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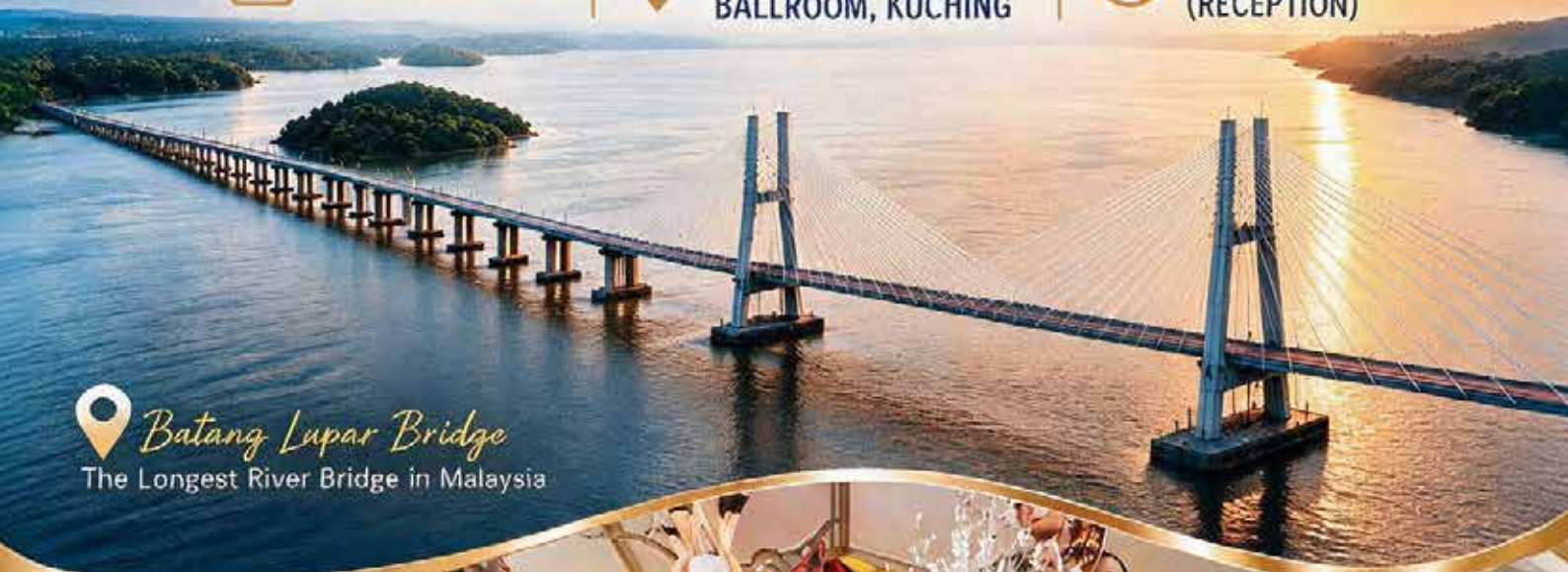
Inclusivity Unites

... Truly Sarawak!

Celebrating Sarawak's Connectivity

24 OCTOBER 2026 | GRAND RIVERINE BALLROOM, KUCHING | 6:30 PM (RECEPTION)



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INCLUSIVITY UNITES: OUR COMMON PATH, STRENGTHENING BONDS

Deepening relationships between leaders, agencies, and the communities they serve

ORGANISING CHAIR'S MESSAGE :

Inclusivity Unites • Truly Sarawak

As the Organising Chair, it is my great pleasure and honour to welcome everyone to the **MIEA Sarawak Branch Annual Dinner 2026.**

This year, our theme, ***"Inclusivity Unites • Truly Sarawak"*** carries a very special meaning. Sarawak is blessed not only with breathtaking landscapes and rich cultural heritage, but also with people of many cultures, races and traditions living together in harmony. We may speak different langunges, celebrate different festivals and cherish different customs — yet we share one home, one spirit and one Malaysia.

This spirit of ***togetherness*** is what we hope to celebrate tonight. Our programme has been thoughtfully designed to showcase the true Sarawak spirit — from the beautiful melody of Puteri Santubong to our vibrant multicultural performance bringing together our Indigenons, Malay, Chinese and Indian traditions. Every element reflects the diversity and harmony that make Sarawak so unique.

Sarawak has always been known for its ***warm hospitality*** and ***Muhibbah spirit*** — welcoming one another, respecting our differences and celebrating together as one community. Tonight, we are delighted to share this spirit with our MIEA family and our valued industry partners and friends from across Malaysia. We hope you will not only enjoy the evening, but also experience the warmth, friendship and hospitality that is truly Sarawak.

Tonight, we come together from different backgrounds, different professions and different parts of Malaysia. Yet we are connected by our shared passion for the property industry, our friendships and the relationships we have built along the way.

Together, we celebrate.
Together, we unite.
Together, we embrace the warmth and spirit of Truly Sarawak.

Let us celebrate in true Sarawak style!

Yam Seng! 🥂 *Tara Tara Tara!* 🎉 *Oooooo Haaaaa!* 🙌

May the Sarawak MIEA Dinner bring us wonderful memories, lasting friendships and a stronger MIEA family.

Selamat Datai! • Selamat Mandug! • Selamat datang, 欢迎! • Welcome!

