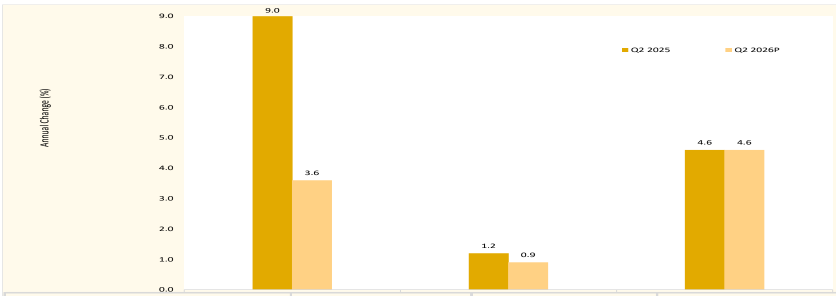
Semua negeri mencatat pertumbuhan marginal Indeks Harga Semua Rumah antara 0.9% hingga 4.6% dalam tempoh kajian.

House Price Index

All states recorded marginal growth in All House Price Index ranging between 0.9% and 4.6% in the review period.

Chart 12

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



YEAR		JOHOR	NEGERI SEMBILAN	MELAKA
Q2 2025	Index Point	302.9	243.7	226.5
	Average House Price	RM472,724	RM327,162	RM249,818
Q2 2026P	Index Point	313.9	245.9	236.9
	Average House Price	RM489,881	RM330,058	RM261,234

Sewa

Di Wilayah Selatan, pasaran sewaan kediaman secara amnya adalah kekal stabil, dengan sedikit peningkatan kadar sewaan direkodkan di Batu Pahat, Johor dan Seremban, Negeri Sembilan. Di Batu Pahat, Johor, kadar sewaan bagi rumah teres satu tingkat meningkat dalam julat antara 3.4% hingga 10.0%.

Sementara itu, unit kondominium di Wadihana Condominium, Johor Bahru merekodkan kadar sewaan yang agak tinggi, iaitu antara RM2,500 hingga RM3,500 sebulan.

Rental

In the Southern Region, the rental market remained largely stable, with slight increases observed in Batu Pahat, Johor, and Seremban, Negeri Sembilan. In Batu Pahat, Johor rental rates for one storey terrace houses increased by 3.4% to 10.0%.

Meanwhile, condominium units at Wadihana Condominium, Johor Bahru recorded rental rate as high between RM2,500 and RM3,500 per month.

2.2 HARTA TANAH KOMERSIAL

Transaksi

Harta tanah komersial di Wilayah Selatan merekodkan 5,902 transaksi bernilai RM6.61 bilion, penurunan marginal sebanyak 3.5% dalam bilangan bagi tempoh kajian. Walau bagaimanapun, nilai transaksi meningkat sebanyak 22.8%.

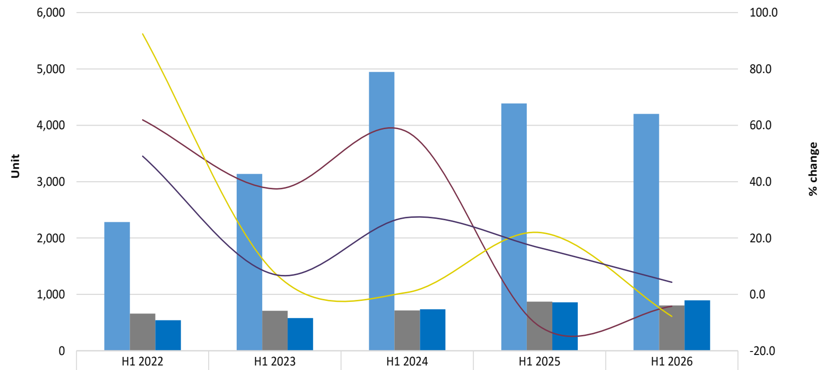
2.2 COMMERCIAL PROPERTY

Transaction

Commercial properties in the Southern Region recorded 5,902 transactions valued at RM6.61 billion during the review period, representing a marginal decline of 3.5% in transaction volume. Nevertheless, transaction value increased by 22.8%.

Chart 13

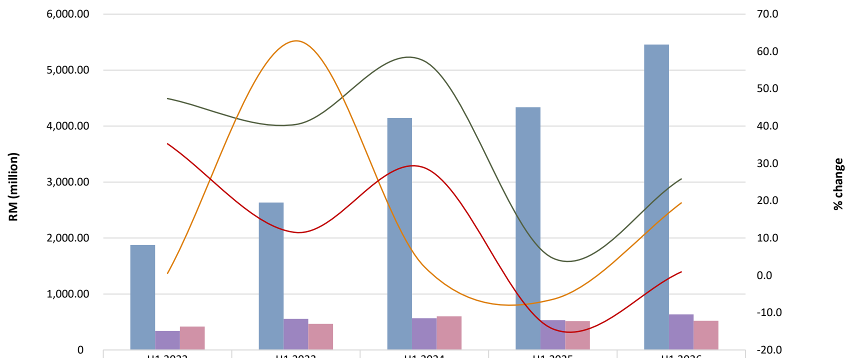
Commercial Property Transactions Volume Trend H1 2022 – H1 2026



	H1 2022	H1 2023	H1 2024	H1 2025	H1 2026
Johor	2,283	3,138	4,947	4,387	4,202
Negeri Sembilan	660	710	715	872	804
Melaka	541	579	737	859	896
Johor (%)	61.9	37.5	57.6	-11.3	-4.2
Negeri Sembilan (%)	92.4	7.6	0.7	22.0	-7.8
Melaka (%)	49.0	7.0	27.3	16.6	4.3

Chart 14

Commercial Property Transactions Value Trend H1 2022 – H1 2026



	H1 2022	H1 2023	H1 2024	H1 2025	H1 2026
Johor	1,875.29	2,633.65	4,145.86	4,336.66	5,456.94
Negeri Sembilan	341.05	555.38	568.10	531.53	634.72
Melaka	418.74	466.82	601.38	515.01	519.74
Johor (%)	47.4	40.4	57.4	4.6	25.8
Negeri Sembilan (%)	0.5	62.8	2.3	-6.4	19.4
Melaka (%)	35.3	11.5	28.8	-14.4	0.9

a. Kedai

Transaksi

Subsektor kedai menguasai bilangan pasaran komersial Wilayah Selatan pada tempoh kajian dengan 45.3% syer pasaran. Johor penyumbang transaksi tertinggi dengan 1,823 transaksi bernilai RM2.25 bilion (H1 2025: 1,935 transaksi bernilai RM2.17 bilion). Melaka menyusul dengan jumlah 438 transaksi bernilai RM255.77 juta (H1 2025: 417 transaksi bernilai RM227.83 juta) dan Negeri

a.Shop

Transaction

The shop subsector dominated the commercial property market in the Southern Region during the review period, accounting for 45.3% of the total market share. Johor contributed the highest number of transactions, recording 1,823 transactions valued at RM2.25 billion (H1 2025: 1,935 transactions valued at RM2.17 billion. This was followed by Melaka, which recorded 438 transactions valued at

Sembilan dengan 411 transaksi bernilai RM310.56 juta (H1 2025: 449 transaksi bernilai RM317.58 juta).

RM255.77 million (H1 2025: 417 transactions valued at RM227.83 million) and Negeri Sembilan recorded 411 transactions valued at RM310.56 million (H1 2025: 449 transactions valued at RM317.58 million).

Status Pasaran

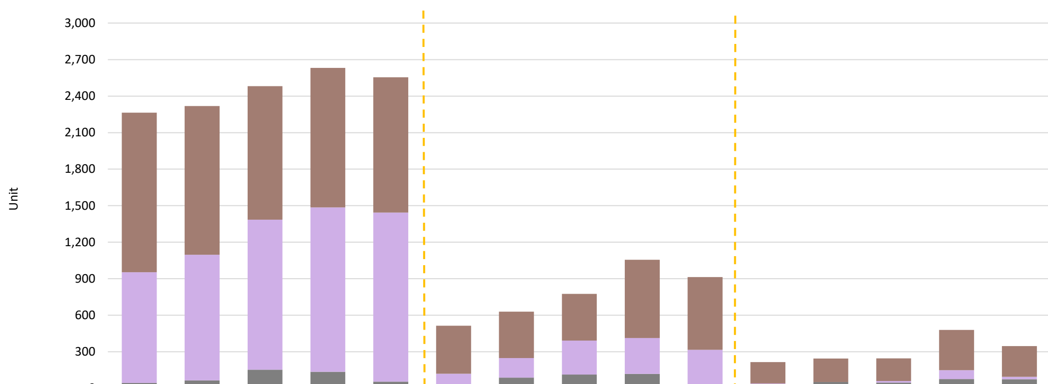
Kedai siap dibina belum terjual di Wilayah Selatan menunjukkan tren penurunan marginal, dengan penurunan keseluruhan sebanyak 7.5%, daripada 2,120 unit pada H2 2025 kepada 1,962 unit pada H1 2026. Penurunan ini direkodkan di kesemua negeri, dengan Melaka mencatatkan penurunan tertinggi sebanyak 23.6%, diikuti Negeri Sembilan sebanyak 7.0% dan Johor sebanyak 3.1% dalam tempoh kajian. Sementara itu, kedai dalam pembinaan belum terjual kekal relatif stabil, dengan peningkatan marginal sebanyak 0.1%, kepada 1,720 unit (H2 2025: 1,718 unit). Sebaliknya, kedai belum dibina belum terjual mencatatkan penurunan ketara sebanyak 59.3%, daripada 329 unit pada H2 2025 kepada 134 unit pada H1 2026, yang sebahagian besarnya didorong oleh penurunan ketara di Negeri Sembilan dan Johor.

Market Status

Unsold completed shops in the Southern Region showed a marginal declining trend, with an overall reduction of 7.5% from 2,120 units in H2 2025 to 1,962 units in H1 2026. The decline was recorded across all states, with Melaka registering the highest decrease of 23.6%, followed by Negeri Sembilan at 7.0% and Johor at 3.1% during the review period. Meanwhile, unsold under construction remained relatively stable, recording a marginal increase of 0.1% to 1,720 units (H2 2025: 1,718 units). In contrast, unsold not constructed recorded a significant decline of 59.3%, from 329 units in H2 2025 to 134 units in H1 2026, mainly driven by substantial reductions in Negeri Sembilan and Johor.

Chart 15

Shop Unsold Market Status Units H1 2024 – H1 2026



	Johor					Negeri Sembilan					Melaka				
	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026
Unsold Completed	1,311	1,222	1,097	1,146	1,111	394	381	384	643	598	175	192	186	331	253
Unsold Under Construction	909	1,032	1,232	1,351	1,390	120	160	279	295	310	24	0	13	72	20
Unsold Not Constructed	44	65	153	135	54	0	88	113	118	6	16	52	46	76	74

Aktiviti Pembinaan

Secara keseluruhan, aktiviti pembinaan di Wilayah Selatan menyaksikan tren yang bercampur. Johor mencatatkan peningkatan tertinggi di peringkat siap dibina menghampiri tiga kali ganda kepada 562 unit (H1 2025: 198 unit). Manakala, Negeri Sembilan mencatatkan peningkatan tertinggi di peringkat mula dibina kepada 197 unit (H1 2025: 87 unit).

Melaka merekodkan aktiviti pembinaan yang perlahan di semua peringkat pembinaannya di sepanjang tempoh kajian.

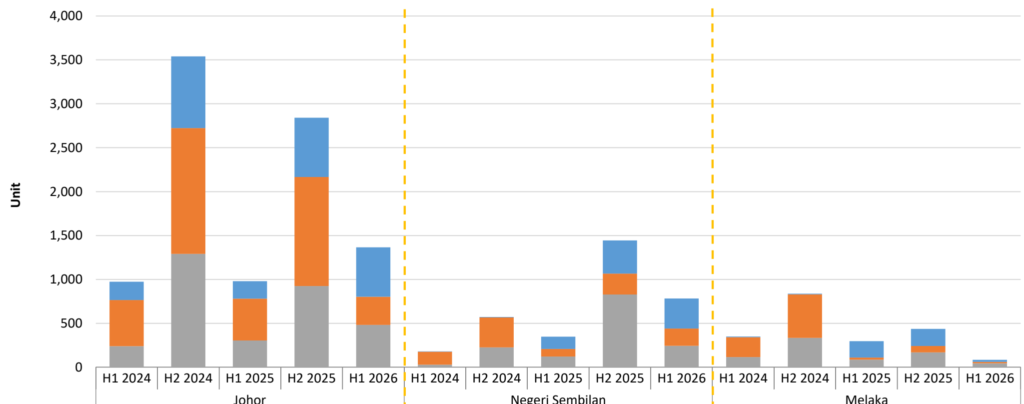
Construction Activity

Overall, construction activity in the Southern Region recorded a mixed trend during the review period. Johor recorded the highest increase in completion activity, nearly three-fold to 562 units (H1 2025: 198 units). Meanwhile, Negeri Sembilan recorded the highest increase in construction starts, rising to 197 units (H1 2025: 87 units).

