

PropMedian Investor / Enterprise Report

Commercial · 6 - 6 1/2 Storey Shop · Kuala Lumpur · Kuala Lumpur Town Centre

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Executive Market Dashboard

Median Price	Median Parcel PSF	Transactions	PSF Coverage
RM 7,000,000	RM 2,544.73	13	100.0%
	per sq.ft		

PROPMEDIAN MARKET SCORE	Market Indicator	Current Assessment
56	Long-Term Price Trend	14.4% p.a. · strong upward
/ 100	Liquidity	LOW · 3.0 transactions / completed year
BALANCED	Parcel PSF Dispersion	MODERATE · IQR / Median = 21.9%
	Overall Risk	HIGH
	Comparable Position	ON LINE · -4.1% vs comparable median

The Market Score is a transparent screening heuristic combining price momentum, liquidity, pricing stability and market depth. It is not a formal valuation or investment recommendation.

Market Score Components

Component	Score	Maximum
Price Momentum	25	25
Liquidity	3	25
Pricing Stability	21	25
Market Depth	5	25

Analyst Summary

- The selected market records a median transaction price of RM 7,000,000 and Median Parcel PSF of RM 2,544.73/sq.ft.
- Across the available completed annual history, median prices imply an approximate CAGR of 14.4% per year (strong upward).
- The market averages approximately 3.0 matching transactions per completed active year, classified as low liquidity under the Enterprise heuristic.
- The selected scheme's Median Parcel PSF is 4.1% below the median of the same-mukim comparable schemes included in this report.
- Parcel PSF coverage is 100.00% (complete): 13 of 13 matching transactions are PSF-eligible under the canonical measurement rules.

