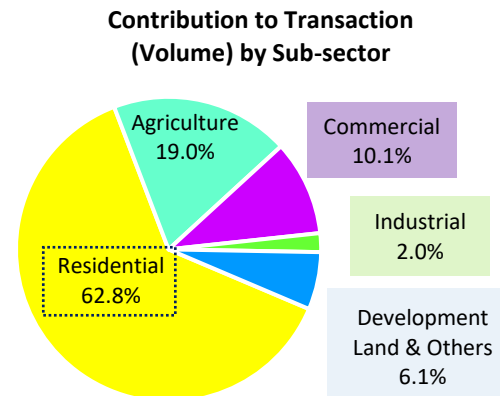
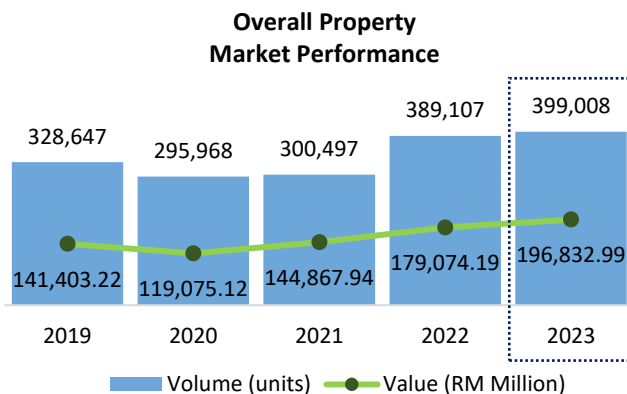


SUMMARY: NAPIC PROPERTY MARKET REPORT 2023

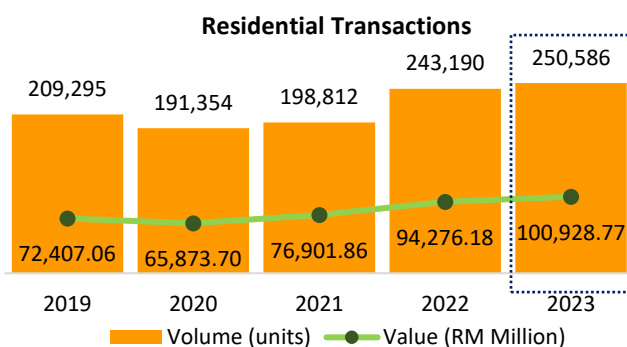
OVERALL PROPERTY MARKET PERFORMANCE



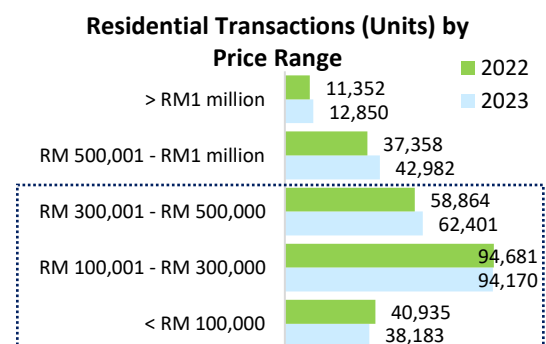
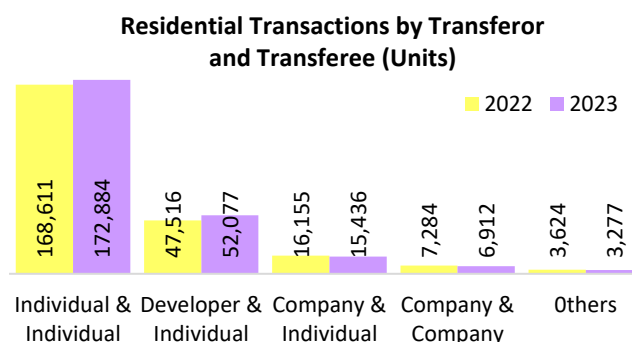
In 2023, the property sector saw a total of 399,008 transactions worth RM196.83 billion, an increase of 2.5% in volume and 9.9% in value, respectively (2022: 389,107 transactions; RM179.07 billion). The residential sub-sector remained dominant, comprising 62.8% of the market share in volume, followed by agriculture at 19.0% and commercial at 10.1%.

