



LAPORAN PASARAN HARTA WILAYAH SELATAN 2024

SOUTHERN REGION PROPERTY MARKET REPORT 2024



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

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GLOSSARY

Apt	-	Apartment
AOR	-	Average Occupancy Rate
ARR	-	Average Room Rate
BNM	-	Bank Negara Malaysia
CBD	-	Central Business District
CCC	-	Certificate of Completion & Compliance
EDTP	-	Electrified Double Railway Track Project
FDI	-	Foreign Direct Investment
GDP	-	Gross Domestic Product
GFA	-	Gross Floor Area
IRDA	-	Iskandar Regional Development Authority
JPPH	-	Jabatan Penilaian dan Perkhidmatan Harta
KVMRT	-	Klang Valley Mass Rapid Transit
LRT	-	Light Rail Transit
MRT	-	Mass Rapid Transit
NAPIC	-	National Property Information Centre
NA	-	Not Available
p.m.t.	-	per metric tonne
p.s.f.	-	per square foot
p.s.m.	-	per square metre
SA	-	Serviced Apartment
SD	-	Semi-Detached House
SOHO	-	Small Office Home Office
SOVO	-	Shop Office Versatile Office



SOUTHERN REGION



MARKET ACTIVITY

Volume, Value Transactions & Yearly Change (2024 vs 2023)

▲ 4.3% Volume **107,988** transactions Value **RM63.99** billion ▲ 18.5%

70,519 units | 3.4%
RM29.31 billion | 9.0%

13,258 units | 12.3%
RM11.78 billion | 18.4%

2,492 units | 0.4%
RM6.34 billion | 30.9%

15,273 units | 3.1%
RM6.55 billion | 20.9%

6,446 units | 6.0%
RM8.07 billion | 100.3%



Residential



Commercial



Industrial

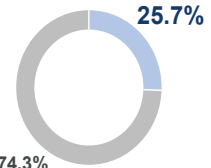


Agriculture



Development Land & Others

Market Share between Regions (Volume)



74.3%

25.7%

■ Southern Region ■ Other Regions

Construction Activity



17,862 Completions

27,870 Starts

24,775 New Planned Supply



831

2,269

1,850



8,901

19,256

12,407



97

272

482

Unsold Status



5,192 units @ RM3.28 billion Overhang

12,722 Unsold Under Construction

1,341 Unsold Not Constructed



1,795 units @ RM1.68 billion

1,192

205



11,489 units @ RM9.33 billion

4,651

1,762



137 units @ RM0.15 billion

392

170

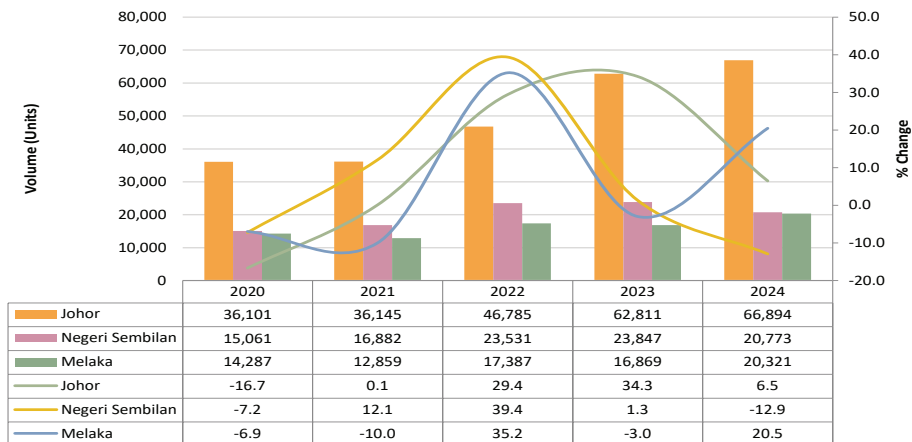
1.0 GAMBARAN KESELURUHAN PASARAN HARTA TANAH WILAYAH SELATAN

Prestasi pasaran harta tanah di Wilayah Selatan mencatatkan 107,988 transaksi bernilai RM63.99 bilion, masing-masing meningkat 4.3% dan 18.5% dalam bilangan dan nilai berbanding 2023.

1.0 SOUTHERN REGION PROPERTY MARKET OVERVIEW

The Southern Region property market performance registered 107,988 transactions worth RM63.99 billion, increased by 4.3% and 18.5% in volume and value respectively as compared to 2023.

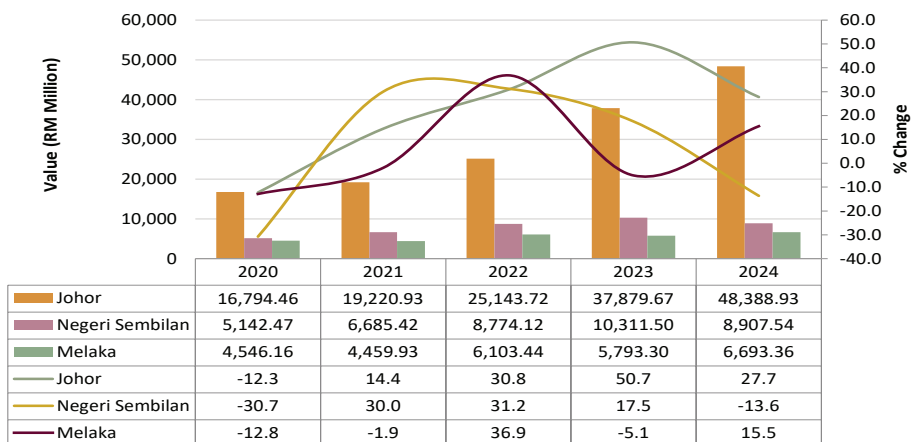
Chart 1
Overall Property Transactions Volume Trend 2020 –2024



Prestasi pasaran harta tanah di Melaka meningkat sebanyak 20.5%, diikuti oleh Johor 6.5%, manakala Negeri Sembilan mengalami penurunan sebanyak 12.9%.

Property market performance in Melaka increased by 20.5%, followed by Johor at 6.5%, while Negeri Sembilan saw a decrease of 12.9%.

Chart 2
Overall Property Transactions Value Trend 2020 - 2024

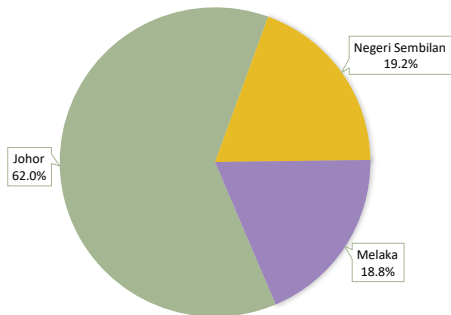


Trend yang serupa dilihat pada nilai transaksi. Johor mengalami kenaikan sebanyak 27.7% diikuti oleh Melaka 15.5%. Sebaliknya, Negeri Sembilan menunjukkan penurunan sebanyak 13.6%.

A similar trend was seen in transaction value. Johor increased by 27.7%, followed by Melaka at 15.5%. Contrarily, Negeri Sembilan has shown a decrease of 13.6%.

Chart 3

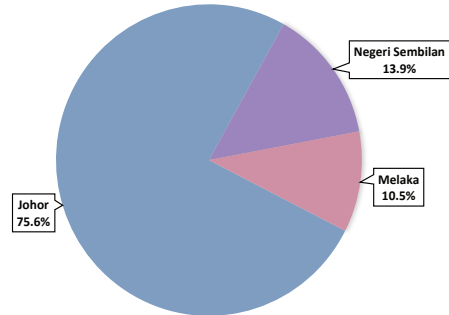
Overall Property Transactions Volume Breakdown by State 2024



Johor menguasai keseluruhan transaksi harta tanah dengan 62.0% dalam bilangan (66,894 transaksi) dan 75.6% dalam nilai (RM48.39 bilion) daripada jumlah transaksi.

Chart 4

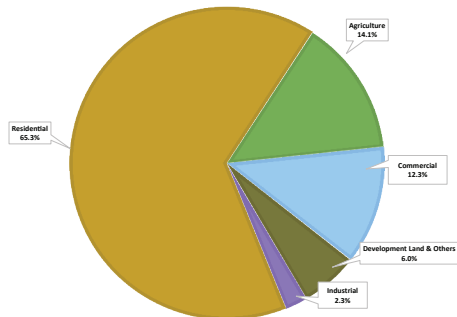
Overall Property Transactions Value Breakdown by State 2024



Johor dominated the region's overall property transaction with 62.0% in volume (66,894 transactions) and 75.6% in value (RM48.39 billion) of the total transactions.

Chart 5

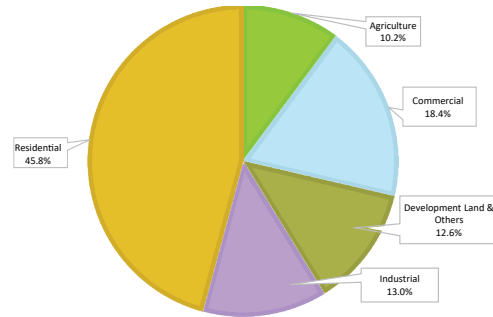
Overall Property Transactions Volume Breakdown by Sub-sector 2024



Berdasarkan subsektor, kediaman terus menguasai transaksi harta tanah di wilayah ini, menyumbang 65.3% (70,519 transaksi) daripada jumlah keseluruhan. Begitu juga, subsektor kediaman menguasai nilai transaksi harta tanah keseluruhan dengan syer 45.8% (RM29.31 bilion).

Chart 6

Overall Property Transactions Value Breakdown by Sub-sector 2024



By sub-sector, residential continued to dominate the region's property transactions, contributing 65.3% (70,519 transactions) of the total. Likewise, the residential sub-sector dominated the region's overall property transaction value with a 45.8% share (RM29.31 billion).

Table 1

Summary of Prominent Sales Recorded in 2024

No.	Property	Location/Mukim	Transaction Year	Consideration Price (RM)
PURPOSE BUILT OFFICE				
1.	Bangunan Akhma	Persiaran Utama S2-1	2024	20,000,000
SHOPPING COMPLEX				
1.	Senibong Cove Mall	Bandar Baru Permas Jaya, Plentong	2024	47,180,000
2.	Kluang Mall	Bandar Kluang, Jalan Rambutan, Kluang Johor	2024	158,000,000
HOTEL				
1.	East Mount Hotel	Kukup Laut, Pekan Kukup, Serkat, Pontian	2023	2,900,000
2.	Desaru Beach Resort	Desaru, Kota Tinggi, Johor	2023	19,813,000
3.	Golden View Hotel	Bandar Baru Nilai, Nilai, Negeri Sembilan	2023	5,000,000
INDUSTRIES				
1.	Industrial Land (102,558.00 square metres)	Persiaran Mega, Taman Perindustrian Nusa Cemerlang, Pulau	2024	132,471,000
2.	Industrial Land (244,000.00 square metres)	Persiaran Mega, Taman Perindustrian Nusa Cemerlang, Pulau	2023	315,166,000
3.	Detached Factory (109,095.00 square metres)	Jalan SILC 1/5, SILC Nusajaya, Jelutong	2024	162,000,000
4.	Detached Factory (77,880.00 square metres)	Jalan Persiaran Teknologi, Taman Teknologi Johor	2023	125,100,000
5.	Detached Factory (28,328.00 square metres)	Jalan Bayu, Perindustrian Tampoi	2023	146,000,000
6.	Detached Factory (77,880.00 square metres)	Jalan Persiaran Teknologi, Taman Teknologi, Johor	2023	125,100,000
7.	Industrial Land (110,200.01 square metres)	Jalan Bioteknologi 1, SILC Nusajaya, Jelutong	2023	102,685,000
8.	Detached Factory (4,5680.00 square metres)	Jalan Permata 1/6, Arab Malaysian Industrial Park (Nilai)	2024	90,348,000
9.	Industrial Land (67,306.00 square metres)	Persiaran Mega, Taman Perindustrian Nusa Cemerlang, Pulau	2023	86,940,000
10.	Industrial Land (121,405.64 square metres)	Jalan I-Park Sac 7, I-Park Senai Airport City (SAC), Tebrau	2023	71,874,000
11.	Industrial Land (100,160.00 square metres)	Jalan Kargo 1, I-Park Senai Airport City (SAC), Tebrau	2023	62,532,000
12.	Industrial Land (43,711.00 square metres)	Persiaran Mega, Taman Perindustrian Nusa Cemerlang, Pulau	2023	59,713,000
13.	Industrial Land (80,940.00 square metres)	Kawasan Perindustrian Tanjung Langsat, Perindustrian Tanjung Langsat	2023	44,880,000
ESTATE LAND				
1.	Yong Peng River Estate (558.53 hectares)	Off Jalan Parit Sulong - Yong Peng, Tanjong Sembrong	2024	222,000,000
2.	Muar Itam Estate (335,918.21 Hectares)	Jalan Muar-Parit Sulong, Parit Jawa, Muar	2024	200,000,000
3.	Lot 6229 & 58 other lots (116.07 Hectares)	Off Batu 7, Jalan Tanjung Laboh, Minyak Beku, Batu Pahat	2024	83,709,000
4.	Ladang Fok Bee (162.99 Hectares)	Jalan Bangas - Bukit Bujang	2024	32,125,000
5.	Lot 2185 (200.00 Hectares)	Jalan Danggi, Bahau, Johol, Kuala Pilah	2024	26,000,000

No.	Property	Location/Mukim	Transaction Year	Consideration Price (RM)
6.	Stan Plantations (758.75 hectares)	Off Lebuhraya Segamat – Kuantan, Sermin, Segamat	2023	239,028,000
7.	Lot 31870 (445.40 Hectares)	Off Jalan Senawang - Pedas	2023	64,000,000
8.	Lian Seng Estate (202.62 hectares)	Kampung Maju, Pondok Batang, Rim, Jasin, Melaka	2023	61,627,000
9.	Taipan Plantation (105.17 hectares)	Jalan Ayer Kuning/ Batang Melaka, Air Kuning, Tampin	2022	19,677,000
BULK TRANSFER				
1.	Five Lots of Commercial Land (53,314.00 square metres)	Jalan Melaka Raya, Bandar Melaka, Seksyen 43, Melaka Tengah	2024	36,180,000
2.	Eight Lots of Agriculture Land (106,205.00 square metres)	Jalan Kampung Asahan – Relau, Tangkak	2024	6,270,000
OTHERS				
1.	Eight Lots of Commercial Land (3,883,864.00 square metres)	Jalan Sungai Tiram, Johor Bahru	2024	528,200,000
2.	Commercial Land (26,329.00 square metres)	Jalan Serampang Off Jln Tebrau, Taman Sri Tebrau	2004	167,000,000
3.	Commercial Land (95,872.79 square metres)	Jalan Tun Razak - Jalan Kolam Air, Kawasan Jalan Kolam Air	2004	151,316,000
4.	Six Lots of Mixed Development Land (3,037,187.00 square metres)	Estate Linsum, Jalan Seremban - Tampin (Next to Taman Tuanku Jaafar dan Taman Pinggiran Senawang)	2023	215,500,000
5.	Mixed Use Development Land (3,037,187.00 square metres)	Jalan Seremban – Tampin, Seremban	2023	210,272,000
6.	Building Category Land with Commercial Zoning (95,872.79 square metres)	Jalan Tun Razak – Jalan Kolam Air, Johor Bahru, Johor	2023	151,316,000
7.	Six Lots of Mixed Development Land (358,301.00 square metres)	Estate Linsum, Jalan Seremban - Tampin (Next to Taman Tuanku Jaafar dan Taman Pinggiran Senawang)	2023	90,400,000
8.	Commercial Land (95,660.00 square metres)	Jalan Mutiara, Kawasan Perindustrian Nilai	2023	56,400,000

2.0 AKTIVITI PASARAN HARTA TANAH

2.1 HARTA TANAH KEDIAMAN

Transaksi

Harta tanah kediaman adalah subsektor utama bagi wilayah ini. Terdapat 70,519 transaksi bernilai RM29.31 bilion, ini menunjukkan kenaikan 3.4% dalam bilangan dan 9.0% dalam nilai berbanding 2023. Melaka dan Johor mencatatkan kenaikan dalam bilangan masing-masing 29.8% dan 4.9% serta 22.9% dan 13.9% dalam nilai. Negeri Sembilan merekodkan sebaliknya, menunjukkan sedikit penurunan dalam bilangan dan nilai sebanyak 16.4% dan 13.9% berbanding 2023.

2.0 PROPERTY MARKET ACTIVITY

2.1 RESIDENTIAL PROPERTY

Transaction

Residential property was the main sub-sector for the region. There were 70,519 transactions worth RM29.31 billion, increased by 3.4% in volume and 9.0% in value against 2023. Melaka and Johor recorded an increase of 29.8% and 4.9% in volume as well as 22.9% and 13.9% in value, respectively. Negeri Sembilan recorded the reverse, seeing a slight decrease in volume and value of 16.4% and 13.9% compared to 2023.

Chart 8

Residential Property Transactions Volume Trend 2020 – 2024

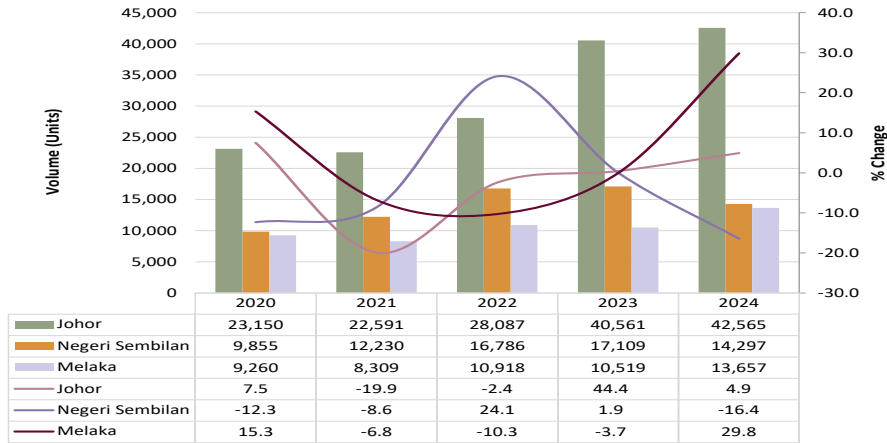
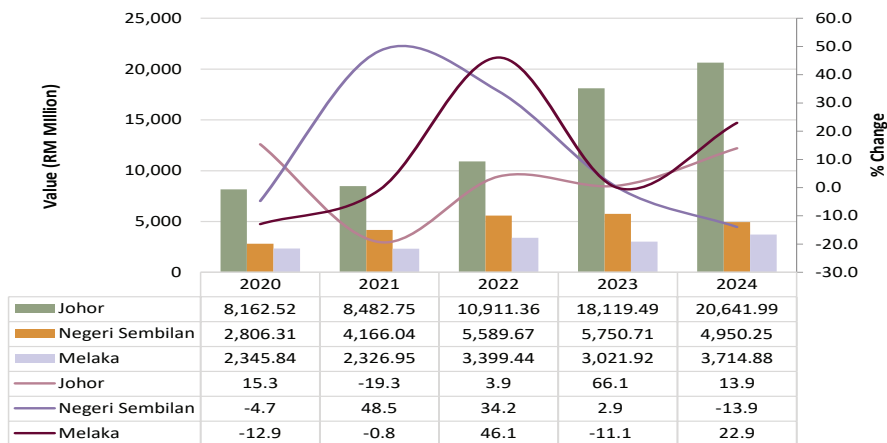


Chart 8

Residential Property Transactions Value Trend 2020 – 2024



Pelancaran Baharu

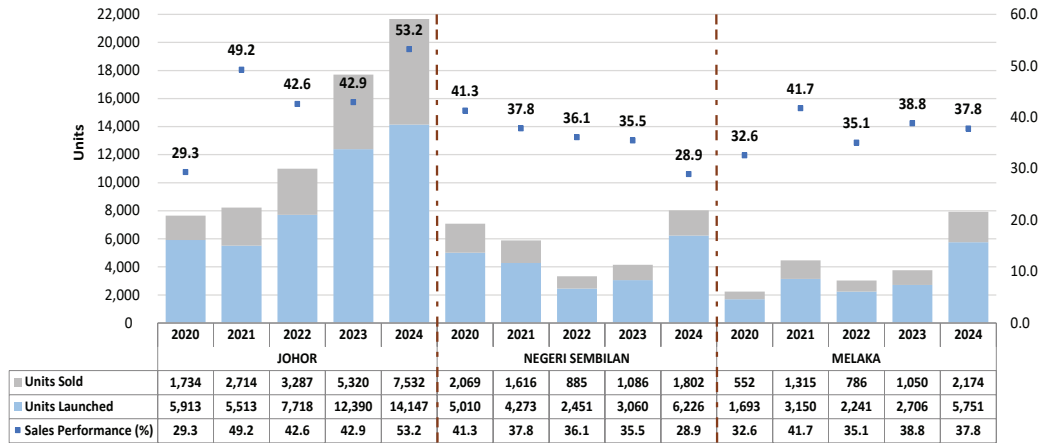
Keseluruhan pasaran utama di Wilayah Selatan adalah bertambah baik apabila bilangan pelancaran baharu meningkat 43.9% berbanding 2023. Johor merupakan penyumbang terbesar terhadap peningkatan tersebut dengan mencatatkan peningkatan prestasi jualan 53.2% (2023: 42.9%). Manakala, Negeri Sembilan dan Melaka masing-masing mencatatkan sedikit penurunan 28.9% (2023: 35.5%) dan 37.8% (2023: 38.8%) dalam tempoh kajian.

