

KOMMONS INSIGHTS

Q3 2026



SELECTIVE STRENGTHENING OF RESIDENTIAL MARKET

The Kuala Lumpur high rise residential market in Q3 2026 is best described as selectively strengthening rather than a broad-based growth. The unsold completed units in selected locations had been a market dampener for the overall high rise residential sector performance in Kuala Lumpur in the last few years.

The most important fundamental supporting the property market in recent times has been the strong Malaysia's economy with 5.4% YoY (Q1 2026) and 6.0% YoY (Q2 2026). Bank Negara Malaysia (BNM) attributed Q2 GDP growth to continued domestic demand and robust exports, with household spending supported by steady income growth.

Kuala Lumpur benefits from the economic growth because it is Malaysia's center for financial, corporate and professional-services. DOSM's 2025 state data shows W.P. Kuala Lumpur had GDP per capita of RM144,827, compared with the Malaysian national level of RM59,186 — approximately 2.45 times the national average. This has indeed creates a much stronger economic base for higher demand for mid to upper end residential.



KL HIGH RISE RESIDENTIAL MARKET Q3 2026

This residential market report consists of the analysis of the Kuala Lumpur high rise residential market based on the data released by NAPIC/JPPH and our market monitoring of the transactions completed by Kommons Realty.



We Are Kommons

Warm greetings from Kommons Realty.

It has been more than six months since our successful merger story; birthed from an idea that came about almost a decade ago from two outstanding real estate personalities, Mr Wong Yau Long and Mr Kenny Sim.

Mr Wong is the founder of Cornerstone Xstate while Mr Kenny is the founder of Kith and Kin Realty. Their desire to build a great company under the new platform, Kommons Realty, brings enormous benefits from integration of resources, leveraging on talent and network, enabling agents and negotiators to grow deep and attain the preparedness to evolve and adapt to market changes.

In building this great company, we emphasize the need for a super platform, cutting-edge technology and powerful branding. Our super platform allows our workforce of 420 agents and negotiators to share and learn from our extensive training programs, workshops, events and campaigns, Level Up Live, Elite and Elite Pro activities.

We have adopted cutting-edge technology using AI-related tools in the daily operations of our agents and negotiators. This reduces time required for administrative works in sale and tenancy transactions. With AI becoming a 'personal assistant' to the agents and negotiators, they are able to achieve better closing results within a shorter time .

With a distinct company branding, we have achieved an estimated RM55 million in sales in 2025 and received a monumental recognition when Mr Wong was accorded the prestigious 'Chief Executive of the Year Award (Agency)' at the StarProperty Awards 2025.

This year, our proudest moment came when Kommons Realty received the coveted prestigious award 'Real Estate Firm Of The Year 2026' in the 18th National Real Estate Awards organized by Malaysian Institute of Estate Agents (MIEA). This recognition by our industry peers has indeed been a wonderful blessing and testimony that Kommons Realty has indeed enrich lives in the course of delivery of our real estate services.

This award has motivate us to continuously aim for excellence and elevate our real estate services to our clients and forge stronger partnership with our business associates.

We are optimistic that our aim to increase our head count to 650 and chart higher sales of RM72 million for the year 2026 is on track to become a reality.

The third quarter closes with our inaugural Mega Realtor Summit held on 29 September 2026 attended by 750 participants. This successful property summit is another milestone for Kommons Realty as we continuously innovate to be a game-changer in the real estate industry.