Melaka, on the other hand, recorded slower construction activity across all stages of development throughout the review period.

Chart 16

Shop Construction Activity Trend H1 2024 – H1 2026



	Johor H1 2024	Johor H2 2024	Johor H1 2025	Johor H2 2025	Johor H1 2026	Negeri Sembilan H1 2024	Negeri Sembilan H2 2024	Negeri Sembilan H1 2025	Negeri Sembilan H2 2025	Negeri Sembilan H1 2026	Melaka H1 2024	Melaka H2 2024	Melaka H1 2025	Melaka H2 2025	Melaka H1 2026
Completion	209	818	198	674	562	5	5	140	376	343	8	8	187	195	23
Starts	526	1,433	476	1,243	322	147	341	87	239	197	226	495	24	73	16
New Planned Supply	239	1,290	305	924	481	29	226	121	828	243	116	334	86	168	44

Table 3

Shop Construction Activity in Southern Region H1 2026

Stage of Development / State	Johor	Negeri Sembilan	Melaka
Existing Supply (units)	99,750	28,358	24,986
Incoming Supply (units)	5,636	748	457
Planned Supply (units)	2,915	1,278	1,009

Harga dan Sewa

Di Wilayah Selatan, beberapa peningkatan harga telah direkodkan, khususnya di kawasan komersial yang telah membangun dan mempunyai jaringan jalan raya serta kebolehsampaian yang baik. Di daerah Johor Bahru, harga unit kedai dua dan tiga tingkat mencatatkan peningkatan marginal dalam julat antara 2.4% hingga 18.7%, dengan harga transaksi mencecah sehingga RM4.28 juta.

Sementara itu, kadar sewaan kedai tingkat bawah di Johor Bahru secara amnya kekal stabil, walaupun terdapat pergerakan bercampur di beberapa lokasi terpilih. Kadar sewaan di Kebun Teh Commercial City meningkat sebanyak 3.8%, dengan kadar sewaan bulanan mencapai RM4,500. Sebaliknya, Jalan Alam 3, Bandar Alam Masai merekodkan penurunan kadar sewaan sebanyak 16.7%, dengan kadar sewaan antara RM2,000 hingga RM3,000 sebulan. Penurunan tersebut sebahagian besarnya disebabkan oleh jumlah unit kedai yang kosong dan tidak berpenghuni yang agak ketara, dengan sebahagian premis didapati telah lama tidak digunakan atau terbiar.

Price and Rental

In the Southern Region, several price increases were observed, particularly in established commercial areas with strong road connectivity. In the Johor Bahru district, double and three-storey shop units recorded marginal price appreciation ranging from 2.4% to 18.7%, with transaction prices reaching as high as RM4.28 million

Meanwhile, rentals for ground-floor shops in Johor Bahru remained largely stable, although some mixed movements were recorded in selected areas. Rental rates at Kebun Teh Commercial City rose by 3.8%, with monthly rentals as RM4,500. While, at Jalan Alam 3, Bandar Alam Masai registered a decline 16.7% ranging from RM2,000 and RM3,000 per month which mainly attributed to the significant number of vacant and unoccupied shop units, with some premises having been left abandoned.

b. Pangsapuri Khidmat/ SOHO

Transaksi

Pangsapuri khidmat/ SOHO merekodkan 2,220 transaksi bernilai RM1.35 bilion, membentuk 37.6% daripada bilangan transaksi dan 20.4% daripada jumlah nilai keseluruhan harta tanah komersial di wilayah Selatan. Mengikut negeri, Johor menyumbang bilangan pasaran tertinggi dalam syer pasaran dengan 74.7% (1,658 transaksi).

Status Pasaran

Secara umumnya, pangsapuri khidmat/ SOHO di semua peringkat sama ada siap dibina belum terjual, dalam pembinaan belum terjual atau belum dibina belum terjual di wilayah ini menunjukkan perkembangan yang perlahan berbanding H2 2025.

b. Serviced Apartment/ SOHO

Transaction

Serviced apartment/ SOHO recorded 2,220 transactions worth RM1.35 billion, formed 37.6% of transactions volume and 20.4% of the total value commercial property in the Southern Region. By state, Johor contributed the highest market volume market share with 74.7% (1,658 transactions).

Market Status

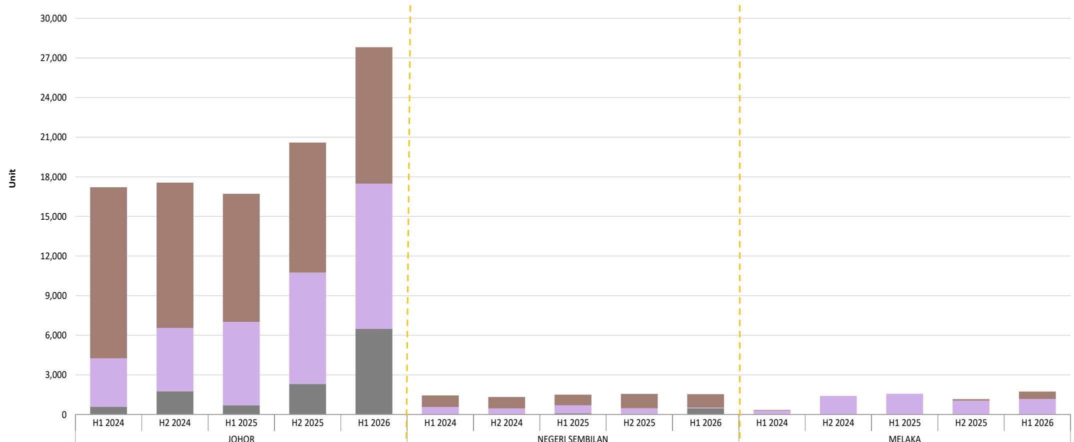
Generally, serviced apartments/SOHOs in all stages, whether unsold completed, unsold under construction, or unsold not constructed in the region, showed moderate performance compared H2 2025.

Secara keseluruhan, unit belum terjual di semua peringkat menunjukkan peningkatan, dengan siap di bina belum terjual meningkat sebanyak 7.7%, dalam pembinaan belum terjual sebanyak 22.6% dan belum dibina belum terjual melebihi dua kali ganda dalam tempoh kajian.

Overall, unsold units across all stages recorded an increase during the review period, with unsold completed units rising by 7.7%, unsold units under construction increasing by 22.6%, while unsold units not constructed more than doubled.

Chart 17

Serviced Apartment/ SOHO Market Status H1 2024 – H1 2026



	JOHOR					NEGERI SEMBILAN					MELAKA				
	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026
Unsold Completed	12,963	11,007	9,701	9,854	10,329	874	865	799	1,092	1,018	43	0	0	117	568
Unsold Under Construction	3,665	4,794	6,311	8,438	10,986	569	464	617	469	45	298	1,401	1,567	1,043	1,172
Unsold Not Constructed	587	1,762	704	2,305	6,501	0	0	82	0	474	0	0	0	0	0

Aktiviti Pembinaan

Aktiviti pembinaan pangsapuri khidmat/ SOHO menunjukkan tren bercampur di setiap peringkat bagi wilayah ini.

Melaka merekodkan pertambahan unit sebanyak 352 unit (H1 2025: 130 unit) di peringkat siap dibina, manakala Johor bertambah sebanyak 2,456 unit (H1 2025: 1,623 unit) di peringkat penawaran baharu dirancang. Di peringkat mula dibina hanya Johor mencatatkan pergerakan unit dalam pembinaan.

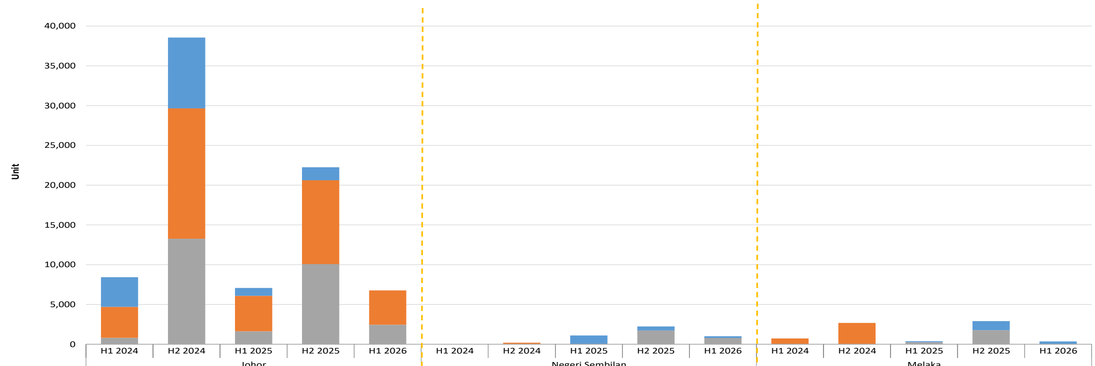
Construction Activity

The construction activity for serviced apartments/ SOHO recorded mixed trends across the various stages in the region.

Melaka recorded an increase of 352 units at the completed stage (H1 2025: 130 units, meanwhile Johor registered an increase of 2,456 units at the planned new supply stage (H1 2025: 1,623 units). At the construction commencement stage, Johor was the only state to record movement in the number of units under construction.

Chart 18

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



	Johor					Negeri Sembilan					Melaka				
	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026
Completion	3,724	8,901	995	1,639	0	0	0	1,106	512	224	0	0	130	1,134	352
Starts	3,894	16,383	4,458	10,544	4,305	0	195	0	0	0	730	2,678	0	0	0
New Planned Supply	802	13,267	1,623	10,069	2,456	0	0	0	1,722	778	0	0	252	1,765	0

Table 4

Serviced Apartment/ SOHO Construction Activity in Southern Region H1 2026

Stage of Development / State	Johor	Negeri Sembilan	Melaka
Existing Supply (units)	113,528	17,072	10,820
Incoming Supply (units)	50,198	195	4,763
Planned Supply (units)	34,072	3,778	2,330

Harga dan Sewa

Harga pangsapuri khidmat/ SOHO di Wilayah Selatan menunjukkan pergerakan yang bercampur dan stabil. Johor merekodkan pergerakan harga yang bercampur di beberapa skim terpilih. D'Putra Suites mencatatkan pertumbuhan harga dua digit sebanyak 10.9%, dengan harga transaksi mencecah RM510,000.

Manakala Pasaran sewaan di Wilayah Selatan secara amnya kekal stabil dengan beberapa pengecualian. Di Johor Bahru, skim yang terletak berhampiran pusat bandar serta mempunyai aksesibiliti yang baik mencatatkan peningkatan kadar sewa marginal melebihi 11% hingga 12%, antaranya The Astaka @ 1Bukit Senyum, Residensi Grid Sunway Medini, Sky Executive Suites Bukit Indah dan Nusa Perdana Service Apartment. Kadar sewa tertinggi masih direkodkan di The Astaka @ 1Bukit Senyum, dengan kadar sewaan antara RM6,000 hingga RM8,000 sebulan.

Price and Rental

Prices of serviced apartments/ SOHO in the Southern Region have shown mixed and stable movements. Johor demonstrated mixed price movements in selected schemes. D'Putra Suites recorded a double-digit price growth of 10.9%, transacted at RM510,000.

Meanwhile, the regional rental market is generally stable with a few exceptions. In Johor Bahru, those schemes located near urban centers and with good accessibility enjoy marginal rental appreciation exceeding 11% to 12%, such as The Astaka @ 1Bukit Senyum, Residensi Grid Sunway Medini, Sky Executive Suites Bukit Indah and Nusa Perdana Service Apartment. The highest rental rates were observed remain at The Astaka @ 1Bukit Senyum ranging rental rate between RM6,000 and RM8,000 per month.

c. Kompleks Perniagaan

Transaksi

Tiada transaksi direkodkan di Wilayah Selatan dalam tempoh kajian ini.