New Launches

The overall primary market in the Southern Region improved as the number of new launches increased 43.9% as compared to 2023. Johor was the largest contributor to the increase recorded with 53.2% (2023: 42.9%) in sales performance. While Negeri Sembilan and Melaka recorded a slight decrease of 28.9% (2023: 35.5%) and 37.8% (2023: 38.8%), respectively, in the review period.

Chart 9

Residential Newly Launch and Sales Performance 2020 to 2024



Status Pasaran

Situasi kediaman siap dibina tidak terjual di wilayah ini bertambah baik dengan penurunan sebanyak 12.5%. Johor mencatatkan pengurangan 29.9% (2,964 unit) berbanding siap dibina tidak terjual pada tahun 2023 (4,228 unit).

6

Situasi dalam pembinaan belum terjual bagi semua negeri di wilayah ini mencatatkan peningkatan sebanyak 28.3%. Keadaan yang sama bagi belum dibina belum terjual dengan peningkatan 47.9%. Johor dan Negeri Sembilan masing-masing mencatatkan peningkatan kepada 834 unit (2023: 57 unit) dan 1,011 unit (2023: 651 unit) berbanding 2023. Manakala Melaka menyaksikan penurunan 78.2% iaitu 138 unit (2023: 633 unit) pada tahun kajian.

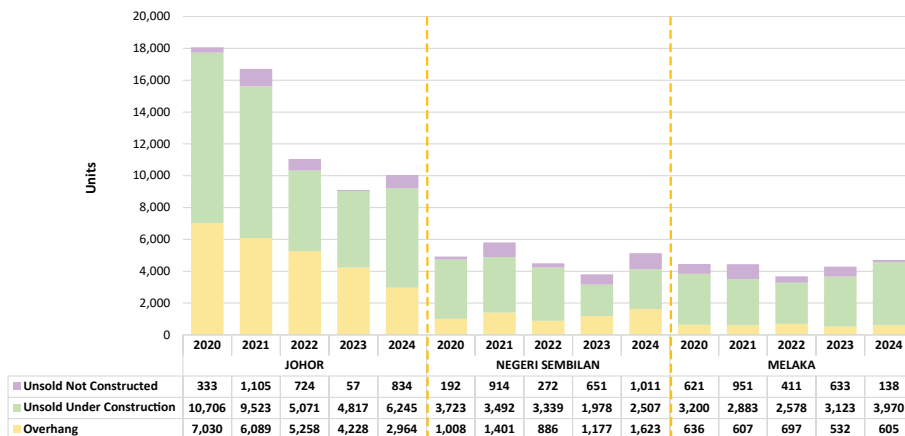
Market Status

The overhang housing situation in this region improved with a 12.5% decrease. Johor recorded a decrease of 29.9% (2,964 units) compared to the overhang in 2023 (4,228 units).

Unsold under construction situation in all states recorded an increase of 28.3%. The same situation for unsold not constructed with an increase of 47.9%. Johor and Negeri Sembilan recorded an increase to 834 units (2023: 57 units) and 1,011 units (2023: 651 units) compared to 2023, respectively. While Melaka recorded a decrease of 78.2% to 138 units (2023: 633 units) in the review year.

Chart 10

Residential Overhang and Unsold Units 2020 – 2024



Aktiviti Pembinaan

Aktiviti pembinaan menyaksikan prestasi positif dalam tempoh kajian. Siap dibina, mula dibina, dan penawaran baharu dirancang masing-masing merekodkan pertumbuhan positif 8.9%, 46.5%, dan 22.1% berbanding 2023.

Construction Activity

Construction activity saw a positive performance in the review period. Completion, starts, and new planned supply recorded a positive growth of 8.9%, 46.5%, and 22.1%, respectively, against 2023.

Chart 11
Residential Construction Activity Trend 2020 – 2024

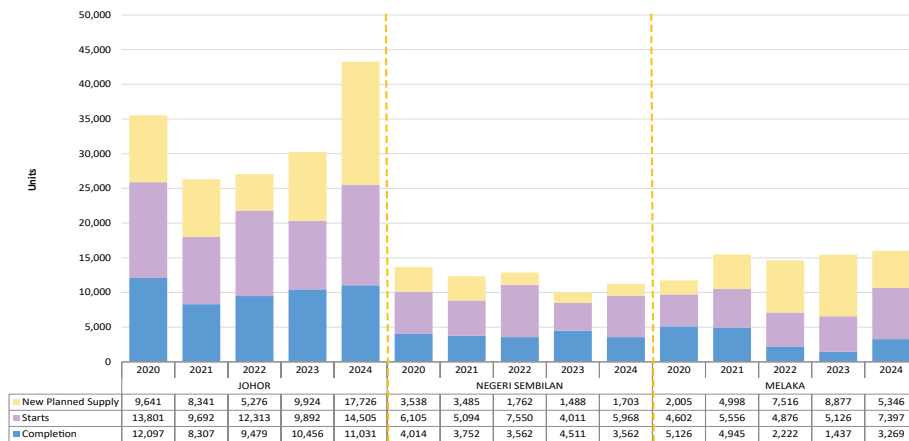


Table 2

Residential Construction Activity in Southern Region 2024

Stage of Development	State	Johor	Negeri Sembilan	Melaka
Existing Supply (units)		928,421	311,209	223,469
Incoming Supply (units)		36,121	18,768	24,279
Planned Supply (units)		45,462	26,928	23,977

Harga

Harga amnya stabil dengan pertumbuhan marginal diperhatikan di lokasi terpilih. Teres satu tingkat kos rendah di Taman Saujana, Pontian, Johor mencatatkan peningkatan tertinggi di wilayah ini sebanyak 15.0%. Ini disebabkan permintaan yang tinggi terhadap kediaman jenis ini dengan kedudukannya yang strategik serta kemudahan fasiliti yang baik.

Walaupun bagaimanapun, bagi jenis kediaman yang sama di Rumah Rakyat Batu 10, Seremban mencatatkan penurunan tertinggi sebanyak 11.1% disebabkan kawasan yang kurang aktif dan merupakan perumahan lama.

Price

Prices were generally stable with marginal growth observed in selected locations. Single storey low-cost terrace in Taman Saujana, Pontian, Johor recorded the highest increase in this region at 15.0%. This is due to the high demand for this type with its strategic location and good facilities.

However, for the same type of houses in Rumah Rakyat Batu 10, Seremban recorded the highest decrease of 11.1% due to the less active area and being an old housing scheme.

Indeks Harga Rumah

Indeks Harga Rumah di Johor, Negeri Sembilan dan Melaka masing-masing mencatatkan 279.8 mata, 238.0 mata dan 215.9 mata. Semua negeri mencatatkan pertumbuhan marginal dalam Indeks Harga Rumah antara 0.7% hingga 5.3% berbanding 2023.

Purata semua harga rumah mengikut negeri yang direkodkan untuk Johor ialah RM436,576 (2023: RM414,586), diikuti Negeri Sembilan pada RM319,406 (2023: RM317,353) dan Melaka pada RM238,109 (2023: RM230,109).

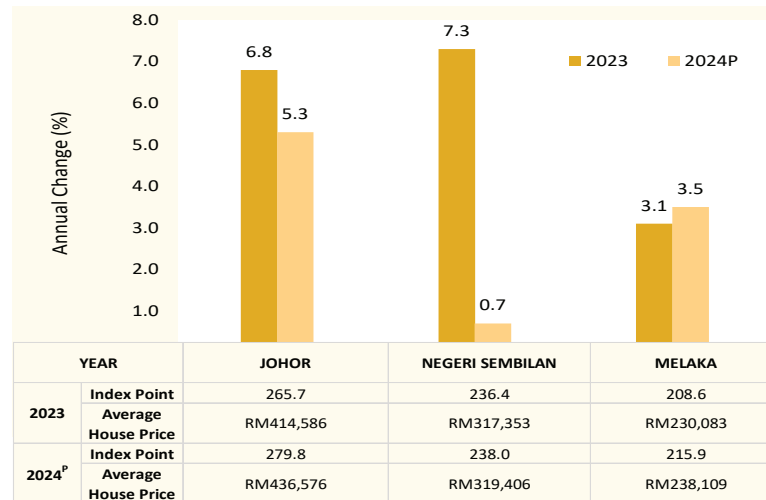
House Price Index

House Index for Johor, Negeri Sembilan and Melaka stood 279.8 points, 238.0 points and 215.9 points, respectively. All states recorded marginal growth in the House Price Index, ranging between 0.7% and 5.3% compared with 2023.

The average all house price by states recorded for Johor stood at RM436,576 (2023: RM414,586), followed by Negeri Sembilan at RM319,406 (2023: RM317,353) and Melaka at RM238,109 (2023: RM230,109).

Chart 12:

All House Price Index Annual Changes 2023 & 2024^P



8

Sewa

Sewa pasaran kediaman di Wilayah Selatan umumnya stabil dengan peningkatan direkodkan di kawasan terpilih. Sewa yang kukuh di lokasi pilihan utama disebabkan pembaharuan penyewaan, semakan sewa serta kemudahan infrastruktur dan fasiliti yang baik.

Di Melaka, rumah berkembar satu tingkat di Taman Bukit Melaka, Melaka Tengah mencatatkan peningkatan tertinggi purata perubahan sewa sebanyak 29.4% kepada RM1,100 sebulan (2023: RM850 sebulan). Kenaikan ini disebabkan lokasi skim berdekatan dengan kemudahan dan fasiliti seperti Universiti Multimedia (MMU), Bukit Beruang, dan Pusat Perdagangan Antarabangsa Melaka (Melaka International Trade Centre -MITC), serta skim baharu yang sedang dibangunkan berdekatan.

Rental

The residential rental market in the Southern Region was generally stable with some improvement recorded in selected areas. Rental firmed up in prominent choice locations mainly due to tenancy renewals, rental reviews, and good infrastructure and amenities.

In Melaka, single-storey semi-detached houses in Taman Bukit Melaka, Melaka Tengah recorded the highest increase in average rental change of 29.4% to RM1,100 per month (2023: RM850 per month). This increase is due to the scheme's location being close to amenities and facilities such as Multimedia University (MMU), Bukit Beruang, and Melaka International Trade Centre (MITC), as well as new schemes being developed nearby.

Begitu juga bagi Wadiahana Kondominium di Johor Bahru mencatatkan kenaikan purata perubahan sewa sebanyak 20.6%. Kadar sewa meningkat kepada antara RM1,500 hingga RM2,300 sebulan (2023: RM1,500 hingga RM1,650 sebulan) juga disebabkan faktor yang sama serta kedudukannya berhampiran dengan kawasan pembinaan Rapid Transit System Link Johor-Singapura

Similarly, Wadiahana Condominium in Johor Bahru recorded an average rental change increase of 20.6%. The rental rate increased to RM1,500 and RM2,300 per month (2023: RM1,500 and RM1,650 per month) also due to the same factors and its location being close to the Johor-Singapore Rapid Transit System Link construction area.

2.2 HARTA TANAH KOMERSIAL

Transaksi

Harta tanah komersial di Wilayah Selatan merekodkan 13,258 transaksi bernilai RM11.78 bilion, meningkat sebanyak 12.3% dalam bilangan dan 18.4% dalam nilai berbanding 2023. Bilangan transaksi di Johor dan Melaka masing-masing meningkat 28.2% dan 4.8%. Sebaliknya Negeri Sembilan menurun sedikit 4.4% dalam tempoh kajian.

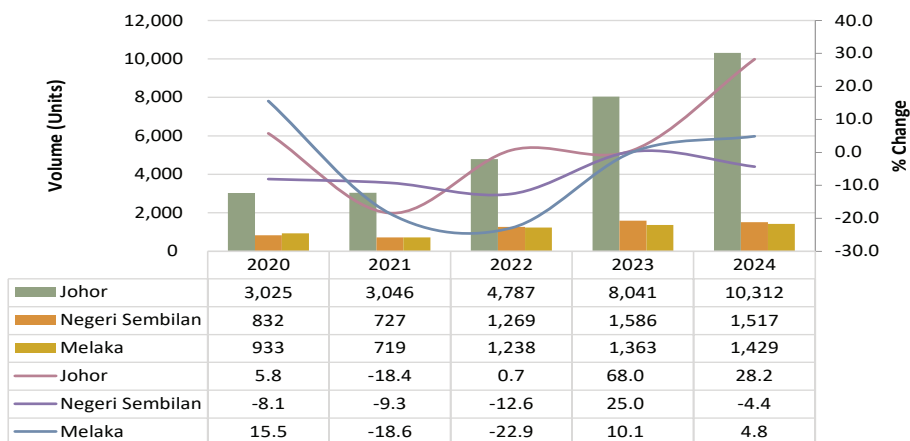
2.2 COMMERCIAL PROPERTY

Transaction

The commercial property in the Southern Region recorded 13,258 transactions worth RM11.78 billion, increased by 12.3% in volume and 18.4% in value against 2023. Transaction volume in Johor and Melaka increased 28.2% and 4.8%, respectively. Contrarily, Negeri Sembilan slightly decreased by 4.4% in review period.

Chart 13

Commercial Property Transactions Volume Trend 2020 – 2024

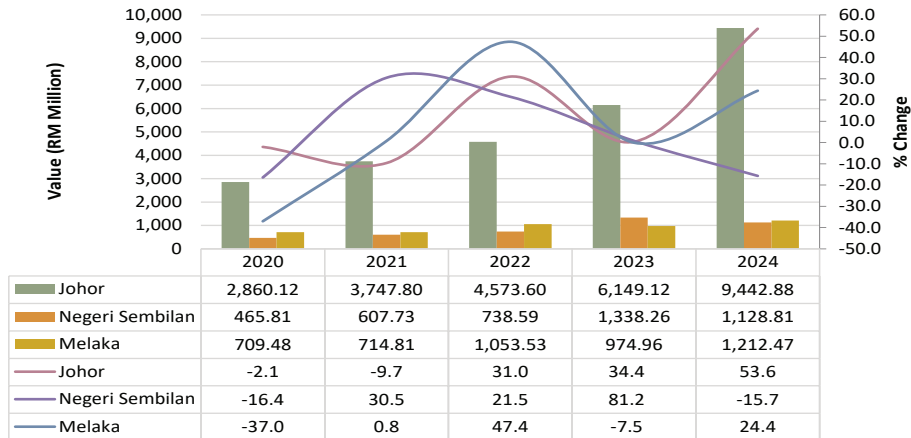


Situasi yang sama dari segi nilai, Johor menunjukkan peningkatan nilai 53.6%, diikuti dengan Melaka 24.4%. Sebaliknya, Negeri Sembilan menunjukkan sedikit penurunan nilai 15.7% berbanding 2023.

Similar situations in value, Johor has shown an increase of 53.6% followed by Melaka 24.4%. Contrarily, Negeri Sembilan showed a slight decrease of 15.7% compared to 2023.

Chart 14

Commercial Property Transactions Value Trend 2020 – 2024



a. Kedai

Transaksi

10

Subsektor kedai menguasai bilangan pasaran komersial Wilayah Selatan pada tahun 2024 dengan 45.9% syer pasaran. Johor penyumbang transaksi tertinggi dengan 4,187 transaksi bernilai RM4.32 bilion berbanding 2023 (3,821 transaksi bernilai RM3.35 bilion). Negeri Sembilan menyusul dengan jumlah 1,054 transaksi bernilai RM779.74 juta (2023: 1,126 transaksi bernilai RM913.05 juta) dan Melaka dengan 842 transaksi bernilai RM488.28 juta (2023: 862 transaksi bernilai RM507.02 juta).

Status Pasaran

Kedai siap dibina tidak terjual di Wilayah Selatan bertambah baik apabila bilangannya berkurangan pada tahun 2024. Johor turun kepada 1,222 unit (2023: 1,517 unit), diikuti Negeri Sembilan turun kepada 381 unit (2023: 411 unit). Sebaliknya Melaka kekal sama 192 unit (2023: 192 unit).

Prestasi kedai dalam pembinaan belum terjual dan belum dibina belum terjual bagi wilayah ini masing-masing menyaksikan peningkatan sebanyak 9.3% dan menghampiri tiga kali ganda berbanding 2023.

a. Shop

Transaction

Shop sub-sector dominated the volume of the Southern Region commercial market in 2024 with 45.9% market share. Johor contributed the highest number of transactions with 4,187 transactions worth RM4.32 billion, compared to 2023 (3,821 transaction worth RM3.35 billion). Negeri Sembilan followed with a total of 1,054 transaction worth RM779.74 million (2023: 1,126 transactions worth RM913.05 million) and Melaka with 842 transactions worth RM488.28 million (2023: 862 transactions worth RM507.02 million).

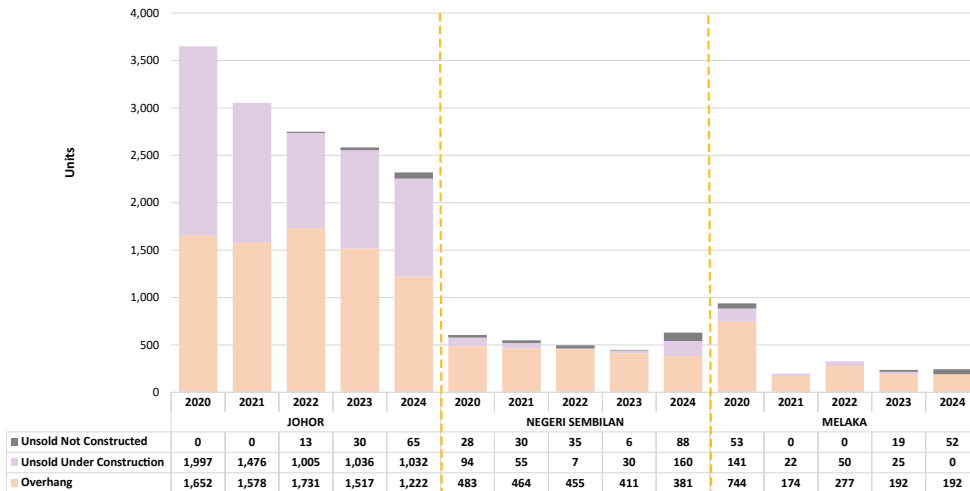
Market Status

Shop overhang in Southern Region improved as the numbers decreased in 2024. Johor dropped to 1,222 units (2023: 1,517 units), followed by Negeri Sembilan down to 381 units (2023: 411 units). Contrarily, Melaka remains 192 units (2023: 192 units).

Unsold under construction and unsold not construction shop for this region saw an increased of 9.3% and nearly three-fold respectively, against 2023.

Chart 15

Shop Overhang and Unsold Units 2020 – 2024



Aktiviti Pembinaan

Aktiviti pembinaan di Wilayah Selatan menyaksikan trend bercampur. Siap dibina menyaksikan penurunan sebanyak 44.0%, manakala mula dibina dan penawaran baharu dirancang masing-masing mencatatkan peningkatan lebih dua kali ganda dan 9.0% berbanding 2023.

Construction Activity

Construction activities in the Southern Region experienced a mixed trend. Completion showed a decrease of 44.0%, while starts and new planned supply recorded an increase of more than two-fold and 9.0% respectively, against 2023.