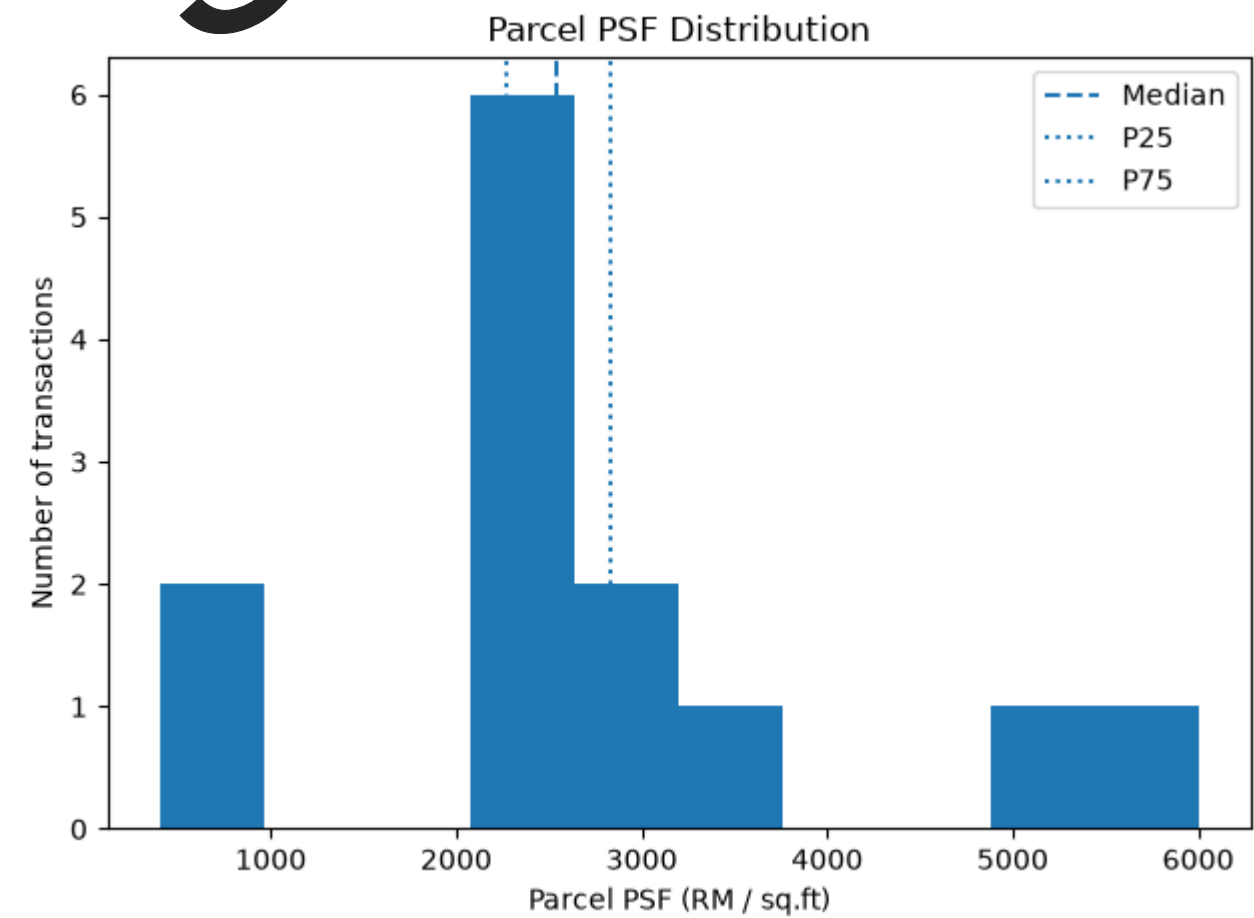
1. Price Distribution & Market Range

P10	P25	Median	P75	P90
RM 1,890,000	RM 6,300,000	RM 7,000,000	RM 8,500,000	RM 11,600,000

P25–P75 represents the central 50% of observed transaction prices. P10 and P90 provide additional context on the lower and upper transaction ranges.

