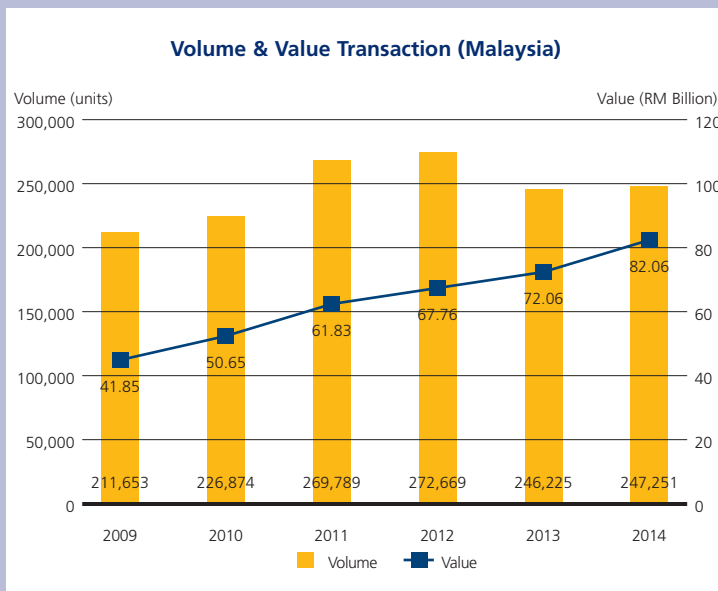


Residential Mar

Overall Residential Property: Volume & Value Transaction

According to the Department of Valuation and Property Services (JPPH)'s Property Market Report 2014, the residential property continued to be Malaysia's main driver of the property market. In 2014, this prime sub-sector saw a sustained market with 247,251 transactions worth RM82.06 billion recorded. This accounts for 64.4% and 50.4% of the total property transaction volume and value respectively.

In terms of price range, the distribution of transaction volume revealed that the market share of residential properties priced RM200,000 and below as well as RM200,000 to RM500,000 price brackets were almost similar at 43.1% and 41.3% respectively. On a similar note, the higher price brackets, which are the RM500,000 to RM1mil and above RM1mil contributed a market share of 11.2% and 4.4% respectively. Compared to 2013, transactions for houses priced RM500,000 to RM1mil and above RM1mil have increased by 23.2% (2013:22,572 units; 2014:27,802 units) and 16.2% (2013:9,285 units; 2014:10,793 units) respectively.



Looking at the growth of residential transactions for both volume and value over the span of five years (2009-2014), it can be seen that the residential sector activity has moderated in the last two years. In 2013, there was a significant drop of 10% in transaction volume despite the value increasing 6% after three consecutive years of double digit growth. Nevertheless, the moderate growth ensued to the slight pick-up in 2014 as the residential transaction grew marginally at 0.4% in volume with value increasing at 13.9%.

State Residential Property: Volume & Value Transaction

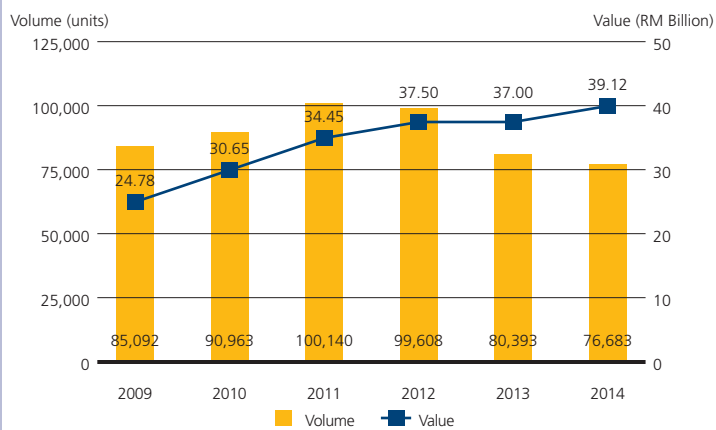
Selangor, Johor and Perak remained the three leading states in the residential transaction volume, each with 24.6%, 15.8% and 11.0% market share. In terms of value, Selangor, Johor and Kuala Lumpur continued to hold the highest share at 32.8%, 16.7% and 14.2% respectively.

States	% Share in Volume Transaction	% Share in Value Transaction
Kuala Lumpur	6.1%	14.2%
Putrajaya	0.3%	0.6%
Labuan	0.1%	0.1%
Selangor	24.6%	32.8%
Johor	15.8%	16.7%
Penang	7.5%	9.2%
Perak	11.0%	5.7%
N Sembilan	6.7%	4.6%
Melaka	4.2%	2.8%
Kedah	5.4%	2.9%
Pahang	4.3%	2.6%
Terengganu	5.2%	1.9%
Kelantan	1.6%	0.6%
Perlis	0.6%	0.3%
Sabah	2.1%	2.0%
Sarawak	4.5%	2.9%

A mixed performance was seen across all states where in comparison from the preceding year, seven states (Putrajaya, Johor, Penang, Negeri Sembilan, Melaka, Terengganu and Perlis) recorded upward volume movement whilst nine states (Kuala Lumpur, Labuan, Selangor, Perak, Kedah, Pahang, Kelantan, Sabah and Sarawak) recorded otherwise. Kelantan and Kedah were the two states with the highest downward movements at 15% and 9.4% respectively. Meanwhile, Putrajaya, Perlis, Johor and Negeri Sembilan remained on positive track, up by 68.6%, 28%, 15.9% and 13% respectively. In terms of value, all states recorded upward movement with the exception of Pahang, Kelantan and Labuan.