SANDRA LEE

Organising Chair
MIEA SARAWAK BRANCH

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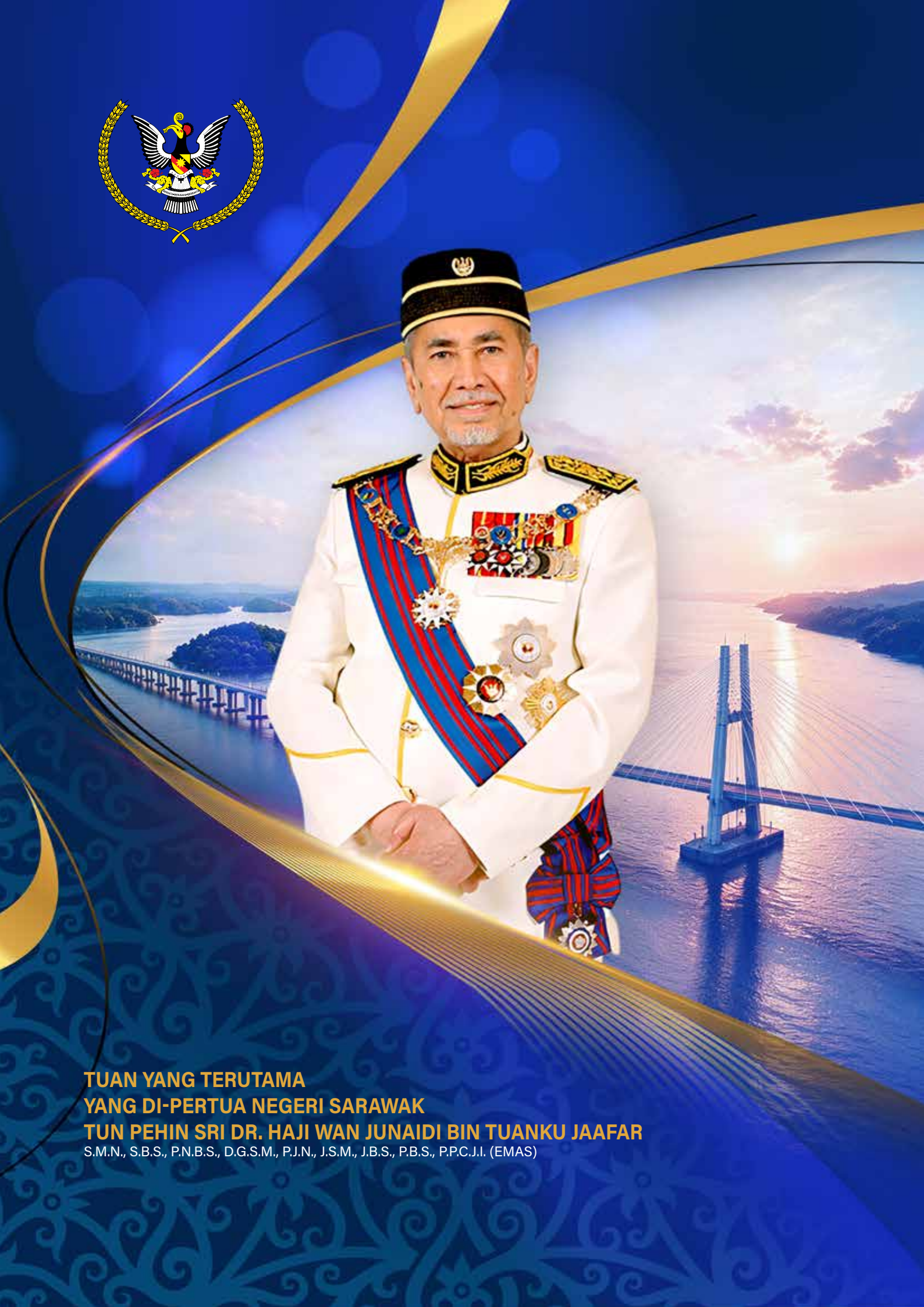

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YANG AMAT BERHORMAT
DATUK PATINGGI TAN SRI (DR) ABANG HAJI ABDUL RAHMAN ZOHARI BIN TUN DATUK ABANG HAJI OPENG
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MINISTER FOR NATURAL RESOURCES AND URBAN DEVELOPMENT
MINISTER FOR ENERGY AND ENVIRONMENTAL SUSTAINABILITY

Deputy

Premier and Minister for Public Health, Housing and Local Government *Message*

THE HONOURABLE DATUK AMAR PROF. DR. SIM KUI HIAN

Deputy Premier of Sarawak, Minister for Public Health, Housing and Local Government

It gives me great pleasure to extend my warmest greetings and congratulations to the Malaysian Institute of Estate Agents (MIEA) Sarawak Branch on the occasion of its 10th Annual Dinner.

This year's theme, "Inclusivity Unites... Truly Sarawak!" is particularly meaningful. Sarawak's strength has always been built upon the ability of our diverse communities to work together towards a common purpose. This spirit of cooperation is equally important in the development of our property sector.

The property sector plays an important role in Sarawak's economic growth and social development. As our economy expands and infrastructure continues to develop, we must ensure that growth creates opportunities, supports sustainable communities and improves the quality of life of our people. This is an important part of Sarawak Nation-Building.

Housing remains a key priority for the Sarawak Government, particularly in helping our people gain access to suitable and affordable homes. Achieving this requires close collaboration between the Government, property professionals, developers and other stakeholders.

Estate agents play a vital role in connecting buyers, sellers, investors and the wider community. As trusted professional practitioners, they must continue to uphold integrity, transparency and proper standards, especially in today's digital environment where misleading advertisements and property scams remain a concern.

I commend MIEA Sarawak Branch for its efforts to strengthen professional networks through initiatives such as the Jelajah Sarawak programmes to Sri Aman, Sarikei, Sibu, Bintulu and Miri. Such engagements encourage knowledge-sharing, cooperation and a better understanding of local property market needs.

Moving forward, let us continue working together to build a professional, responsible and inclusive property sector that contributes meaningfully to Sarawak's development aspirations.

May the spirit of "Inclusivity Unites... Truly Sarawak!" continue to unite us in advancing Sarawak Nation-Building and creating a brighter future for all Sarawakians.