Penghunian dan Ketersediaan Ruang

Prestasi subsektor ruang niaga Wilayah Selatan adalah stabil. Kadar penghunian di Johor mencatatkan kadar sebanyak 74.2%, disusuli dengan Negeri Sembilan dan Melaka masing-masing 68.9% dan 57.2%.

c. Shopping Complex

Transaction

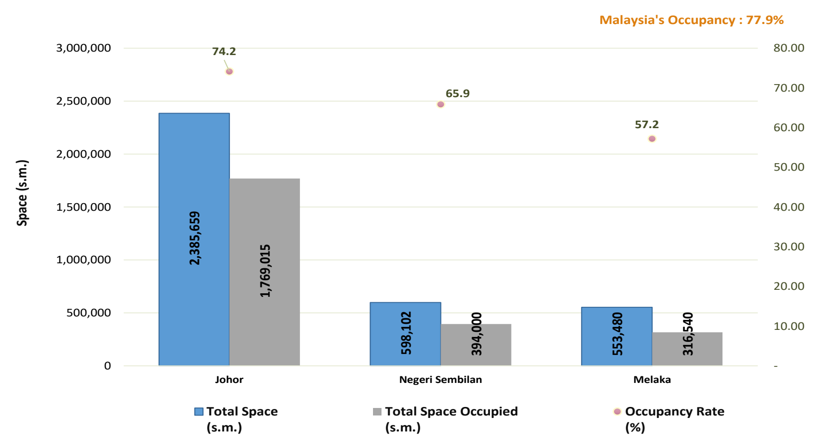
There are no transactions recorded in the Southern Region during the review period.

Occupancy and Space Availability

Occupancy rates for shopping complex were stable across all states, with Johor recording rate at 74.2%, followed by Negeri Sembilan and Melaka at 68.9% and 57.2%, respectively.

Chart 19

Supply and Occupancy of Shopping Complex H1 2026



Aktiviti Pembinaan

Terdapat satu bangunan siap dibina direkodkan di Wilayah Selatan iaitu Econsave Ampangan di Jalan Seremban – Jelebu, Seremban dengan tawaran keluasan sebanyak 7,345 meter persegi dalam tempoh kajian.

Construction Activity

One completed building was recorded in the Southern Region during the review period, namely Econsave Ampangan located along Jalan Seremban – Jelebu, Seremban, offering a floor area of 7,345 square metres.

Table 5

Shopping Complex Construction Activity in Southern Region H1 2026

Stage of Development \ State	Johor	Negeri Sembilan	Melaka
Existing Supply	145 buildings (2,385,659 s.m.)	67 buildings (598,102 s.m.)	27 buildings (553,480 s.m.)
Incoming Supply	3 buildings (25,916 s.m.)	2 buildings (25,599 s.m.)	2 buildings (57,245 s.m.)
Planned Supply	0	1 building (12,034 s.m)	0

Sewa

Sewaan ruang niaga di wilayah ini sebahagian besarnya stabil dengan beberapa pengecualian. Galleria @ Kota Raya dan Aeon Mall Kulaijaya merekodkan perubahan peratus perubahan sewa. Ini disebabkan oleh pembaharuan penyewaan dan semakan kadar sewanya.

Rental

Rentals of retail space in this region were largely stable across the board, with a few exceptions. Galleria @ Kota Raya and Aeon Mall Kulaijaya, recorded the percentage of rental changes of the building. This is following a lease renewal and a review of the rental rate.

d. Pejabat Binaan Khas

Transaksi

Terdapat dua transaksi direkodkan di Wilayah Selatan dalam tempoh kajian ini iaitu Wisma Ang di Bandar Pontian, Johor dengan nilai balasan RM6.8 juta dan Nilai Starz Valley di Bandar Nilai Utama 1, Seremban dengan nilai balasan RM6 juta

Penghunian dan Ketersediaan Ruang

Segmen pejabat binaan khas di Wilayah Selatan menunjukkan prestasi adalah stabil. Kadar penghunian di Negeri Sembilan mendahului sebanyak 89.1%, disusuli dengan Melaka dan Johor masing-masing 87.1% dan 66.3%.

d. Purpose-built Office

Transaction

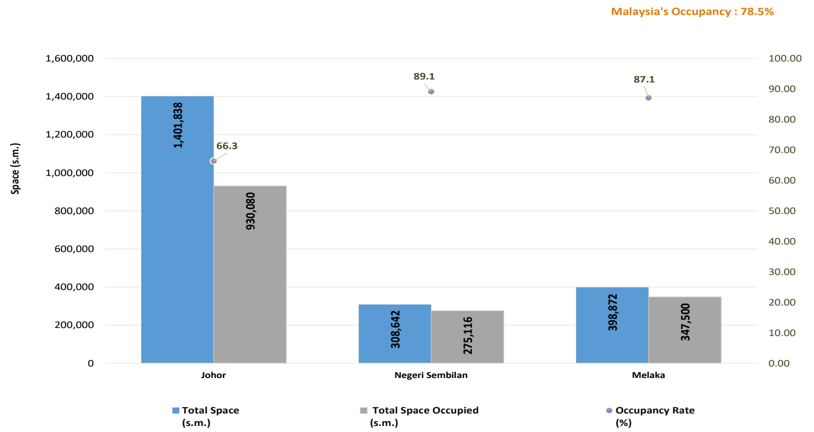
There are two transactions recorded in the Southern Region during the review period namely Wisma Ang in Pontian City, Johor with a consideration price of RM6.8 million and Nilai Starz Valley in Bandar Nilai Utama 1, Seremban with a consideration price of RM6 million.

Occupancy and Space Availability

The purpose-built office segment in the Southern Region were stable across all states, with Negeri Sembilan recording the highest rate at 89.1%, followed by Melaka and Johor at 87.1% and 66.3%, respectively.

Chart 20

Supply and Occupancy of Purpose-built Office H1 2026



Aktiviti Pembinaan

Tiada pembinaan bangunan pejabat binaan khas direkodkan di sepanjang tempoh kajian di wilayah ini.

Construction Activity

No office Purpose-built construction activity was recorded in the region throughout the review period.

Table 6

Purpose-built Office Construction Activity in Southern Region H1 2026

Stage of Development / State	Johor	Negeri Sembilan	Melaka
Existing Supply	152 buildings (1,401,838 s.m.)	67 buildings (308,642 s.m.)	57 buildings (398,872 s.m.)
Incoming Supply	5 buildings (129,403 s.m.)	0	0
Planned Supply	2 buildings (49,303 s.m.)	0	0

Sewa

Secara keseluruhannya, sewaan ruang pejabat adalah stabil. Bangunan bertaraf pelaburan di lokasi yang baik dengan jarak yang dekat atau di dalam pusat bandar adalah antara yang mempunyai kelebihan daya saing dan memperoleh sewa yang tinggi.

Peratus perubahan ketara di wilayah ini direkodkan di Johor Bahru iaitu Bangunan Medini 7, Iskandar Puteri dengan kenaikan 39.9%, Bangunan Menara Jland dengan kenaikan antara 23.5% dan Wisma Ang sebanyak 21.3% disebabkan oleh penyemakan semula kadar sewaan dan caj perkhidmatannya.

Rental

Generally, office space rentals are stable. Investment grade buildings in good locations with proximity or within the town centre are among those with a competitive edge and fetched higher rental rate.

Significant percentage changes were recorded in Johor Bahru, particularly at Bangunan Medini 7, Iskandar Puteri, which recorded an increase of 39.9%, followed by Bangunan Menara JLand at 23.5% and Wisma Ang at 21.3%. These increases were attributed to revisions in rental rates and service charges.

e. Harta Tanah Riadah

Transaksi

Empat transaksi harta tanah riadah direkodkan dalam tempoh kajian di mana tiga daripadanya terletak di Johor Bahru, Johor iaitu Fives Hotel Johor Bahru di Jalan Wong Ah Fook, Fives Hotel Johor Bahru di Jalan Tenteram, Bukit Meldrum dan Crown KTV di Jalan Abdullah Tahir dengan nilai balasan masing-masing RM142.5 juta, RM30 juta dan RM25.0 juta

Manakala satu terletak di Teluk Kemang, Port Dickson, Negeri Sembilan iaitu Hotel Pusat Perniagaan 6 Avenue dengan nilai balasan RM2.1 juta.

Aktiviti Pembinaan

Tiada pembinaan bangunan riadah yang siap dibina dalam tempoh kajian bagi wilayah ini.

e. Leisure Property

Transaction

There is four leisure property transactions were recorded during the review period, three of which were located in Johor Bahru, Johor, namely Fives Hotel Johor Bahru on Jalan Wong Ah Fook, Fives Hotel Johor Bahru on Jalan Tenteram, Bukit Meldrum, and Crown KTV on Jalan Abdullah Tahir, with respective consideration values of RM142.5 million, RM30.0 million and RM25.0 million.

Meanwhile, one transaction was recorded in Teluk Kemang, Port Dickson, Negeri Sembilan, namely Hotel Pusat Perniagaan 6 Avenue, with a consideration value of RM2.1 million.

Construction Activity

No leisure buildings were completed during the study period in the region.

Table 7

Leisure Construction Activity in Southern Region H1 2026

Stage of Development / State	Johor	Negeri Sembilan	Melaka
Existing Supply	497 buildings (34,691 rooms)	159 buildings (13,124 rooms)	181 buildings (20,550 rooms)
Incoming Supply	9 buildings (1,359 rooms)	1 building (152 rooms)	0
Planned Supply	0	2 buildings (88 rooms)	0

2.3 HARTA TANAH INDUSTRI

Transaksi

Prestasi pasaran harta tanah industri merekodkan penurunan marginal sebanyak 3.7% dalam bilangan kepada 1,168 transaksi (H1 2025: 1,213 transaksi). Manakala peningkatan sebanyak 7.2% dalam nilai (H1 2025: RM4.62 bilion). Johor mendahului dengan 669 transaksi, mencakupi 57.3% daripada jumlah keseluruhan transaksi industri wilayah.

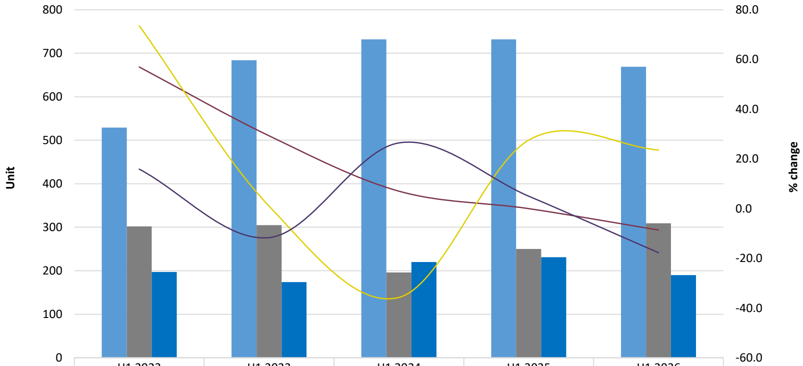
2.3 INDUSTRIAL PROPERTY

Transaction

The performance of the industrial property market recorded a marginal decrease of 3.7% in the volume of transactions to 1,168 transactions (H1 2025: 1,213 transactions). Meanwhile, increasing in value of 7.2% (H1 2025: RM4.62 billion). Johor leads with 669 transactions, accounted for 57.3% of the total industrial transactions in the region.

