

Supply Snapshot: Commercial Property Market

There is a growing concern that the country's commercial property market is experiencing an oversupply. The situation could be aggravated by an incoming supply of large projects in the next few years. The following are trends that depict the supply growth in all three segments of commercial property market – shop office, purpose built office and shopping complex as well as its distribution by states.

Currently, as at Q4 2015, there are:

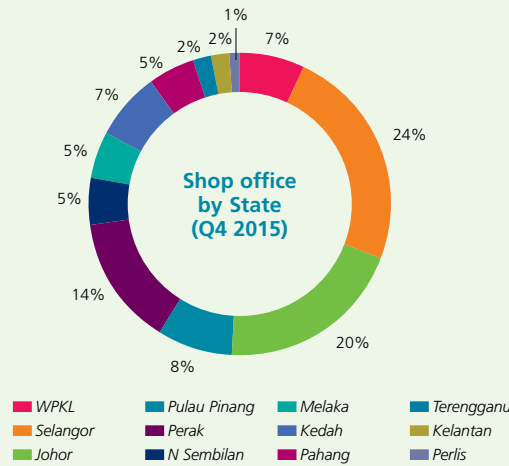
415,754
of shop office

20.13 mil m²
of purpose built office

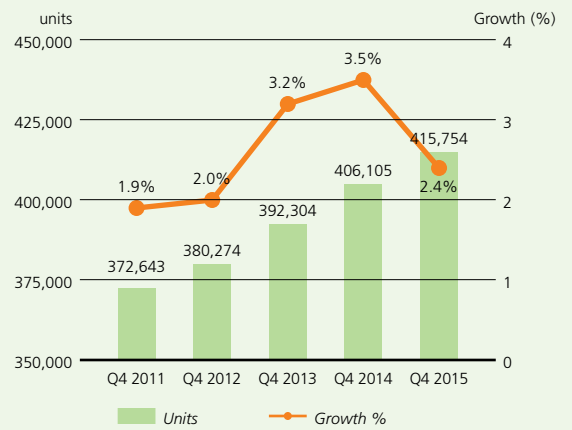
13.83 mil m²
of shopping complex

Shop Office

Perlis and Negeri Sembilan had the highest growth of 6% and 4.3% respectively from Q4 2014 to Q4 2015. 2-storey shop office remained as the majority type contributing to the total shop offices. Selangor was the state with the largest number of shop office in Malaysia at 88,064 units, followed by Johor and Perak.

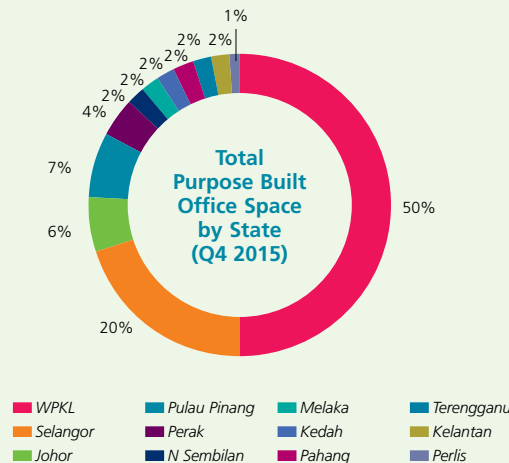


Shop Office – Growth

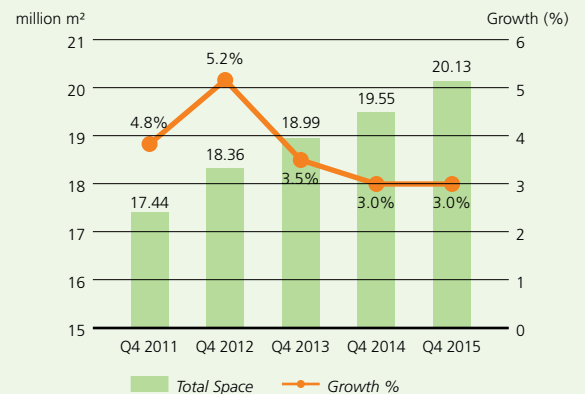


Purpose Built Office

There were 2,434 office buildings nationwide. In terms of total space, Selangor had the highest growth of 8.5%, which increased from 3.05 million in Q4 2014 to 3.31 million in Q4 2015. Kuala Lumpur contributed half of the total purpose built offices in Malaysia with 429 properties which amounted to 8.3 million square metres.

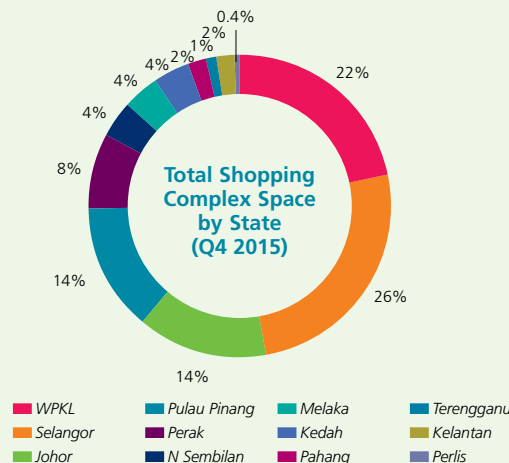


Purpose Built Office – Growth



Shopping Complex

The total number of shopping complexes as at Q4 2015 stood at 932 buildings nationwide, with more than half located in the Klang Valley. In Q4 2015, Perak experienced the highest growth of 16.6% followed by Terengganu at 12.3%.



Shopping Complex – Growth