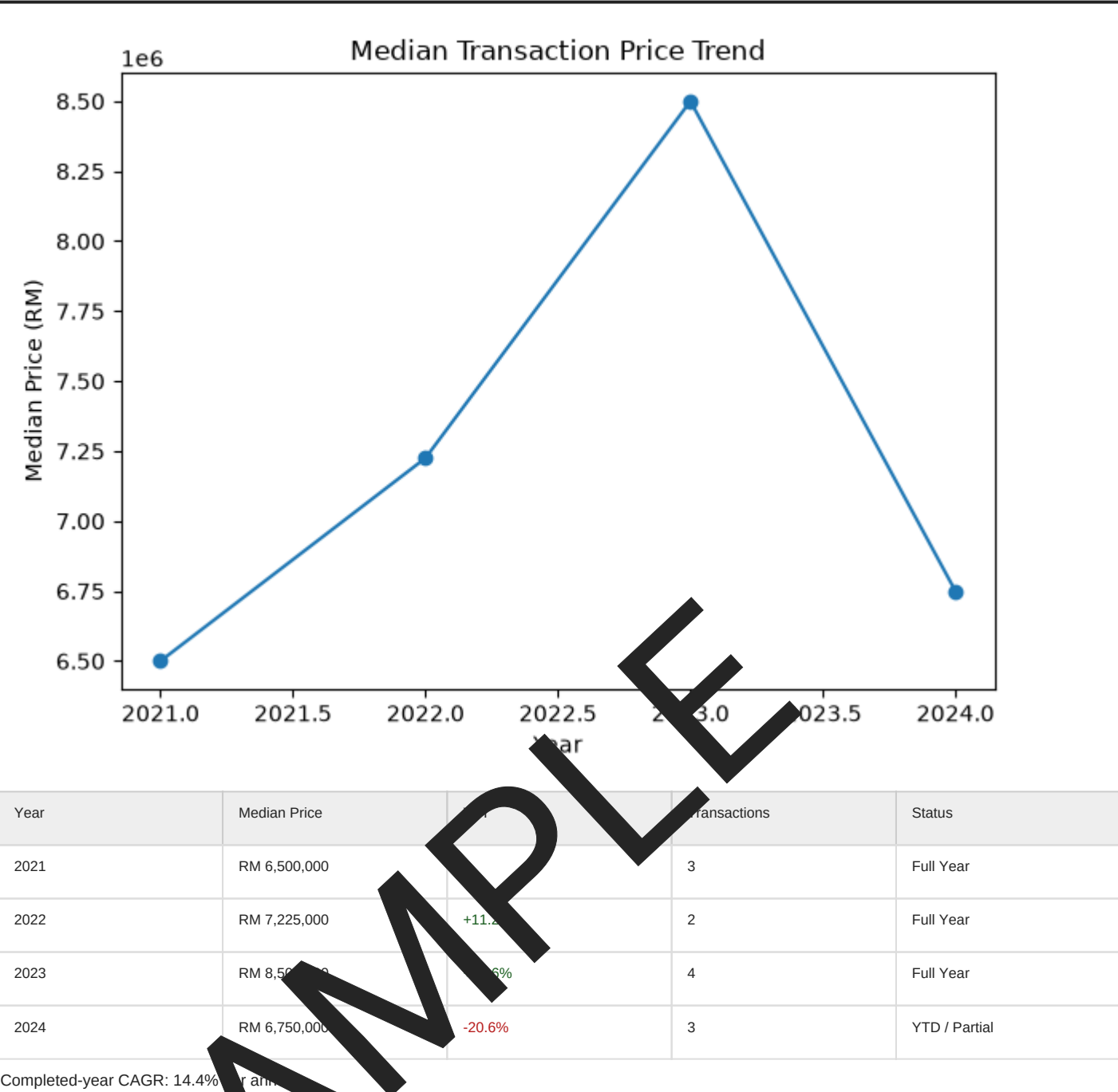
2. Parcel PSF Distribution

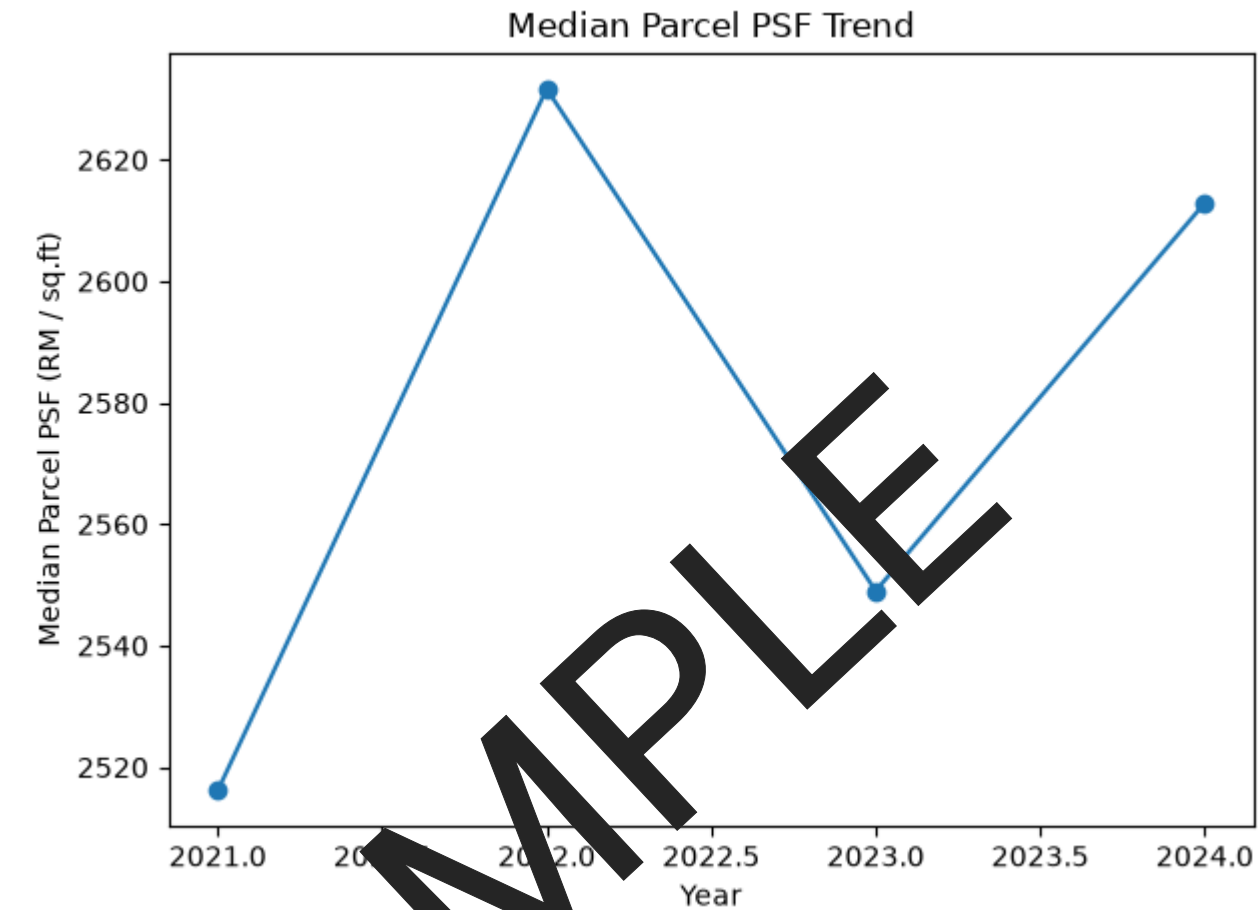
Metric	RM / sq.ft
Minimum	399.58
P25	2,270.54
Median Parcel PSF	2,544.73
P75	2,827.49
Maximum	6,004.23
PSF Interquartile Range	556.94
IQR / Median	21.9%