Congratulations once again to MIEA Sarawak Branch on its 10th Annual Dinner. I wish everyone a pleasant and memorable evening. Thank you.

BOVAEP

President Message

YBHG. DATO' SR ABDUL RAZAK BIN YUSAK

President
Lembaga Penilai, Pentaksir, Ejen Harta Tanah dan Pengurus Harta

Selamat sejahtera and Salam Malaysia MADANI to all members of MIEA Sarawak.

My heartiest congratulations to the MIEA Sarawak Branch on the successful organisation of its Annual Dinner, themed "Inclusivity Unites". I am deeply honoured to have been invited to contribute this message to the commemorative programme book.

Sarawak exemplifies the spirit of tolerance and unity through its multi-ethnic society and rich diversity of cultures, religions and beliefs. This spirit of inclusivity is deeply ingrained in Sarawakians, both young and old. Differences in background, religion and culture are not viewed as barriers; instead, they are celebrated as bridges that connect hearts and strengthen communities.

This is "The Sarawak Way" an inclusive approach that has shaped the State's governance, policy frameworks and market dynamics. One notable example is the recognition accorded under Sarawak law to its various native communities, including the Iban, Bidayuh, Melanau and Orang Ulu, within the legal definition of "Bumiputera" for property eligibility.

To enable people across different income groups to purchase or build homes, the Sarawak Government has introduced targeted initiatives such as the Housing Deposit Repayment Assistance Scheme (HDRAS), which supports the B40 and M40 income groups, and the Mutiara Affordable Home Financing Scheme (MAHFS), aimed at assisting the more vulnerable segments of society.

These initiatives not only improve the quality of life of Sarawakians but also foster a financially sustainable environment, strengthen consumer confidence and support the continued development of the State's real estate sector. Major urban redevelopment initiatives in areas such as Sibu and Bintulu also form part of the State Government's broader real estate and planning frameworks. At the same time, continued attention is being given to smaller towns and rural communities to ensure that no area is left behind and that the socioeconomic gap between urban and rural communities is progressively narrowed.

The recently published NAPIC East Malaysia Region Property Market Report for the First Half of 2026 recorded positive growth in the region. East Malaysia contributed 10.0% of the nation's total property transaction volume and 7.5% of its total transaction value, highlighting the region's continued contribution to the growth of the national property market.

Within the East Malaysia region, Sarawak emerged as the leading contributor, recording 12,200 transactions, representing 65.4% of the region's total transaction volume, with a combined value of RM4.83 billion, or 61.2% of the region's total transaction value. These encouraging figures demonstrate Sarawak's strength, resilience and growing significance within Malaysia's property market.

It is my sincere hope that Sarawak's longstanding harmony and spirit of inclusivity will continue to be preserved and strengthened, enabling every segment of society to participate in and benefit from the State's continued progress and prosperity. These are noble aspirations shared by all Malaysians.

I wish the MIEA Sarawak Branch every success in its Annual Dinner and in all its future endeavours.

Segulai Sejalai.

MIEA

President *Message*

KELVIN YIP
President
Malaysian Institute of Estate Agents (MIEA)

On behalf of the Malaysian Institute of Estate Agents (MIEA), I am delighted to welcome members, guests, and friends to the MIEA Sarawak Annual Dinner. It is a privilege to celebrate with you under the meaningful theme "Inclusivity Unites", and to see our community come together in such splendid Cultural Elegance.

Sarawak is a living example of unity in diversity. Its many communities, traditions, and languages have long shown that harmony is not about sameness; it is about respect, understanding, and shared purpose. Tonight, as we gather in our diverse cultural attire, we embody that spirit. Each style of dress tells a story, and together they weave a rich tapestry that reflects the strength of our nation and our profession.

For MIEA, inclusivity is more than a theme; it is a commitment. As real estate professionals, we shape the places where people live, work, and build their futures. We must ensure that our industry remains open, fair, and welcoming—creating opportunities for all and advocating for a property market that serves every community. When we include, we unite. When we unite, we achieve more.

I commend the MIEA Sarawak Branch for its dedication and hard work in organising this dinner. Your efforts have created not only a memorable evening but also a platform for fellowship, collaboration, and professional pride. To the organising committee, sponsors, and volunteers: thank you for your invaluable contributions.

This souvenir programme captures the spirit of tonight—the colours, the faces, and the shared moments. May it serve as a reminder that MIEA is strongest when we stand together, celebrate our diversity, and move forward with one voice.

I wish everyone a wonderful evening and a future filled with unity, prosperity, and purpose.

Salam Sejahtera.

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Chairman *Message*

THOMAS SIM YAN SUN
Chairman
Malaysian Institute of Estate Agents (MIEA)
Sarawak Branch

INCLUSIVITY UNITES... TRULY SARAWAK!

Distinguished guests, fellow estate agents, negotiators, members and friends,

It gives me great pleasure to welcome everyone to the **MIEA Sarawak Branch 10th Annual Dinner**. Tonight, we celebrate not only another milestone, but also the friendships, relationships and shared experiences that have strengthened our profession in Sarawak.

Our theme this year, **"Inclusivity Unites... Truly Sarawak!"**, reflects something very special about our State. We come from different races, cultures, languages, communities and backgrounds. We represent different firms and practise in different towns. Yet, we belong to one profession and share a common responsibility to the people we serve.

This year, we have tried to put this spirit into action through our **Jelajah Sarawak** programmes. From **19-22 March 2026**, we visited **Sri Aman, Sarikei and Sibu**, followed by **Bintulu and Miri from 25-31 May 2026**. These journeys allowed us to meet fellow practitioners beyond Kuching, exchange experiences and understand the challenges faced in different parts of Sarawak.

We discovered that although our markets may differ, many of our challenges are shared.