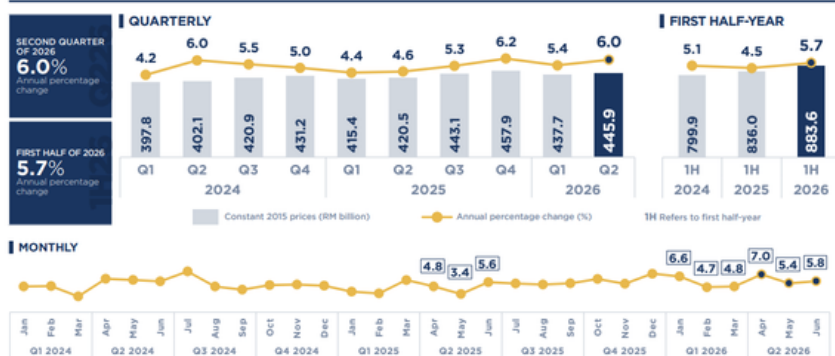
Meet Our Dynamic Team



ECONOMIC HIGHLIGHTS Q3 2026

Malaysia's economy strengthened by 6.0 per cent, mainly attributed by the Services and Manufacturing sectors

GDP PERFORMANCE



Source of data: Department of Statistics Malaysia

Malaysia's GDP grew 6.0% year-on-year in Q2 2026, accelerating from 5.4% in Q1 — beating the initial estimate of 5.8%. This brought first-half 2026 growth to 5.7%, well above the 4.5% recorded in first-half 2025. The Ringgit was stable throughout the first seven months of the year despite the uncertain global environment

Unemployment rate was at 2.9%, the lowest in a decade, while headline inflation rose modestly to 1.9% in Q2 2026, mainly due to higher fuel costs linked to the Middle East conflict.

Investor confidence indicators have improved too. Malaysia jumped eight places to 15th in the 2026 World Competitiveness Index, and Moody's maintained its A3 credit rating with a stable outlook.

Growth was broad-based and export/tech-led — AI-driven E&E demand, data-centre-related construction and ICT services, and a natural gas rebound did the heavy lifting.

Tourist arrivals had also been an economic driver with the ongoing Visit Malaysia 2026 (VM2026) campaign. Malaysia recorded 21.12 million international visitor arrivals in the first half of 2026, up 2.5% from 20.60 million in first half of 2025 — and 17.7% above pre-pandemic (2019) levels.

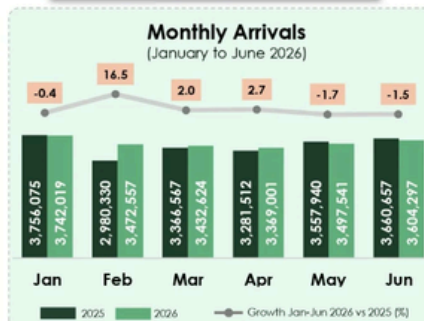
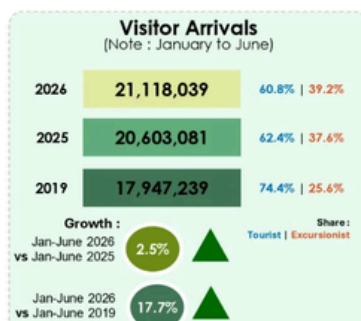
VM2026 targets 47 million international arrivals and RM147.1 billion in tourism receipts for the year — tourism is Malaysia's third-largest GDP contributor after manufacturing and commodities. Under VM2026 campaign, several measures are taken to achieve its target:

- VM2026 campaign: global promotions, participation in events like the ASEAN Tourism Forum and ITB Berlin, and targeted marketing in high-spending markets (China, Singapore, Europe).
- Improved connectivity: Malaysia added 26 new international routes in Q1 alone (20 scheduled, 6 charter), with airlines adding roughly 95 extra weekly international flights.
- Visa liberalization, especially for China, sustaining repeat and first-time travel.