Chart 21

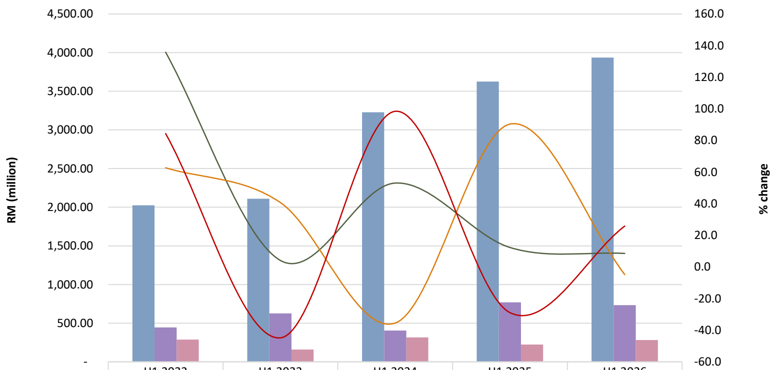
Industrial Property Transactions Volume Trend H1 2022 – H1 2026



	H1 2022	H1 2023	H1 2024	H1 2025	H1 2026
Johor	529	684	732	732	669
Negeri Sembilan	302	305	196	250	309
Melaka	197	174	220	231	190
Johor (%)	57.0	29.3	7.0	0.0	-8.6
Negeri Sembilan (%)	73.6	1.0	-35.7	27.6	23.6
Melaka (%)	15.9	-11.7	26.4	5.0	-17.7

Chart 22

Industrial Property Transactions Value Trend H1 2022 – H1 2026



	H1 2022	H1 2023	H1 2024	H1 2025	H1 2026
Johor	2,025.88	2,109.32	3,228.19	3,626.10	3,936.15
Negeri Sembilan	445.17	626.48	404.22	769.41	732.23
Melaka	287.91	158.79	315.08	224.09	281.99
Johor (%)	135.8	4.1	53.0	12.3	8.6
Negeri Sembilan (%)	62.7	40.7	-35.5	90.3	-4.8
Melaka (%)	84.3	-44.8	98.4	-28.9	25.8

Status Pasaran

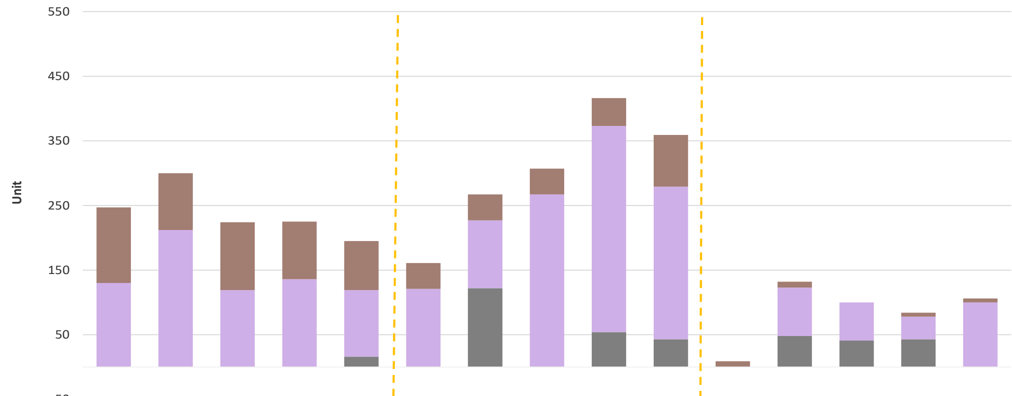
Wilayah Selatan menyaksikan situasi pasaran harta tanah industri yang sederhana apabila terdapat pengurangan di dalam jumlah unit belum terjual. Johor mencatatkan prestasi yang terbaik di peringkat siap dibina belum terjual iaitu penurunan sebanyak 14.6% dan dalam pembinaan belum terjual sebanyak 24.3%. Manakala di peringkat belum dibina belum terjual, Melaka mencatatkan penurunan tertinggi dengan tiada unit belum terjual berbanding H2 2025 sebanyak 43 unit.

Market Status

The Southern Region witnessed a moderate industrial property market as the number of unsold units reduced. Johor recorded the strongest performance in terms of unsold completed units, which declined by 14.6% and under construction which decreased significantly by 24.3%. Meanwhile, at the unsold not constructed stage, Melaka recorded the highest decline with no unsold units reported compared with 43 unsold units recorded in H2 2025.

Chart 23

Industrial Market Status H1 2024 –H1 2026



	Johor					Negeri Sembilan					Melaka				
	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026
Unsold Completed	117	88	105	89	76	40	40	40	43	80	9	9	0	6	6
Unsold Under Construction	130	212	119	136	103	121	105	267	319	236	0	75	59	35	100
Unsold Not Constructed	0	0	0	0	16	0	122	0	54	43	0	48	41	43	0

Aktiviti Pembinaan

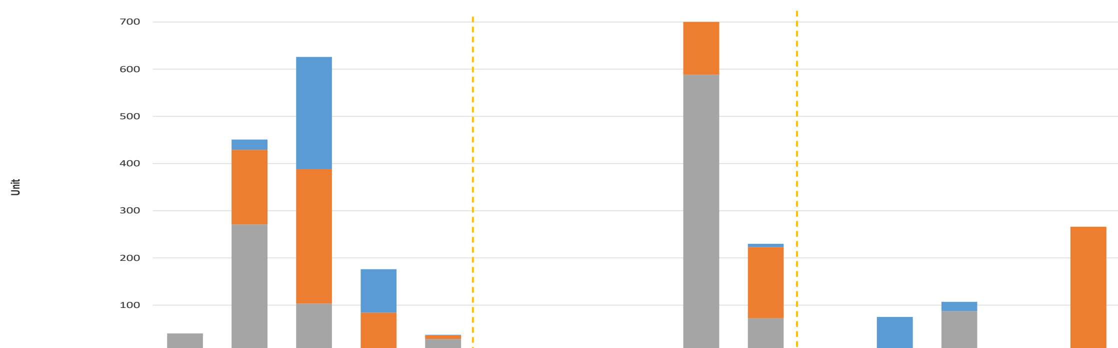
Aktiviti pembinaan harta tanah industri menunjukkan prestasi yang perlahan. Melaka mencatatkan pertambahan unit di peringkat mula dibina sebanyak 266 unit.

Construction Activity

Industrial property construction activities witnessed a slowed performance. Melaka recorded an increase of 266 units at the construction commencement stage.

Chart 24

Industrial Construction Activity Trend H1 2024 – H1 2026



	Johor					Negeri Sembilan					Melaka				
	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026
Completion	0	22	238	92	1	0	0	0	1	7	0	75	20	0	0
Starts	0	158	285	84	8	0	0	0	263	151	0	0	0	0	266
New Planned Supply	40	271	103	0	28	0	0	0	588	72	0	0	87	0	0

Table 8

Industrial Activity in Southern Region H1 2026

Stage of Development / State	Johor	Negeri Sembilan	Melaka
Existing Supply (units)	19,706	5,924	8,554
Incoming Supply (units)	460	762	383
Planned Supply (units)	360	1,028	221

Harga

Harga harta tanah industri kebanyakannya stabil di seluruh wilayah. Kilang teres satu setengah tingkat di daerah Johor Bahru merekodkan pergerakan harga yang bercampur. GP Industrial Park mencatatkan peningkatan tertinggi sebanyak 31.3%, dengan harga indikatif meningkat daripada RM800,000 kepada RM1,050,000.

Peningkatan ini didorong oleh aksesibiliti yang baik serta lokasi strategik skim tersebut, yang dikelilingi oleh beberapa pembangunan yang sedang berkembang, termasuk Taman Mutiara Rini, Mutiara Maju dan Stadium JDT.

Price

Industrial property prices were mostly stable throughout the region. One and a half storey terrace factories in the Johor Bahru district recorded mixed movement. GP Industrial Park recorded the highest increase of 31.3%, with the indicative price rising from RM800,000 to RM1,050,000.

This increase is attributed to the scheme's good accessibility and strategic location, as it is surrounded by several emerging developments, including Taman Mutiara Rini, Mutiara Maju and the JDT Stadium.

2.4 HARTA TANAH PERTANIAN

Transaksi

Transaksi harta tanah pertanian di wilayah ini mencatatkan penurunan yang marginal sebanyak 2.0% dalam bilangan dan 11.6% dalam nilai. Terdapat 6,647 transaksi bernilai RM2.27 bilion dalam tempoh kajian.

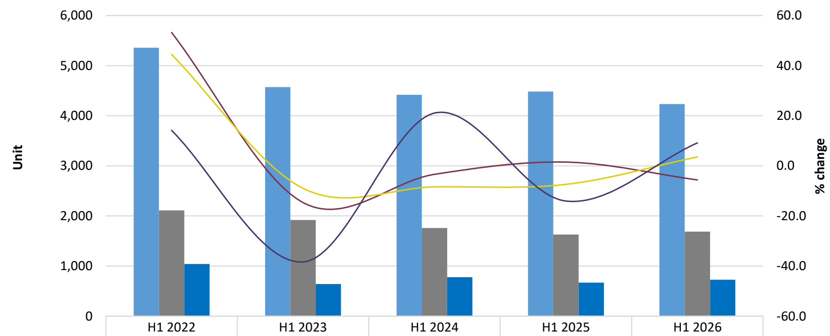
2.4 AGRICULTURE PROPERTY

Transaction

Agricultural property transactions in the region recorded a marginal decline of 2.0% in volume and 11.6% in value. A total of 6,647 transactions worth RM2.27 billion were recorded during the review period.

Chart 25

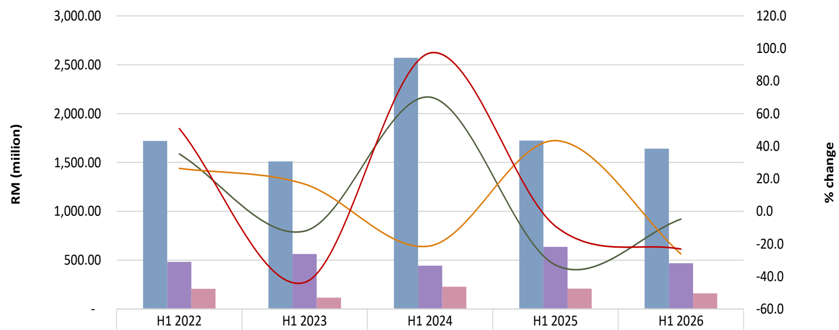
Agriculture Property Transactions Volume Trend H1 2022 – H1 2026



	H1 2022	H1 2023	H1 2024	H1 2025	H1 2026
Johor	5,358	4,573	4,418	4,484	4,232
Negeri Sembilan	2,109	1,920	1,759	1,629	1,687
Melaka	1,040	641	776	667	728
Johor (%)	53.2	-14.7	-3.4	1.5	-5.6
Negeri Sembilan (%)	44.5	-9.0	-8.4	-7.4	3.6
Melaka (%)	14.2	-38.4	21.1	-14.0	9.1

Chart 26

Agriculture Property Transactions Value Trend H1 2022 – H1 2026



	H1 2022	H1 2023	H1 2024	H1 2025	H1 2026
Johor	1,719.95	1,511.19	2,570.80	1,723.43	1,641.21
Negeri Sembilan	483.02	563.70	443.98	636.74	469.50
Melaka	205.99	116.06	228.92	207.97	159.74
Johor (%)	35.2	-12.1	70.1	-33.0	-4.8
Negeri Sembilan (%)	26.4	16.7	-21.2	43.4	-26.3
Melaka (%)	50.8	-43.7	97.2	-9.2	-23.2

3.0 PROPERTY HIGHLIGHTS

3.1 Infrastructure Development

No.	Infrastructure Projects	Description	Current Development Status
1.	Rapid Transit System (RTS), Johor	• Linking Johor Bahru with Singapore. • Revised alignment will connect Bukit Chagar in Johor Bahru and Woodlands North in Singapore. • Length: 4 kilometres track (2.3 kilometres in Malaysia and 1.7 kilometres in Singapore). • Developer/ Concessionaire: Malaysia Rapid Transit System Sdn Bhd • Operating Company: RTS Operation Sdn Bhd (RTSO). Joint Operating Company between Prasarana Malaysia Berhad and SMRT Corporation Ltd from Singapore. • Estimating Cost: RM10 billion • Descriptions: ➢ The target of the project - to reduce traffic congestion on the Johor Embankment by at least 35%. ➢ Estimated 10,000 passengers/ hour in each direction. ➢ Two phase development: a) Phase 1: Development Phase, starting from year 2021 – 2024 b) Phase 2: Testing and Installations Phase, starting from year 2025 – 2026	Under Construction Project status: 95.0% completed exception for Bukit Chagar Stations works (The project is expected to be completed in 2026)
2.	Upgrading Jalan Muar – Tangkak – Segamat, Johor	• Location: Matriculation College to Tangkak Industrial Area • Project length: 7.5 – 8.0 kilometres and involves 92 lots • Estimated cost: RM183 million • Land area: 126.0066 acre (50.9823 hectares) • Descriptions: ➢ The target of the project is to reduce Segamat - Muar travel time without going through the city and congestion in Bandar Tangkak. Especially during peak times and festive seasons ➢ Help to increase socio-economic development and industrial also become the main link between Muar, Tangkak and Segamat.	Under Construction Project status: 70% completed (The project is expected to be completed in 2027)
3.	New Road Project Connecting Jalan Olak Batu (J206) Through Tanjung Sembrong Estate to Federal Road (FT 050), Parit Raja, Batu Pahat, Johor	• Locations: Jalan Olak Batu – Jalan Ayer Hitam Batu Pahat • Project length: 3.5 kilometers and involves part of the land for 2 (two) lots which is Tanah Ladang owned by The Batu Pahat Plantation Sdn. Bhd. • Estimated cost: RM52 million (RMK 12) • Descriptions: ➢ Land Acquisition was gazetted through Section 4 Gazette on 8 December 2022 and followed by Section 8 Gazette on 2 November 2023.	Under Construction Project status: 80% completed (The project is expected to be completed in 2026)
4.	PLUS Highway Widening Project (North Senai - Sedenak), Johor	• Locations: Johor Bahru, Johor • Developer: WCT Holdings Bhd • Descriptions: ➢ **Phase 1** - Project length: 21.8 kilometers - From North Senai to Sedenak - Widening lanes from 4 lanes to 6 lanes - Has commenced in the middle of Julai 2024 and expected completions in Jun 2027 - Estimated cost: RM525 million - Phase 1A (From KM 26.70 – KM 45.20, Kulai – Sedenak) - Phase 1B (From KM 19.28 – KM 26.70, North Senai – Kulai) ➢ **Phase 2** - Project length: 16.6 kilometers - From North from Sedenak to Simpang Renggam - Has started the groundwork/ clearing site on Q1 2025 dan expected completions on Q4 2028 - Estimated cost: RM506 million	Under Construction Project status: Phase 1A: 50% completed Phase 1B: 13% completed Phase 2: 10% completed