The real estate industry is changing rapidly. Technology and online platforms have transformed the way properties are marketed and transactions are conducted. At the same time, property scams and misleading online advertisements have become increasing concerns.

This reminds us that our profession is ultimately built on **trust**.

A property is not simply a commodity. For many people, it is their home and shelter. For others, it represents their life savings and an investment of a lifetime. Our responsibility therefore goes beyond selling property. We must provide proper guidance, understand local needs and protect the confidence of the public.

This is why inclusivity and collaboration matter.

Different firms may compete in business, but we can still work together to strengthen our profession. Practitioners in Kuching can learn from those in Sibu, Miri, Bintulu, Sarikei, Sri Aman and other parts of Sarawak. By sharing knowledge and building relationships, we become stronger collectively.

Different races. Different cultures. Different firms. Different towns.

One profession. One community. One Sarawak.
As we celebrate our 10th Annual Dinner, let us continue building bridges throughout Sarawak and work together towards a more connected, trusted and professional estate agency industry.

Inclusivity Unites... Truly Sarawak!

Thank you, and I wish everyone a wonderful evening.

MIEA SARAWAK BRANCH

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SARAWAK 2025 - 2027

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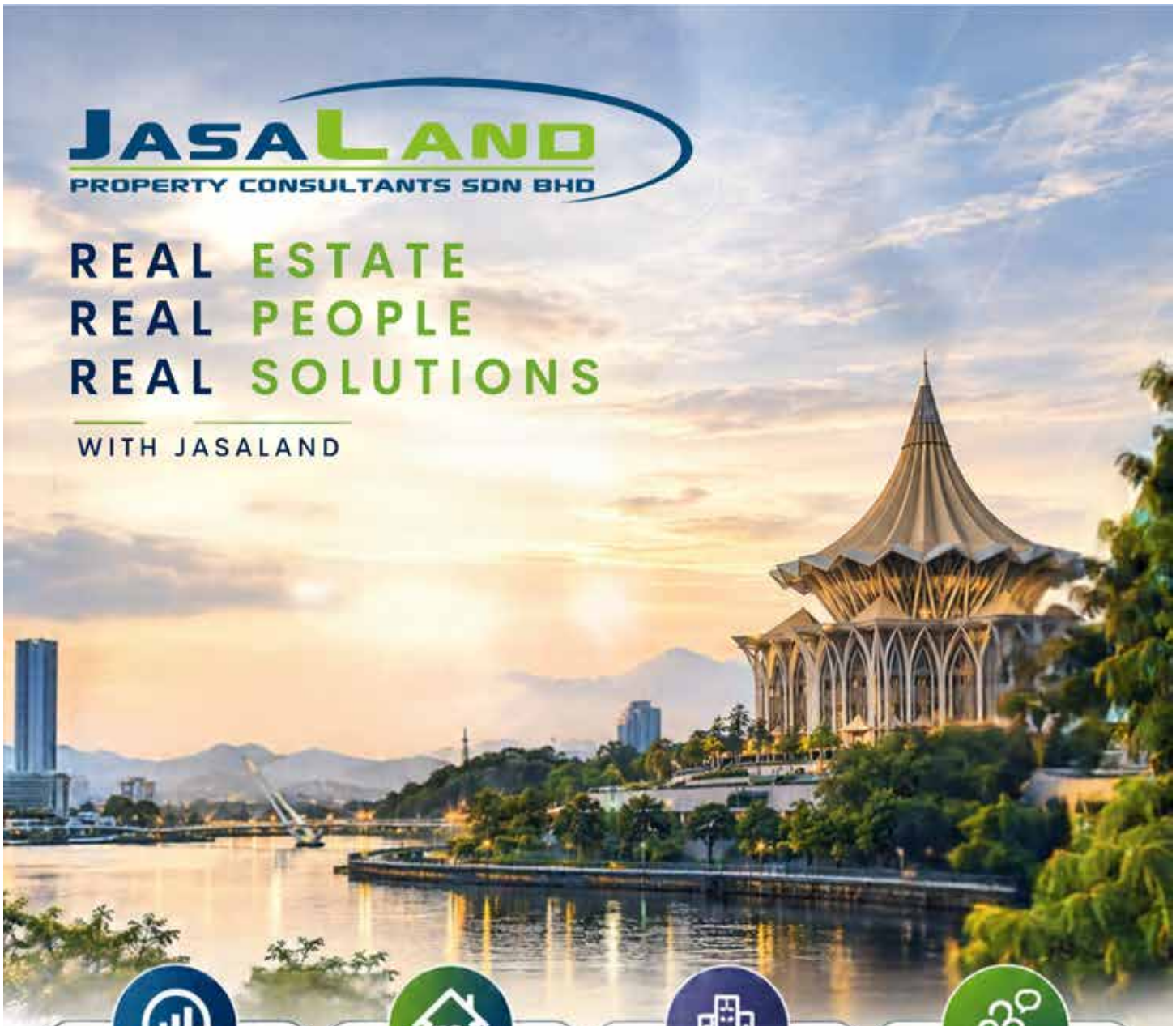