Chart 16

Shop Construction Activity Trend 2020 – 2024

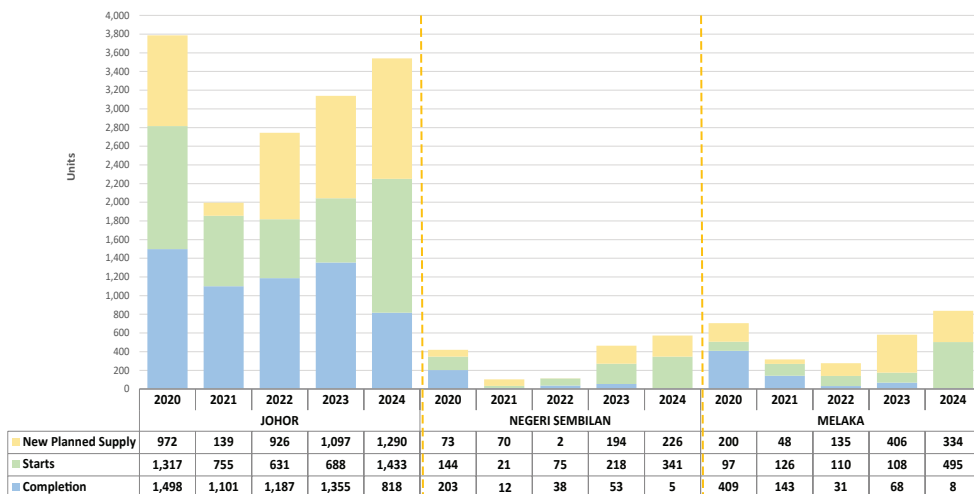


Table 3

Shop Construction Activity in Southern Region 2024

Stage of Development \ State	Johor	Negeri Sembilan	Melaka
Existing Supply (units)	99,646	27,553	23,518
Incoming Supply (units)	4,802	1,166	1,719
Planned Supply (units)	5,113	2,438	1,777

Harga dan Sewa

Dalam subsektor komersial, harga kedai secara keseluruhan bagi wilayah ini menunjukkan pergerakan stabil di mana purata perubahan harga berada dalam lingkungan 10%. Pengecualian bagi kedai teres dua tingkat di Taman Desaru Utama, Kota Tinggi, Johor dengan kenaikan harga 13.1% disebabkan oleh kepesatan skim baharu di kawasan tersebut, menjadi tumpuan perniagaan bagi Bandar Penawar dan kawasan sekitarnya.

Sewaan tingkat bawah kedai di wilayah ini juga umumnya stabil. Peningkatan sewa dicatatkan di Taman Tasik Indah, Kluang, Johor 20.8% dengan sewa antara RM1,300 hingga RM1,600 sebulan (2023: RM1,100 hingga RM1,300 sebulan) disebabkan berpunca daripada kepesatan pembangunan di kawasan tersebut dengan kemunculan skim perumahan baru seperti Taman Kluang Perdana dan Taman Bukit Perdana.

b. Pangsapuri Khidmat/ SOHO

Transaksi

- 12 Pangsapuri khidmat/SOHO di Wilayah Selatan merekodkan 5,132 transaksi bernilai RM3.10 bilion, membentuk 38.7% daripada bilangan transaksi dan 26.3% daripada jumlah nilai keseluruhan harta tanah komersial. Mengikut negeri, Johor menyumbang bilangan pasaran tertinggi dalam syer pasaran dengan 93.2% (4,781 transaksi).

Status Pasaran

Secara amnya, situasi pangsapuri khidmat/SOHO siap dibina tidak terjual dalam wilayah menunjukkan pergerakan menurun sebanyak 11.6% berbanding 2023.

Sebaliknya dalam pembinaan belum terjual dan belum dibina belum terjual pula menyaksikan trend meningkat. Johor merupakan penyumbang tertinggi bagi pertambahan unit di peringkat jualan dengan 4,794 unit (2023: 4,888 unit) bagi pembinaan belum terjual dan 1,762 (2023: 0 unit) dalam belum dibina belum terjual.

Aktiviti Pembinaan

Aktiviti pembinaan pangsapuri khidmat/SOHO di wilayah ini menunjukkan petanda yang baik di semua peringkat pembangunan berbanding 2023. Johor bertambah kukuh dengan mencatatkan lebih banyak unit siap dibina, mula dibina dan penawaran baharu dirancang. Begitu juga, Melaka mencatat lebih banyak unit mula dibina dalam tempoh kajian.

Price and Rental

In the commercial sub-sector, shop prices as a whole for this region show a stable movement where the average price change is in the range of 10%. An exception for two storey terrace shops in Taman Desaru Utama, Kota Tinggi, Johor, with an increase in price of 13.1% due to the rapid development of new schemes in the area, has become a business focus for Bandar Penawar and the surrounding area.

Rental of ground floor shop in the region also was generally stable. Taman Tasik Indah, Kluang, Johor recorded increased 20.8% with a rental between RM1,300 and RM1,600 per month (2023: RM1,100 hingga RM1,300) due to rapid development in the area with the emergence of new housing schemes such as Taman Kluang Perdana and Taman Bukit Perdana.

b. Serviced Apartment/ SOHO

Transaction

Serviced apartment/SOHO in the Southern Region recorded 5,132 transaction worth RM3.10 billion, formed 38.7% of transactions volume and 26.3% of the total value commercial property. By state, Johor contributed the highest market volume market share with 93.2% (4,781 transactions).

Market Status

Generally, the serviced apartments/SOHO overhang and unsold situations showed downtrend movement across the region by 11.6% as compared to 2023.

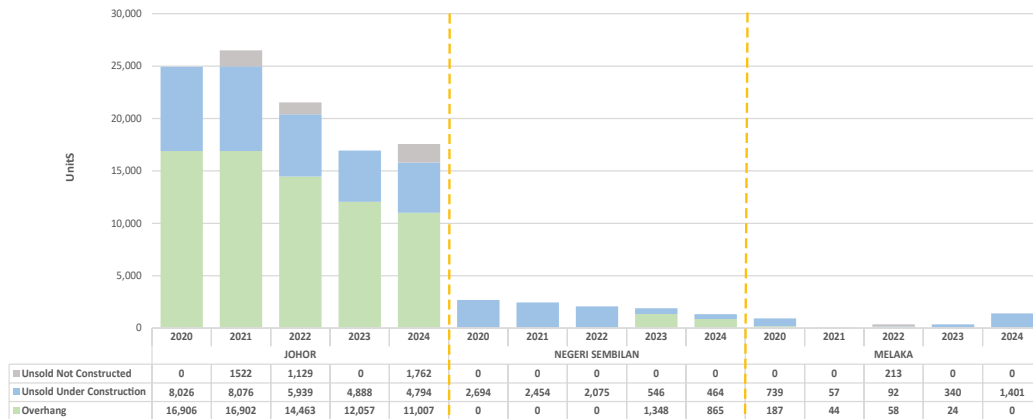
Contrarily, unsold under constructions and unsold not constructions showed upward trend. Johor was the highest contributor to the increase in units at the sales with 4,794 units (2023: 4,888 units) in unsold under constructions and 1,762 (2023: 0 units) in unsold not constructions.

Construction Activity

Construction activities of serviced apartments/SOHO in the region showed a good sign in all stages of development as compared to 2023. Johor strengthened with more completions, starts, and new planned supply recorded. Similarly, Melaka charted more starts in the review period.

Chart 17

Serviced Apartment/ SOHO Overhang and Unsold Units 2020 – 2024



Harga dan Sewa

Harga pangsapuri khidmat/SOHO di Wilayah Selatan sebahagian besarnya stabil dengan beberapa pergerakan bercampur-campur di lokasi terpilih. Purata perubahan peratusan harga menurun bagi wilayah antara lingkungan 2.2% hingga 8.0%, manakala kenaikan adalah daripada 2.6% hingga 7.2%.

Price and Rental

Prices of serviced apartments/SOHO in the Southern Region are largely stable with several mixed movements in selected locations. The average percentage changes for prices decreased for this region, ranged from 2.2% to 8.0%, while the increases were ranged from 2.6% to 7.2%.

Chart 18

Serviced Apartment/ SOHO Construction Activity Trend 2020 – 2024

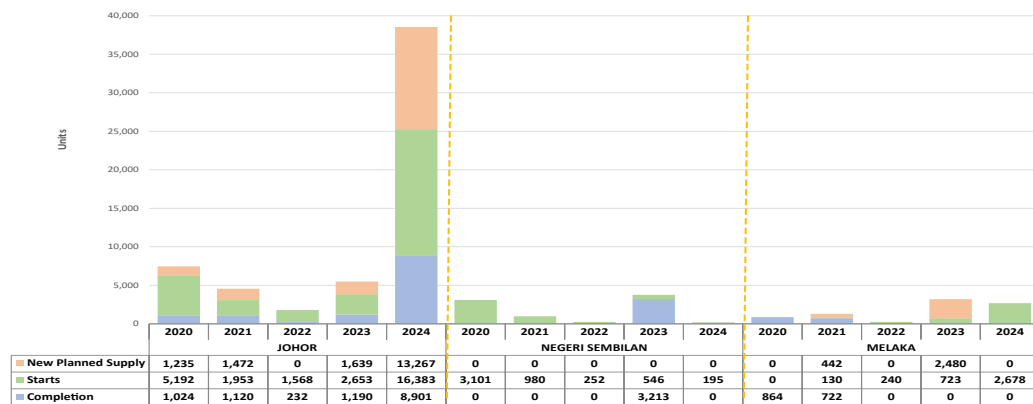


Table 4

Serviced Apartment/ SOHO Construction Activity in Southern Region 2024

Stage of Development	State	Johor	Negeri Sembilan	Melaka
Existing Supply (units)		111,718	14,602	9,688
Incoming Supply (units)		25,245	2,657	7,890
Planned Supply (units)		30,201	598	5,488

Pasaran sewa wilayah pada umumnya stabil. Pangsapuri khidmat Citywoods di Johor Bahru mencatatkan kenaikan tertinggi sebanyak 11.8% disebabkan kedudukan yang strategik dan berhampiran dengan bandar Johor Bahru.

The region's rental market was generally stable. Citywood service apartment in Johor Bahru recorded the highest increase of 11.8%, due to its strategic location and nearby Johor Bahru City Centre.

c. Kompleks Perniagaan

c. Shopping Complex

Transaksi

Transaction

Terdapat dua transaksi direkodkan di Wilayah Selatan dalam tempoh kajian ini iaitu Senibong Cove Mall di Bandar Permas Jaya dipindahmilik RM47,180,000 dan Kluang Mall di Bandar Kluang, Kluang yang dipindahmilik RM158,000,000. Kedua-duanya terletak di Johor dan dipindahmilik pada 2024.

There were two transactions recorded in the Southern Region during the review period, namely Senibong Cove Mall in Bandar Permas Jaya transacted at RM47,180,000 and Kluang Mall di Bandar Kluang, Kluang at RM158,000,000. Both are located in Johor and the sale and purchase agreement was completed in 2024.

Penghunian dan Ketersediaan Ruang

Occupancy and Space Availability

Prestasi subsektor ruang niaga berada dalam trend yang positif. Kadar penghunian semua negeri di Wilayah Selatan menunjukkan peningkatan. Johor mendahului dengan 72.8% (2023: 70.6%), Negeri Sembilan dengan 68.7% (2023: 67.7%) dan Melaka dengan 64.0% (2023: 62.4%).

The performance of the retail space subsector is in a positive trend. The occupancy rate of all states of the Southern Region showed an increase. Johor lead with 72.8% (2023: 70.6%), Negeri Sembilan with 68.7% (2023: 67.7%) and Melaka with 64.0% (2023: 62.4%).

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Table 5
Pertinent Movements in Shopping Complex 2024

Nos.	Shopping Complex	Estimated Space (s.m.)	Tenant Movement
1	Kluang Junction	11,584.21	Move In

Aktiviti Pembinaan

Hanya terdapat satu bangunan kompleks perniagaan yang siap dibina dalam tempoh kajian di Wilayah Selatan iaitu BizBox Nilai (Arcade) di Putra Nilai, Negeri Sembilan.

Construction Activity

Only one complex building that have been completed during the review period in the Southern Region, namely Bizbox Nilai (Arcade) in Putra Nilai, Negeri Sembilan.

Table 6

Shopping Complex Construction Activity in Southern Region 2024

Stage of Development	State	Johor	Negeri Sembilan	Melaka
Existing Supply		156 buildings (2,455,302 s.m.)	95 buildings (613,463 s.m.)	31 buildings (632,254 s.m.)
Incoming Supply		2 buildings (17,716 s.m.)	1 building (7,345 s.m.)	2 buildings (57,245 s.m.)
Planned Supply		0	0	0

Sewa

Sewaan ruang niaga di wilayah ini sebahagian besarnya stabil. Peratusan penurunan purata perubahan sewa bagi wilayah adalah antara 2.4% hingga 7.4%, manakala kenaikan adalah antara 2.4% hingga 9.9%.

Mengikut negeri, Bangunan Larkin Sentral di Johor Bahru mengekalkan catatan kadar sewaan tertinggi bagi tingkat bawah dengan lingkungan antara RM375.40 m.p. hingga RM559.57 m.p. sebulan (Luas Lantai: 5 m.p. hingga 6 m.p.).

Bagi tingkat yang sama di Negeri Sembilan, Giant Hypermarket, Senawang, Seremban mencatatkan sewaan tertinggi dalam lingkungan sewa antara RM117.86 m.p. hingga RM265.65 m.p. sebulan (Luas Lantai: 8 m.p. hingga 15 m.p.).

Manakala di Melaka, Mahkota Parade, Bandar Hilir mencatatkan sewaan tertinggi antara RM180.00 s.m hingga RM392.00 s.m. sebulan (Luas lantai: 24 s.m. hingga 171 s.m.)

d. Pejabat Binaan Khas

Transaksi

Hanya satu transaksi pejabat binaan khas direkodkan di Wilayah Selatan dalam tempoh kajian iaitu Bangunan Akhma, Persiaran Utama S2-1, Negeri Sembilan. Pindahmilik ini disempurnakan dalam tempoh kajian dengan harga balasan berjumlah RM20,000,000.

Rental

Rentals of retail space in this region were largely stable across the board. The average percentage decrease in rental changes for this region ranged from 2.4% to 7.4%, while the increase ranged from 2.4% to 9.9%.

According to the state, the Larkin Sentral Building in Johor Bahru remains the record for the highest rental rate for the ground floor with a range of RM375.40 s.m. to RM559.57 s.m. per month (Floor Area: 5 s.m. to 6 s.m.).

For the same floor in Negeri Sembilan, Giant Hypermarket, Senawang, Seremban recorded the highest rental rate between RM117.86 s.m. to RM265.65 s.m. per month (Floor Area: 8 s.m. to 15 s.m.).

While in Melaka, Mahkota Parade, Bandar Hilir recorded the highest rental rates between RM180.00 s.m to RM392.00 s.m. per month (Floor area: 24 s.m. to 171 s.m.)

d. Purpose-built Office

Transaction

Only one transaction of purpose-built office recorded in the Southern Region during the review period namely Akhma Building, Persiaran Utama S2-1, Negeri Sembilan. The transactions completed in the review period with consideration price of RM20,000,000.

Penghunian dan Ketersediaan Ruang

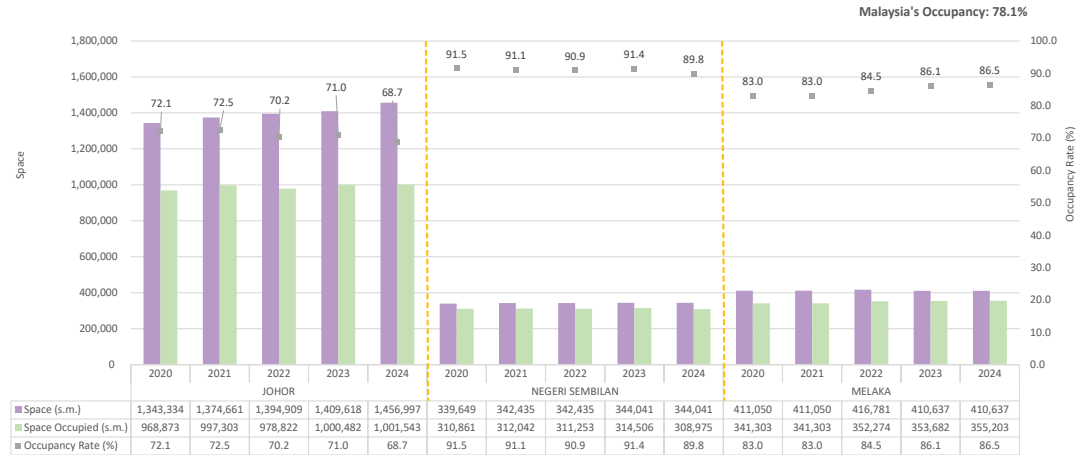
Segmen pejabat binaan khas di Wilayah Selatan menunjukkan prestasi yang bercampur-campur. Kadar penghunian bagi Negeri Sembilan dan Johor masing-masing menurun sedikit kepada 89.8% (2023: 91.4%) dan 68.7% (2023: 71.0%). Manakala, Melaka meningkat sedikit kepada 86.5% (2023: 86.1%).

Occupancy and Space Availability

The purpose-built office segment in the Southern Region showed a mixed performance. The occupancy rate for Negeri Sembilan and Johor slightly decrease to 89.8% (2023: 91.4%) and 68.7% (2023: 71.0%), respectively. Meanwhile, Melaka slightly increased to 86.5% (2023: 86.1%).

Chart 20

Supply and Occupancy of Purpose-built Office 2024



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Table 7

Pertinent Movements in Purpose-built Office 2024

Nos.	Purpose- Built Office	Estimated Space (s.m.)	Tenant Movement
1.	Wisma Sunway, Iskandar Puteri	4,065	Move In
2.	Wisma Sunway, Iskandar Puteri	1,585	Move In
3.	Wisma Sunway, Iskandar Puteri	1,585	Move In
4.	Wisma Sunway, Iskandar Puteri	1,585	Move In
5.	Medini 9	1,276	Move In

Aktiviti Pembinaan

Terdapat dua bangunan pejabat binaan khas yang siap dibina dalam tempoh kajian bagi wilayah ini iaitu Menara Bank Rakyat @ Coronation Square di Jalan Trus, Johor Bahru (37,160 m.p.) dan UMCITY Corporate Tower di Medini, Iskandar Puteri, Johor (10,219 m.p.).

Construction Activity

There were two purpose-built office buildings completed during the review period, namely Menara Bank Rakyat @ Coronation Square in Jalan Trus, Johor Bahru (37,160 s.m.) and UMCITY Corporate Tower in Medini, Iskandar Puteri, Johor (10,219 s.m.).

Table 8

Purpose-built Office Construction Activity in Southern Region 2024

Stage of Development	State	Johor	Negeri Sembilan	Melaka
Existing Supply		222 buildings (1,456,997 s.m.)	109 buildings (344,041 s.m.)	82 buildings (410,637 s.m.)
Incoming Supply		4 buildings (134,262 s.m.)	3 buildings (8,831 s.m.)	0
Planned Supply		1 building (33,817 s.m.)	0	0

Sewa

Secara amnya, sewaan ruang pejabat sebahagian besar di wilayah ini 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. Tingkat bawah Bangunan Tabung Haji Kuala Pilah di Negeri Sembilan dengan keluasan 269 meter persegi mencatatkan peningkatan tertinggi sebanyak 10.4% dengan sewaan RM14.35 semeter persegi sebulan (2023: RM13.01 semeter persegi sebulan).

Sementara itu, sewa bagi tingkat dua Wisma Lim Chin Yong, Batu Pahat, Johor, menunjukkan penurunan sebanyak 8.9% kepada RM4.92 s.m.p. sebulan (2023: RM5.40 s.m.p. sebulan).

e. Riadah

Transaksi

Dua transaksi harta tanah riadah di rekodkan dalam tempoh kajian iaitu East Mount Hotel di Kukup Laut, Pontian, Johor (RM2,900,000) dan Desaru Beach Resort di Desaru, Kota Tinggi, Johor (RM19,813,000). Kedua-dua harta tanah ini merupakan pindahmilik tahun 2023.

Rental

Generally, rental of office space in this region largely was stable. Investment-grade buildings in good locations with proximity or within town centres are amongst those with a competitive edge and fetched higher rental. The ground floor of the Tabung Haji Kuala Pilah Building in Negeri Sembilan with an average area 269 s.m. recorded the highest increase of 10.4% with rental RM14.35 p.s.m. per month (2023: RM13.01 p.s.m. per month).

Meanwhile, rental for the second floor of Wisma Lim Chin Yong, Batu Pahat, Johor, saw a decline of 8.9%, to RM4.92 p.s.m. per month (2023: RM5.40 p.s.m. per month).

e. Leisure

Transaction

There were two leisure property transactions recorded during the review period, namely East Mount Hotel in Kukup Laut, Pontian, Johor (RM2,900,000) and Desaru Beach Resort in Desaru, Kota Tinggi, Johor (RM19,813,000). Both property were transactions in 2023.

Table 9

Leisure Construction Activity in Southern Region 2024

Stage of Development	State	Johor	Negeri Sembilan	Melaka
Existing Supply		488 buildings (31,971 rooms)	145 buildings (9,607 rooms)	177 buildings (18,268 rooms)
Incoming Supply		9 building (2,300 rooms)	4 buildings (1,498 rooms)	1 building (336 rooms)
Planned Supply		9 building (3,196 rooms)	4 buildings (406 rooms)	5 buildings (1,558 rooms)

2.3 HARTA TANAH INDUSTRI

Transaksi

Prestasi pasaran harta tanah industri merekodkan penurunan sedikit 0.4% dalam bilangan kepada 2,492 transaksi (2023: 2,502 transaksi) dan peningkatan 30.9% dalam nilai (2023: RM6.34 bilion). Johor mendahului dengan 1,591 transaksi, mencakupi 63.8% daripada jumlah keseluruhan transaksi industri wilayah, diikuti Melaka dengan 459 transaksi (18.4% syer pasaran) dan Negeri Sembilan sebanyak 442 transaksi (17.7% syer pasaran).