JANUARY-JUNE 2026

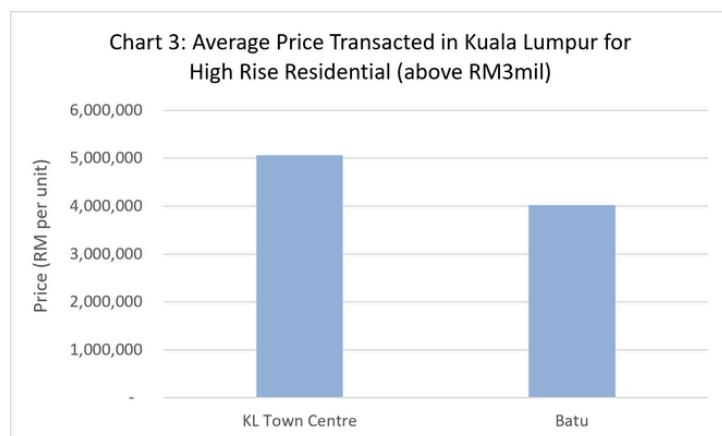
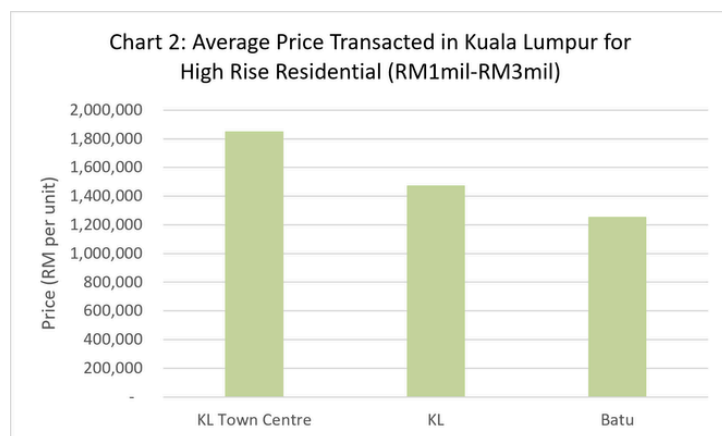
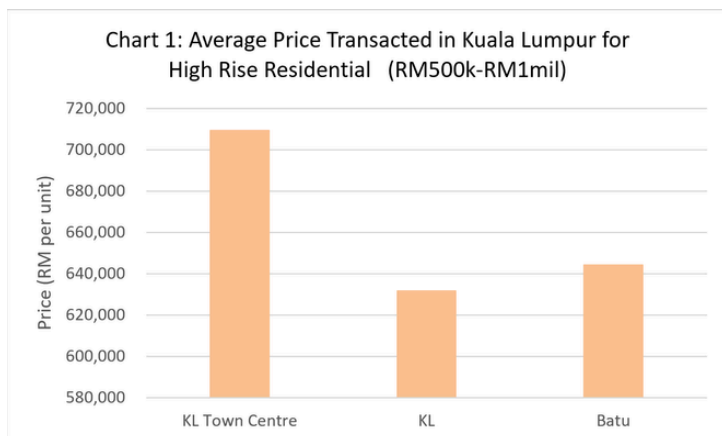
MALAYSIA VISITOR ARRIVAL PERFORMANCE

VISITOR ARRIVALS¹ (Tourist + Excursionist)



Source of data: Tourism Malaysia

KL Town Centre continues to attract luxury home buyers



Source of data: NAPIC/JPPH/Kommons Realty

Our analysis of high rise residential data from NAPIC illustrated a healthy market demand in Kuala Lumpur amidst global uncertainties and economic challenges that have marred the real estate market since 2025. The year 2025 saw trade tensions and tariff threats and this was made worst by the ongoing impact of US-Iran war that erupted in February 2026.

With Malaysia being a stable economy as evidenced by its strong GDP growth, steady currency and rising ranking in global competitiveness, it has continue to attract homebuyers particularly in prime locations.

Kuala Lumpur maintains as the epicenter of demand for high end residential; prime locations in KL city centre and established suburbs are still buzzing in transaction activities since beginning of this year.

In this report, we analysed the average price transacted in Kuala Lumpur in the last three months in selected prime districts in Kuala Lumpur.

Chart 1 shows the average price transacted for high rise residential priced RM500k-RM1mil. KL Town Centre recorded average price transacted at RM709,333 followed by Mukim Batu (Mont Kiara/Hartamas/Dutamas) RM644,286.