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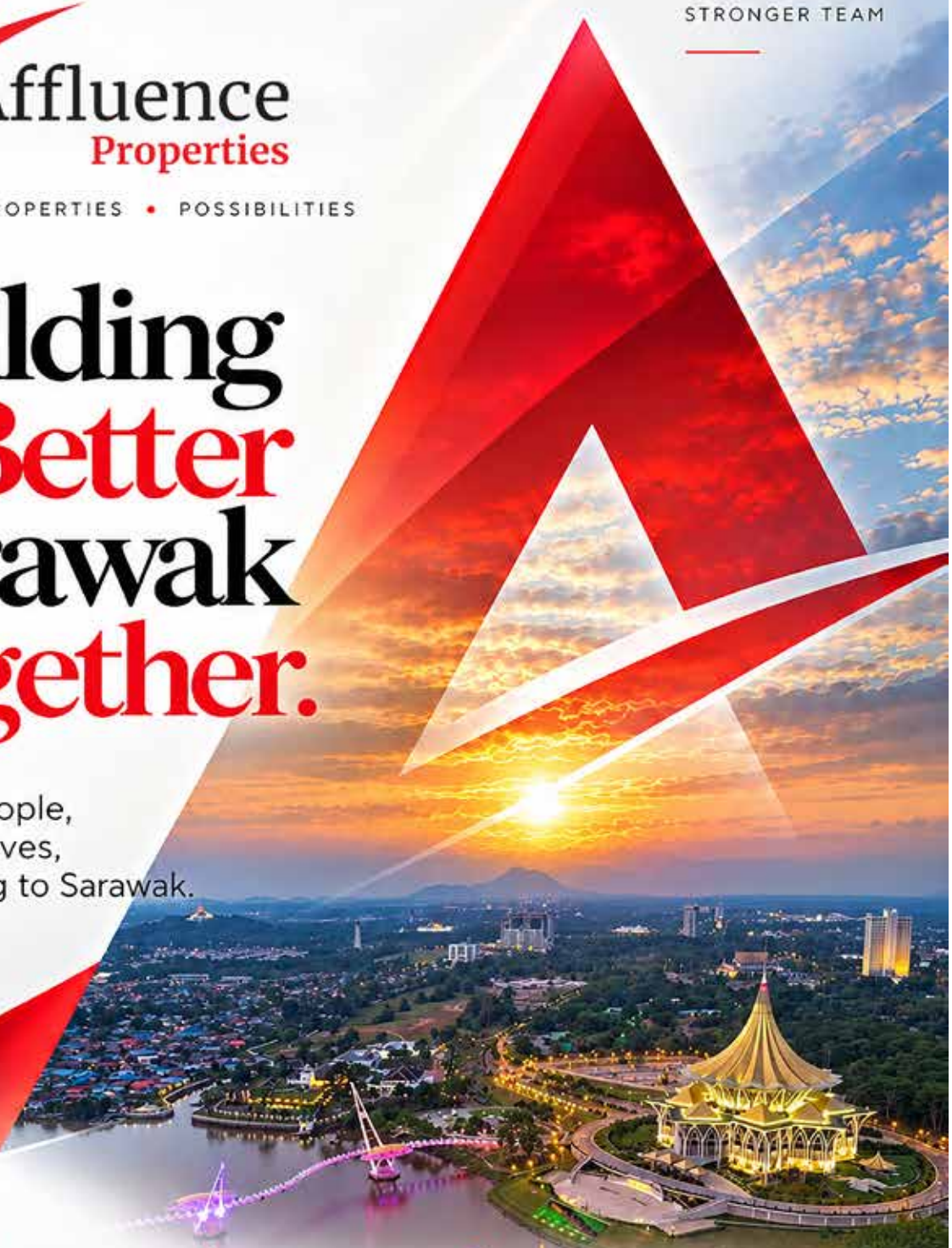

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MIEA
MALAYSIAN INSTUTUTE OF ESTATE AGENTS

SR YIP PHOOI LENG
(MRISM, MRICS, MMIPEM, MMIEA)

Sr Yip Phooi Leng (MRISM, MRICS, MMIPFM MMIEA) joined WTWW in 2007 as Branch Manager of Kuching Office and was appointed as Partner and Director in 2010. Her experience ranges from retail to corporate valuations for purposes of credit security, compulsory land acquisitions, restructurings, mergers and acquisitions (M&A) as well as for reports to be submitted to authorities. In the area of Agency and Transactional Services, she has successfully negotiated rentals and leases as well as transacted assets of various types ranging from residential, industrial, commercial and development lands via private treaty or through tenders. She has also acted successfully as exclusive marketing agents for commercial, residential and office projects on behalf of developers and owners. She is an active member of MIEA since 2015 and served as MIEA Sarawak Branch committee members since 2016 - 2019 and as Treasurer from 2019 - 2021.

EDUCATION / PROFESSIONAL AFFILIATIONS

- Bachelor of Estate Management, University of Malaya
- Registered Valuer (V0690)
- Registered Estate Agent (E1955)
- Registered Property Manager (PM0690)
- Licensed Auctioneer (Sarawak)

Conferred as a Fellow

for her distinguished contribution to the profession under the Malaysian Institute of Estate Agents (MIEA).

KOZIN REAL ESTATE SDN. BHD. (E (1) 1576)

KOZIN 国君产业
REAL ESTATE

We are truly honoured to have received The State Residential Real Estate Firm of the Year (Sarawak) 2026 Award for the sixth consecutive year. This recognition means a great deal to us and fills the entire team with pride and renewed energy.

More than anything, this award reflects the hard work and dedication of our negotiators, who consistently go above and beyond for our clients. Their passion, professionalism, and commitment are what drive our success year after year, and we are deeply thankful for each and every one of them.

At Kozin, one of our greatest joys remains helping so many individuals and families take their first step into property ownership. We take pride in building genuine, long-term relationships and providing attentive, personalised service that truly supports our clients in achieving their dreams.

We look forward to continuing this journey — raising the bar, creating more success stories, and contributing positively to Sarawak's real estate industry.

KELVIN LEE BUN SIEW (REN09056)

KOZIN REAL ESTATE SDN. BHD.
(E (1) 1576)

KOZIN 国君产业
REAL ESTATE

"Success is not final, failure is not fatal: it is the courage to continue that counts." -Winston Churchill

I believe success is earned through integrity, dedication, and the trust of every client. Every achievement is made possible by teamwork, continuous learning, and an unwavering commitment to excellence.