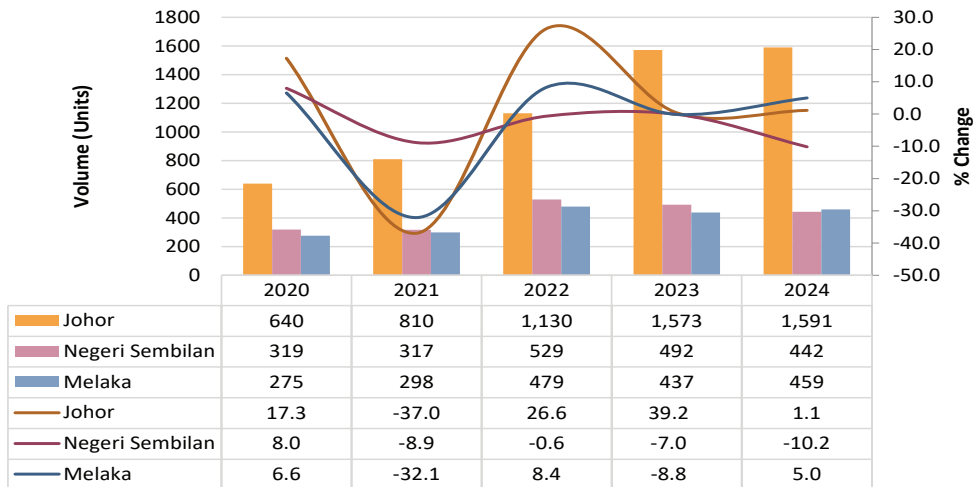
2.3 INDUSTRIAL PROPERTY

Transaction

The performance of the industrial property market recorded a decrease of 0.4% in the volume of transactions to 2,492 transactions (2023: 2,502 transactions), and 30.9% in value (2023: RM6.34 bilion). Johor leads with 1,591 transactions, accounted for 63.8% of the total industrial transactions in the region, followed by Melaka with 459 transactions (18.4% market share) and Negeri Sembilan with 442 transactions (17.7% market share).

Chart 21

Industrial Property Transactions Volume Trend 2020 – 2024



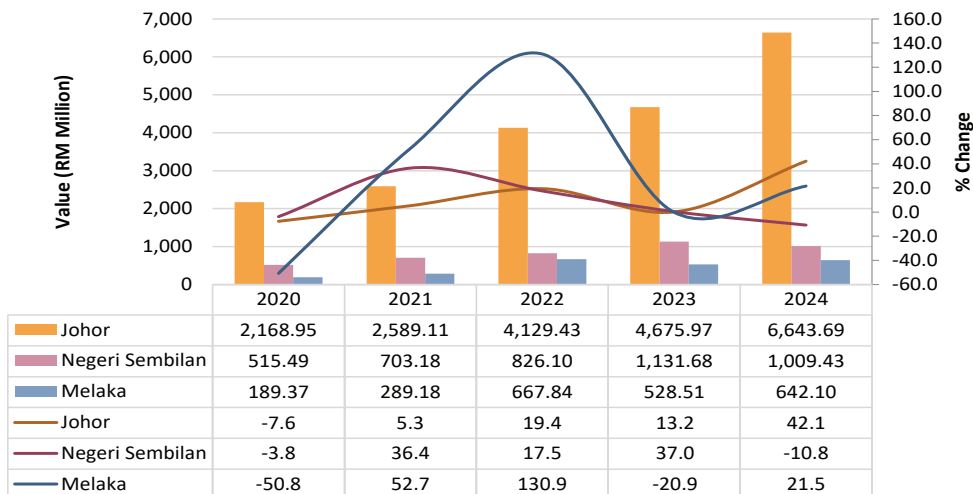
Dari segi nilai transaksi, Johor juga mendahului dengan menunjukkan peningkatan tertinggi sebanyak 42.1% dan diikuti oleh Melaka 21.5%. Namun begitu, Negeri Sembilan menunjukkan penurunan sebanyak 10.8% berbanding 2023.

In terms of transactions value, Johor also leads with the highest increase of 42.1%, followed by Melaka 21.5%. However, Negeri Sembilan showed a decrease of 10.8% as compared 2023.

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Chart 22

Industrial Property Transactions Value Trend 2020 – 2024



Status Pasaran

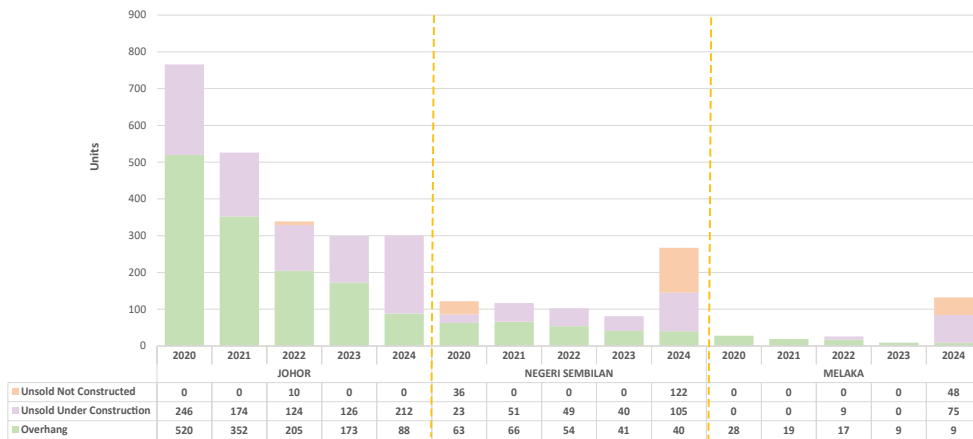
Wilayah Selatan menyaksikan trend pasaran harta tanah industri yang bercampur. Bilangan unit siap dibina tidak terjual menunjukkan pengurangan 38.6%. Manakala, pembinaan belum terjual dan belum dibina belum terjual masing-masing meningkat lebih daripada dua kali ganda dalam tempoh kajian.

Market Status

The Southern Region showed a mixed trend industrial property market. Overhang volume was declined by 38.6%. While unsold under constructions and unsold not constructions increase more than two-fold respectively in the review period.

Chart 23

Industrial Property Transactions Value Trend 2020 – 2024



Aktiviti Pembinaan

Aktiviti pembinaan harta tanah industri di wilayah ini menunjukkan trend positif. Melaka merupakan penyumbang bilangan tertinggi dalam siap dibina dengan catatan kepada 75 unit (2023: 30 unit). Negeri Sembilan mendominasi di peringkat mula dibina dengan mencatatkan kenaikan kepada 114 unit (2023: 14 unit). Manakala Johor pula mendahului di peringkat penawaran baharu dirancang dengan 271 unit (2023: 45 unit).

Construction Activity

Construction activity for industrial property in this region shows a positive trend. Melaka is the highest contributor in completed units with a record 75 units (2023: 30 units). Negeri Sembilan dominates the start stage by recording an increase to 114 units (2023: 14 units). Meanwhile, Johor leads in the stage of new planned supply with 271 units (2023: 45 units).

Chart 24

Industrial Construction Activity Trend 2020 – 2024

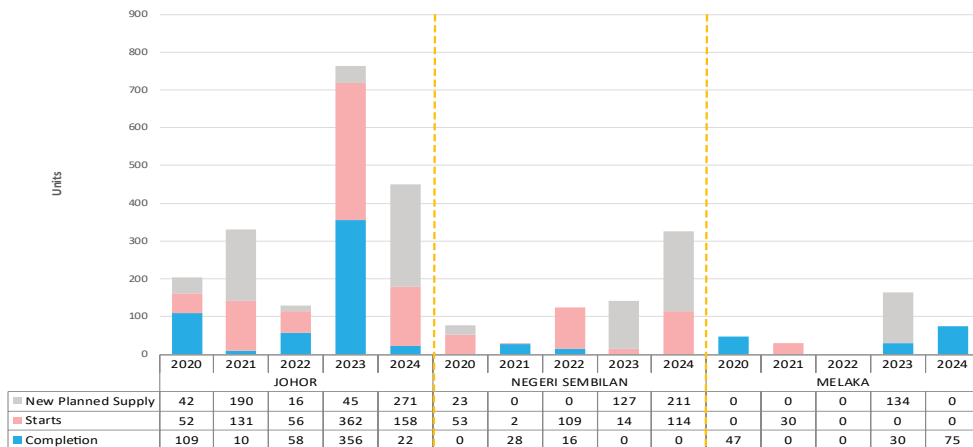


Table 10

Industrial Activity in Southern Region 2024

Stage of Development \ State	Johor	Negeri Sembilan	Melaka
Existing Supply (units)	19,290	5,574	7,289
Incoming Supply (units)	591	298	716
Planned Supply (units)	303	766	1,899

Harga

Harga harta tanah industri kebanyakannya stabil di seluruh wilayah. Kilang satu setengah tingkat yang terletak di bandar dan mempunyai kemudahan infrastruktur yang baik menunjukkan nilai yang agak tinggi.

Di Negeri Sembilan, kilang satu setengah tingkat dengan keluasan tanah 178 m.p. di Taman Perindustrian Sri Lukut, Port Dickson menunjukkan peningkatan iaitu 11.8% dengan harga dipindahmilik RM190,000 (2023: RM170,000).

Begitu juga jenis harta tanah yang sama dengan luas tanah purata 362 meter persegi di Taman Universiti, Johor Bahru mencatatkan peningkatan harga purata di Johor sebanyak 10.0% kepada antara RM1,350,000 hingga RM1,400,000 (2023: antara RM1,220,000 hingga RM1,280,000).

Price

Industrial property prices were mostly stable throughout the region. One and a-half storey factory located in the city and having good infrastructure facilities showed a relatively high value.

In Negeri Sembilan, one and a-half storey factory with an average land area of 178 s.m. in Taman Perindustrian Sri Lukut, Port Dickson showed price increase of 11.8% with price transacted at RM190,000 (2023: RM170,000).

Likewise, the same property type with an average land area of 362 square meters in Taman Universiti, Johor Bahru recorded the average price increase in Johor by 10.0% to between RM1,350,000 and RM1,400,000 (2023: between RM1,220,000 and RM1,280,000).

2.4 HARTA TANAH PERTANIAN

Transaksi

20

Subsektor pertanian menyumbang syer sebanyak 14.1% kepada jumlah keseluruhan pasaran di Wilayah Selatan. Terdapat 15,273 transaksi bernilai RM6.53 bilion, menurun 3.1% dalam bilangan dan 20.9% berbanding 2023.

Aktiviti transaksi menunjukkan trend yang menurun. Negeri Sembilan mencatatkan penurunan 6.7%, di ikuti Johor 2.3%. Manakala Melaka sedikit menaik sebanyak 1.0% dibanding pada tahun 2023. Selari dengan ini, segmen nilai juga memaparkan trend menurun bagi kesemua negeri dengan didahului oleh Negeri Sembilan (23.5%), Melaka (21.9%) dan Johor (20.3%).

2.4 AGRICULTURE PROPERTY

Transaction

The agriculture sub-sector contributed a share of 14.1% to the total Southern Region market. There were 15,273 transactions worth RM6.53 billion recorded, a decrease of 3.1% in volume dan 20.9% as compared to 2023.

Transaction activity shows a downward trend. Negeri Sembilan recorded a decrease of 6.7%, followed by Johor at 2.3%. While, Melaka slightly increased by 1.0% as compared to 2023. On similar note, the value segment also shows decreasing trend for all states led by Negeri Sembilan (23.5%), Melaka (21.9%) and Johor (20.3%).

Chart 25

Agriculture Property Transactions Volume Trend 2020 – 2024

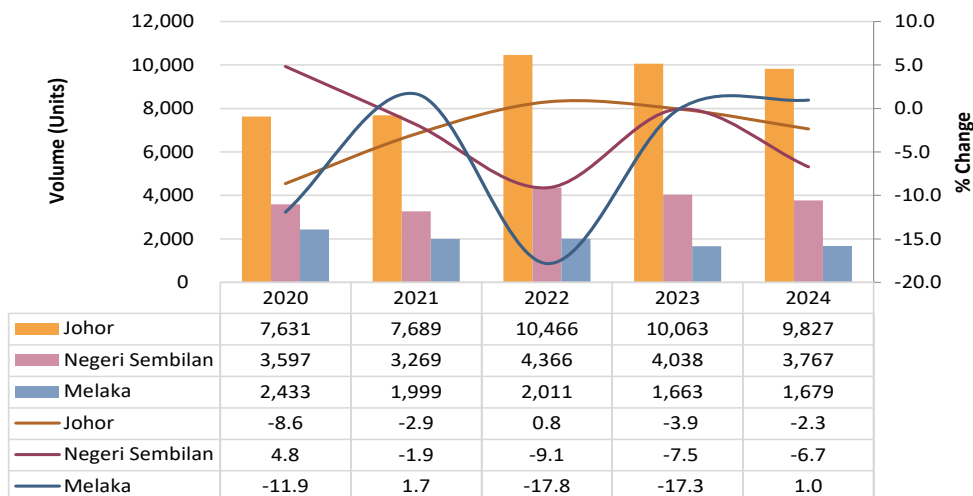
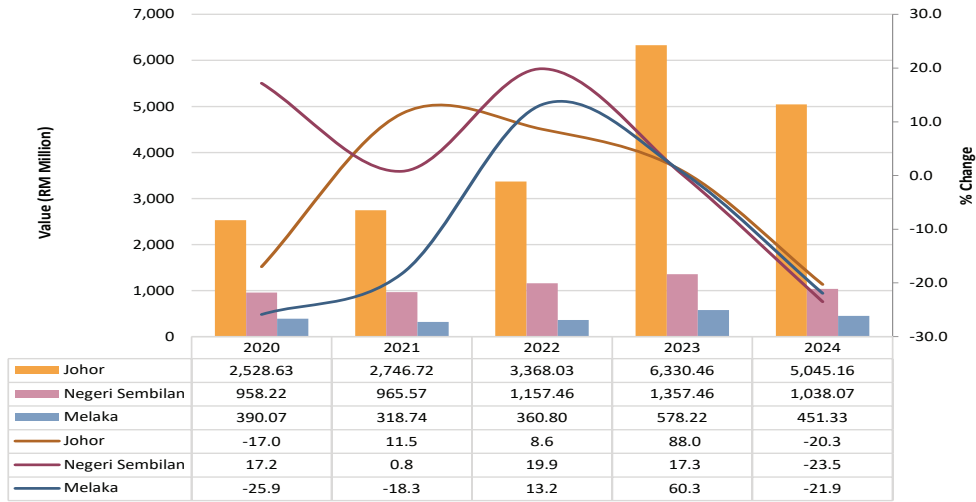


Chart 26

Agriculture Property Transactions Value Trend 2020 – 2024



3.0 PROPERTY HIGHLIGHTS

3.1 Infrastructure Development

No.	Infrastructure Projects	Description	Current Development Status
1.	Electric Double Tracking Project (EDTP), Johor	<ul style="list-style-type: none"> - The 192-kilometre track from Gemas in Negeri Sembilan to Johor Bahru Sentral in Johor. - Commenced construction since 2016. - Estimating Cost: RM9.55 billion - Descriptions: <ul style="list-style-type: none"> • The line will provide Malaysia with electrified tracks that connect Johor Bahru in Johor to Padang Besar in Perlis. • 13 stations, connecting from Gemas – Segamat – Genuang – Labis – Bekok – Paloh – Kluang – Mengkibol – Renggam – Layang-Layang – Kulai – Kempas Baru – Johor Sentral 	<p>Under Construction</p> <p>Project status: 97.0% completed</p> <p>(The project is expected to be complete in 2026)</p>
2.	Rail Transit System (RTS), Johor	<ul style="list-style-type: none"> - 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: <ul style="list-style-type: none"> • The target of the project is to reduce traffic congestion on the Johor Embankment by at least 35%. • Estimated 10,000 passengers/ hour in each direction. • The groundbreaking ceremony was held at the Bukit Chagar station construction site on 22 November 2020. Completed the land acquisition process in April 2021. • Two phase development: <ol style="list-style-type: none"> a) Phase 1: Development Phase, starting from year 2021 – 2024. b) Phase 2: Testing and Installations Phase, starting from year 2025 – 2026. 	<p>Under Construction</p> <p>Project status: 95.0% completed exception for Bukit Chagar Stations works</p> <p>(The project is expected to be complete in 2026)</p>
3.	Maharani Energy Gateway	<ul style="list-style-type: none"> - Located in the waters of the Straits of Malacca approximately 1 to 3 nautical miles from Jeti Parit Unas, Jeti Parit Bakar, Jeti Parit Kedondong and Tanjung Toho, Muar - Land area: 3,250 acres (1,315.228 hectares) - Project status: Initial stage for sea reclamation works and Hydrology Survey. Ship-to-ship transfer has operations starting 2022. - Descriptions: <ul style="list-style-type: none"> • The project known as a deep sea port and energy hub involving the creation of three man-made islands and a Liquefied Natural Gas (LNG) Terminal. <ol style="list-style-type: none"> a) Plot A: with an area of 1,500 acres (607.0285 hectares) which will be used for ship-to-ship transfer (STS) operations, Marine activities and Oil and Gas Storage. b) Plot B: with an area of 1,500 acres (607.0285 hectares) which will be used for ship-to-ship transfer (STS) operations, Marine activities and Oil and Gas Storage. c) Plot C: with an area of 200 acres (80.9371 hectares) that will be used for ship repair operations (Ship Repair & Facilities). d) Plot D: with an area of 40.038 acres (16.2028 hectares) for Heavy Industrial site for Regas Station Site for gas storage and Trestle Site for gas pipeline from Floating LNG Terminal. 	<p>Under Construction</p> <p>Project status: 40% completed</p> <p>(Developing a Ship Bunker Center along the Malacca Straits)</p> <p>(The project is expected to be complete in 2030)</p>

No.	Infrastructure Projects	Description	Current Development Status
4.	Upgrading Jalan Batu Pahat – Ayer Hitam – Kluang FT 050 Phase 3A (U-Turn Median And Related Works)	<ul style="list-style-type: none"> - Location: Jalan Batu Pahat – Ayer Hitam. - The project starts from Parit Sempadan, Batu Pahat (Section 21) to the bridge across Lebuhraya Plus (Section 34.5). - Estimated cost: RM250 million (RMK 11) - Project has commenced on 26 October 2021 - Descriptions: <ul style="list-style-type: none"> • Construction of a 13.5-kilometer road divider with 3 U-turns, widening of existing road shoulders, upgrading of intersections and construction of 3 new overpasses. 	<p>Under Construction</p> <p>Project status: 76.0% completed</p> <p>(The project is expected to be complete in 2024)</p>
5.	Upgrading Jalan Muar – Tangkak – Segamat	<ul style="list-style-type: none"> - Location: Shortcut lane from 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: <ul style="list-style-type: none"> • 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 and also become the main link between Muar, Tangkak and Segamat. 	<p>Under Construction</p> <p>Project status: 10% completed (Site clearing)</p> <p>(The project is expected to be complete in 2025)</p>
6.	New Road Project Connecting Jalan Olak Batu (J206) Through Tanjung Sembrong Estate to Federal Road (FT 050), Parit Raja, Batu Pahat, Johor	<ul style="list-style-type: none"> - 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: <ul style="list-style-type: none"> • Land Acquisition was gazetted through Section 4 Gazette on 8 December 2022 and followed by Section 8 Gazette on 2 November 2023. 	<p>Under Construction</p> <p>Project status: 25.0% completed</p> <p>(The project is expected to be complete in 2025)</p>
7.	Mukim 6 and Mukim 7 Road Project (Phase 2), Linau in Mukim Tanjung Sembrong	<ul style="list-style-type: none"> - Location: Jalan Yong Peng – Ayer Hitam - The project starts from Jalan Kampung Seri Mendapat, Parit Raja to Kampung Haji Ghaffar - Length: 6.2 kilometre - Developer: Ministry of Rural Development 	<p>Under Construction</p> <p>Project status: 10% completed (Site cleaning and road construction by JKR)</p> <p>(The project is expected to be complete in 2024 - Extended)</p>
8.	PLUS Highway Widening Project (North Senai - Sedenak)	<ul style="list-style-type: none"> • Locations: Johor Bahru, Johor • Developer: WCT Holdings Bhd • Descriptions: <ul style="list-style-type: none"> • Phase 1 <ul style="list-style-type: none"> ➢ 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 on Jun 2017 ➢ Estimated cost: RM525 million • Phase 2 <ul style="list-style-type: none"> ➢ Project length: 16.6 kilometers ➢ From North from Sedenak to Simpang Renggam ➢ Has started the ground work/ clearing site on Q1 2025 dan expected completions on Q4 2028 	<p>Under Construction</p> <p>Project status: Phase 1 – 45% completed</p> <p>Phase 2: 10% completed</p>