Parcel PSF is calculated only for PSF-eligible transactions with a positive price, positive parcel area and supported area unit. No statistical outlier trimming is applied automatically.

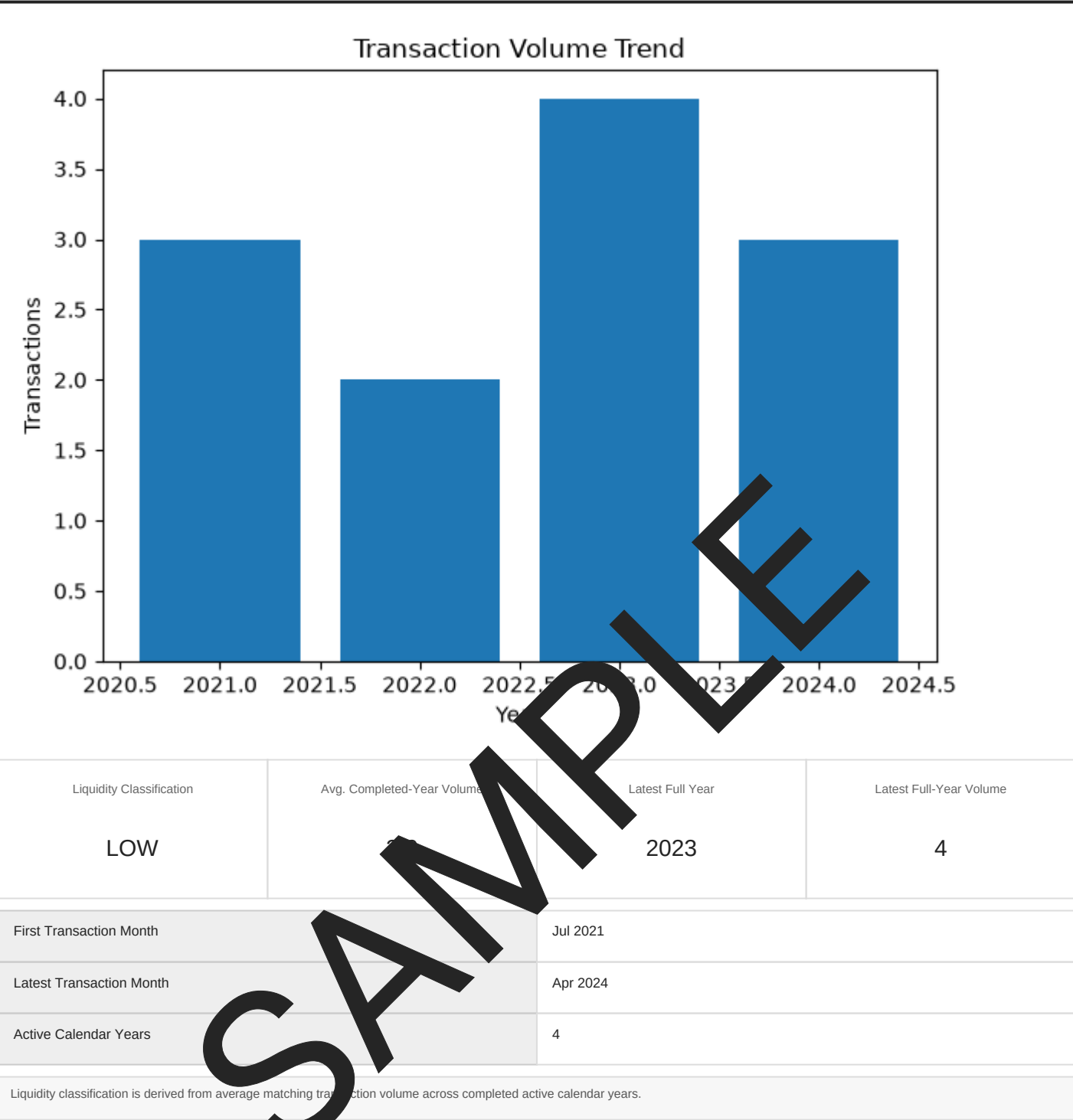
3. Historical Price Trend





Year	Median Parcel PSF	PSF-Eligible Transactions	YoY PSF Change
2021	RM 2,516.13	3	-
2022	RM 2,631.70	2	+4.6%
2023	RM 2,549.02	4	-3.1%
2024	RM 2,612.90	3	+2.5%

5. Transaction Volume & Liquidity



6. Recent Market Momentum

The dataset does not contain two complete 12-month comparison windows for this selection.

7. Parcel Area Segment Intelligence

Not enough data for parcel-area segmentation.