No.	Infrastructure Projects	Description	Current Development Status
5.	Tun Hussein Onn University Malaysia Airport (UTHM)	• This project located at Jalan Laboh, Batu Pahat, Johor • Land area: 22.6 hectares • Length: 800 meter long runway • Estimated cost: RM18.3 million • Descriptions: ➢ This project is offers: a) Pilot training center b) Charter flight services c) Aircraft and helicopter maintenance, repair and overhaul (MRO) center	Under Construction Project status: 85% completed
6.	Bukit Pasir By-Pass project from Sungai Terap to Paya Panjang (J32 Muar, Johor)	• This project located at Jalan Parit Lanjut – Tanjung Olak to Jalan Muar – Labis (kampung Paya Panjang) • Project length: 3.0 kilometers and involves 38 lots • Estimated cost: RM21.0 million	Under Construction Project status: 5% completed (Site clearing) (The project is expected to be completed in 2027)
7.	Batu Pahat District Flood Mitigation Project	• This project located at 3 locations in Batu Pahat District as below: ➢ RTB Sungai Batu Pahat - Location: Sungai Batu Pahat - Estimated cost: RM56.7 million (under RMK – 12) ➢ RTB Batu Pahat City - Location: Taman Nira, Batu Pahat - Estimated cost: RM195.73 million (under RMK – 12) - Project has commenced on 8 January 2024 and expected completion on 7 January 2029 ➢ Flood Mitigation Dam Structural and Facility Strengthening Project - Location: Sembrong Dam, Batu Pahat - Estimated cost: RM33.15 million (under RMK – 12) - Project has commenced on 15 July 2024 and expected completion on 14 July 2028	Under Construction Project status: 10% completed Project status: 5% completed Project status: 5% completed
8.	Melaka Flood Mitigation Plan Project	• The project is envisaged to be implemented progressively across the State of Melaka, with development focusing on several strategically identified areas, as detailed below ➢ Alor Gajah Flood Mitigation Plan Phase 1 - Location: Mukim Kelemak, Alor Gajah District - Estimated cost: RM17.015 million - Expected completed date: in 2026 ➢ Sungai Duyong Flood Mitigation Plan - Location: Along Sungai Duyong (8.1 kilometres), Sungai Ayer Molek (5.0 kilometres) and Sungai Ayer Panas (6.0 kilometres) - Estimated cost: RM117.0 million - Expected completed date: in 2027 ➢ Bandar Jasin Flood Mitigation Plan - Location: Along Sungai Kesang (15.0 kilometres). Started from Bandar Jasin to Pekan Selandar - Estimated cost: RM35.3 million - Expected completed date: in 2026 ➢ Bandar Merlimau Flood Mitigation Plan - Location: Along Sungai Merlimau (rizab area), Jasin District - Estimated cost: RM17.0 million - Expected completed date: in 2027	Under Construction Project status: 73% completed Project status: 72% completed Project status: 93% completed Project status: 68% completed

No.	Infrastructure Projects	Description	Current Development Status
		➢ Sungai Putat Flood Mitigation Plan - Location: Kampung Sungai Putat and Sungai Putat Urban Reforestation zone - Estimated cost: RM50.0 million - Expected completed date: in 2027 ➢ Krubong – Durian Tunggal Flood Mitigation Plan - Location: Flood mitigation pond Krubong, Melaka Tengah District and Durian Tunggal, Alor Gajah District - Estimated cost: RM529.0 million - Expected completed date: in 2030 - Description: Flood mitigation project to upgrade the Krubong–Durian Tunggal Dual-Purpose Retention Pond function to serve as a raw water storage reservoir before the water is channeled to the Durian Tunggal Dam.	Project status: 45% completed Project status: 52% completed
9.	New Road Project from Jalan Bukit Katil (Masjid Saidina Ali junction) to Taman Puncak, Bukit Katil, Melaka Tengah District	• This project located along the identified road alignments forming part of the proposed development in Bukit Katil • Length: 1.2 kilometres • Estimated cost: RM17.0 million	Under Construction Project status: 50% completed (The project is expected to be completed in 2027)
10.	Water Reservoir Project on the banks of the TAPS Jernih River, Alor Gajah District, Melaka	• This project located along the banks of the TAPS Jernih River in Alor Gajah, Melaka • Estimated cost: RM124.9 million • Project has commenced in Jun 2022 and expected completion on Mac 2026	Under Construction Project status: 75% completed
11.	New Road Project from Nilai-Labu to Bandar Enstek, Negeri Sembilan	• The 16.82 kilometres road construction project connecting Nilai, Labu to Bandar Enstek started in 2017 • The two-way four-lane road project involves the construction of three main intersections, six bridges, retaining walls, streetlights and traffic lights. • Estimated cost: RM415 million. • Descriptions: ➢ This project is to be part of the requirements for the Malaysian Vision Valley 2.0 project	Under Construction Project status: 70% completed. (Expected to be completed by 2027)
12.	Ngoi-Ngoi Water Treatment Plant Construction Project Phase 2	• This project will accommodate the development needs of Malaysia Vision Valley (MVV) covering an area of 153,000 hectares involving the districts of Seremban and Port Dickson especially in area Nilai and Sendayan • Estimated cost: RM347.25 million. • Period project: Years 2021 until 2023 through Pengurusan Aset Air Berhad (PAAB) financing for the development of a new water supply in Negeri Sembilan.	Completed Project status: 100% completed (Completed in Februari 2026)
13.	Sungai Chempedak, Jelebu District Flood Mitigation Plan Project	• Locations: Sungai Chempedak, Jelebu, Negeri Sembilan • Involving 55 individual lots • Project length: 8 kilometres • Estimated cost: RM10 million • Descriptions: - The construction of Chempedak River flood mitigation can solve the problem and risk of flooding in residential areas around Jelebu District - Construction details are as follows: a) Construction of flood wall - 100m b) Precast concrete Flood Wall Height 3m (RHS) c) Widening and protection of existing riverbank tire construction along 4400m Upgrading seven (7) MTB bridges along the project route i. 20m x 7m ii. 20m x 3.5m d) Installation of bank protection Gabion Mattress Installation of bank protection (Sand Fill Mattress)	Under Construction Project status: 42% completed

No.	Infrastructure Projects	Description	Current Development Status
14.	Jalan Baharu New Project from Kampung Gagu to Ulu Beranang, Seremban District, Negeri Sembilan	• This project will connect new road from Kampung Gagu to Ulu Beranang. • Length: 14 kilometres • Estimated cost: RM25 million. • Descriptions: - This road will shorten the travel time and distance of residents around Jelebu district through Kampung Gagu to Ulu Beranang to go to Pekan Beranang, Bandar Nilai, Kajang and Semenyih which is from 38 kilometers to 14 kilometers with a time reduction of 15 minutes.	Under Construction Project status: 56% completed
15.	Upgrading Hospital Tuanku Ampuan Najihah (HTAN), Negeri Sembilan	• Location: Tuanku Ampuan Najihah Hospital, Kuala Pilah • Land area: 1.7 hectares • Estimated cost: RM139.35 million • Descriptions: - The construction started on March 2021 - The project involves construction of a new 6-storeys hospital extension building with additional floor area of 22,700 square meters.	Completed Project status: 100% completed (Complete in April 2026)
16.	Colombia Asia (New building construction)	• Location: Columbia Asia Hospital, Seremban (CAH-S) • Land area: 6.8 hectares • Descriptions: - he project involves construction of a new 13-storeys hospital building which integrates with the existing building. - The new building will offer 233 beds and 68 clinics - Additional equipment offered also includes an Oncology Center for radiotherapy & chemotherapy services, as well as a Dialysis Center.	Under Construction Project status: 35% completed (The project is expected to be complete in 2029)

3.2 Mega Project

<table>
<tr><th>No.</th><th>Infrastructure/ Mega Projects</th><th>Description</th><th>Current Development Status</th></tr>
<tr><td>1.</td><td>Paragon Gateway, Johor Bahru, Johor</td><td>
• This project is located at Jalan Tebrau, Taman Suria, Johor Bahru
• Land area: 5.28 acres
• Developer: Paragon Premium Sdn Bhd
• Descriptions:
- This is a mixed development project (Service Apartment & Retails). Details as below;
- Phase 1
➢ Launched: November 2023
➢ Total unit: 1,398 units
➢ Selling performance: 87%

- Phase 2
➢ Launched: Mac 2024
➢ Total unit: 738 units
➢ Selling performance: 87%

- Unit types
<table>
<tr><th>Type</th><th>Area (Square feet)</th></tr>
<tr><td>Type A</td><td>499 s.f.</td></tr>
<tr><td>Type B</td><td>649 s.f.</td></tr>
<tr><td>Type D</td><td>915 s.f.</td></tr>
</table>
- Selling price: RM348,653 – RM826,446 per unit
</td><td>Under Construction

Project status:
55% completed.

(The project is expected to be completed in 2027)</td></tr>
</table>

No.	Infrastructure/ Mega Projects	Description	Current Development Status
2.	Primer City, Kluang, Johor (Formely known as NewPark Kluang)	• This project is located at KM 4.5, Jalan Kluang-Air Hitam which is close to the Kluang Federal Building • Land area: 40 hectares • Developer: Maju Padu Development Sdn Bhd • Descriptions: - The Newpark City component contains two to four floors of business centers, resort-concept hotels, individual office spaces, convention halls, drive-through restaurants, hypermarkets, family entertainment centers, cinemas and educational hubs. - There are also new government buildings under construction which are: ➢ Inland Revenue Board (IRB) ➢ Kluang Municipal Council ➢ Kluang District and Land Office	Under Construction
		- **Phase 1:** 90.94 acres (36.802 hectares) a. IRB Building ➢ 9 floors with green building concept ➢ Land area: 20,230 square metre ➢ Built-up area: 5,311 square metre	Project status: 100% completed and start operating on May 2019
		b. Kluang Municipal Council building-9 floors ➢ Land area: 20,230 square metre ➢ Built-up area: 15,102.37 square metre ➢ Planning approval: 26 September 2019	Project status: 100% completed
		c. Kluang District and Land Office ➢ Planning approval: 26 September 2019	Project status: 45% completed
		d. LOTUS Hypermarket ➢ Land area: 20,230 square metre ➢ Built-up area: 7,053.59 square metre	Project status: 100% completed
		e. Two storey Shop/ Office ➢ Phase A: 70 units – 100% completed ➢ Phase B: 114 units – 100% completed ➢ Phase C: 70 units - 90% completed	
		f. Resort Hotel and Serviced Apartment ➢ Not constructed yet	
		- **Phase 2:** 156.62 acres (63.382 hectares) ➢ Still in the planning stage	
3.	Ibrahim Technopolis (IBTEC), Kulai, Johor	• Location: Sedenak, Kulai • Land Area: 7,290 acres. • Project status: Phase 1, STeP (Bridge Data Centre: 100% completed), while Phase 2 and 3 is under construction. • Descriptions: - This project combines digital infrastructure with the use of clean and green energy throughout the municipality. - IBTEC's proposed development is phased (within a period of 25 years) including the proposed improvement of the existing road Jalan Parit Panjang JKR J107, the new FELDA Bukit Batu bypass road and the proposed new intersection of Sedenak Utara to Lebuhraya PLUS. - IBTEC Phase 1 Development includes the Data Center sector located in the Sedenak Tech Park (STeP) I and II cluster - (STeP I and STeP II).	Under Construction Project status: Phase 1, STeP (Bridge Data Centre: 100% completed), while Phase 2 and 3 is under construction)

<table>
<tr><th>No.</th><th>Infrastructure/ Mega Projects</th><th>Description</th><th>Current Development Status</th></tr>
<tr><td>4.</td><td>Affordable House Project – Malaysia House (For Rent), Kluang, Johor</td><td>• Location: PTD 9400, Sungai Sepuloh, Jalan Paloh – Kluang, Mukim Paloh in District of Kluang, Johor
• Land Area: 144.14 acres (58.33 hectares)
• Project Owner: Perbadanan Setiausaha Kerajaan Johor (SSI). It is under Ministry of Housing and Local Government project plans.
• Description:
- This housing scheme project will be renting out to the entitled local people and under Ministry of Housing and Local Government. Component development as below;

a) 1 storey Cluster house (31’ x 65’)
➢ 400 unit
b) 2 storey Shop (20’ x 70’)
➢ 5 unit</td><td>Under Construction

Project status:
70% completed</td></tr>
<tr><td>5.</td><td>Lido Waterfront Boulevard</td><td>• Location: Pantai Lido, Johor Bahru
• Land Area: 163.00 acres
• Developer: Tropicana Corporation Berhad and Banyan Group
• Description:
- Skypark Kepler at Lido is the first branded residential development and the most luxurious high-rise development in Johor
- Lido comprises seven key components, including residential, retail, commercial, healthcare, education, hospitality, and recreational offerings, complemented by a diverse range of lifestyle amenities
- Lido’s key highlights include its international freehold zone, strategic location within close proximity to the RTS Link (less than 5 km away and approximately 7–10 minutes’ drive), a comprehensive masterplan offering stunning waterfront views, a 2.5-km waterfront promenade, samsung smart home features, green-certified buildings, and a multi-layered security system
- Property type units offer:
<table><tr><th>Type</th><th>Area (sqft)</th><th>Number of Units</th></tr><tr><td>Type A</td><td>463 sqft</td><td>268</td></tr><tr><td>Type B</td><td>667 sqft</td><td>1,214</td></tr><tr><td>Type C</td><td>807 sqft</td><td>114</td></tr></table></td><td>Under Construction

Project status:
26% completed.