No.	Infrastructure Projects	Description	Current Development Status
9.	Solok Ayer Limau - Kampung Jeram Masjid Tanah road project	<ul style="list-style-type: none"> • Construction of a new road from Solok Ayer Limau to Kampung Jeram Masjid Tanah • Total length: 3 kilometres • Estimated cost: RM36.0 million • Developer: Jabatan Kerja Raya (JKR) Malaysia • Descriptions: <ul style="list-style-type: none"> - Project has commenced on 2021 	<p>Under Construction</p> <p>Project status: 100% completed</p> <p>(The project is expected to be complete in 2024)</p>
10.	Sungai Duyong Flood Mitigation Plan Project	<ul style="list-style-type: none"> • This project has involved 225 individual lot • Project length: Jajaran Sungai Duyong (8.1 kilometres), Sungai Ayer Molek (5.0 kilometres) and Sungai Ayer Panas (6.0 kilometres) • Estimated cost: RM117.0 million 	<p>Under Construction</p> <p>Project status: 52% completed</p> <p>(The project is expected to be complete in 2024)</p>
11..	Alor Gajah Flood Mitigation Plan Project Phase 1	<ul style="list-style-type: none"> - This project located at Mukim Kelemak, Alor Gajah District - Estimated cost: RM17.015 million 	<p>Under Construction</p> <p>Project status: 83% completed</p> <p>(The project is expected to be complete in 2024)</p>
12.	New Road Project from the Rim Junction (M27) to Kampung Ulu Jasin Junction (M2), Mukim Jasin	<ul style="list-style-type: none"> - Locations: Mukim Jasin, Jasin District - Project length: 3.45 kilometres - Estimated cost: RM35.2 million 	<p>Under Construction</p> <p>Project status: 69% completed</p> <p>(The project is expected to be complete in 2025)</p>
13.	Water Reservoir Project on the banks of the TAPS Jernih River, Alor Gajah District	<ul style="list-style-type: none"> - This project located along the banks of the TAPS Jernih River in Alor Gajah, Melaka - Estimated cost: RM124.9 million - Project has commenced on Jun 2022 and expected completion on December 2024 (Extended) 	<p>Under Construction</p> <p>Project status: 67% completed</p>
14.	New Road Project from Nilai-Labu to Bandar Enstek	<ul style="list-style-type: none"> - 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, street lights and traffic lights. - Estimated cost: RM415 million. - Descriptions: <ul style="list-style-type: none"> • This project is to be part of the requirements for the Malaysian Vision Valley 2.0 project 	<p>Under Construction</p> <p>Project status: 80% completed.</p> <p>(Expected to be complete by 2025)</p>
15.	Ngoi-Ngoi Water Treatment Plant Construction Project Phase 2	<ul style="list-style-type: none"> - 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. 	<p>Under Construction</p> <p>Project status: 90% completed</p> <p>(Expected to be complete by 2025)</p>

No.	Infrastructure Projects	Description	Current Development Status
16.	Sungai Chempedak Flood Mitigation Plan, Jelebu, Negeri Sembilan	<ul style="list-style-type: none"> - Locations: Sungai Chempedak, Jelebu - Involving 55 individual lots - Project length: 8 kilometres - Estimated cost: RM10 million - Descriptions: <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> a. Construction of flood wall - 100m b. Precast concrete Flood Wall Height 3m (RHS) c. Widening and protection of existing river bank 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). 	<p>Under Construction</p> <p>Project status: 15% completed</p> <p>(Preliminary work is in progress)</p>
17.	Jalan Baharu New Project from Kampung Gagu to Ulu Beranang, Seremban District	<ul style="list-style-type: none"> - This project will connect new road from kampung Gagu to Ulu Beranang. - Length: 14 kilometres - Estimated cost: RM25 million. - Project status: The land acquisition process has been completed and the project is in the tender process. - Descriptions: <ul style="list-style-type: none"> • 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. 	<p>Pre - Construction</p> <p>Project status: 15% completed</p>

3.2 Mega Project

No.	Infrastructure/ Mega Projects	Description	Current Development Status								
1.	Paragon Gateway	<ul style="list-style-type: none"> - This project is located at Jalan Tebrau, Taman Suria, Johor Bahru - Land area: 5.28 acres - Developer: Paragon Premium Sdn Bhd - Descriptions: <ul style="list-style-type: none"> • This is a mixed development project (Service Apartment & Retails). Details as below; • Phase 1 <ul style="list-style-type: none"> ➤ Launched: November 2023 ➤ Total unit: 1,398 units ➤ Selling performance: 45% • Phase 2 <ul style="list-style-type: none"> ➤ Launched: Mac 2024 ➤ Total unit: 738 units ➤ Selling performance: 15% • Unit types <table border="1" style="margin-left: 20px; width: 100%;"> <thead> <tr> <th>Type</th> <th>Area (Square feet)</th> </tr> </thead> <tbody> <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> </tbody> </table> 	Type	Area (Square feet)	Type A	499 s.f.	Type B	649 s.f.	Type D	915 s.f.	
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2.	Coronation Square, Johor	<ul style="list-style-type: none"> - This project is located between Jalan Trus and Jalan Abdullah Ibrahim, Mukim Bandar Johor Bahru, Johor Bahru - Land area: 9.58 acres (3.88 hectares) - Estimating cost: RM4 billion - Developer: Coronade Properties Sdn Bhd - Descriptions: <ul style="list-style-type: none"> • First project under the Ibrahim International Business District (IIBD) transformation plan. Developed by Johor Corporation (JCorp) and the Johor State Government. Has been launch on November 2015 by DYMM Sultan Ibrahim Almarhum Sultan Iskandar. • Comprise six towers; a hotel, a residences, an office, medical suites, two serviced apartment towers and a shopping mall. • Phase 1 <ul style="list-style-type: none"> a) Bank Rakyat Tower <ul style="list-style-type: none"> ➢ Owned by Bank Rakyat. ➢ Has 39 floors. ➢ 100% completed and CCC on 26 June 2024 ➢ Intended as a digital business hub for banking and entrepreneurial transactions. b) Medical Suites <ul style="list-style-type: none"> ➢ Operated by KPJ Healthcare Berhad. ➢ Has 25 floors. ➢ 75% completed and expected to be fully completed by the end of 2024. 	<p>Under Construction</p> <p>Project status: 96% completed (Bank Rakyat Tower) & 75% completed (Medical Suites)</p> <p>(The project is expected to be complete in 2028)</p>																																																																																																																																																									
3.	Taman Pulau Mutiara 2	<ul style="list-style-type: none"> - This project is located next to Taman Pulau Mutiara (New Township) which is approximately 2 km from Jalan Johor Bahru - Pontian and 28 kilometers from Johor Bahru city center. - Land area: 136 hectares - Developer: Amber Land Berhad - Description: <ul style="list-style-type: none"> • This project has been launches on October 2019 and focus on affordable landed properties. • This project involves the construction of 4,500 residential units but a total of 2,663 new units are launched according to the following phases; <table border="1" data-bbox="512 1242 1010 1689"> <thead> <tr> <th>No</th> <th>Phase</th> <th>Type of Building</th> <th>Date of Launch</th> <th>Total Launched</th> <th>Price (RM) From</th> <th>Land Area (s.q.)</th> <th>Built-up Area (s.q.)</th> <th>Status Construction</th> </tr> </thead> <tbody> <tr><td>1.</td><td>A1A</td><td>2/T</td><td>12/2019</td><td>392</td><td>379,780</td><td>1,170</td><td>1,670</td><td>CCC</td></tr> <tr><td>2.</td><td>A2A</td><td>2 ½ /T</td><td>10/2019</td><td>199</td><td>433,500</td><td>1,170</td><td>1,998</td><td>CCC</td></tr> <tr><td>3.</td><td>A1B</td><td>2/T</td><td>6/2020</td><td>163</td><td>395,675</td><td>1,170</td><td>1,670</td><td>CCC</td></tr> <tr><td>4.</td><td>A2B</td><td>2 ½ /T</td><td>6/2020</td><td>201</td><td>433,500</td><td>1,170</td><td>1,998</td><td>CCC</td></tr> <tr><td>5.</td><td>A1C</td><td>2/T</td><td>10/2020</td><td>184</td><td>395,675</td><td>1,170</td><td>1,670</td><td>CCC</td></tr> <tr><td>6.</td><td>A1D</td><td>2/T</td><td>2/2021</td><td>184</td><td>395,675</td><td>1,170</td><td>1,670</td><td>CCC</td></tr> <tr><td>7.</td><td>A2C</td><td>2 ½ /T</td><td>8/2021</td><td>177</td><td>433,500</td><td>1,170</td><td>1,998</td><td>UC</td></tr> <tr><td>8.</td><td>A5</td><td>2/SO</td><td>7/2021</td><td>104</td><td>568,480</td><td>1,540</td><td>3,080</td><td>UC</td></tr> <tr><td>9.</td><td>A6A</td><td>2/T</td><td>11/2021</td><td>214</td><td>395,675</td><td>1,170</td><td>1,670</td><td>UC</td></tr> <tr><td>10.</td><td>A6B</td><td>2/T</td><td>3/2022</td><td>236</td><td>395,675</td><td>1,170</td><td>1,670</td><td>UC</td></tr> <tr><td>11.</td><td>A6C</td><td>2/T</td><td>11/2022</td><td>175</td><td>530,000</td><td>1,170</td><td>1,670</td><td>UC</td></tr> <tr><td>12.</td><td>A8A</td><td>2/T Kluster</td><td>11/2022</td><td>254</td><td>663,390</td><td>2,240</td><td>2,076</td><td>UC</td></tr> <tr><td>13.</td><td>A9</td><td>2/SO</td><td>12/2022</td><td>142</td><td>828,800</td><td>1,540</td><td>3,080</td><td>UC</td></tr> <tr><td>14.</td><td>A3</td><td>Apartment (RMBC)</td><td>12/2022</td><td>609</td><td>150,000</td><td>-</td><td>1,000</td><td>UC</td></tr> <tr><td>15.</td><td>A8B</td><td>2/T Kluster</td><td>5/2023</td><td>256</td><td>631,800</td><td>2,240</td><td>2,076</td><td>UC</td></tr> <tr> <td colspan="4" style="text-align: center;">Total Unit</td> <td>3,490</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Nota: CCC - Certificate of completion and compliance UC - Under Construction</p>	No	Phase	Type of Building	Date of Launch	Total Launched	Price (RM) From	Land Area (s.q.)	Built-up Area (s.q.)	Status Construction	1.	A1A	2/T	12/2019	392	379,780	1,170	1,670	CCC	2.	A2A	2 ½ /T	10/2019	199	433,500	1,170	1,998	CCC	3.	A1B	2/T	6/2020	163	395,675	1,170	1,670	CCC	4.	A2B	2 ½ /T	6/2020	201	433,500	1,170	1,998	CCC	5.	A1C	2/T	10/2020	184	395,675	1,170	1,670	CCC	6.	A1D	2/T	2/2021	184	395,675	1,170	1,670	CCC	7.	A2C	2 ½ /T	8/2021	177	433,500	1,170	1,998	UC	8.	A5	2/SO	7/2021	104	568,480	1,540	3,080	UC	9.	A6A	2/T	11/2021	214	395,675	1,170	1,670	UC	10.	A6B	2/T	3/2022	236	395,675	1,170	1,670	UC	11.	A6C	2/T	11/2022	175	530,000	1,170	1,670	UC	12.	A8A	2/T Kluster	11/2022	254	663,390	2,240	2,076	UC	13.	A9	2/SO	12/2022	142	828,800	1,540	3,080	UC	14.	A3	Apartment (RMBC)	12/2022	609	150,000	-	1,000	UC	15.	A8B	2/T Kluster	5/2023	256	631,800	2,240	2,076	UC	Total Unit				3,490					<p>Under Construction</p> <p>Project status: 65% completed</p> <p>(The project is expected to be complete in 2024)</p>
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4.	Space Residency	<ul style="list-style-type: none"> - Locations: Jalan Harimau, Taman Abad, Johor Bahru. Next to KSL City Mall and Holiday Villa. - Land area: 2.37 acres - Developer: Vistana Tropika Sdn Bhd - Holding Company: Linbaq Holding Sdn Bhd - Launching date: 30 Jun 2019 - Descriptions: <ul style="list-style-type: none"> • Mixed Development (Service Apartment, Hotel & Retails) development type • Total units: 995 serviced apartment units + 29 commercial lots + 338 hotel rooms • Sales performance: 100% sold • Phases of development <ul style="list-style-type: none"> a) Phase 1: <ul style="list-style-type: none"> ➤ A hotel tower (NOVOTEL) ➤ 22 floors: 338 rooms ➤ Project status: 80% completed b) Phase 2: <ul style="list-style-type: none"> ➤ 2 blocks of Serviced Apartment ➤ 47 floors: 995 units ➤ Stating price from RM576,000 – RM1.4 million ➤ Project status: 70.0% ➤ Unit type: <table border="1" data-bbox="582 868 956 1059" style="margin-left: 20px;"> <thead> <tr> <th>Type</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>Type A</td> <td>645 s.f.</td> </tr> <tr> <td>Type B</td> <td>745 s.f.</td> </tr> <tr> <td>Type B1</td> <td>737 square feet</td> </tr> <tr> <td>Type C</td> <td>880 square feet</td> </tr> <tr> <td>Type C1</td> <td>907 square feet</td> </tr> <tr> <td>Penthouse</td> <td>1,289 – 2,026 square feet</td> </tr> </tbody> </table> c) Podium Block: 12 storey <ul style="list-style-type: none"> ➤ 1 storey: Hotel and serviced apartment recreational facilities ➤ 4 storey: Hotel facilities and parking area ➤ 6 storey: Parking area ➤ 1 storey: Business space @ 14 units shop and hotel facilities 	Type	Area	Type A	645 s.f.	Type B	745 s.f.	Type B1	737 square feet	Type C	880 square feet	Type C1	907 square feet	Penthouse	1,289 – 2,026 square feet	<p style="text-align: center;">Under Construction</p> <p>(The project is expected to be complete in 2024)</p>
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Type C	880 square feet																
Type C1	907 square feet																
Penthouse	1,289 – 2,026 square feet																
5.	Sime Darby Industrial Park, Pagoh University Town	<ul style="list-style-type: none"> - This project is known as Sime Darby Industrial Park which involves the sale of 142 medium industrial plots. - It is part of the Pagoh University Town development which is located at the strategic location of Jalan Muar - Pagoh and near the Pagoh Toll Plaza. - Developer: Sime Darby Property - Descriptions: <ul style="list-style-type: none"> - A total of 20 companies have signed SPAs for the purchase of non-bumiputera plots - Phase 1: <ul style="list-style-type: none"> ➤ 42 industrial plots (25 units for non-bumiputera and 17 units for bumiputera) ➤ Land areas between 4,318.78 square metres to 6,712.54 square metres ➤ Price range between RM26.00 per square feet to RM30.00 per square feet - Phase 2 and Phase 3 <ul style="list-style-type: none"> ➤ 20 and 30 industrial plots. ➤ Land areas between 4,046.73 square metres to 5,897.25 square metres. ➤ Price range between RM26.00 per square feet to RM30.00 per square feet. - Selling performance until Q2 2024: 95.2% (Phase 1), Sold out (Phase 2) and 59.4% (Phase 3) 	<p style="text-align: center;">Under Construction</p> <p style="text-align: center;">Project status: 40% (Earthworks have been carried out)</p> <p>(The project is expected to be complete in 2025)</p>														

No.	Infrastructure/ Mega Projects	Description	Current Development Status
6.	Primer City (Formerly known as NewPark Kluang)	<ul style="list-style-type: none"> - 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: <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> ➢ Inland Revenue Board (IRB) ➢ Kluang Municipal Council ➢ Kluang District and Land Office <p>Phase 1: 90.94 acres (36.802 hectares)</p> <ul style="list-style-type: none"> a) IRB Building <ul style="list-style-type: none"> ➢ 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 operate on May 2019 b) Kluang Municipal Council building <ul style="list-style-type: none"> ➢ 9 floors ➢ Land area: 20,230 square metre ➢ Built-up area: 15,102.37 square metre ➢ Planning approval: 26 September 2019 ➢ Project status: 95.0% completed c) Kluang District and Land Office <ul style="list-style-type: none"> ➢ Planning approval: 26 September 2019 ➢ Project status: Initial stage for earthworks d) LOTUS Hypermarket <ul style="list-style-type: none"> ➢ Land area: 20,230 square metre ➢ Built-up area: 7,053.59 square metre ➢ Project status: 100% completed e) Two storey Shop/ Office <ul style="list-style-type: none"> ➢ Phase A: 70 units – 95% completed ➢ Phase B: 114 units – 73% completed ➢ Phase C: 70 units - 35% completed f) Resort Hotel and Service Apartment <ul style="list-style-type: none"> ➢ Not constructed yet <p>Phase 2: 156.62 acres (63.382 hectares)</p> <ul style="list-style-type: none"> ➢ Still in the planning stage 	Under Construction

No.	Infrastructure/ Mega Projects	Description	Current Development Status
7.	Ibrahim Technopolis (IBTEC)	<ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> - 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). 	<p>Under Construction</p> <p>Project status: Phase 1, STeP (Bridge Data Centre: 100% completed), while Phase 2 and 3 is under construction)</p>
8.	Pasir Gudang Hospital	<ul style="list-style-type: none"> - Location: L Bandar Seri Alam, Pasir Gudang - Description: <ul style="list-style-type: none"> • This hospital will be equipped with: <ul style="list-style-type: none"> ➤ 304 beds ➤ 8 operating rooms and outpatient treatment ➤ 65 consultation rooms ➤ Daily treatment center ➤ 30 dialysis chairs ➤ Drive-thru pharmacy ➤ 16 delivery rooms ➤ 34 nurse's quarters ➤ Almost 1,000 car parking spaces 	<p>Under Construction</p> <p>Project status: 83.6% completed</p> <p>(The project is expected to be complete in 2025)</p>
9.	Affordable House Project – Malaysia House (For Rent)	<ul style="list-style-type: none"> - Location: PTD 9400, Sungai Srpuloh, 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: <ul style="list-style-type: none"> • 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; <ul style="list-style-type: none"> a) 1 storey Cluster house (31' x 65') <ul style="list-style-type: none"> ➤ 400 unit ➤ Project status: 45% completed b) 2 storey Shop (20' x 70') <ul style="list-style-type: none"> ➤ 5 unit ➤ Project status: 5% completed 	

No.	Infrastructure/ Mega Projects	Description	Current Development Status
10.	Melaka Waterfront Economic Zone (M-WEZ)	<ul style="list-style-type: none"> - The project has an area of 25,000 acres along 33 kilometers (17,500 acres: Development Zone and 7,500 acres: Control Zone) - The development composition of this project consists of five major developments: <ul style="list-style-type: none"> a) Melaka Harbourfront <ul style="list-style-type: none"> • Ports • Trade • Hydroplant Center b) Smart Logistic Nucleus <ul style="list-style-type: none"> • Logistics Hub • Container and Cargo Management Office c) Digital Satellite Township <ul style="list-style-type: none"> • M-WEZ Tower • Hotels and Offices • Housing and Business d) Central Eco Business Park <ul style="list-style-type: none"> • Free Trade Zone • CIQ complex • Customs and Immigration Management Office e) Trade Nucleus New Township <ul style="list-style-type: none"> • Mixed Trade Hub • Maritime Activities • Research Development Center (R&D Center) 4r - M-WEZ will comprise the Kuala Linggi International Port (KLIP) as the oil and gas industry services hub, the Tanjung Bruas Port as the container port and Melaka Gateway as the Melaka. 	<p>Under Construction</p> <p>(In reclamation phases)</p>
11.	The Sail Melaka	<ul style="list-style-type: none"> - Location: Kota Laksamana, Malacca - Land area: 245 acres - Developer: Sheng Tai International Sdn Bhd - Estimated cost: RM6.5 billion - Descriptions: <ul style="list-style-type: none"> • Nine linked towers with a total built-up of 991,096 square meter; • 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 centre; • An Illuminating Sky Garden; and • The Moon, a 360° elliptical-shaped experiential centre. • 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. 	<p>Under Construction</p> <p>Project status: 45% completed</p> <p>(The project is expected to be complete in 2024)</p>
	Scientex Jasin Mutiara	<ul style="list-style-type: none"> - Location: In Mukim Ayer Panas, Jasin and can be reached through Off Jalan Bemban-Jasin, Melaka. - Land area: 63.87 hectares - Descriptions: <ul style="list-style-type: none"> • Consists of 3 phases as below; <ul style="list-style-type: none"> ➤ Phase 1 <ul style="list-style-type: none"> a) Phase 1A1: 291 units 2 storey terrace house (18' x 65') b) Phase 1A2: 231 units 2 storey terrace house (18' x 65') c) Phase 1A3: 211 units 2 storey terrace house (16' x 60') d) Phase 1B1: 204 units 2 storey terrace Affordable house (16' x 60') e) Phase 1B2: 188 units 2 storey medium cost terrace RMM house (16' x 60') f) Phase 1B3: 235 units 2 storey terrace house (16' x 60') 	<p>Under Construction</p> <p>Project status:</p> <p>Phase 1A1: 72% completed Phase 1A2 : 72% completed Phase 1A3 : 23.7% completed Phase 1B1 : 85% completed</p>