Winning the Sarawak Residential Real Estate Negotiator (REN) of the Year 2026 is a tremendous honor that inspires me to continue raising the standard of service and professionalism in the real estate industry.

I am sincerely grateful to my principals, teammates, clients, family, and friends for their unwavering trust and support. This recognition belongs to everyone who has been part of my journey.

As I look ahead, I remain committed to embracing innovation, creating value, and helping more people achieve their real estate aspirations with integrity and excellence.

KELVIN LEE BUN SIEW (REN09056)

KOZIN REAL ESTATE SDN. BHD.
(E (1) 1576)

KOZIN 国君产业
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In real estate, results don't happen by chance - they are earned through discipline, integrity and a genuine commitment to people. That belief drives everything I do.

The future of my success depends on the value I create for my clients today. That is the standard I hold myself to, every single day.

Being recognised as a MIEA Million Dollar Achiever (MMDA) for 2026 is not just a reflection of the results I have achieved, but a reminder of the trust placed in me by my clients, and the confidence of the team behind me.

I am deeply thankful to my principals, teammates, mentors, clients and loved ones who have been my pillar of support and inspiration.

This milestone motivates me to keep growing, keep giving, and keep making a difference. I will continue to raise the bar, embrace new opportunities, and deliver exceptional outcomes - one client, one deal, one relationship at a time.

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SARAWAK PROPERTY MARKET H1 2026: STEADY GROWTH DESPITE A SOFTER NATIONAL MARKET

Sarawak Shows Resilience Amid a Softer National Market

PAGE 1 — MARKET ACTIVITY & SARAWAK PERFORMANCE

Malaysia's property market remained active in the first half of 2026, although transaction activity moderated from the corresponding period in 2025. A total of **187,320 property transactions** worth **RM105.12 billion** were recorded nationwide.

Transaction volume declined by **4.5%** year-on-year, while transaction value fell by a smaller **2.4%**. The difference suggests that although fewer properties changed hands, activity in the higher-value segments remained comparatively firm. The number of transactions priced above RM1 million, for example, increased by **2.2%**, while transactions in the other major price bands declined.

Residential property remained the largest component of the market with **110,998 transactions**, equivalent to **59.3%** of total transaction volume. It accounted for RM47.11 billion or **44.8%** of total transaction value.

Agricultural properties contributed 37,006 transactions, followed by commercial properties with 21,454 transactions. Commercial properties accounted for a larger **23.0% of transaction value**, compared with 11.4% of transaction volume, while industrial property accounted for just 2.1% of transactions but 14.1% of value.

SARAWAK: TRANSACTION VOLUME MOVES AGAINST NATIONAL TREND

Sarawak recorded approximately **12,200 property transactions during H1 2026**, compared with **11,773 transactions in H1 2025**, representing growth of about **3.6%**.

This is significant when viewed against the **4.5% contraction in national transaction volume** over the same period. Sarawak ranked **sixth nationally by transaction volume**, behind Selangor, Johor, Perak, Kedah and Kelantan. It accounted for approximately **6.5% of all Malaysian property transactions** during the half year.

East Malaysia as a whole recorded **18,666 transactions**, equivalent to 10.0% of the national total. Sarawak therefore contributed around **65% of East Malaysia's property transaction volume**. For property practitioners in Sarawak, the figures indicate that underlying transaction demand remained relatively steady despite the softer national environment.

PRICES, SUPPLY & MARKET OUTLOOK

SARAWAK HOUSE PRICES UP 2.7%

House prices continued to move upward in most Malaysian states during the first half of the year. The Malaysian House Price Index stood at **234.7 points in Q2 2026**, with an average house price of approximately **RM506,317**. National house prices increased **0.9% year-on-year**. Sarawak performed above the national rate, recording **2.7% year-on-year house-price growth** in Q2 2026. Sabah recorded growth of 2.9%.

By comparison, the strongest state-level increases were recorded in Perlis at 7.0%, Melaka at 4.6%, Kelantan at 3.9% and Johor at 3.6%. Perak and Selangor recorded declines of 2.2% and 1.1% respectively. The JPPH snapshot identifies these state price movements using the Malaysian House Price Index. This combination of positive transaction growth and price appreciation suggests that Sarawak entered the second half of 2026 from a relatively stable position.

NEW HOUSING SUPPLY: BUYERS REMAIN SELECTIVE

Nationally, developers launched **27,832 new residential units** during H1 2026. Only **16.6%** of these units had been sold at the reporting date. The difference between landed and high-rise housing was particularly clear:

Landed residential: 16,020 units launched; **22.8% sold. High-rise residential:** 11,812 units launched; **8.2% sold.** The figures point to greater buyer acceptance of landed housing compared with new high-rise projects during the period. Developers therefore need to remain sensitive to location, affordability, unit design and actual owner-occupier demand when introducing new supply.

COMPLETED UNSOLD STOCK REMAINS AN ISSUE

Malaysia had **33,094 completed but unsold residential units** worth approximately **RM17.78 billion** in H1 2026.

The volume increased **8.6%** compared with H2 2025.

High-rise properties accounted for **43.4%** of completed unsold residential units, while terraced houses accounted for 34.9%. Properties priced at **RM300,000 and below** formed the single largest price category, with 12,340 completed unsold units.

The serviced-apartment segment showed a larger build-up in unsold completed stock. There were **23,375 completed unsold serviced apartments** worth **RM19.33 billion**, representing increases of 24.7% in units and 25.4% in value from H2 2025.

These national figures are a reminder that supply should be assessed market by market. A rising population or economic activity does not automatically translate into demand for every property type, location or price bracket.