(The project is expected to be completed in 2029)</td></tr>
<tr><td>6.</td><td>W City Larkinton (Adison Apartment)</td><td>• Location: Off Jalan Tun Razakl, Johor Bahru (Adjacent to Johor Golf & Country Club, Johor Bahru)
• Land Area: 68.0 acres
• Developer: WCT Land Sdn Bhd
• Description:
- This is a mixed development project (Service Apartment & Retail units). Details as below;
- Phase 1
➢ Launched: 18 Mac 2024
➢ Total unit: 1,024 units
➢ Price unit range: RM365,500 – RM717,900
➢ Selling performance: 97%</td><td>Under Construction

Project status:
62% completed.</td></tr>
</table>

<table>
<tr><th>No.</th><th>Infrastructure/
Mega Projects</th><th>Description</th><th>Current
Development Status</th></tr>
<tr><td></td><td></td><td>
- Phase 2
➢ Launched:
a) Tower A: 1 November 2025 (224 units)
b) Tower B: 14 December 2025 (238 units)
c) Tower C: 10 September 2025 (224 units)
d) Tower D: 10 September 2025 (210 units)
➢ Total unit: 896 units
➢ Price unit range: RM346,500 – RM717,900
➢ Selling performance: 70%

- Unit types
<table>
<tr><th>Type</th><th>Area
(Square feet)</th></tr>
<tr><td>Type A</td><td>501 s.f.</td></tr>
<tr><td>Type B</td><td>651 s.f.</td></tr>
<tr><td>Type D</td><td>791 s.f.</td></tr>
</table>
</td><td>(The project is expected to be completed in 2028)</td></tr>
<tr><td>7.</td><td>Wawari City, Iskandar Puteri</td><td>
• Location: Off Ismail Sultan Highway, Iskandar Puteri, Johor Bahru. Mukim Pulai.
• Land Area: 253.87 hectares.
• Developer: Wawari Sdn Bhd
• Estimated cost: RM15.0 Billion.
• Description:
- This is a mixed development project (Residential, Service Apartment & Shop units). Details as below;
<table>
<tr><th>Type</th><th>Number of Units</th></tr>
<tr><td>2 storey semi detached house</td><td>12</td></tr>
<tr><td>Cluster house</td><td>828</td></tr>
<tr><td>2 Storey detached house</td><td>3</td></tr>
<tr><td>2 Sorey terrace house</td><td>1,329</td></tr>
<tr><td>Apartment house</td><td>704</td></tr>
<tr><td>Service Apartment</td><td>2,146</td></tr>
<tr><td>2 storey shop office</td><td>52</td></tr>
</table>

- Phase 1 (Riveria Garden Aluna)
➢ Launched: Mac 2026
➢ Total unit: 530 units
➢ Price unit range: RM1,009,800.00 – RM1,517,800.00
➢ Building area: 2,219 s.f. – 2,345 s.f
➢ Selling performance: 99.8%.
</td><td>Under Construction

Project status:
19% completed.
(The Phase 1 project is expected to be completed in Jan 2028)</td></tr>
</table>

<table>
<tr><th>No.</th><th>Infrastructure/ Mega Projects</th><th>Description</th><th>Current Development Status</th></tr>
<tr><td>8.</td><td>KSL Banang Hill, Simpang Kanan</td><td>

- Location: Strategically along Jalan Tanjong Laboh – Senggarang, in the vicinity of Taman Bukit Flora, Mukim Simpang Kanan, District of Batu Pahat
- Land Area: 360.0 acres.
- Developer: KSL Development Sdn Bhd
- Description:
  - This is a mixed development project (Residential and commercial township units). Details as below;

<table>
<tr><th>Property Types</th><th>Launched Date</th><th>Price per Unit</th><th>Unit Launch (% sales)</th></tr>
<tr><td>2 storey terrace</td><td>31/8/2023</td><td>RM620,000</td><td>322 units (64%)</td></tr>
<tr><td>2 storey shop office</td><td>1/10/2023</td><td>RM840,000</td><td>57 units (93%)</td></tr>
<tr><td>1 storey shop</td><td>30/1/2026</td><td>RM200,000</td><td>36 units (17%)</td></tr>
<tr><td>2 storey terrace (RMMC)</td><td>30/1/2026</td><td>RM230,000</td><td>72 units (44%)</td></tr>
<tr><td>2 storey low medium cost (PKJ B)</td><td>30/1/2026</td><td>RM200,000</td><td>104 units (51%)</td></tr>
</table>
</td><td>Under Construction

Project status: 100% completed

Project status: 100% completed

Project status: 75% completed

Project status: 45% completed

Project status: 35% completed</td></tr>
<tr><td>9.</td><td>The Sail Melaka</td><td>

- Location: Kota Laksamana, Malacca
- Land area: 245 acres.
- Developer: Sheng Tai International Sdn Bhd
- Estimated cost: RM6.5 billion.
- Descriptions:
  - Nine linked towers with a total built-up of 991,096 square meters.
  - 3,259 units of high-end condotels.
  - Three hotel towers; 61-storey, 5-star and 6- with a total of 2,584 units.
  - A million square feet luxury shopping mall.
  - One block of business suites as well as Melaka-Nanjing themed cultural square with 65 shop lots.
  - 330 meter (internal perimeter) sky ring that will connect the nine towers;
  - A four-million-sq-meter convention and exhibition center.
  - An Illuminating Sky Garden; and
  - The Moon, a 360° elliptical-shaped experiential center.
- Unit area for apartments is 344 sq ft, 422 sq ft and 604 sq ft per unit and price per unit is starting from RM800,000 and above.

</td><td>Under Construction

Project status: 75% completed

(The project is expected to be complete in 2026)</td></tr>
</table>

No.	Infrastructure/ Mega Projects	Description	Current Development Status
10.	Scientex Bandar Jasin, Melaka	• Location: Mukim Jasin Tunggal which can be reached via Jalan Muar - Melaka • Land area: 46.67 hectares • Descriptions: - Consists 3 phases as follows: a. Phase 1 ➢ Phase 1A1 - 192 units 2 storey terrace house (18 'x 65') ➢ Phase 1A2 – 162 units 2 storey terrace house (18 'x 65') ➢ Phase 1A1A – 170 units 2 storey affordable house (16' x 60') ➢ Phase 1B1 – 118 units 2 storey affordable house (16' x 60') ➢ Phase 1B2 – 175 units 2 storey affordable house (16' x 60') ➢ Phase 1B3 – 210 units 2 storey affordable house (16' x 60') ➢ Phase 1B4 – 159 units 2 storey medium cost house (16'x60') b. Phase 2 ➢ Phase 2A1 – 232 units 2 storey terrace house (18' x 65') ➢ Phase 2A2 – 240 units 2 storey terrace house (18' x 65') c. Phase 3 ➢ Phase 3A – 52 units 2 storey shop office (22' x 70') ➢ Phase 3B – 50 units 2 storey shop office (22'x70') ➢ Phase 3C – 41 units 2 storey shop office (22'x70') ➢ Phase 3C – 15 units 2 storey affordable shop office (20'x70') ➢ Phase 3C – 2 units 2 storey shop office (Types of strata property) (25'x70')	Under Construction Project status: Phase 1A1: 100% completed Phase 1A2: 100% completed Phase 1A3: 75% completed Phase 1B1: 100% completed Phase 1B2: 100% completed Phase 1B3: 100% completed Phase 1B4: 73% completed Phase 2A1: 100% completed Phase 2A2 : 100% completed Phase 3A : 100% completed Phase 3B: 100% completed Phase 3C: 100% completed
11.	Harbour City, Melaka	• Location: Malacca Island, Section 43, Mukim Malacca City, Central Melaka District. • Land area: 6 acres • Developer: Hatten Group Sdn Bhd • Descriptions: - A 6-storey shopping mall with over 800 shop lots - 3 hotel blocks with different themes and - a 500,000 sq ft Water Theme	Under Construction Project status: 85% completed
12.	Taman Anjung, Sungai Petai, Melaka	• Location: Taman Anjung Sungai Petai is located in Mukim Sungai Petai which can be reached via Lebuh AMJ • Land area: 57.55 hectares • Developer: TEOBROS Development Sdn. Bhd. • Project status: 65% completed for Phase 1 (RMM), 20% for Phases 2 and 40% Phase 3 • Descriptions: Consists of 4 phases as follows: a) Phase 1 ➢ 140 units: 1 storey terrace house (22 'x 70') ➢ 52 units: 1 storey twin house (40'x80') ➢ 56 units: 1 storey affordable house (20'x65') ➢ 73 units: 1 storey low cost terrace house (20'x55') ➢ 79 units: 1 storey low cost terrace house (20'x55') b. Phase 2 ➢ 24 units: 2 storey shop office (22'x 65') ➢ 138 units: 1 storey terrace house (22'x70') ➢ 69 units: 1 storey affordable house (20'x65') ➢ 98 units: 1 storey low cost terrace house (20'x55')	Under Construction Project status: Phase 1: 100% completed (Except for 1 storey affordable house – not built yet) Phase 2: 100% completed (Except for 1 storey low-cost terrace house – not built yet)

No.	Infrastructure/ Mega Projects	Description	Current Development Status
		c. Phase 3 ➢ 16 units: 2 storey shop office (22'x 70') ➢ 57 units: 2 storey terrace houses (22'x70') ➢ 200 units: 1 storey terrace house (22'x70') ➢ 32 units: 2 storey twin houses (40'x80') ➢ 70 units: 1 storey twin house (40'x80') ➢ 1 unit: 1 storey detached house (5,000 sq ft) ➢ 50 units: 1 storey terrace affordable house (20'x65') ➢ 93 units: 1 storey terrace house (22'x65') d. Phase 4 ➢ 11 units: 2 storey shop office (22'x 65') ➢ 12 units: 1 storey affordable shop office (22'x65') ➢ 110 units: 1 storey terrace house (22'x70') ➢ 49 units: 1 storey affordable house (20'x65')	Phase 3: 100% completed Phase 3: 100% completed
13.	Molek Residence	• Locations: Ayer Molek which can be reached via Lebuh Jalan Tun Kudu • Developer: Paduwan Realty Sdn. Bhd. • Descriptions: Consists 15 phases as follows: a. Phase 1 ➢ 1 unit: 2 storey detached ➢ 82 units: 2 storey terrace houses (22' x 75') ➢ 147 units: 2 storey terrace house (22' x 70') ➢ 52 units: 2 storey terrace houses (20 'x 70') ➢ 26 units: 2 storey semi-detached house (40' x 105') ➢ 2 units: 2 storey detached house ➢ 83 units: 2 storey terrace houses (22' x 75') ➢ 179 units: 2 storey terrace houses (22' x 70') ➢ 34 unit: 2 semi-detached houses (40' x 105') b. Phase 2 ➢ 152 units: 2 storey terrace houses (20 'x 70') ➢ 126 units: 2 storey terrace houses (20 'x 70') c. Phase 3: Future development ➢ 82 units: 2 storey terrace houses (22' x 75') ➢ 26 units: 2 storey semi-detached house (40'x105') ➢ 1 unit: 2 storey detached house d. Phase 4: Future development ➢ 147 units: 2 storey terrace houses (22' x 70') e. Phase 5: Future development ➢ 52 units: 2 storey terrace houses (22' x 70') f. Phase 6: Future development ➢ 83 units: 2 storey terrace houses (22' x 75') ➢ 34 units: 2 semi-detached houses (40' x 105') ➢ 2 units: 2 storey detached houses g. Phase 7 – 12: Future development ➢ 179 units: 2 storey terrace houses (22' x 70') h. Phase 13 – 14: Future development ➢ 2 storey shop office i. Phase 14: ➢ 2 storey shop office j. Phase 15: ➢ 2 storey shop office ➢ 1 unit commercial building	Under Construction Project status: Phase 1: 100% completed Phase 2: 100% completed Phase 3 – 13 (The project is expected to be completed in 2030) Phase 14: 100% completed Phase 15: 100% completed