RESIDENTIAL SECTOR

A. RESIDENTIAL TRANSACTIONS



The residential sub-sector recorded 250,586 transactions worth RM100.93 billion, an increase of 3.0% in volume and 7.1% in value (2022: 243,190 transactions; RM94.28 billion). Selangor (22.0%) had the most transactions with a market share in volume, followed by Johor (16.2%). 21.5% of residential property transactions involved the primary market (purchase from developers)¹.



In terms of price range, houses priced RM500,000 and below accounted for the highest residential market transaction at 194,754 units (77.7%), a marginal increase from the year 2022 (194,480 units; 80.0%). Meanwhile, demand for houses priced RM500,001 and above increased to 55,832 units (22.3%) from the year 2022 (48,710 units; 20.0%).

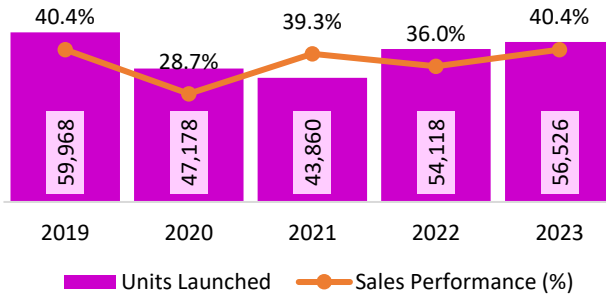
¹ A verbal inquiry with NAPIC revealed that the primary market (purchase from developers) includes residential transactions between developers and individuals, and between developers and company.

SUMMARY: NAPIC PROPERTY MARKET REPORT 2023

RESIDENTIAL SECTOR (cont'd)

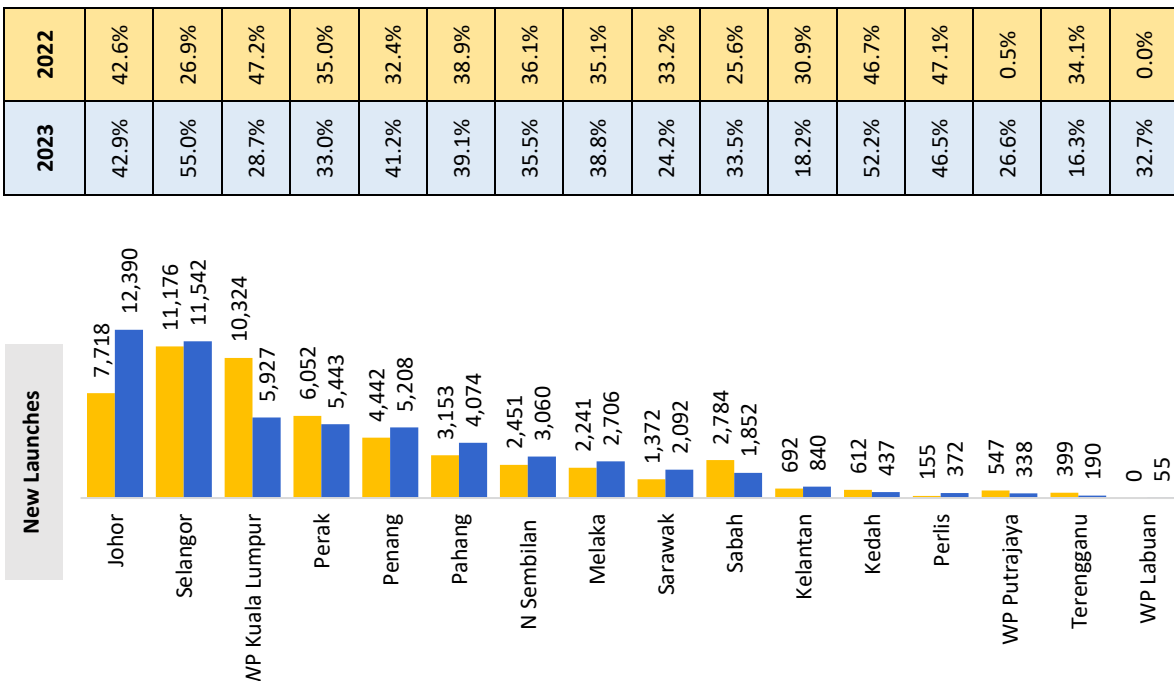
B. RESIDENTIAL NEW LAUNCHES

Residential New Launches (units) & Sales Performance



The residential sub-sector recorded 56,526 units of new launches, an increase from year 2022 at 54,118 units. Sales performance slightly increased by 4.4 percentage points, from 36.0% to 40.4% in 2023. Landed properties made up 62.1% (35,114 units) of the total new launches, with terraced units being the highest new launches (27,801 units). Condominium/ apartment units came second with a total unit of 18,964 units (33.6%).