No.	Infrastructure/ Mega Projects	Description	Current Development Status
		<ul style="list-style-type: none"> ➤ Phase 2 <ul style="list-style-type: none"> a) Phase 2A1: 244 units 2 storey terrace house (18' x 65') b) Phase 2A2: 281 units 2 storey terrace house (18' x 65') c) Phase 2B: 206 units 2 storey medium cost terrace house (16' x 60') ➤ Phase 3 <ul style="list-style-type: none"> a) Phase 3A1: 63 units 2 storey shop (20'x70') 	<p>Phase 2A1: 45% completed Phase 2A2 : 5% completed</p>
13.	Scientex 2, Durian Tunggal	<ul style="list-style-type: none"> - Location: Mukim Durian Tunggal which can be reached via Jalan Durian Tunggal - Simpang Gading - Land area: 65.82 hectares - Descriptions: <ul style="list-style-type: none"> • Elements of development: <ul style="list-style-type: none"> a) Phase 1A1 - 234 units 2 storey terrace (18' x 65') b) Phase 1A2 - 196 units 2 storey terrace (18'x 65') c) Phase 1B1 – 331 units 2 storey RMM (16' x 60') d) Phase 1B2 – 192 units 2 storey RMM (16' x 60') e) Phase 1B3 – 128 units 2 storey RMM (16' x 60') f) Phase 2B1 – 15 units 2 storey terrace Low Cost (16' x 60') g) Phase 2B2 – 212 units 2 storey terrace Medium Cost (16' x 60') h) Phase 2A1 – 271 units 2 storey terrace (18' x 65') i) Phase 3A – 39 units Shop office (20' x 70') 	<p>Under Construction</p> <p>Project status: Phase 1 & 2: 100% completed</p> <p>Phase 3: 70% completed</p> <p>(The project is expected to be completed in 2024)</p>
14..	Scientex Bandar Jasin	<ul style="list-style-type: none"> - Location: Mukim Jasin Tunggal which can be reached via Jalan Muar - Melaka - Land area: 46.67 hectares - Descriptions: <ul style="list-style-type: none"> • Consists 3 phases as follows: <ul style="list-style-type: none"> a) Phase 1 <ul style="list-style-type: none"> ➤ 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 <ul style="list-style-type: none"> ➤ 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 <ul style="list-style-type: none"> ➤ 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') 	

No.	Infrastructure/ Mega Projects	Description	Current Development Status
15.	Harbour City	<ul style="list-style-type: none"> - Location: Malacca Island, Section 43, Mukim Malacca City, Central Melaka District. - Land area: 6 acres - Developer: Hatten Group Sdn Bhd - Descriptions: <ul style="list-style-type: none"> • 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
16.	Taman Anjung, Sungai Petai	<ul style="list-style-type: none"> - Location: • Taman Anjung Sungai Petai is located in Mukim Sungai Petai which can be reached via Lebu AMJ - Land area: 57.55 hectares - Developer: TEOBROS Development Sdn. Bhd. - Project status: 65% completed (Phase 1), 20% completed (Phase 2 – 138 units of 1 storey terrace house) and 55% completed for shops & 1 storey terrace house, 20% completed for detached & Semi Detached house, also 35% completed for 1 storey terrace house (Phase 3) Descriptions: <ul style="list-style-type: none"> • Consists 4 phases as follows: <ul style="list-style-type: none"> a) Phase 1 <ul style="list-style-type: none"> ➢ 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 <ul style="list-style-type: none"> ➢ 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') c) Phase 3 <ul style="list-style-type: none"> ➢ 16 units: 2 storey shop office (22'x 70') ➢ 57 units: 2 storey terrace house (22'x70') ➢ 200 units: 1 storey terrace house (22'x70') ➢ 32 units: 2 storey twin house (40'x80') ➢ 70 units: 1 storey twin house (40'x80') ➢ 1 unit: 1 storey detached house (5,000 sq ft) ➢ 50 units: 1 storey affordable house (20'x65') ➢ 93 units: 1 storey terrace house (22'x65') d) Phase 4 <ul style="list-style-type: none"> ➢ 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') 	Under Construction Project status: Phase 1: 65% completed Phase 2: 20% completed (2 storey terrace - 138 units) Phase 3: 55% completed (2 storey Shop) 20% completed (2 storey terrace house) 55% completed (1 storey terrace house) 20% completed (1 storey semi-detached house) 20% completed (1 storey detached house) 20% completed (1 storey Affordable house) 35% completed (1 storey terrace house) Phase 4: 20% completed (1 storey terrace house)

No.	Infrastructure/ Mega Projects	Description	Current Development Status														
16.	Molek Residence	<ul style="list-style-type: none"> - Locations: Ayer Molek which can be reached via Lebu Jalan Tun Kudu - Developer: Paduwan Realty Sdn. Bhd. - Descriptions: <ul style="list-style-type: none"> • Consists 15 phases as follows: <ul style="list-style-type: none"> a) Phase 1 <ul style="list-style-type: none"> ➢ 1 unit 2 storey detached house ➢ 82 units: 2 storey terrace house (22' x 75') ➢ 147 units: 2 storey terrace house (22' x 70') ➢ 52 units: 2 storey terrace house (20' x 70') ➢ 26 units: 2 storey semi-detached house (40'x 105') ➢ 2 units: 2 storey detached house (22' x 75') ➢ 83 units: 2 storey terrace house (22' x 75') ➢ 179 units: 2 storey terrace house (22' x 70') ➢ 34 units: 2 storey semi-detached house (40'x 105') b) Phase 2 <ul style="list-style-type: none"> ➢ 152 units: 2 storey terrace house (20' x 70') ➢ 126 units: 2 storey terrace house (20' x 70') c) Phase 3: Future development <ul style="list-style-type: none"> ➢ 82 units: 2 storey terrace house (22' x 75') ➢ 26 units: 2 storey semi-detached house (40'x105') ➢ 1 units: 2 storey detached house d) Phase 4: Future development <ul style="list-style-type: none"> ➢ 147 units: 2 storey terrace house (22' x 70') e) Phase 5: Future development <ul style="list-style-type: none"> ➢ 52 units: 2 storey terrace house (22' x 70') f) Phase 6: Future development <ul style="list-style-type: none"> ➢ 83 units: 2 storey terrace houses (22' x 75') ➢ 34 units: 2 semi-detached house (40' x 105') ➢ 2 units: 2 storey detached houses g) Phase 7 – 12: Future development <ul style="list-style-type: none"> ➢ 179 units: 2 storey terrace house (22' x 70') h) Phase 13 – 14: Future development <ul style="list-style-type: none"> ➢ 2 storey shop office i) Phase 15: Future development <ul style="list-style-type: none"> ➢ 2 storey shop office ➢ 1 unit commercial building 	<p>Under Construction</p> <p>Project status:</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%; border-right: 1px solid black;">100%</td> <td style="width: 40%;"></td> </tr> <tr> <td style="border-right: 1px solid black;">62.5%</td> <td></td> </tr> <tr> <td style="border-right: 1px solid black;">100%</td> <td></td> </tr> <tr> <td style="border-right: 1px solid black;">100%</td> <td></td> </tr> <tr> <td style="border-right: 1px solid black;">72.5%</td> <td></td> </tr> <tr> <td style="border-right: 1px solid black;">100%</td> <td></td> </tr> <tr> <td style="border-right: 1px solid black;">62.5%</td> <td></td> </tr> </table> <p>The project is expected to be completed in 2030</p> <p>The project is expected to be completed in 2030</p>	100%		62.5%		100%		100%		72.5%		100%		62.5%	
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18.	Botani Parkland City	<ul style="list-style-type: none"> - Locations: Located in Mukim Jasin which can be reached via Lebu Jasin Selatan - Project Length: 93.26 Hectares - Descriptions: Consists 4 phases as follows: <ul style="list-style-type: none"> a) Presint 1 <ul style="list-style-type: none"> • Phase 1A <ul style="list-style-type: none"> ➢ 1 storey terrace house: 206 units (22'x70') ➢ 1 storey Cluster house: 82 units (CCC) ➢ 1 storey semi Detached house: 14 units (40'x75') <ul style="list-style-type: none"> - Project status: 100% completed ➢ 2 storey shop office: 102 units (22'x70') <ul style="list-style-type: none"> - Project status: 95.0% completed 	Under Construction														

No.	Infrastructure/ Mega Projects	Description	Current Development Status
		<ul style="list-style-type: none"> • Phase 1B <ul style="list-style-type: none"> ➤ 1 storey terrace house: 16 units (22'x70') <ul style="list-style-type: none"> - Project status: 50.0% completed ➤ 1 storey Cluster house: 4 units (22'x70') <ul style="list-style-type: none"> - Project status: 70.0% completed ➤ 2 storey terrace house: 263 units (22'x70') <ul style="list-style-type: none"> - Project status: 60.0% completed ➤ 2 storey Cluster house 115 units <ul style="list-style-type: none"> - Project status: 70.0% completed ➤ 2 storey semi detached house: 24 units (40 x 75) <ul style="list-style-type: none"> - Project status: 55.0% completed ➤ 2 storey detached house: 4 units <ul style="list-style-type: none"> - Project status: 35% completed b) Presint 2 <ul style="list-style-type: none"> • Phase 3A <ul style="list-style-type: none"> ➤ 1 storey Cluster House, Type A: 120 units <ul style="list-style-type: none"> - Project status: 60.0% completed ➤ 1 storey Cluster House, Type A1: 8 units <ul style="list-style-type: none"> - Project status: 40.0% completed ➤ 1 storey Cluster House, Type A2: 4 units <ul style="list-style-type: none"> - Project status: 50.0% completed ➤ 1 storey detached house, Type A: 1 unit <ul style="list-style-type: none"> - Project status: 20.0% completed ➤ 1 storey detached house, Type B: 3 units <ul style="list-style-type: none"> - Project status: 10.0% completed c) Presint 3 <ul style="list-style-type: none"> • Phase 4A <ul style="list-style-type: none"> ➤ 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') - Project status: 50.0% completed d) Presint 4 <ul style="list-style-type: none"> • Phase 2A <ul style="list-style-type: none"> ➤ 1 storey affordable terrace house: 218 units (20'x65') <ul style="list-style-type: none"> - Project status: 75.0% completed ➤ 1 storey medium terrace house: 175 units (20'x60') <ul style="list-style-type: none"> - Project status: 75.0% completed ➤ 1 storey detached house: 1 unit <ul style="list-style-type: none"> - Project status: 75.0% completed • Phase 2B <ul style="list-style-type: none"> ➤ 1 storey affordable house: 171 units (20'x65') ➤ 1 storey medium cost: 211 units (20'x60') - Project status: 60.0% completed 	
19.	Nexus Seremban 2	<ul style="list-style-type: none"> - 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: <ul style="list-style-type: none"> • 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. 	Under Construction Project status: 45% completed

No.	Infrastructure/ Mega Projects	Description	Current Development Status
20.	Upgrading Hospital Tuanku Ampuan Najihah (HTAN)	<ul style="list-style-type: none"> • Location: Hospital Tuanku Ampuan Najihah, Kuala Pilah • Land area: 1.7 hectare • Estimated cost: RM27 million • Descriptions: <ul style="list-style-type: none"> - 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. 	<p>Under Construction</p> <p>Project status: 80% completed</p> <p>(The project is expected to be complete in August 2024)</p>
21.	Hamilton City	<ul style="list-style-type: none"> - Location: Nilai, Negeri Sembilan - Land area: 2,723 acre - Project status: In the process of site clearance - Description: <ul style="list-style-type: none"> • 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 <ul style="list-style-type: none"> a) Phases 1, 2 and 4 <ul style="list-style-type: none"> ➢ Focusing on medium and heavy industrial activities. b) Phase 3 <ul style="list-style-type: none"> ➢ 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. - Project status: Preparing & clearing site 	<p>Under Construction</p> <p>(The project is expected to be complete)</p>
22.	Scientex Seremban	<ul style="list-style-type: none"> - Location: Jalan Labu Lama, about 6 kilometre from Seremban City - Land area: 43.926 hectares - Developer : Scientex Park (M) Sdn Bhd - Descriptions: <ul style="list-style-type: none"> • 365 units of double storey terrace house • 233 units of one storey affordable house 	<p>Under Construction</p> <p>Project status: 80% completed (2 storey terrace house – Tulip Type)</p>
23.	Sutera Aman @ S2 Heights	<ul style="list-style-type: none"> - 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: <ul style="list-style-type: none"> • Phase 1 <ul style="list-style-type: none"> ➢ 2 storey terrace house: 308 units 	<p>Under Construction</p> <p>Project status: 55% completed</p>
24.	Kelisa Luxury Industrial Area	<ul style="list-style-type: none"> - This project is located in Jalan Tampin – Sungai Gadut, about 10 kilometres from Seremban City - Developer: AZZA Mewah Development Sdn Bhd - Descriptions: <ul style="list-style-type: none"> • This project consist 362 units factory in 3 phase as below; • Phase 1 <ul style="list-style-type: none"> ➢ 46 units semi-detached factory ➢ 64 units cluster factory ➢ 2 units “Odd-Shape” factory • Phase 2 <ul style="list-style-type: none"> ➢ 116 units semi-detached factory ➢ 116 cluster factory • Phase 3 <ul style="list-style-type: none"> ➢ 18 detached factory 	<p>Under Construction</p> <p>Project status: 45% completed</p>

No.	Infrastructure/ Mega Projects	Description	Current Development Status
25.	Lexis Hibiscus 2	<ul style="list-style-type: none"> - 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: <ul style="list-style-type: none"> • Boasting 1,710 room units including 910 over-water houses and 800 elegant multi-level pool suites in two high-rise blocks. 	<p>Under Construction</p> <p>Project status: 10% completed</p> <p>(The project is expected to be complete in 2029)</p>

3.3 State Government Policy and initiative

No.	State	Details
1.	Johor	<ul style="list-style-type: none"> • Special Economic Zone (SEZ) Johor - Singapore <ul style="list-style-type: none"> • This package has launched by the Federal Government on 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; <ul style="list-style-type: none"> a) Banking: <ul style="list-style-type: none"> ➢ 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: <ul style="list-style-type: none"> ➢ 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) <ul style="list-style-type: none"> • Will be developed in Iskandar Malaysia and Pengerang with a land area of 3,505 square kilometers. • JS-SEZ involves six (6) 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 also 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.

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		<ul style="list-style-type: none"> 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; <ol style="list-style-type: none"> First: Revision of Schedule 6 of the Johor Land Rules 1966; Second: Strengthen the enforcement of government land encroachment and violation of land conditions; Third: Imposing Government Land Use Charges for utility route purposes; Fourth: Introduction of Travel Fees for hotel room occupants; and 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 																												
2.	Melaka	<ul style="list-style-type: none"> Malay Quota Maintenance Policy, Code A in the State of Melaka <ul style="list-style-type: none"> This policy was enforced on 01 April 2024 through the implementation of Melaka State Land Development Circular Number 1/2024. Among the contents found in the policy are as follows: <ol style="list-style-type: none"> General Application Conditions <ul style="list-style-type: none"> Allowed Development Components for Malay quota release (Code A) are the following categories: <table border="1" data-bbox="612 746 1250 1076"> <thead> <tr> <th colspan="2">a) CATEGORY: RESIDENTIAL</th> </tr> <tr> <th>Nos</th> <th>GENERAL CONDITIONS</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>All open quota residential building lots (Code B) have been sold out</td> </tr> <tr> <td>2</td> <td>Residential building components in the category of Happy Homes, Prosperous Homes and Affordable Homes (Type A) are not allowed</td> </tr> <tr> <td>3</td> <td>Quota Lot of Malays (Code A) who wish to apply for relief have been registered with the Malacca Housing Authority not less than six (6) months from the application being submitted to the JKBB secretariat</td> </tr> <tr> <td>4</td> <td>The Residential Building has been completed and has obtained a Certificate of Completion (CCC) not less than one (1) year from a Registered Architect</td> </tr> <tr> <td>5</td> <td>The property has been advertised in local Malay language newspapers and radio broadcasts no less than six (6) times and has participated in real estate exhibitions no less than one (1) time</td> </tr> </tbody> </table> <table border="1" data-bbox="612 1102 1250 1432"> <thead> <tr> <th colspan="2">b) CATEGORY: RESIDENTIAL</th> </tr> <tr> <th>Nos</th> <th>GENERAL CONDITIONS</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>All open quota commercial building lots (Code B) have been sold out</td> </tr> <tr> <td>2</td> <td>Commercial building components in the category of Affordable Commercial Building are not allowed</td> </tr> <tr> <td>3</td> <td>Quota Lot of Malays (Code A) who wish to apply for relief have been registered with the Malacca Housing Authority not less than six (6) months from the application being submitted to the JKBB secretariat</td> </tr> <tr> <td>4</td> <td>The Commercial Building has been completed and has obtained a Certificate of Completion (CCC) not less than one (1) year from a Registered Architect</td> </tr> <tr> <td>5</td> <td>The property has been advertised in local Malay language newspapers and radio broadcasts no less than six (6) times and has participated in real estate exhibitions no less than one (1) time</td> </tr> </tbody> </table> 	a) CATEGORY: RESIDENTIAL		Nos	GENERAL CONDITIONS	1	All open quota residential building lots (Code B) have been sold out	2	Residential building components in the category of Happy Homes, Prosperous Homes and Affordable Homes (Type A) are not allowed	3	Quota Lot of Malays (Code A) who wish to apply for relief have been registered with the Malacca Housing Authority not less than six (6) months from the application being submitted to the JKBB secretariat	4	The Residential Building has been completed and has obtained a Certificate of Completion (CCC) not less than one (1) year from a Registered Architect	5	The property has been advertised in local Malay language newspapers and radio broadcasts no less than six (6) times and has participated in real estate exhibitions no less than one (1) time	b) CATEGORY: RESIDENTIAL		Nos	GENERAL CONDITIONS	1	All open quota commercial building lots (Code B) have been sold out	2	Commercial building components in the category of Affordable Commercial Building are not allowed	3	Quota Lot of Malays (Code A) who wish to apply for relief have been registered with the Malacca Housing Authority not less than six (6) months from the application being submitted to the JKBB secretariat	4	The Commercial Building has been completed and has obtained a Certificate of Completion (CCC) not less than one (1) year from a Registered Architect	5	The property has been advertised in local Malay language newspapers and radio broadcasts no less than six (6) times and has participated in real estate exhibitions no less than one (1) time
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3.	Negeri Sembilan	<p>- Implementation of Negeri Sembilan Housing Policy Improvements (DPNS) Year 2024</p> <ul style="list-style-type: none"> The Negeri Sembilan Government meeting which convened on 28 September 2022 and 31 May 2023 has decided to amend the Land Tax Rate Schedule, Negeri Sembilan Land Rules (Tax Review 2006) related to land tax rates for Malay Reserve Land and Customary Land as follows; <p>a) Designation for Affordable Housing (RMM) Type A with the following improvements:</p> <table border="1"> <thead> <tr> <th rowspan="2">Nos.</th> <th rowspan="2">Items</th> <th colspan="2">RMM Type A</th> </tr> <tr> <th>Landed and Mixed Housing</th> <th>Multi-storey Strata Housing</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Percentage of Build</td> <td>20%</td> <td>20%</td> </tr> <tr> <td>2.</td> <td>Price per unit</td> <td>Until RM110,000.00</td> <td>Until RM80,000.00</td> </tr> <tr> <td>3.</td> <td>Land Area</td> <td>20' x 60'</td> <td>-</td> </tr> <tr> <td>4.</td> <td>Built-Up Area</td> <td>Minimum 900 sqft (including parking space with maximum area 100 sqft or 10 feet x 10 feet)</td> <td>Minimum 850 sqft (including parking space with maximum area 100 sqft atau 10 feet x 10 feet)</td> </tr> <tr> <td>5.</td> <td>Built Width</td> <td>Minimum 20 feet</td> <td>-</td> </tr> <tr> <td>6.</td> <td>Residential Building Type</td> <td>One (1) storey terrace only</td> <td>-</td> </tr> <tr> <td>7.</td> <td>Number of Bedrooms</td> <td>3 bedrooms</td> <td>3 bedrooms</td> </tr> </tbody> </table>	Nos.	Items	RMM Type A		Landed and Mixed Housing	Multi-storey Strata Housing	1.	Percentage of Build	20%	20%	2.	Price per unit	Until RM110,000.00	Until RM80,000.00	3.	Land Area	20' x 60'	-	4.	Built-Up Area	Minimum 900 sqft (including parking space with maximum area 100 sqft or 10 feet x 10 feet)	Minimum 850 sqft (including parking space with maximum area 100 sqft atau 10 feet x 10 feet)	5.	Built Width	Minimum 20 feet	-	6.	Residential Building Type	One (1) storey terrace only	-	7.	Number of Bedrooms	3 bedrooms	3 bedrooms
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		<ul style="list-style-type: none"> - Continuation of Determination of Premium Discount for Land Development <ul style="list-style-type: none"> • Negeri Sembilan has taken steps to encourage land development in Negeri Sembilan by implementing the provision of premium discounts for land development as follows: <ul style="list-style-type: none"> a) Incentive to extend the provision of premium discounts for land development starting 1 January 2024 b) only for land development • Implementation as follows: <ul style="list-style-type: none"> - The 25% premium discount (within 30 days) and 15% discount (within 60 days) are amended to 15% only for a period of 30 days from the date of receiving Notice 5A or 7tg from the District Land Administrator - Implementation of the Development Charge Regulations (Negeri Sembilan) 2023 and the Negeri Sembilan Development Charge Implementation Guide <ul style="list-style-type: none"> • The development charge regulations (Negeri Sembilan) were approved by the Negeri Sembilan State Executive Council (MMKN) on 18 October 2023 • These development charge regulations were gazetted on 21 March 2024 and the use of these regulations came into effect on 1 January 2024. • The development charge regulations are as follows: <ul style="list-style-type: none"> a) Land Use Changes <table border="1" data-bbox="586 795 1268 910"> <thead> <tr> <th>City Council</th> <th>Municipal Council</th> <th>District Council</th> <th>Malaysia Vision Valley Area (MVV)</th> </tr> </thead> <tbody> <tr> <td>15% x increase in land value</td> <td>15% x increase in land value</td> <td>10% x increase in land value</td> <td>15% x increase in land value</td> </tr> </tbody> </table> b) Density Change <table border="1" data-bbox="586 963 1268 1078"> <thead> <tr> <th>City Council</th> <th>Municipal Council</th> <th>District Council</th> <th>Malaysia Vision Valley Area (MVV)</th> </tr> </thead> <tbody> <tr> <td>15% x increase in land value</td> <td>15% x increase in land value</td> <td>10% x increase in land value</td> <td>15% x increase in land value</td> </tr> </tbody> </table> c) Floor Area Change (Plot Ratio) <table border="1" data-bbox="586 1132 1268 1247"> <thead> <tr> <th>City Council</th> <th>Municipal Council</th> <th>District Council</th> <th>Malaysia Vision Valley Area (MVV)</th> </tr> </thead> <tbody> <tr> <td>15% x increase in land value</td> <td>15% x increase in land value</td> <td>10% x increase in land value</td> <td>15% x increase in land value</td> </tr> </tbody> </table> 	City Council	Municipal Council	District Council	Malaysia Vision Valley Area (MVV)	15% x increase in land value	15% x increase in land value	10% x increase in land value	15% x increase in land value	City Council	Municipal Council	District Council	Malaysia Vision Valley Area (MVV)	15% x increase in land value	15% x increase in land value	10% x increase in land value	15% x increase in land value	City Council	Municipal Council	District Council	Malaysia Vision Valley Area (MVV)	15% x increase in land value	15% x increase in land value	10% x increase in land value	15% x increase in land value
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3.4 State Government Current Issues of Property