COMMERCIAL PROPERTY

Occupancy of Malaysia's purpose-built offices remained relatively steady at **78.5%** in H1 2026. For privately owned purpose-built offices, occupancy was **72.6%**.

Shopping complexes recorded an overall occupancy rate of **77.9%**, while the shopping-centre category stood at **75.8%**. For Sarawak, commercial performance will continue to depend heavily on individual location, tenant profile, accessibility and surrounding economic activity rather than national averages alone.

LOOKING AHEAD — SARAWAK 2H 2026

The first-half figures provide a reasonably stable starting point for Sarawak. Transaction volume increased while national transaction activity contracted, and Sarawak house prices recorded positive year-on-year growth of 2.7%.

For the remainder of 2026, market participants should continue watching **affordability and financing conditions**, the delivery of new residential supply, infrastructure-led development corridors and actual take-up rates of new projects.

Source: Jabatan Penilaian dan Perkhidmatan Harta (JPPH) / NAPIC, *Property Market Report First Half 2026 – Snapshots*. The source report also covers property inventory and construction activity.

Compiled by C.H. Williams Talhar Wong & Yeo Sdn Bhd

PROPERTY MARKET REPORT

MIEA SARAWAK BRANCH
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Stronger Sarawak Brighter Tomorrow

First Half 2026 | MIEA Sarawak Branch Magazine

National snapshot with Sarawak focus

PEOPLE
PROPERTY
PROGRESS

Malaysia H1 2026 at a Glance

A RESILIENT PROPERTY MARKET FOR A BRIGHTER MALAYSIA

187,320 TRANSACTIONS

RM105.12 BILLION TOTAL VALUE

-4.5% VOLUME YEAR-ON-YEAR

-2.4% VALUE YEAR-ON-YEAR

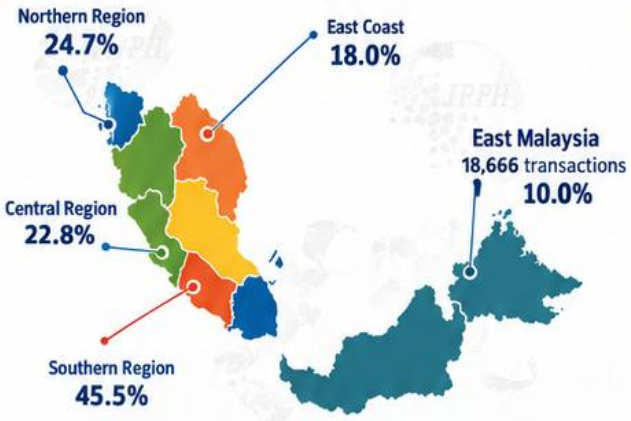
Market Composition

RESIDENTIAL REMAINS THE KEY DRIVER

Residential	Commercial	Agricultural	Industrial	Development Land & Others
110,998 transactions	21,454 transactions	37,006 transactions	3,932 transactions	13,930 transactions
59.3% of volume	11.4% of volume	19.8% of volume	2.1% of volume	7.4% of volume
RM47.11 billion	RM24.13 billion	RM7.82 billion	RM14.78 billion	RM11.28 billion
44.8% of value	23.0% of value	7.4% of value	14.1% of value	10.7% of value

Regional Picture

DIVERSE REGIONS, SHARED OPPORTUNITIES



National activity softened in H1 2026, but residential property remained the market's main driver.

Sarawak Snapshot

STEADY PROGRESS BRIGHTER PROSPECTS

12,200 H1 2026 transactions

11,773 H1 2025 transactions

+3.6% Year-on-year change

+2.7% House price movement Q2 2026 vs Q2 2025

Sarawak moved against the softer national trend, recording a modest rise in transaction activity and a positive house-price movement.

Page 1 Summary

KEY TAKEAWAYS FOR A BRIGHTER TOMORROW

1. Fewer transactions nationally, but total value remained above RM100 billion.
2. Residential property continued to dominate market activity.
3. Sarawak showed relative resilience in both activity and pricing.

VIBRANT COMMUNITIES
SUSTAINABLE GROWTH

Source: JPPH / NAPIC, Property Market H1 2026 Snapshots

Properties Build People, People Build Better Futures

PRICES, SUPPLY & OUTLOOK

MIEA SARAWAK BRANCH
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Stronger Sarawak Brighter Tomorrow

Property Market First Half 2026 | Page 2

Insights for a Stronger Sarawak Property Market

PEOPLE
PROPERTY
PROGRESS

House Prices

PRICES SHOW RESILIENCE WITH SARAWAK OUTPERFORMING THE NATIONAL AVERAGE

234.7 points
Malaysian House Price Index
(Q2 2026)

RM506,317
National average house price
(Q2 2026)

+0.9%
National year-on-year price growth

+2.7%
Sarawak house-price movement
(Q2 2026 vs Q2 2025)

House Price Movement by State (Q2 2026 vs Q2 2025)

House prices generally moved upward across most states. Sarawak outperformed the national average in annual house-price growth.

Residential New Launches

NEW SUPPLY REMAINS MODEST WITH GREATER TAKE-UP FOR LANDED HOMES

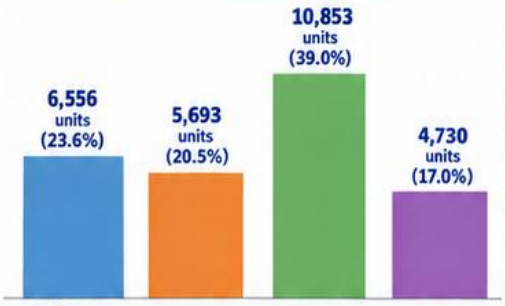
27,832
Total units launched

16.6%
Overall sold rate

Landed
- **16,020** units launched
- **3,653** units sold
- **22.8%** sold rate

High-rise
- **11,812** units launched
- **965** units sold
- **8.2%** sold rate

Residential Launches by Price Range



Landed homes recorded a significantly higher take-up rate compared to new high-rise launches.