No.	Infrastructure/ Mega Projects	Description	Current Development Status
14.	Botani Parkland City, Jasin, Melaka	• Locations: Located in Mukim Jasin which can be reached via Lebuh Jasin Selatan • Project Length: 93.26 Hectares • Descriptions: Consists 4 phases as follows: a. Presint 1 • Phase 1A ➢ 1 storey terrace house: 206 units (22'x70') ➢ 1 storey Cluster house: 82 units (CCC) ➢ 1 storey semi Detached house: 14 units (40'x75') ➢ 2 storey shop office: 102 units (22'x70') • Phase 1B ➢ 1 storey terrace house: 16 units (22'x70') ➢ 1 storey Cluster house: 4 units (22'x70') ➢ 2 storey terrace house: 263 units (22'x70') ➢ 2 storey Cluster house 115 units ➢ 2 storey semi detached house: 24 units (40 x 75) ➢ 2 storey detached house: 4 units b. Presint 2 • Phase 3A ➢ 1 storey Cluster House, Type A: 120 units ➢ 1 storey Cluster House, Type A1: 8 units ➢ 1 storey Cluster House, Type A2: 4 units ➢ 1 storey detached house, Type A: 1 unit ➢ 1 storey detached house, Type B: 3 units • Phase 3B ➢ 1 storey Cluster House, Type A: 206 units ➢ 1 storey Semi-Detached House: 40 units ➢ 1 storey Detached House: 1 units c. Presint 3 • Phase 4A ➢ 1 storey Cluster House, Type A: 52 units (30'x80') ➢ 1 storey Cluster House, Type A1: 8 units (32'x80') ➢ 1 storey terrace house, Type B: 335 units (20'x75') ➢ 1 storey terrace house, Type B1: 48 units (20'x80') • Phase 4B ➢ 1 storey Terrace House: 58 units (24'x70') ➢ 1 storey Terrace House, Type A1: 8 units (24'x73.5') ➢ 1 storey terrace house, Type B: 395 units (22'x70') ➢ 1 storey terrace house, Type B1: 41 units (22'x73.5') d. Presint 4 • Phase 2A ➢ 1 storey affordable terrace house: 218 units (20'x65') ➢ 1 storey medium terrace house: 175 units (20'x60') ➢ 1 storey detached house: 1 unit • Phase 2B ➢ 1 storey affordable house: 171 units (20'x65') ➢ 1 storey medium cost: 211 units (20'x60')	Under Construction Presint 1 Phase 1A: 100% completed Phase 1B: 100% completed Presint 2 Phase 3A: 100% completed Phase 3B: 80% completed Presint 3 Phase 4A: 100% completed Phase 4B: 70% completed Presint 4 Phase 2A: 100% completed Phase 2B: 100% completed
15.	Taman Pengkalan Impian	• Location: Jalan Tun Kudu, Mukim Ayer Molek, Bukit Katil, Melaka • Land Area: 26.06 hectares • Developer: Anjuran Lagenda Sdn Bhd • Descriptions: Consists 3 phases as follows: a. Phase 1 • Phase 1A ➢ 2 storey shop office: 54 units (22'x70') ➢ 2 storey RMM shop office: 14 units (22'x70')	Under Construction Phase 1 Phase 1A: 100% completed

No.	Infrastructure/ Mega Projects	Description	Current Development Status
		• Phase 1B ➢ 2 storey terrace house (Type A): 146 units (20'x 65') ➢ 2 storey terrace house (Type B): 24 units (20'x 65') • Phase 1C ➢ 3 storey low cost apartment: 98 units ➢ 3 storey medium cost apartment: 98 units b. Phase 2 • Phase 2A ➢ 2 storey terrace house: 15 units (20'x70') ➢ 2 storey terrace house: 39 units (20'x65') ➢ 2 storey affordable terrace house: 147 units (20'x65') • Phase 2B ➢ Town House (Type A, B and C): 158 units c. Phase 3 ➢ 2 storey terrace house (Type A): 149 units (20' x 70') ➢ 2 storey terrace house (Type B): 111 units (20' x 65')	Phase 1B: 100% completed Phase 1C: 30% completed Phase 2A: 100% completed Phase 2B: 47% completed Phase 3: 100% completed
16.	Taman Gapam Perdana, Melaka	• Location: Bemban - Ayer Panas, Jasin, Melaka • Land area: 216.83 acres. • Developer: Riverwell Resources Sdn Bhd • Descriptions: Mixed development project (residential and commercial units). Consist 6 phases as below a. Phase 1A ➢ 3 storey low cost flat: 194 units b. Phase 2 ➢ 2 storey terrace houses: 292 units c. Phase 3 ➢ 1 storey cluster houses: 164 units ➢ 2 storey semi-detached house: 66 units d. Phase 7 ➢ Townhouses: 291 units e. Phase 8 ➢ 2 storey terrace shop: 61 units f. Phase 9 ➢ 2 storey terrace shop: 52 units	Phase 1A: 20% completed Phase 2: Not built yet Phase 3: 7% completed Phase 7 - 9: Not built yet
17.	Nexus Seremban 2, Negeri Sembilan	• Location: KLIA/ KLIA2 Road – Bukit Nenas Seremban Road, Negeri Sembilan, about 9 kilometers from Seremban 2 City • Land area: 8.66 hectares • Developer: Seremban Two Holdings Sdn Bhd • Descriptions: ➢ 2-storey shop office: 147 units ➢ 2-storey office: 19 units ➢ Basement: 1 level of Parking lots with starting price of RM1.5 million per units.	Completed Project status: 100% completed

No.	Infrastructure/ Mega Projects	Description	Current Development Status
18.	Aloft Hotel Seremban	• Location: Seremban City • Land area: 3,100 square metres. • Developer: Citta Worldwide Sdn Bhd cooperated with Marriot International Inc. • Estimated cost: RM100 million • Descriptions: - The hotel will integrate with Terminal One Bus Stations and Shopping Centre - The hotel will offer 173 rooms and suite with contemporary concept. - Dining and social spaces include an all-day dining restaurant with a semi-open kitchen, Re:Fuel – a Grab & Go concept and the iconic W XYZ bar - The design also includes a 25-meter outdoor swimming pool with sundeck and a 75-square-meter Re:Charge fitness center, providing guests with facilities for relaxing and healthy activities.	Under Construction Project status: 65% completed
19.	Hamilton City, Negeri Sembilan	• Location: Nilai, Negeri Sembilan • Land area: 2,723 acres • Project status: In the process of site clearance • Descriptions: - The city is a full-fledged managed industrial township in MVV 2.0, focusing on medium to heavy manufacturing-based industries to drive direct investments into the development, as well as to generate socio-economic improvement in the township - Divided into four phases a. Phases 1, 2 and 4 ➢ Focusing on medium and heavy industrial activities. b. Phase 3 ➢ Light industry comprising detached and semi-detached factories with a managed industrial park concept. - Expected to create job opportunities for the 740,000 of population living within and around the township.	Under Construction Project status: 65% completed (The project is expected to be complete in 2029)
20.	Sutera Aman @ S2 Heights, Negeri Sembilan	• This project is located in Jalan Felda Sendayan, about 10 kilometres from Bandar Seremban City • Land area: 41.21 hectares. • Developer: Seremban Two Holdings Sdn Bhd • Descriptions: - Phase 1 ➢ 2 storey terrace houses: 204 units - Phase 2 ➢ 2 storey terrace houses: 104 units	Under Construction Project status: Phase 1: 100% completed Phase 2: 70% completed
21.	Kelisa Luxury Industrial Area, Negeri Sembilan	• This project is in Jalan Tampin – Sungai Gadut, about10 kilometres from Seremban City • Developer: AZZA Mewah Development Sdn Bhd • Descriptions: - This project consist of 362 units factory in 3 phase as below; - Phase 1 ➢ 46 units semi-detached factory ➢ 64 units cluster factory ➢ 2 units "Odd-Shape" factory - Phase 2 ➢ 116 units semi-detached factory ➢ 116 cluster factories - Phase 3 ➢ 18 detached factories	Under Construction Project status: Phase 1: 75% completed Phase 2: 65% completed Phase 3: 35% completed

No.	Infrastructure/ Mega Projects	Description	Current Development Status
22.	Lexis Hibiscus 2, Negeri Sembilan	• This project is located in Port Dickson, Negeri Sembilan • Land area: 32.37 hectares (80 acres) • Developer: KL Metro Group • Estimated cost: RM1.6 billion • Descriptions: Boasting 1,710 room units including 910 over-water houses and 800 elegant multi-level pool suites in two high-rise blocks.	Under Construction Project status: 35% completed (The project is expected to be complete in 2029)

3.3 State Government Policy and initiative

No.	State	Details
1.	Johor	• Johor Economic Transformation Plans (JETP): • Special Financial Zone – SFZ in Forest City - This package has been launched by the Federal Government in September 2024 which is based in Forest City in an effort to boost investment and economic activities in Johor. - Some attractive incentives will also be added in the area compared to the existing special zones. Additional incentives include a special tax rate of 15% to industry in Forest City, multiple entry visas and a fast lane for immigration between the special zone and Singapore. - This package will give priority to two main sectors namely banking and financial services as below; a. Banking: ➢ Will be based in Pulau Satu ➢ There are 9 incentives for Pulau Satu including a subsidized corporate tax rate between 0% - 5% compared to the current rate of 24%. It also offers a 0% tax rate for family offices for 20 years. b. Financial Services: ➢ Will be based in the mainland area. ➢ Offers made include logistics services, global service centers and money transfer services. ➢ There are two main incentives namely investment tax allowance of 100% for 5 years which reduces taxable income up to 100% for the logistics service sector while for global service centers and transfer services only 5% is taxed for a period of 20 years. • In addition, there are also measures to prevent counterfeit products from entering the SFZ logistics sector, including the establishment of a New Customs Complex in Forest City equipped with advanced technology such as artificial intelligence (AI)-based baggage scanning and facial recognition systems.
		• Special Economic Zone for Johor – Singapore (JS–SEZ) - Will be developed in Iskandar Malaysia and Pengerang with a land area of 3,505 square kilometers. - JS-SEZ involves six local authorities (PBT) namely Johor Bahru, Iskandar Puteri, Pasir Gudang, Kulai and Kota Tinggi. - It involves the electricity and electronics sector, medicine, pharmaceutical, aviation, specialty chemicals, logistics, health, education, financial sector and business services, energy, digital economy, tourism, food, agricultural technology, creative industry, halal industry and manufacturing. - - The Johor Government and the Federal Government are very committed to ensure that this JS-SEZ agreement can be finalized and signed with Singapore at the end of 2024. It also functions as a facilitator between state and federal government agencies and investors to discuss and resolve issues and matters arising. It is expected that more than 100,000 job opportunities will be generated. - The State Government will introduce the Johor Super Lane or JSL at IMFC-J as a platform to standardize processes and improve the ease of doing business at JS-SEZ. - JSL is a manifestation of improvements to the Kulai Fast Lane (KFL) initiative, which has become a benchmark, reference, and follow-up for other PBTs in Johor and PBTs in several other states such as Melaka and Selangor. Among the significant improvements through the implementation of JSL is a time saving of 2 years for the land development process that does not yet have a Layout Planning Permission which was shortened from 37 months to 13 months only. - The JS-SEZ agreement can be finalized and signed with Singapore on 6 January 2025.