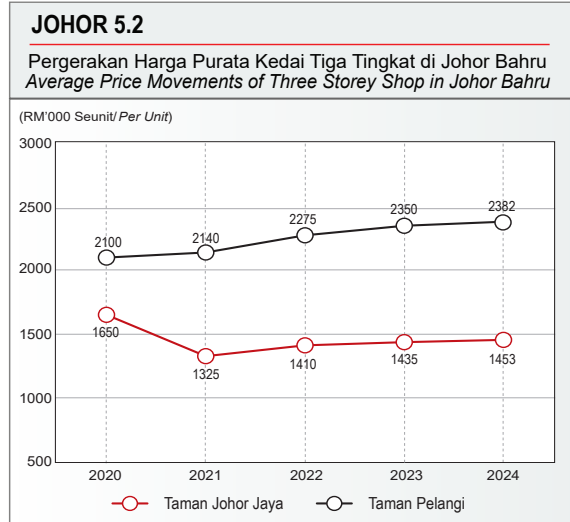
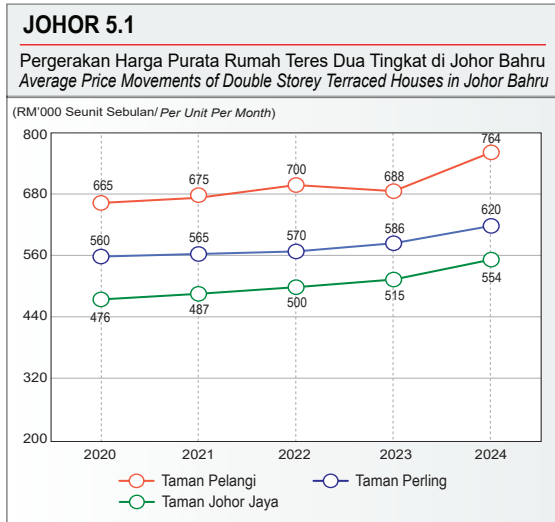
No.	State	Details
1.	Johor	<ul style="list-style-type: none"> • Johor Affordable Housing Policy <ul style="list-style-type: none"> • In addition to affordable housing and PPR, one of the state government's efforts to ensure that housing developers can provide homes at affordable prices to the people of Johor is the provision of affordable housing for the people of Johor, whether through ownership or rental. • In order to ensure that housing developers can provide homes at affordable prices to the people of the state of Johor, the State Government has already introduced the Johor Affordable Housing Policy which requires developers to implement the construction of 60% of the free market housing component which is equivalent to building 40% of their affordable housing. • These Affordable Homes are also sold at prices starting from RM50,000 up to RM300,000 and this figure is much cheaper when compared to the price that should be sold at the market price. • In conclusion, the types of housing construction projects that the Johor nation can afford include: <ul style="list-style-type: none"> - Component 40 % of Affordable Homes built by developers - Affordable houses built by the Johor State Government through the State GLC - Houses built by Central Government GLCs such as PR1MA and SPNB - Transit houses or Government rental houses under the Johor State Government as well as the People's Housing Project or PPR under the KPKT - Aid schemes to build new houses, namely the Poor People's Housing Program (PPRT) under the Ministry of Rural and Regional Development and SPNB's People Friendly Houses under the Ministry of Local Government Development. Rumah Kasih Johor Program under the Johor State Government. - The relaxation of Malaysia My Second home-MM2H conditions and the increase in rental rates in Singapore <ul style="list-style-type: none"> • This program has had a positive impact on the Johor state economy, especially in the property sector. The following are some of the effects of the implementation of the program in the Johor property sector: <ul style="list-style-type: none"> - Increased in volume of the property sales - Since the relaxation of MM2H conditions and the increase in rental rates in Singapore, property sales in Johor have increased. Many workers from Singapore and Singaporeans themselves buy property in this state. It is expected to further stimulate the property sector and help solve the problem of unsold properties. - High demand for property: With the recent revision to MM2H which reduced the minimum age limit to 30 years and relaxed the financial condition of the state of Johor it is expected that there will be this higher demand. This means more investment activities and property purchases in the state of Johor - Encouragement to the Property Industry: The announcement of the relaxation of MM2H conditions was welcomed by the state government, especially in helping to overcome the problem of unsold properties. With this, the property sector in Johor will continue to grow and benefit the state's economy. • In conclusion, the relaxation of MM2H conditions and the increase in rental rates in Singapore have had a positive effect on real estate sales in Johor and the tourism sector in general. - Property Overhang in Johor Bahru – Serviced Apartment <ul style="list-style-type: none"> • 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 the area of 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: Overhang 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: <ul style="list-style-type: none"> - 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
		<ul style="list-style-type: none"> - Affordable houses in Johor <ul style="list-style-type: none"> • The State Government has targeted for 30 thousand units of affordable houses to be built by 2026 where a total of 13,461 units of Rumah Mampu Milik Johor (RMMJ) have been completed from 2022 to November 2024 • The State Government will implement the following initiatives: <ul style="list-style-type: none"> ➢ A total of 8,021 units of JOHOR AFFORDABLE HOMES (RMMJ) are targeted to be built in 2025 in all districts through the cooperation of the State Government and private developers ➢ As much as RM 225 million is allocated for the development of RUMAH BANGSA JOHOR (RBJ) covering 432 units in Jalan Ibrahim, Pontian and 257 units in Sri Menanti, Muar in collaboration with PIJH • The State Government through the Johor State Housing Development Corporation (PKPJ) will continue to improve the quality of life of PPR communities and public flats, through: <ul style="list-style-type: none"> ➢ An allocation of RM 41.6 million for MAINTENANCE OF HOUSING FACILITIES involving more than 14,000 units in 12 PPR and 7 RSK ➢ An allocation of RM 14 million for FACILITY AGENT MANAGEMENT to improve management and maintenance efficiency ➢ An allocation of RM 10 million for JOHOR STATE PUBLIC FLAT REJUVENATION at Bandar Penggaram Flats, Batu Pahat as well as EDL Apartments and Saujana Apartments, Johor Bahru ➢ An allocation of a total of RM 6.65 million for the JOHOR NATIONAL TRANSIT HOUSE (RTBJ) involving 60 units in Taman Penawar, Kota Tinggi and 71 units in Taman Nusa Sentral, Johor Bahru ➢ An allocation of RM 36.15 million for the DEVELOPMENT OF RUMAH KASIH JOHOR (RKJ) with the provision of 328 new housing units by PKPJ, MAIJ, Waqaf An-Nur and KKDW ➢ An allocation of RM 2.24 million for the JOHOR CARE HOME PROGRAM (RPJ). A total of 112 RPJ units will be built at a cost of between RM 75 to 95 thousand per unit. To complete this initiative, PKPJ will cover the additional cost of infrastructure provision up to RM 20 thousand per unit. At the same time, SPNB will provide a subsidy of RM 20 thousand per unit. This makes the selling price of RPJ only RM 55 thousand per unit. ➢ An allocation of RM 14.15 million for the HOME REPAIR PROGRAM that will benefit 795 poor and severely poor families. ➢ An allocation of RM 2 million for the ORGANIZATION OF JOHOR PROPERTY EXPO (JPEX). ➢ An allocation of RM 600 thousand for the PKPJ PROPERTY ROADSHOW PROGRAM. This program is expected to help people get information, open registration of e-home accounts, direct offers for property purchases and developer consultations.
2.	Melaka	<ul style="list-style-type: none"> • Sufficient water supply project until 2050 through the following projects: <ol style="list-style-type: none"> a) The Jernih Riverside Water Reservoir (TAPS) construction project in Alor Gajah District with a total reservoir capacity of 13,000 million liters. b) Melaka TAPS Construction Project in Tasik Biru Chinchin, Jasin District with a reservoir capacity of 25,000 liters. This project will be started in September 2023 and will be completed in 2026 which is abstracted through Sungai Kesang to Tasik Biru with estimated cost of RM350 million. c) The Project to Upgrade the Krubong Flood Mitigation Pool – Durian Tunggal as a Dual-Function Pool for Flood Mitigation and State Water Resources with a project cost of RM603.7 million. d) Groundwater Resource Mapping and Development Project with a project cost of RM3.8 million. • Land, Air and Water Links <ul style="list-style-type: none"> • The Melaka State Government continues to improve road, water and air links as follows: <ol style="list-style-type: none"> a) Build a new road from Solok Ayer Limau to Kampung Jeram, Masjid Tanah, Alor Gajah, Melaka at a cost of RM19.9 million ringgit which is expected to be completed in 2024. b) Construct a new road from Rim Junction (M27) to Kampung Ulu Jasin Junction (M2), Jasin District, Malacca at a cost of RM35.2 million ringgit which is expected to be completed in 2025. c) Build a road from Simpang Jalan Serkam – Bemban to Simpang Jalan Kandang (Kampung Bukit Kajang) Jasin at a cost of RM20.2 million ringgit and is expected to be completed in November 2025. d) Built a Coastal Road at the Main Campus of the Technical University of Malaysia Melaka (UTeM) Alor Gajah District with a project cost of RM49 million e) Upgrading the Road from the Simpang Ampat Toll Roundabout to the Alor Gajah District AMJ Expressway with a project cost of approximately 30 million

No.	State	Details																
		<ul style="list-style-type: none"> • Sustainable Township <ul style="list-style-type: none"> • The State Government always encourages home ownership among the people of Malacca. Thereby, the State Government has provided and designed various types of housing for their people including Affordable Housing Scheme, Projek Program Perumahan Rakyat (PPR), Melaka RumahKu Program dan Care Cinta – House Scheme for Newly Married Couples. • Effective Telecommunications System <ul style="list-style-type: none"> • Free wi-fi connection at 20 public hotspots with a fee RM500 thousand ringgit for a period of 2 years. Focus areas include Taming Sari Tower, Klebang Square, Ayer Keroh Leypark Station, Sungai Melaka Square, Melaka Zoo, Selat Mosque and others. • The State Government also obliges housing developers to provide telecommunications sites in their respective project areas. • Economy development <ul style="list-style-type: none"> • The State Government has also identified 7 high potential development proposals namely: <ol style="list-style-type: none"> i) Development of a duty-free industrial area in Tanjung Beruas with an area of 1,000 acres; ii) Construction of 1,140 acres south of M-Wez Port and Industrial Area; iii) Construction of M-WEZ Iconic Tower; iv) Development of a water chalet project in Malacca Island; v) Proposal to create a Duty-Free Shop zone in Malacca Island; vi) Development of a Cruise Terminal that has the potential to become a tourism hub; vii) The Sail project is a high-value real estate project that offers hotel room accommodation, condotels, shopping spaces and cultural centers. • Tourist Attraction Program <ul style="list-style-type: none"> • Tourism product development includes <ol style="list-style-type: none"> a) Javanese Heritage House in Kampung Paya Dalam, DUN Ayer Molek to highlight the heritage of the Javanese community b) The Melaka State Government is actively trying to get recognition as an Aspiring Melaka Geopark under the National Geopark Development Plan 2021-2030. This initiative involves the recognition of 29 potential geosites that have high geological and environmental value. Among the identified geosites are Tanjung Tuan, Pulau Besar Aplite, and Pulau Upeh Laterite c) The Glamping and Caravan Park concept will be expanded in selected locations in each district including Chinchin Lake Extreme Park which has the potential to be developed as a world-class destination. 																
3.	Negeri Sembilan	<ul style="list-style-type: none"> • Implementation of Negeri Sembilan Land Rules (Tax Revision 2006) (Amendment, 2022) <ul style="list-style-type: none"> • The amendment is related to the land tax rate for Malay Reserve Land and Customary land as follows: <ol style="list-style-type: none"> a) Malay Reserve Land <p>From:</p> <table border="1" data-bbox="555 1406 1225 1481"> <thead> <tr> <th>Category/ Land Use</th> <th>Annual Tax Rate</th> </tr> </thead> <tbody> <tr> <td>Malay Reserve Land</td> <td>½ of annual tax rate for residential building</td> </tr> </tbody> </table> <p>To:</p> <table border="1" data-bbox="555 1534 1225 1608"> <thead> <tr> <th>Category/ Land Use</th> <th>Annual Tax Rate</th> </tr> </thead> <tbody> <tr> <td>Malay Reserve Land</td> <td>½ of any of the above annual taxes as applicable</td> </tr> </tbody> </table> b) Customary land <p>From:</p> <table border="1" data-bbox="555 1683 1225 1757"> <thead> <tr> <th>Category/ Land Use</th> <th>Annual Tax Rate</th> </tr> </thead> <tbody> <tr> <td>Customary land</td> <td>½ of annual tax rate for residential building</td> </tr> </tbody> </table> <p>To:</p> <table border="1" data-bbox="555 1810 1225 1885"> <thead> <tr> <th>Category/ Land Use</th> <th>Annual Tax Rate</th> </tr> </thead> <tbody> <tr> <td>Customary land</td> <td>½ of any of the above annual taxes as applicable</td> </tr> </tbody> </table> 	Category/ Land Use	Annual Tax Rate	Malay Reserve Land	½ of annual tax rate for residential building	Category/ Land Use	Annual Tax Rate	Malay Reserve Land	½ of any of the above annual taxes as applicable	Category/ Land Use	Annual Tax Rate	Customary land	½ of annual tax rate for residential building	Category/ Land Use	Annual Tax Rate	Customary land	½ of any of the above annual taxes as applicable
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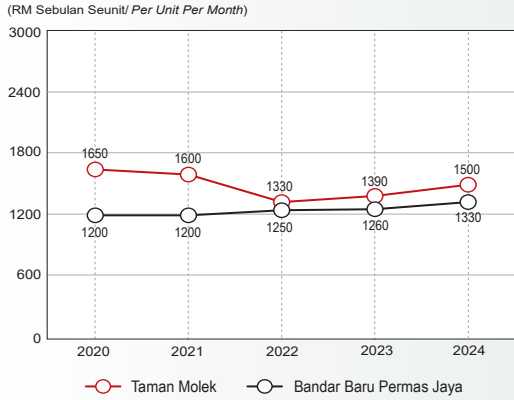
No.	State	Details
		<ul style="list-style-type: none"> • Quota Setting 30% Ownership of local and bumiputera citizens/ companies for industrial development/ enterprise category <ul style="list-style-type: none"> • Only 30% of the development area is allocated to local companies including Bumiputera. • 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. • Review of the premium payment rate after the approval of the application to change the express conditions of the land in the agricultural category under Section 124(1), National Land Code (ACT 828) <ul style="list-style-type: none"> • The premium rate is set at a nominal rate of RM500.00 per lot. • The premium payment rate on approval to change the express conditions of land in the agricultural category is RM100.00 per acre. The premium rates are as follows: <ul style="list-style-type: none"> i) The premium rate for applications to change the express conditions of land in the agricultural category under section 124(1) KTN or other land development approvals under sections 124A, 204A-H and 197 & 76 of the KTN that causes the change of express conditions of land in the agricultural category is RM 100.00 an acre ii) The premium payment rate on the approval of land development applications under sections 124A, 204A-H and 197 & 76 KTN, which maintains the express conditions in the agricultural category is set at a nominal rate of RM500.00 per lot. iii) Exempted premium payment on the approval of the application to place the category and the express conditions of the land in the agricultural category under section 124(1) of KTN or the approval of other land development under sections 124A, 204A-H and 197 & 76 of the KTN which causes the occurrence of placing the category and real conditions of land in the agricultural category.