Chart 2 and Chart 3 illustrates the average price transacted for categories RM1mil-RM3mil and above RM3mil respectively. KL Town Centre led for both categories where it charted average price transacted at RM1.85mil (RM1mil-RM3mil category) and RM5mil (above RM3mil category).

High Rise Residential Price at Healthy Levels

Chart 4 illustrates the average price transacted in Kuala Lumpur for all price categories of high rise residential.

A quick glance shows that Mukim KL Town Centre had touched the RM5mil mark for the above RM3mil category. From the JPPH data available at point of writing, Mukim KL had not recorded any transaction for the above RM3mil category in the last 2-3 months.

For the RM500k-RM1mil category, average transacted price was at similar levels for all the districts. For the RM1mil-RM3mil category, KL Town Centre and KL districts were higher than Batu district.

Chart 5 shows the average price transacted for high rise residential in the last 2-3 months completed by Kommons Realty. Interestingly the analysis shows that the average price transacted was on similar trend to the price levels recorded by JPPH for all price categories.

Kommons Realty recorded an average price transacted at RM5.4mil in KL district (price category above RM3mil). Batu district which houses prime developments in Mont Kiara, Hartamas and Desa Parkcity breached RM4mil mark for high rise residential price category above RM3mil. This trend was also similar to JPPH data recorded for transactions completed for high rise residential in Kuala Lumpur.

The mid-upper and luxury home markets had continued to remain active supported by demand from local and foreign buyers. Foreign buyers, in particular from China, had spurred demand for luxury homes in popular expatriate locations namely Kuala Lumpur city, Mont Kiara and Desa Parkcity. The Malaysia My Second Home (MM2H) program saw massive approvals in the last two years where Chinese nationals constituted the bulk of new MM2H visa applications. The program approved more than 9,000 total participants with an estimated close to RM1.5bil in direct real estate purchase as part of visa requirements. The stable political-economic environment, modern facilities and lifestyle are anticipated to attract families and investment to the country sustaining the demand for high quality real estate products in selected locations.

Chart 4: Average Price Transacted in Kuala Lumpur for High Rise Residential (JPPH) - all price categories

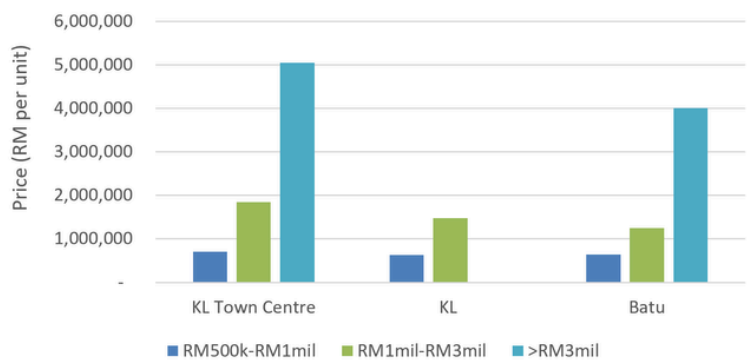
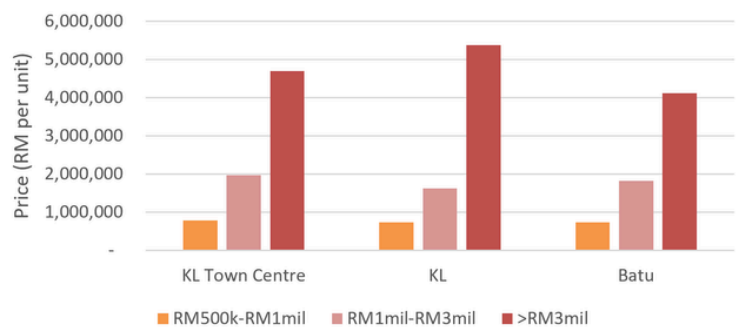


Chart 5: Average Price Transacted in Kuala Lumpur for High Rise Residential (Kommons Realty)- all price categories



Source of data: NAPIC/JPPH/Kommons Realty



NREA 2026



MRS 2026



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