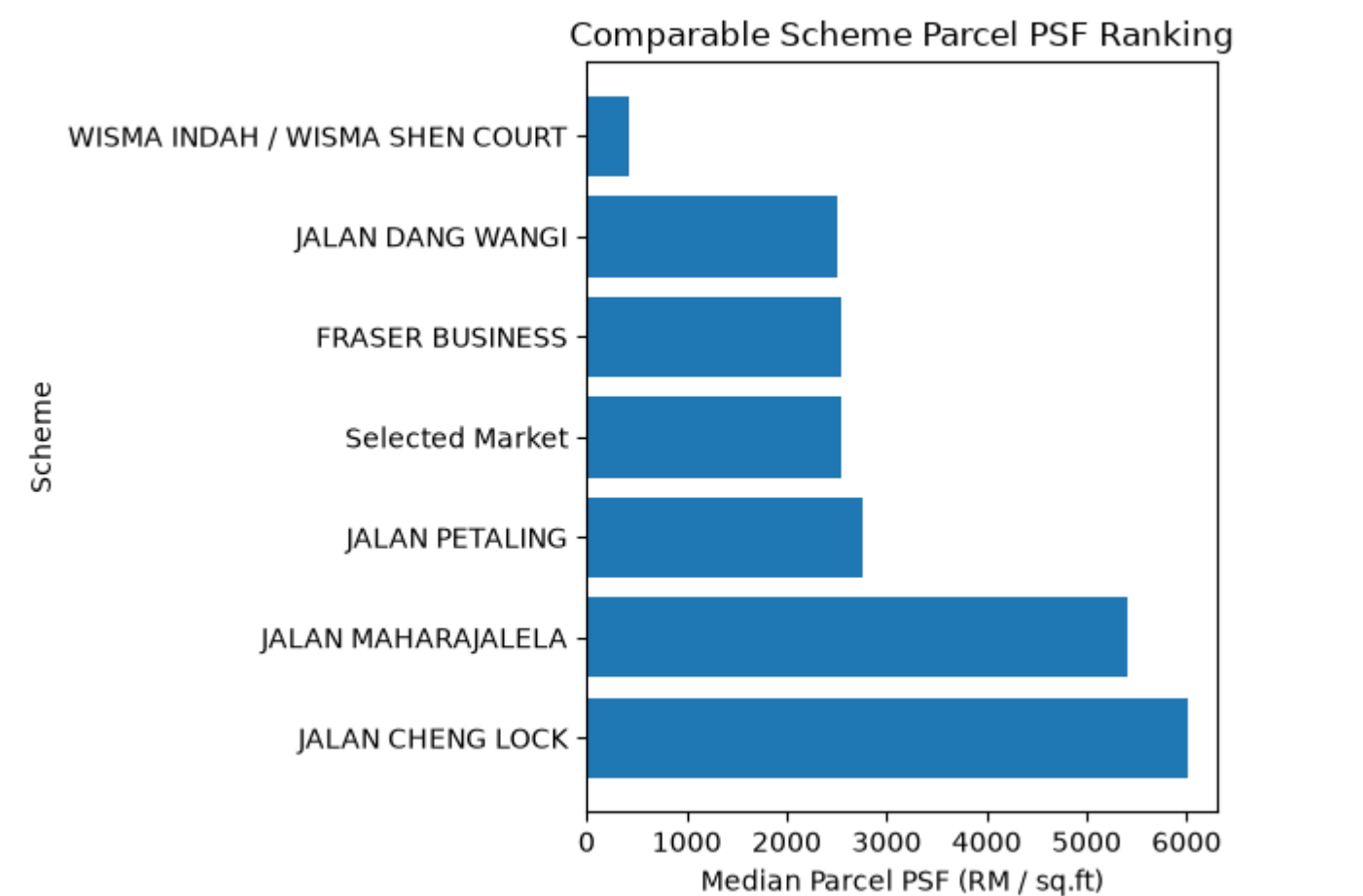
8. Parcel PSF by Property Type

Property Type	PSF-Eligible Transactions	Median Parcel PSF
6 - 6 1/2 Storey Shop	13	RM 2,544.74

SAMPLE

9. Comparable Scheme Intelligence

Comparable Schemes	Comparable Median PSF	Target Position	Target vs Comparable Median
6	RM 2,654.73	IN LINE	-4.1%



SAMPLE

Comparable Scheme Ranking						
Rank	Scheme	Transactions	Median Price	Median Parcel PSF	PSF vs Target	Liquidity
1	JALAN CHENG LOCK	1	RM 8,500,000	RM 6,004.22	+135.9%	LOW
2	JALAN MAHARAJALELA	1	RM 15,000,000	RM 5,401.34	+112.3%	LOW
3	JALAN PETALING	3	RM 10,000,000	RM 2,764.74	+8.6%	LOW
4	Selected Market (TARGET)	13	RM 7,000,000	RM 2,544.73	+0.0%	LOW
5	FRASER BUSINESS	5	RM 6,500,000	RM 2,544.73	+0.0%	LOW
6	JALAN DANG WANGI	1	RM 7,450,000	RM 2,498.66	-1.8%	LOW

7	WISMA INDAH / WISMA SHEN COURT	2	RM 750,000	RM 428.78	-83.2%	LOW
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10. Primary Transaction Comparables

Primary comparables are selected from transactions with parcel area approximately ±20% of the market median parcel area and ranked by recency.

#	Date	Scheme / Road	Parcel Area	Price	Parcel PSF	PSF vs Market
1	2024-03-01	FRASER BUSINESS JALAN METRO PUDU 2	2,583 sq.ft	RM 6,750,000	RM 2,612.90	+2.7%
2	2024-01-01	FRASER BUSINESS	2,476 sq.ft	RM 6,300,000	RM 2,544.74	+0.0%
3	2023-10-01	FRASER BUSINESS JLN METRO PUDU 2	2,476 sq.ft	RM 7,000,000	RM 2,827.49	+11.1%
4	2023-07-01	JALAN PETALING	2,682 sq.ft	RM 10,000,000	RM 3,728.65	+46.5%
5	2023-06-01	FRASER BUSINESS JLN METRO PUDU	2,906 sq.ft	RM 6,000,000	RM 2,150.54	-15.5%
6	2022-01-01	JALAN DANG WANGI JLN DANG WANGI	2,982 sq.ft	RM 7,000,000	RM 2,498.66	-1.8%
7	2022-01-01	JALAN PETALING JLN PETALING	2,682 sq.ft	RM 7,000,000	RM 2,764.74	+8.6%
8	2021-12-01	FRASER BUSINESS FRASER BUSINESS PAPAR	2,583 sq.ft	RM 6,500,000	RM 2,516.13	-1.1%
9	2021-08-01	JALAN MAHARAJALELA JLN MAHARAJALELA	2,777 sq.ft	RM 15,000,000	RM 5,401.34	+112.3%

Primary-comparable median Parcel PSF: RM 2,612.90 / sq.ft

11. Market Risk Dashboard

Risk Dimension	Level	Supporting Metric	Interpretation Basis
Liquidity Risk	HIGH	3.0 transactions / year	Average matching transactions per completed active year.
Pricing Dispersion Risk	MODERATE	21.9% IQR / Median PSF	Parcel PSF interquartile range divided by Median Parcel PSF.
Momentum Risk	UNAVAILABLE	Price: - PSF: -	Most recent 12 transaction months compared with the prior 12 months.
Data Coverage	COMPLETE	100.0%	Coverage is reported separately and is not hidden inside the Market Score.
Overall Data-Driven Risk	HIGH		
Risk categories are generated from observed transaction characteristics. They are analytical indicators rather than forecasts of future property performance.			