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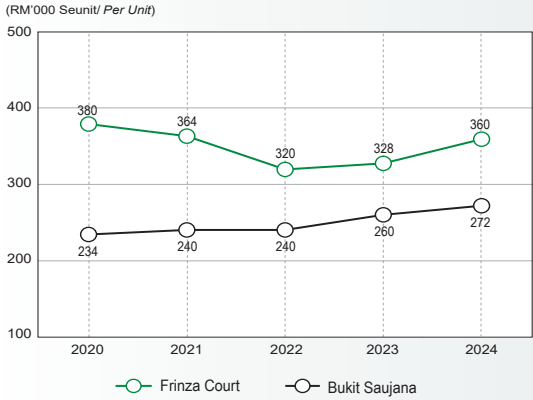
JOHOR 5.3

Pergerakan Sewaan Purata Pejabat di Kedai di Johor Bahru
Average Rental Movements of Office at Shop in Johor Bahru



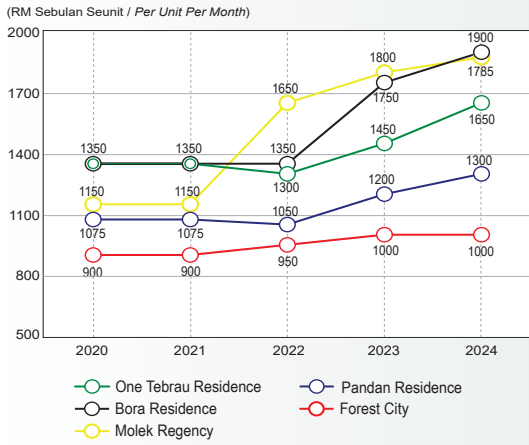
JOHOR 5.4

Pergerakan Harga Purata Kondominium / Pangsapuri di Johor Bahru
Average Price Movements of Condominium / Apartments in Johor Bahru



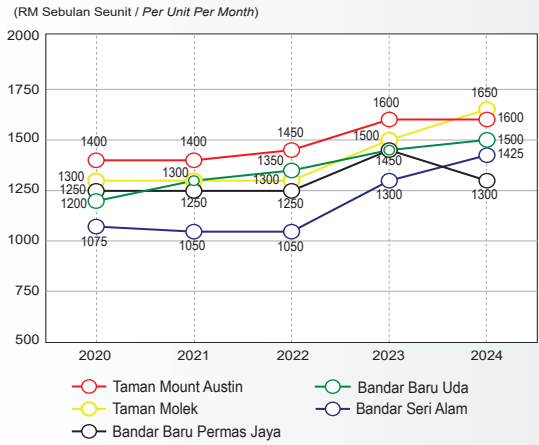
JOHOR 5.5

Pergerakan Harga Sewaan Pangsapuri Khidmat di Johor Bahru
Average Price Movements of Serviced Apartments in Johor Bahru



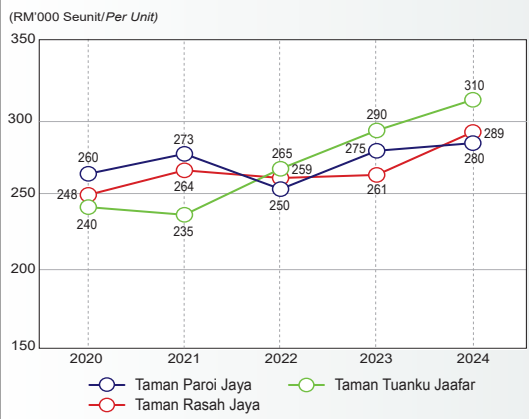
JOHOR 5.6

Pergerakan Harga Sewaan Rumah Teres Dua Tingkat di Johor Bahru
Average Price Movements of Double Storey Terrace Houses in Johor Bahru



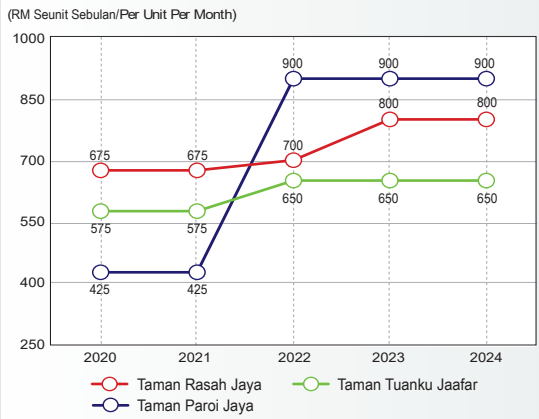
NEGERI SEMBILAN 8.1

Pergerakan Harga Purata Rumah Teres Satu Tingkat di Seremban
Average Price Movements of Single Storey Terraced Houses in Seremban



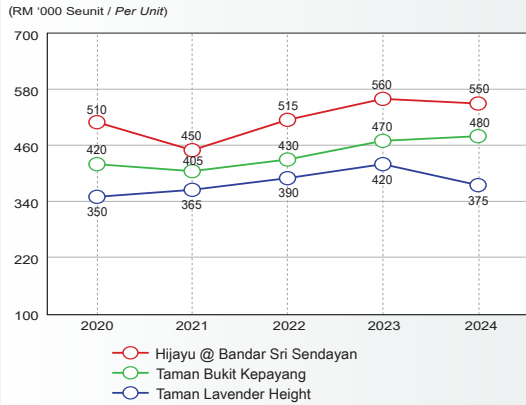
NEGERI SEMBILAN 8.2

Pergerakan Sewaan Purata Rumah Teres Satu Tingkat di Seremban
Average Rental Movements of Single Storey Terraced Houses in Seremban



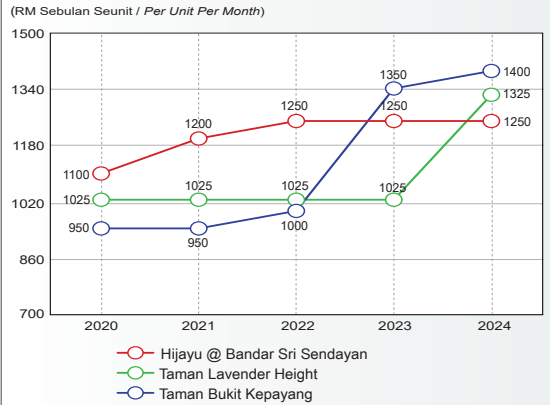
NEGERI SEMBILAN 8.3

Pergerakan Harga Median Rumah Teres Dua Tingkat di Seremban
 Median Price Movements of Double Storey Terraced in Seremban



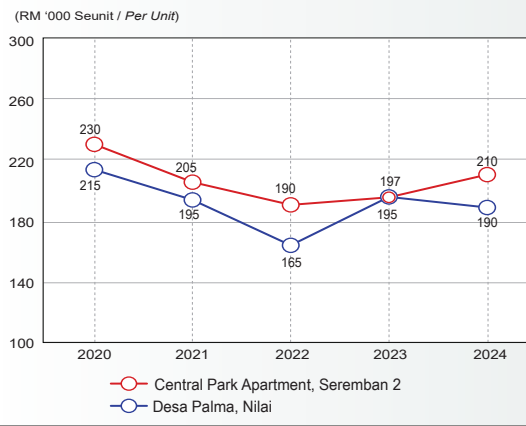
NEGERI SEMBILAN 8.4

Pergerakan Sewaan Median Rumah Teres Satu Tingkat di Seremban
 Median Rental Movements of Single Storey Terraced in Seremban



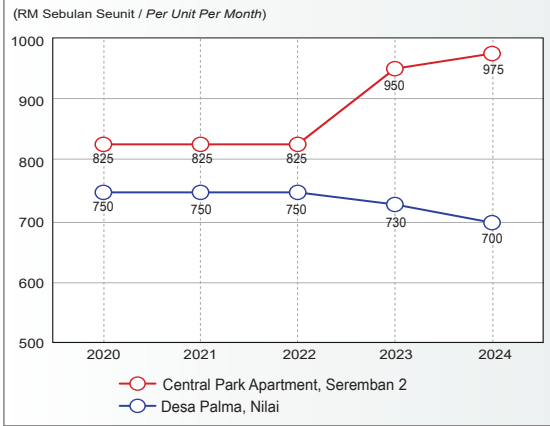
NEGERI SEMBILAN 8.5

Pergerakan Harga Median Condominium di Seremban
 Median Price Movements of Condominium in Seremban



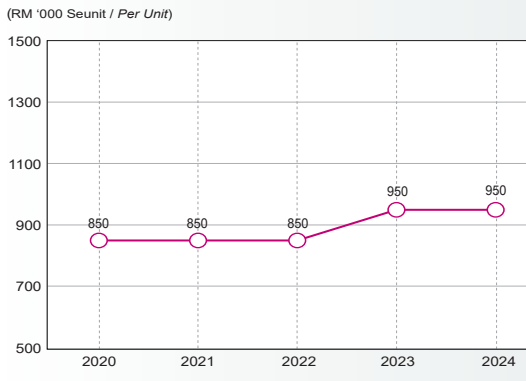
NEGERI SEMBILAN 8.6

Pergerakan Sewaan Median Condominium di Seremban
 Median Rental Movements of Condominium in Seremban



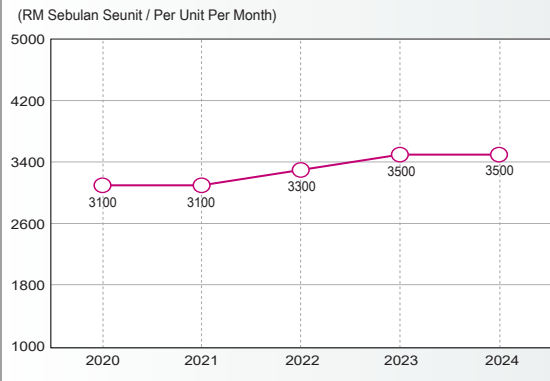
NEGERI SEMBILAN 8.7

Pergerakan Harga Purata Rumah Kedai Dua Tingkat Sebelum Perang di Jalan Dato Bandar Tunggal
 Average Price Movements of Double Storey Prewar Shophouses in Jalan Dato Bandar Tunggal



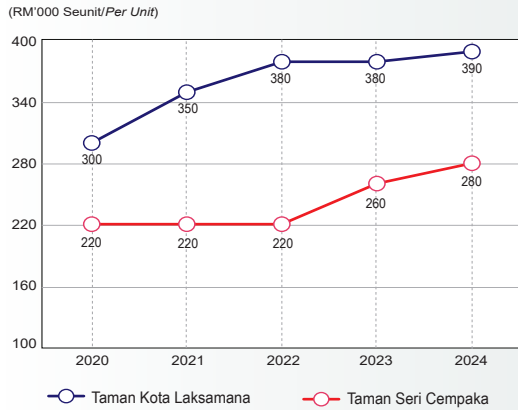
NEGERI SEMBILAN 8.8

Pergerakan Sewaan Purata Tingkat Bawah Rumah Kedai Dua Tingkat Sebelum Perang di Jalan Dato Bandar Tunggal
 Average Price Movements of Ground Floor Of Double Storey Prewar Shophouses in Jalan Dato Bandar Tunggal



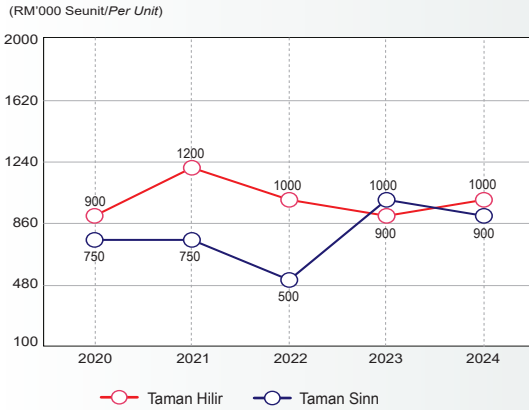
MELAKA 7.1

Pergerakan Harga Purata Rumah Teres Satu Tingkat di Melaka
Average Price Movements of Single Storey Terraced Houses in Melaka



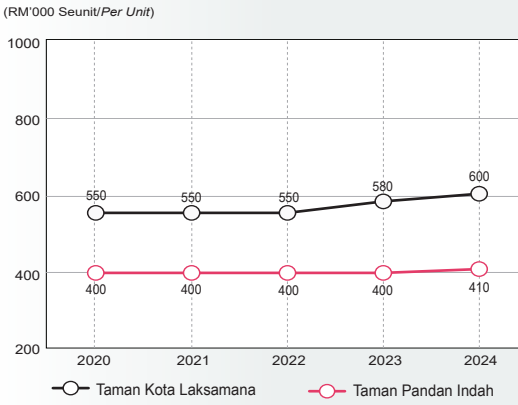
MELAKA 7.2

Pergerakan Sewaan Purata Rumah Teres Satu Tingkat di Melaka
Average Rental Movements of Single Storey Terraced Houses in Melaka



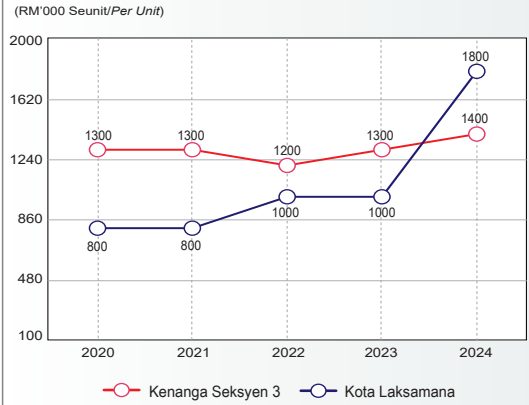
MELAKA 7.3

Pergerakan Harga Purata Rumah Teres Dua Tingkat di Melaka
Average Price Movements of Double Storey Terraced Houses in Melaka



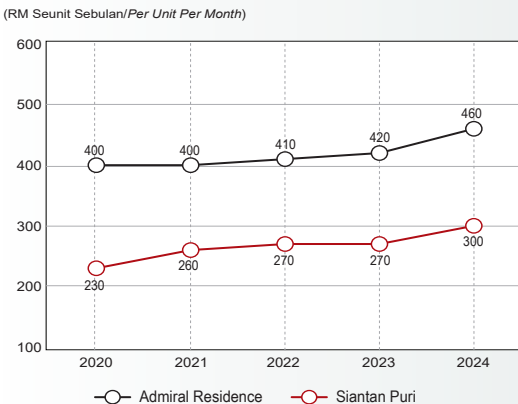
MELAKA 7.4

Pergerakan Sewaan Purata Rumah Teres Dua Tingkat di Melaka
Average Rental Movements of Double Storey Terraced Houses in Melaka



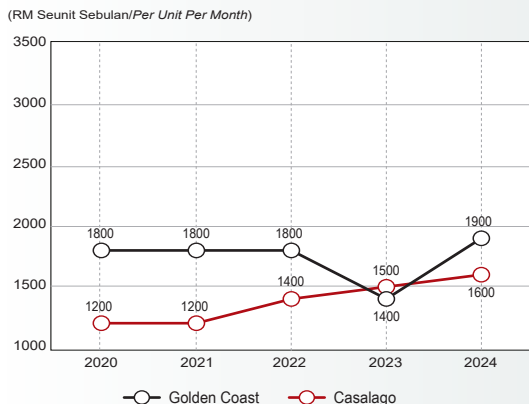
MELAKA 7.5

Pergerakan Harga Purata Kondominium di Melaka
Average Price Movements of Condominium in Melaka



MELAKA 7.6

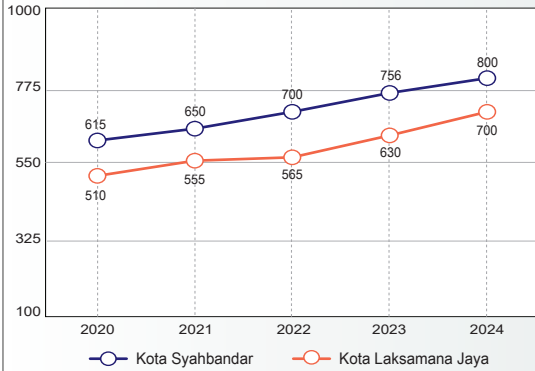
Pergerakan Sewaan Purata Kondominium di Melaka
Average Rental Movements of Condominium in Melaka



MELAKA 7.7

Pergerakan Harga Purata Kedai Dua Tingkat di Melaka
Average Price Movements of Double Storey Shop in Melaka

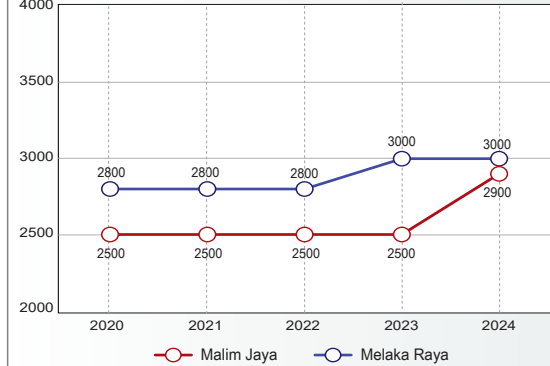
(RM'000 Seunit/Per Unit)



MELAKA 7.8

Pergerakan Sewaan Purata Kedai Dua Tingkat di Melaka
Average Rental Movements of Double Storey Shop in Melaka

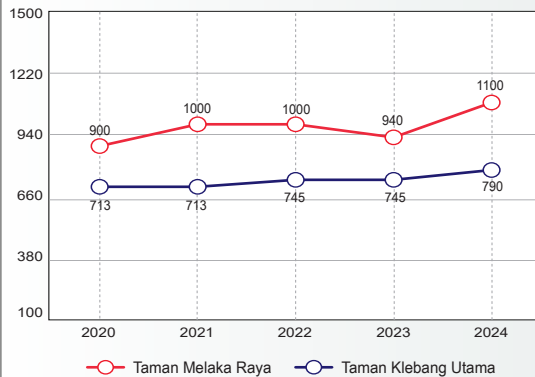
(RM Seunit Sebulan/Per Unit Per Month)



MELAKA 7.9

Pergerakan Harga Purata Kedai Tiga Tingkat di Melaka
Average Price Movements of Three Storey Shop in Melaka

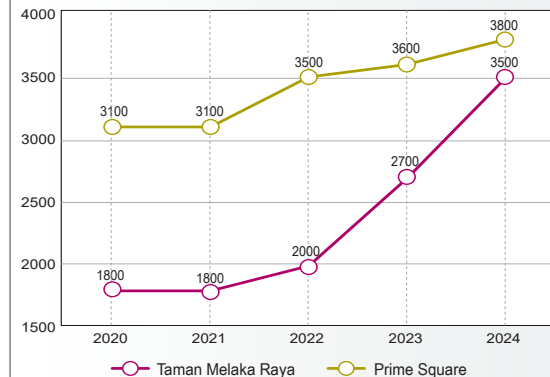
(RM'000 Seunit/Per Unit)



MELAKA 7.10

Pergerakan Sewaan Purata Kedai Tiga Tingkat di Melaka
Average Rental Movements of Three Storey Shop in Melaka

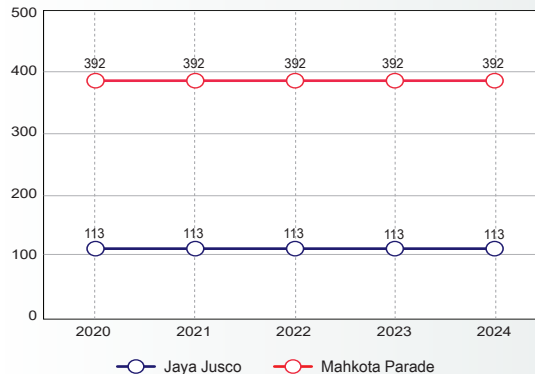
(RM Seunit Sebulan/Per Unit Per Month)



MELAKA 7.11

Pergerakan Sewaan Purata Ruang Niaga di Kompleks Membeli-belah di Melaka
Average Rental Movements of Retail Space in Shopping Complexes in Melaka

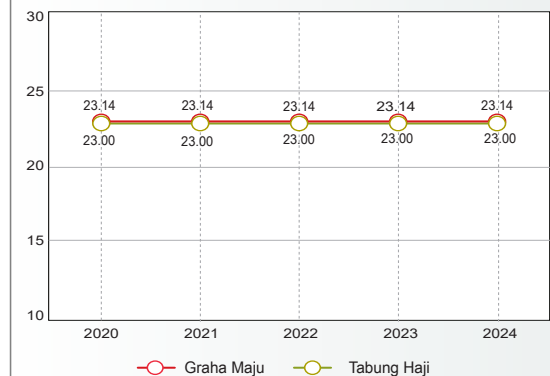
(RM Semeter Persegi/Per Square Meter)



MELAKA 7.12

Pergerakan Sewaan Purata Pejabat Binaan Khas di Melaka
Average Rental Movements of Purpose-Built Office in Melaka

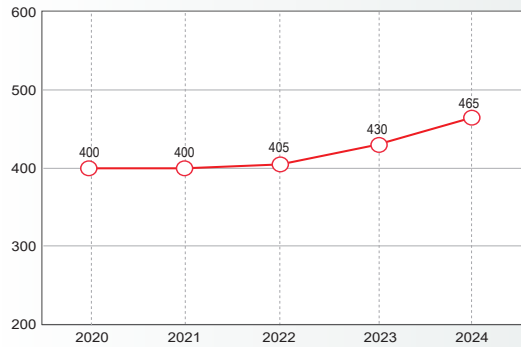
(RM Semeter Persegi/Per Square Meter)



MELAKA 7.13

Pergerakan Harga Purata Kilang Satu Tingkat di Taman Malim Jaya, Melaka
Average Price Movements of Single Storey Factory in Taman Malim Jaya, Melaka

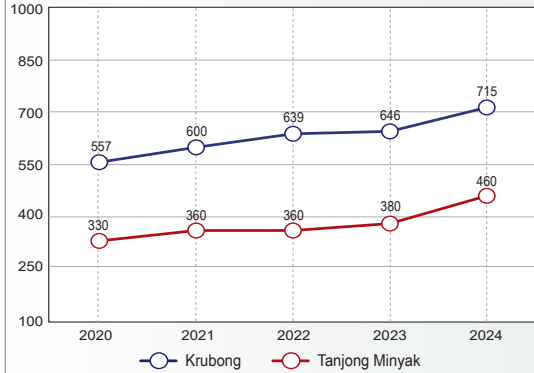
(RM'000 Seunit/Per Unit)



MELAKA 7.14

Pergerakan Harga Purata Plot Perindustrian di Melaka
Average Price Movements of Industrial Plot in Melaka

(RM Semeter Persegi/Per Square Meter)



MELAKA 7.15

Pergerakan Harga Purata Tanah Getah di Melaka
Average Price Movements of Rubber Land in Melaka

(RM'000 Sehektari/Per Hectare)