Residential New Launches (units) & Sales Performance by State



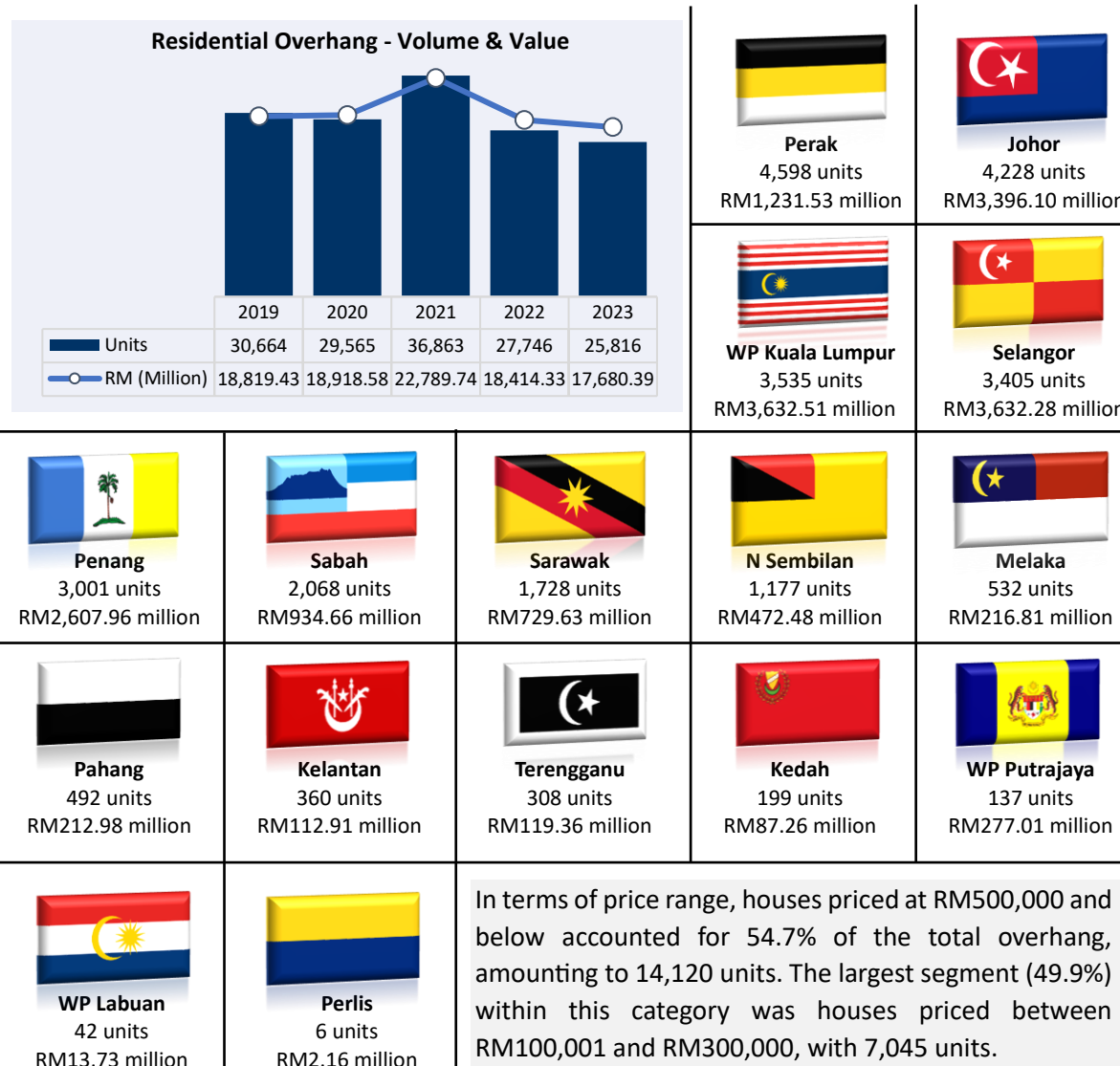
Johor recorded the highest number of new launches at 12,390 units (21.9%), followed by Selangor with 11,542 units (20.4%). WP Kuala Lumpur, with 5,927 units (10.5%), ranked third among the States, however, there was a notable decrease of 42.6% in the total number of new units launched. By sales performance, Johor recorded 42.9% in 2023, a slight increase from 42.6% in 2022. Selangor experienced a substantial increase in sales performance, rising from 26.9% (2022) to 55.0% (2023).