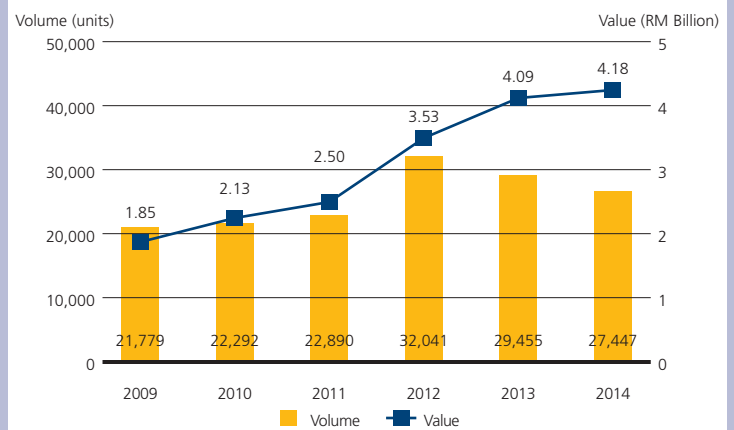
Market Report 2014

Klang Valley (Selangor, Kuala Lumpur & Putrajaya)



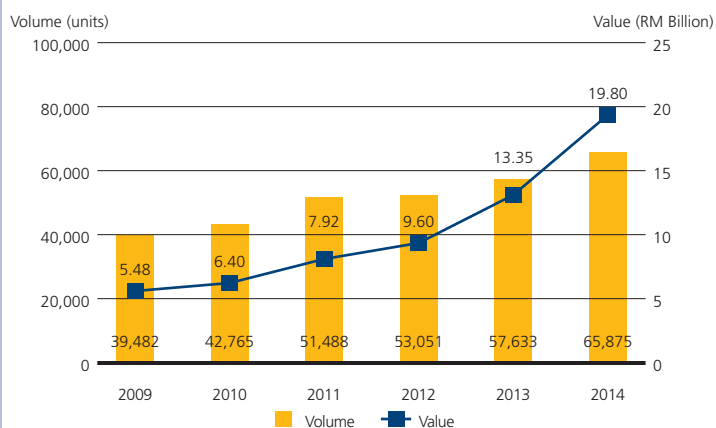
After a steady growth of 6.9% and 10.09% respectively in 2010 and 2011, the transaction volume in Klang Valley experienced a decline over a three year period since 2012. With the exception of a slight dip of 1.3% in 2013, the transaction value has been steadily increasing at a moderate rate.

Eastern Region (Pahang, Kelantan & Terengganu)



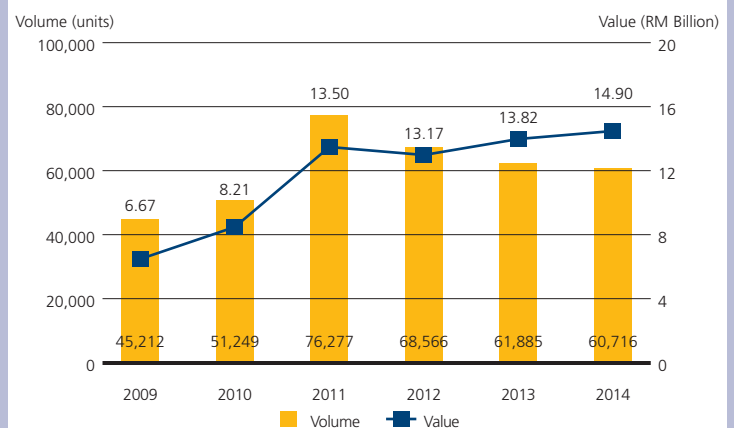
The eastern region recorded a robust growth in volume and value transaction in 2012, increasing 39.98% and 41% respectively from the preceding year. In 2013, the transaction volume dropped by 8.07% and decreased further by 6.82% in 2014 but transaction value continued to increase albeit at a slower pace.

Southern Region (Johor, Negeri Sembilan & Melaka)



All the states in the southern region continued to expand both in volume and value transactions. Volume grew at an average of 10.94% over the five year period (2009-2014) while value has been experiencing a double digit growth with an average of 20.57% from 2010 till 2012, accelerating further to increase at 39.05% and 48.38% in 2013 and 2014 respectively.

Northern Region (Perak, Penang, Kedah & Perlis)



In 2012, transaction in the northern region contracted in volume and value, both dipping 10.11% and 2.44% respectively after experiencing double digit growth in 2010 and 2011. Nonetheless, the value picked up in 2013 and continued to grow in 2014 at a gradual rate of 4.88% and 7.85% respectively.