Completed Unsold Stock

UNSOLD STOCK REMAINS A KEY ISSUE, ESPECIALLY IN HIGH-RISE AND SERVICED APARTMENT SEGMENTS

Residential (Completed Unsold)

33,094 units
RM17.78 billion in value

H1 2026 vs H2 2025
+8.6% volume
+0.3% value

- High-rise share **43.4%**
- Terraced share **34.9%**
- Largest price band **RM300,000 and below** **37.3%**

Serviced Apartment (Completed Unsold)

23,375 units
RM19.33 billion in value

H1 2026 vs H2 2025
+24.7% units
+25.4% value

Largest price band
RM500,001 – RM1 million
55.2%

Unsold stock remains a key issue, especially in high-rise residential and serviced apartment segments.

Commercial Market Indicators

OCCUPANCY RATES REMAIN STABLE AMID STEADY ECONOMIC ACTIVITY

78.5% Purpose-built office occupancy

72.6% Privately-owned office occupancy

77.9% Shopping complex occupancy

75.8% Shopping centre occupancy

Commercial occupancy remained fairly stable in H1 2026.

Outlook for Sarawak

BUILDING ON STRENGTHS, SEIZING OPPORTUNITIES

1. Sarawak entered 2H 2026 from a comparatively stable base.
2. Positive transaction growth and 2.7% house-price movement suggest resilient demand.
3. New supply should stay aligned with actual market take-up, especially for higher-density products.
4. Landed housing appears to enjoy stronger buyer acceptance than new high-rise launches.

VIBRANT COMMUNITIES
SUSTAINABLE GROWTH

Source: JPPH / NAPIC, Property Market H1 2026 Snapshots

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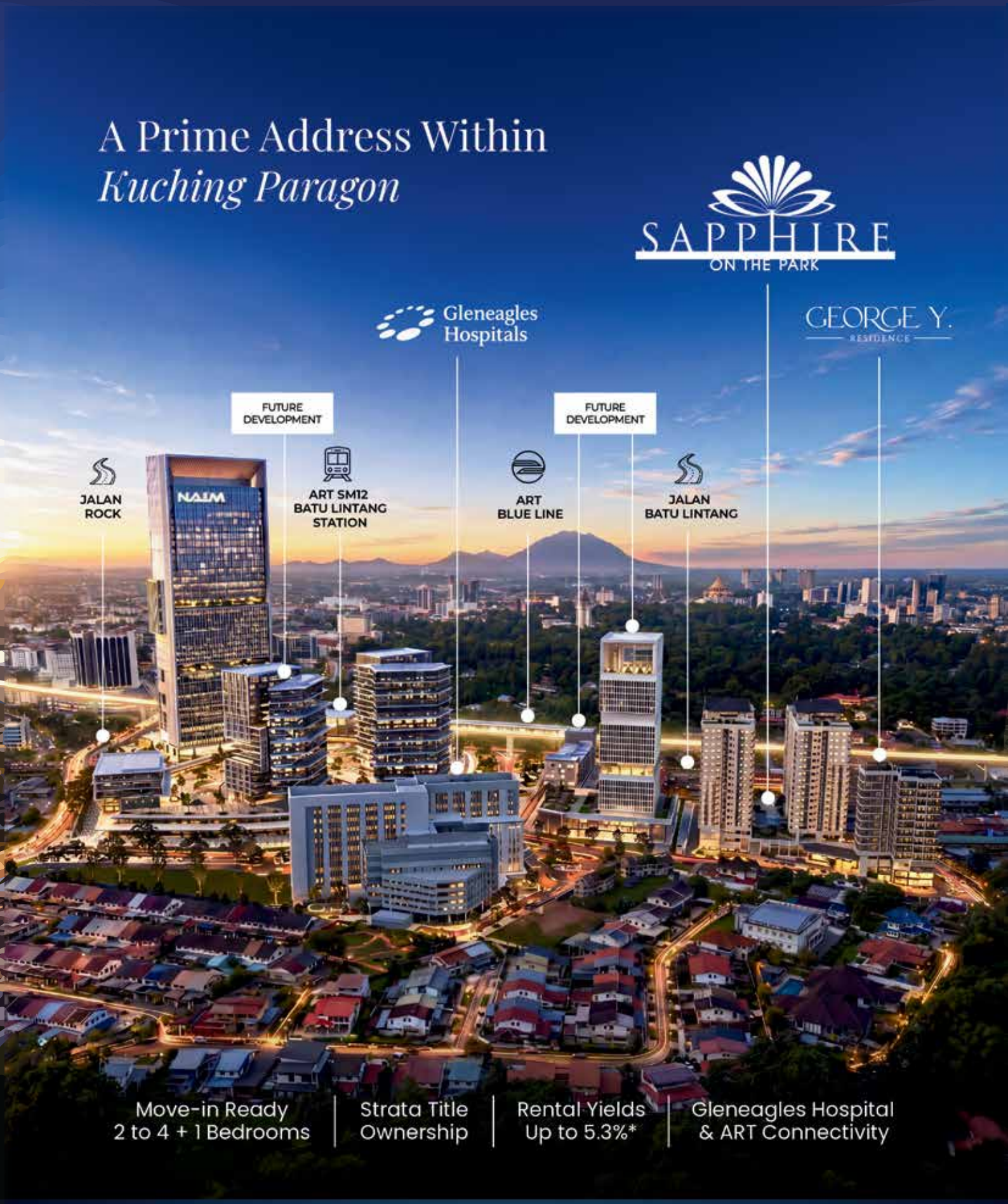

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