SUMMARY: NAPIC PROPERTY MARKET REPORT 2023

RESIDENTIAL SECTOR (*cont'd*)

C. RESIDENTIAL OVERHANG

The residential overhang decreased slightly to 25,816 units worth RM17.68 billion (2022: 27,746 units; RM18.41 billion). By State, Perak recorded the highest number of residential overhang units at 4,598 units (worth RM1,231.53 million), accounting for 17.8% of total residential overhang units, followed by Johor (4,228 units worth RM3,396.10 million), WP Kuala Lumpur (3,535 units worth RM3,632.51 million) and Selangor (3,405 units worth RM3,632.28 million). Condominiums/apartments accounted for 60.5% (15,606 units) of the national total overhang, followed by terraced houses at 24.3% (6,279 units).



Notes:

1. Residential overhang are units completed with Certificate of Completion and Compliance/ Temporary Certificate of Fitness for Occupation in the review period. These units remained unsold for more than nine months from the date of launching or after 1st January 1997.
2. The numbers for overhang value (RM million) do not add up due to rounding.

SUMMARY: NAPIC PROPERTY MARKET REPORT 2023

RESIDENTIAL SECTOR (cont'd)

Residential Overhang by Price Range

STATE/ PRICE RANGE	≤RM 100,000	RM 100,001 – RM 300,000	RM 300,001 – RM 500,000	RM 500,001 – RM 700,000	RM 700,001 – RM 1 million	>RM 1 million	Total Overhang ≤RM 500,000	Total Overhang >RM 500,000	All House Price (RM) ¹
WP Kuala Lumpur	0	326	719	1,260	355	875	1,045	2,490	757,490
WP Putrajaya	0	0	0	47	0	90	0	137	NA ³
WP Labuan	0	0	42	0	0	0	42	0	NA ³
Selangor	10	444	312	400	971	1,268	766	2,639	528,726
Johor	76	442	998	1,255	668	789	1,516	2,712	414,731
Penang	33	459	765	325	471	948	1,257	1,744	462,979
Perak	0	3,547	854	149	22	26	4,401	197	262,279
N Sembilan	99	17	891	129	6	35	1,007	170	310,507
Melaka	0	128	315	41	48	0	443	89	224,237
Kedah	0	13	186	0	0	0	199	0	288,091
Pahang	10	189	150	87	34	22	349	143	262,552
Terengganu	27	52	206	23	0	0	285	23	293,221
Kelantan	0	261	26	67	6	0	287	73	261,451
Perlis	0	0	6	0	0	0	6	0	235,986
Sabah	0	713	737	395	144	79	1,450	618	496,897
Sarawak	292	454	321	421	199	41	1,067	661	501,405
Malaysia	547	7,045	6,528	4,599	2,924	4,173	14,120	11,696	449,604

Note:

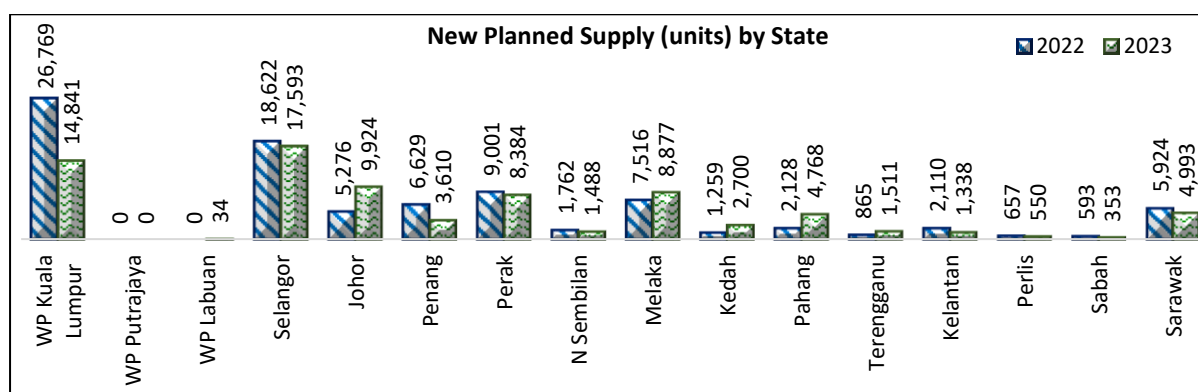
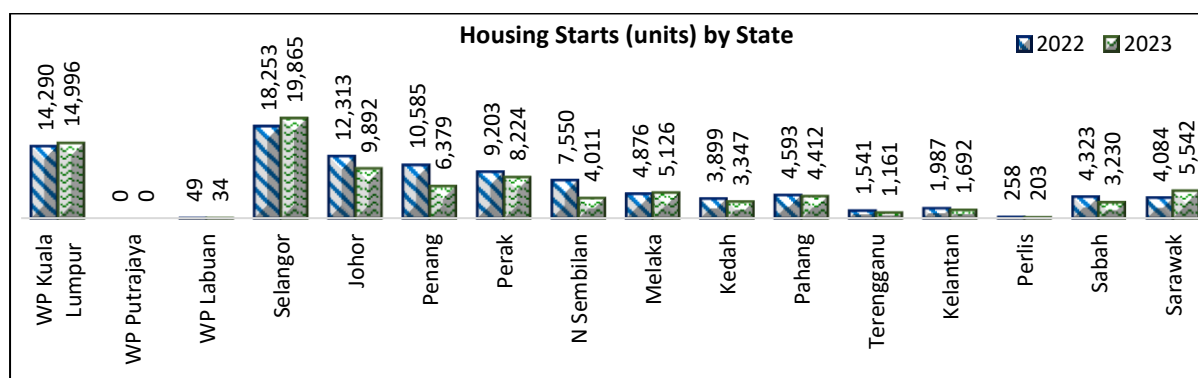
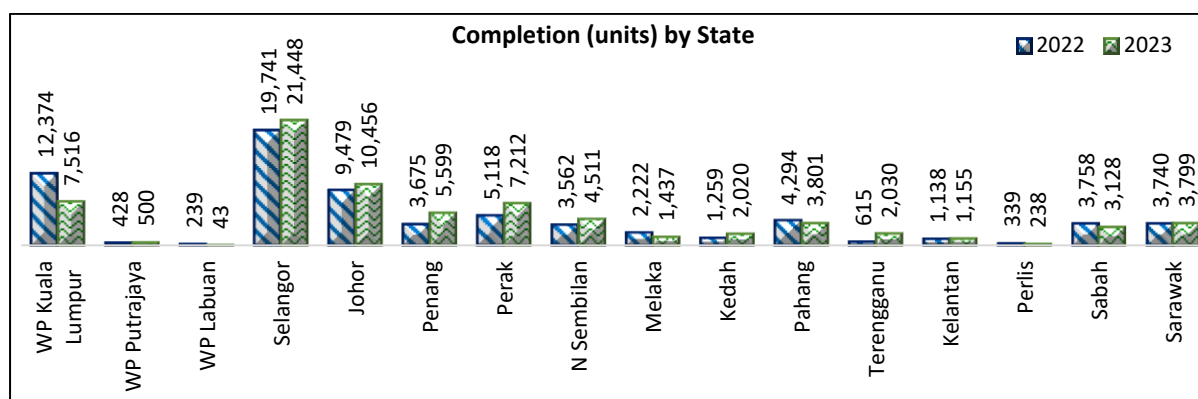
1. All House Price in Q4 2023³. All House Price is an average price of the summed-up from the state-terraced, state-high-rise, state-detached and state-semi-detached.
2. Yellow highlight: Units overhang within the All House Price (AHP) (Partial highlight – Some of the units fall within the AHP).
3. All House Price data not available for WP Putrajaya and WP Labuan.