No.	State	Details
		• Increase State Revenue - The rapid economic development of the State of Johor should also translate into an increase in State Government revenues. The increase in revenue will allow more programs to be implemented and more aid to the Johor Nation to be channelled. - Therefore, studies and efforts to increase state revenue will be implemented including as follows; a. First: Revision of Schedule 6 of the Johor Land Rules 1966. b. Second: Strengthen the enforcement of government land encroachment and violation of land conditions. c. Third: Imposing Government Land Use Charges for utility route purposes. d. Fourth: Introduction of Travel Fees for hotel room occupants; and e. Fifth: Empowerment of GLCs and the setting of annual dividends from Johor State GLCs with a minimum rate of 10 percent of profit after tax
		• Bangsa Johor Bahagia Program - The State Government, through the Johor State Housing Development Corporation (PKPJ), continues to be committed to easing the burden on the people, especially through support and assistance to realise the dream of owning their own home through the Johor Kasih Housing initiative announced in the Johor Budget 2026. - The initiatives include: a. RM200 per month House Rental Assistance Scheme to 20,000 recipients. b. First Home Entry Assistance Scheme, which is a one-off assistance of RM2,000 for first-time buyers of Rumah Mampu Milik Johor (RMMJ) who receive the keys next year. - The First Home Purchase Assistance Scheme provides a one-off assistance of RM5,000 to first-time RMMJ homebuyers, Bumiputera lot buyers and buyers in the secondary market for the year 2026 - The State Government is also offering two options for Rumah Prihatin Johor, priced at RM86,000 for the first option and RM66,000 for the second option, with each receiving a subsidy of RM30,000 of profit after tax.
		• Smart Technology, Digital & Aerospace Hub (Johor Bahru & Kulai) - Artificial Intelligence (AI) Centre: Development of a high-tech ecosystem to support smart digital technology and research activities. - Digital Economy & Data Centre Development: Positioning Johor as a key destination for international data infrastructure. - Aerospace Cluster: Development of a hub for high-tech component manufacturing and export-oriented services.
2.	Melaka	• Housing Initiatives - Four initiatives to strengthen housing projects in Melaka. - Under the Melaka State Housing Policy, any housing development exceeding 10 acres is required to allocate a minimum of 10 percent of its units for Low-Cost Housing (RKR) by private developers. - 61,260 units affordable Housing (RMM) units are offered at prices starting from RM70,000 per unit, aimed at providing middle- and lower-income groups the opportunity to own quality and affordable homes. 19,801 units (completed), 18,387 units (under constructions) and 23,072 units (planned supply). - The People's Housing Programme (PPR) has been rebranded as the People's Residency Programme (PRR), with emphasis on upgrading and enhancing the quality of housing and the facilities provided. - The State Government has introduced four key initiatives under the MeSRa Housing Scheme, aimed at safeguarding the housing needs and welfare of the community **i. Melaka Rumahku Programme:** The Melaka Rumahku Programme, which provides free assistance for the construction of new homes, will be continued with a special allocation of RM3 million in 2026. To date, 50 units have been completed, two units are currently under construction, and seven units remain under the screening process. **ii. DUN Transit Housing Programme:** The DUN Transit Housing Programme was introduced to provide temporary accommodation for individuals and families affected by disasters or emergencies. To date, nine units have been completed. For the following year, the State Government plans to establish three additional units in the Ayer Molek State Constituency (DUN), while two units are currently at the site selection stage. **iii. Melaka Bumiputera Property Fund:** Through the Melaka Bumiputera Property Fund, the State Government offers a First Home Loan of up to RM80,000 to assist eligible applicants in purchasing or constructing their first home. The financing is available for a tenure of up to 20 years, at an interest rate of 4% per annum. **iv. Housing Purchase Deposit Advance Loan:** The scheme also provides an advance loan of up to 10% of the purchase price of the property, subject to a maximum loan amount of RM18,000 for homes priced at up to RM180,000. The financing is offered at an interest rate of 3% per annum for a tenure of three years.

<table>
<tr><th>No.</th><th>State</th><th>Details</th></tr>
<tr><td></td><td></td><td>

• State Government Policy Enhancements

a. **Land Acquisition Process Reform:** Melaka has established itself as a pioneering state in the "Reform" of the land acquisition process at the national level through the development of the Second Edition of the State-Amended Development Proposal Report Manual (LCP 2.0). This initiative, undertaken as part of the Bureaucratic Reform Agenda, serves as a game changer in expediting the land acquisition process, significantly reducing the average processing period from approximately three years to just six months.

b. **Development of the MeSRa Land Management Scheme:** The State Government has introduced the MeSRa Land Management Scheme, which includes the following key initiatives:

i. Special Incentives for the Sale of Unsold Malay Quota Property Units to Persons with Disabilities (OKU): The initiative facilitates the sale of unsold Malay quota property units (Code A) to Persons with Disabilities (OKU) registered with the Social Welfare Department (JKM) in Melaka, specifically for the purchase of their first home.

The incentives include:

- Exemption from the transfer transaction processing fee.
- Exemption from the requirement for consent for property transfer and charge; and
- A 5% discount for non-Malay OKU purchasers and a 10% discount for Malay OKU purchasers.

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<tr><td>3.</td><td>Negeri Sembilan</td><td>

• Granting of Premium Reduction Discount for Land Development in Negeri Sembilan.

- The Negeri Sembilan State Government has taken measures to encourage land development in the state by implementing premium discount incentives for land development for the year 2025 as follows:

a. The premium discount incentive for land development will be reinstated effective 5 March 2025.

<table>
<tr><th colspan="2">PREMIUM DISCOUNT FOR LAND DEVELOPMENT</th></tr>
<tr><td>Implementation</td><td>10% Land Development Premium Discount – applicable for a period of 30 days from the date of receipt of Form 5A or Form 7G notice from the Land Administrator.</td></tr>
<tr><td>Not apply to</td><td>

a. Applicants whose appeal for premium reduction has already been approved by the Negeri Sembilan State Executive Council (MMKNS) in previous applications for the same project/ file.

b. Applicants who have been charged a nominal premium rate.

c. Form 5A or Form 7G notices received from the Land Administrator between 1 January 2025 and 4 March 2025, where payment has yet to be made — such applicants may submit an appeal on a case-by-case basis.

d. Applicants who fail to make payment within one year from the date of receipt of Form 5A or Form 7G notice from the Land Administrator — such cases will be subject to reassessment.

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• Premium Payment Rates After Approval of Applications to Change the Actual Condition of Land in the Agricultural Category under Subsection 124(1) of the National Land Code (Act 828)

- Negeri Sembilan MMK on 12 November 2025 has decided to approve a revision of the premium rates after approval to change the actual condition of land in the agricultural category. The implementation as follows:

a. The premium payment rates for changes in the actual condition of land in the agricultural category are as follows:

<table>
<tr><th>No</th><th>Areas</th><th>Premium Caj</th></tr>
<tr><td>(i)</td><td>8 hectares and below</td><td>RM100.00 per acre</td></tr>
<tr><td>(ii)</td><td>More 8 hectares</td><td>RM300.00 per acre</td></tr>
</table>

b. The premium payment rate for approval of land development applications involving the retention of express conditions in the agricultural category remains at a nominal rate of RM500.00 per lot.

c. The premium payment is waived for approval of land development applications involving applications to categorize land and specify conditions in the agricultural category or approval of other land development that results in categorizing land and specifying conditions in the agricultural category.

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No.	State	Details
		• Negeri Sembilan Fast Lane (N9 Fast Lane) - Negeri Sembilan has taken proactive steps to further strengthen its position as a key investment destination in Malaysia by introducing the Negeri Sembilan Fast Lane (N9 Fast Lane) initiative. - The initiative is designed to expedite the approval process for applications, the issuance of the Certificate of Completion and Compliance (CCC), as well as operational licences. - It also provides a more efficient and streamlined facilitation mechanism for investors and entrepreneurs seeking to undertake investments and development projects in Negeri Sembilan. - The Fast Lane programme enables investors to benefit from a faster and more seamless process in obtaining permits, licences and approvals related to their proposed projects.

3.4 State Government Current Issues of Property

No.	State	Details
1.	Johor	• Johor - Singapore Special Economic Zone (JS-SEZ) Master Plan - The issue surrounding the delayed launch of the Johor–Singapore Special Economic Zone (JS-SEZ) Master Plan has gained significant attention, with the state government urging for its expedited implementation. However, the Federal Government, through Putrajaya, has maintained that the project has not been delayed and that the Master Plan is scheduled to be officially launched in the fourth quarter of 2026 (Q4 2026). - Current Status of the JS-SEZ Master Plan ➢ Johor State Government's Call for Expedited Launch: The Johor State Government has indicated that the Master Plan has been fully completed and has urged the Federal Government to expedite its official release. The timely announcement is viewed as important to provide greater clarity to investors, avoid prolonged uncertainty, and reinforce investor and market confidence in the JS-SEZ. ➢ Federal Government's Position: The Federal Government, through the Minister of Economy, has maintained that the development of the JS-SEZ has not been delayed, notwithstanding that the Master Plan has yet to be officially launched. The Government has also called for the matter to be viewed from an economic and development perspective rather than being politicized. ➢ Approval and Implementation Status: There remains a difference in views regarding the approval process, with the Johor State Government maintaining that the Master Plan constitutes a Government of Malaysia document and does not require formal approval from Singapore. Nevertheless, the implementation of the JS-SEZ remains subject to the mutual agreement and joint endorsement of the Prime Ministers of Malaysia and Singapore.
		• Property Unsold completed in Johor Bahru – Serviced Apartment - The State Government believes that the image that says that unsold 'service apartments' which seem to encompass one state of Johor actually only occurs in certain areas. - Although it is in Johor Bahru City Council and Iskandar Putri City Council, but its position is only in certain areas, namely in the International Zone Area as much as 11,029 units (contributing 25% of the units launched) and outside the International Zone as many as 1,617 units (contributing 11.9% of the units launched). Therefore, this shows that the demand in the state of Johor for service apartments is still high with a percentage of almost 80%. (Source: Unsold completed Data Report - Johor State Unsold Properties Third Quarter 2023 NAPIC) - However, in order to overcome this problem from continuing, the state government has taken steps and actions as follows: - The creation of a 'Taskforce' for Unsold Properties which is composed of BPENJ, SUKKT, PKPJ, Plan Malaysia and JPPH - The imposition of additional perimeters in the Development Proposal Report (LCP) on market research and property demand to enable the PBT to assess the feasibility of the project - The imposition of additional conditions for the approval of serviced apartments by making JPPH one of the commenting agencies, particularly in relation to market research and property demand.

No.	State	Details
2.	Melaka	• Development of New Industrial Areas - The State Government has received favourable responses from industry stakeholders regarding the German Technology Park development project, encompassing 460 acres. The project is projected to generate approximately 10,000 employment opportunities in the electrical, electronics, and various related sectors. - MCorp is undertaking a feasibility study for the development of the MCorp Hi-Tech Park, covering 5,000 acres in the northern region of Melaka, including Alor Gajah and Masjid Tanah. This initiative is regarded as a strategic step towards positioning Melaka as a hub for high-technology industries.
		• Quota Setting 30% Ownership of local and bumiputera citizens/ companies for industrial development/ enterprise category - Only 30% of the development area is allocated to local companies including Bumiputera. - Land development that involves the development of the industrial/ enterprise category must be set a quota of 30% of industrial/ enterprise lots developed for the ownership of local people/ companies and Bumiputera. - The price discount of 10% from the sale price is only subject to Bumiputera lots.
3.	Negeri Sembilan	• Expediting Outstanding Development Projects - Based on the presentation of the Negeri Sembilan 2026 Budget, the State Government is expected to expedite several outstanding or delayed projects, particularly those that have extended beyond the implementation period of the 13th Malaysia Plan (RMK13). - Among the key outstanding projects requiring immediate attention are the North–South Expressway interchanges to support the development of Malaysia Vision Valley (MVV), as well as the construction of sports complexes in Rembau and Gemas. - These projects have reportedly been outstanding for more than two years and require timely intervention to ensure their implementation progresses accordingly. - In addition, Negeri Sembilan is also expected to benefit from the construction of the Pedas Riverbank Water Retention and Reservoir Project in Rembau, upgrading works to the main road infrastructure in Palong, improvements to the Palong 7 and Palong 8 interchanges in Jempol, as well as coastal conservation works at Telok Kemang. - The timely implementation and completion of these projects are expected to enhance infrastructure connectivity, support regional development and strengthen the overall development potential of Negeri Sembilan.
		• Second Wave of Data Centre Development Malaysia in Negeri Sembilan - Negeri Sembilan has entered the second wave of data centre development, reflecting the growing prominence of the state as an emerging data centre hub in Malaysia. - Data centre development is expected to remain a key driver of the national construction sector throughout 2026, supported by sustained demand for digital infrastructure. - In addition, data centres continue to attract strong demand from global technology companies, particularly as part of their investment in large-scale digital and public infrastructure projects. - In Negeri Sembilan, data centre developments have been established in Nilai as the initial phase, followed by the development of a second data centre cluster in Springhill. - Other states with data centre developments include Serendah in Selangor and new campus developments in Johor. The increasing number of data centre projects indicates that the second wave of data centre development is now gaining momentum across Malaysia. - Although the implementation of major infrastructure projects has progressed at a slower pace than initially anticipated, the outlook for the construction sector remains positive and is expected to strengthen further. This is underpinned by growing demand for data centres, together with continued capital expenditure commitments from global technology companies.