12. Data Quality & Coverage

Data Metric	Result
Total Matching Transactions	13
Valid Price Observations	13
PSF-Eligible Transactions	13
PSF-Ineligible Transactions	0
Parcel PSF Coverage	100.00%
Coverage Status	COMPLETE
Statistical Outlier Filter	Not Applied
Official PSF Method	Median of transaction-level Parcel PSF

13. Recent Transaction Evidence

Date	Scheme / Road	Parcel Area	Price	Parcel PSF	PSF vs Market
2024-04-01	JALAN CHENG LOCK JLN CHENG LOCK	1,416	RM 8,500,000	RM 6,004.23	+135.9%
2024-03-01	FRASER BUSINESS JALAN METRO PUDU 2	2,583	RM 6,750,000	RM 2,612.90	+2.7%
2024-01-01	FRASER BUSINESS	2,476	RM 6,300,000	RM 2,544.74	+0.0%
2023-10-01	FRASER BUSINESS JLN METRO PUDU 2	2,476	RM 7,000,000	RM 2,827.49	+11.1%
2023-07-01	JALAN PETALING	2,682	RM 10,000,000	RM 3,728.65	+46.5%
2023-06-01	FRASER BUSINESS JLN METRO PUDU	2,906	RM 6,250,000	RM 2,150.54	-15.5%
2023-05-01	JALAN PETALING LORONG MERANTI	5,285	RM 12,000,000	RM 2,270.54	-10.8%
2022-01-01	JALAN DANG WANGI JLN DANG WANGI	2,982	RM 7,000,000	RM 2,498.66	-1.8%
2022-01-01	JALAN PETALING JLN PETALING	2,777	RM 7,000,000	RM 2,764.74	+8.6%
2021-12-01	FRASER BUSINESS FRASER BUSINESS	2,583	RM 6,500,000	RM 2,516.13	-1.1%
2021-08-01	JALAN MARAJAH JLN MARAJAH	2,777	RM 15,000,000	RM 5,401.34	+112.3%
2021-07-01	WISMA INDAH / WISMA SHEN COURT JLN BIN RAZAK	1,528	RM 700,000	RM 457.97	-82.0%
-	WISMA INDAH / WISMA SHEN COURT	2,002	RM 800,000	RM 399.58	-84.3%

14. Enterprise Market Conclusion

Market Score	56/100 · BALANCED
Market Trend	strong upward
Liquidity	LOW
Pricing Dispersion	MODERATE
Comparable Position	IN LINE
Overall Risk	HIGH

Data-Driven Interpretation

The selected market records a median transaction price of RM 7,000,000 and Median Parcel PSF of RM 2,544.73/sq.ft.

Across the available completed annual history, median prices imply an approximate CAGR of 14.4% per year (strong upward).

The market averages approximately 3.0 matching transactions per completed active year, classified as low liquidity under the Enterprise heuristic.

The selected scheme's Median Parcel PSF is 4.1% below the median of the same-mukim comparable schemes included in this report.

Parcel PSF coverage is 100.00% (complete): 13 of 13 matching transactions are PSF-eligible under the canonical measurement rules.

15. Methodology & Important Notes

Parcel Area: Parcel Area is the normalized user-facing representation of the source Land/Parcel Area field.

Parcel PSF: Transaction-level Parcel PSF is calculated as: transaction price ÷ parcel area in sq.ft. The official Median Parcel PSF is the median of those eligible transaction-level observations.

PSF eligibility: A transaction is included in Parcel PSF calculations only when transaction price is positive, parcel area is positive, and the source area unit is recognized.

Outliers: Raw transaction records are retained. No automatic statistical outlier trimming is applied.

Market Score: The 0–100 Enterprise Market Score is a transparent deterministic screening heuristic based on price momentum, liquidity, pricing stability and market depth. It is not a formal valuation, credit score, investment rating or prediction of future returns.

Recent Momentum: Recent momentum compares the latest 12 transaction months available in the data against the preceding 36 months. The comparison is anchored to the latest transaction month, not the date on which the report is generated.

Comparable Schemes: Comparable schemes are drawn from the same selected mukim, property type and other applicable location filters. Premium or discount percentages compare each scheme's Median Parcel PSF against the selected target market.

PropMedian provides transaction-data analytics for market research and decision support. This report does not constitute a formal property valuation, financial advice, investment advice, legal advice or a guarantee of future market performance.