SUMMARY: NAPIC PROPERTY MARKET REPORT 2023

RESIDENTIAL SECTOR (cont'd)

D. CONSTRUCTION ACTIVITY

As of the end of 2023, there were more than 6.20 million existing residential units (2022: 6.08 million). Total number of newly completed units recorded 74,893 units, up by 4.1% in 2022 (71,981 units). Housing starts recorded a negative annual growth with 88,114 units (2022: 97,804 units) at -9.9%, led by Selangor (19,865 units). New planned supply totalled 80,964 units, down by 9.1% from 89,111 units in 2022.

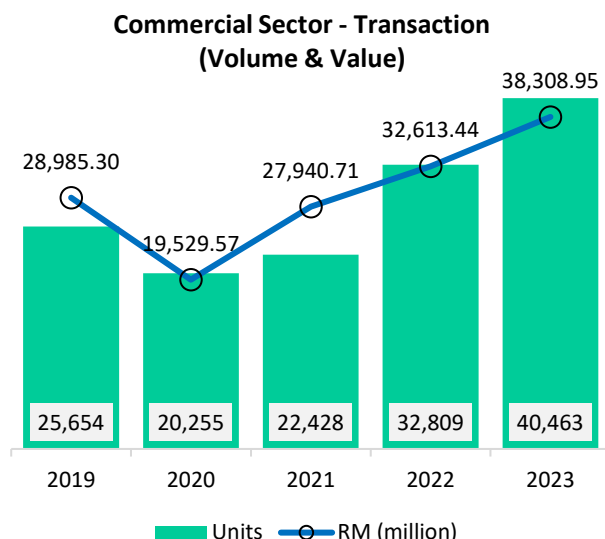


Notes:

1. The figures for completion, housing starts and new planned supply are accumulated over the survey period.
2. Completion comprises units when the building construction works are completed and a CCC/CF/TCF is issued within the survey period.
3. Starts comprises buildings where the foundation and footing works of lowrise buildings or works below ground level including piling and foundation of high-rise buildings have started, and does not include site clearing, levelling and laying of infrastructure.
4. New planned supply comprises units where building plan approval has been obtained within the survey period.

SUMMARY: NAPIC PROPERTY MARKET REPORT 2023

COMMERCIAL SECTOR



Total transactions in the commercial sector increased by 23.3% to 40,463 transactions in 2023 (2022: 32,809 transactions), with a 17.5% increase in value to RM 38.31 billion (2022: RM32.61 billion). According to NAPIC, the market improvement was driven by increased activities across all States and significant transactions in shopping complexes and purpose-built offices during the review period.

By State, Selangor recorded the highest volume of transactions (10,110 transactions), followed by Johor (8,041 transactions) and WP Kuala Lumpur (6,254 transactions).

A. SHOP (One to Six and A-half Storey Shop and Pre-war Shop)

The shop sub-sector recorded 18,437 transactions worth RM16.10 billion, accounting for 45.6% of the commercial property transaction volume and 42.0% of the total value. The overhang situation slightly improved, with the numbers decreasing to 6,233 units valued at RM5.39 billion, decreased by 7.2% in volume and 7.7% in value compared to 2022.

B. SHOPPING COMPLEX

During the reviewed year, there were 19 shopping complex transactions (2022: 9 transactions) with a total value of RM722.87 million (2022: RM377.9 million). The overall occupancy rate increased to 77.4% (2022: 75.4%). There were around 17.69 million square metres of existing retail spaces in 1,074 shopping complexes as at year-end. There were another 33 complexes with 1.13 million square metres in the incoming supply and 10 complexes with nearly 0.35 million square metres in the planned supply.

C. PURPOSE-BUILT OFFICE

The office sub-sector recorded 28 transactions at RM1.63 billion (2022: 20 transactions; RM1.36 billion). The overall occupancy rate remained at 78.5% as recorded in 2022. As at the end of the year, there was a total of 24.88 million square metres of existing office space from 2,601 buildings. There were 13 new completions (2022: 10 new completions), adding nearly 0.40 million square metres into the market.

Source:

1. *Property Market Report 2023, Valuation and Property Services Department (JPPH), Ministry of Finance Malaysia.*
2. *Malaysian House Price Index 2023^o, Valuation and Property Services Department (JPPH), Ministry of Finance Malaysia.*
3. *Property Market Status Tables Q4 2023, National Property Information Centre (NAPIC).*