

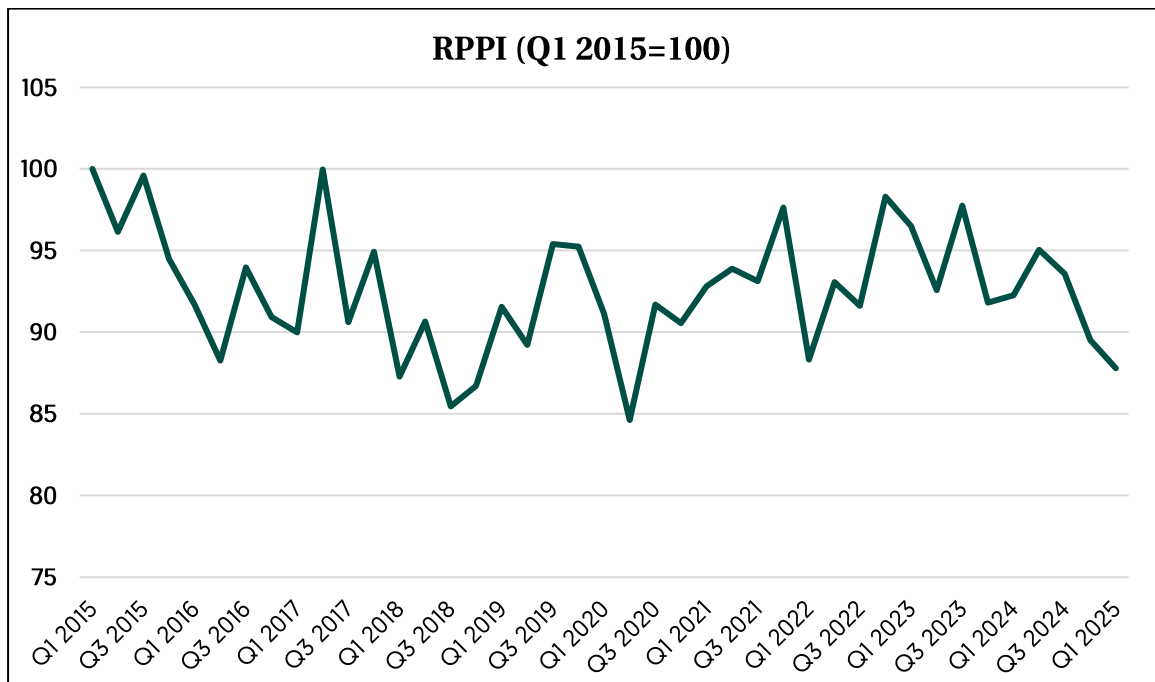


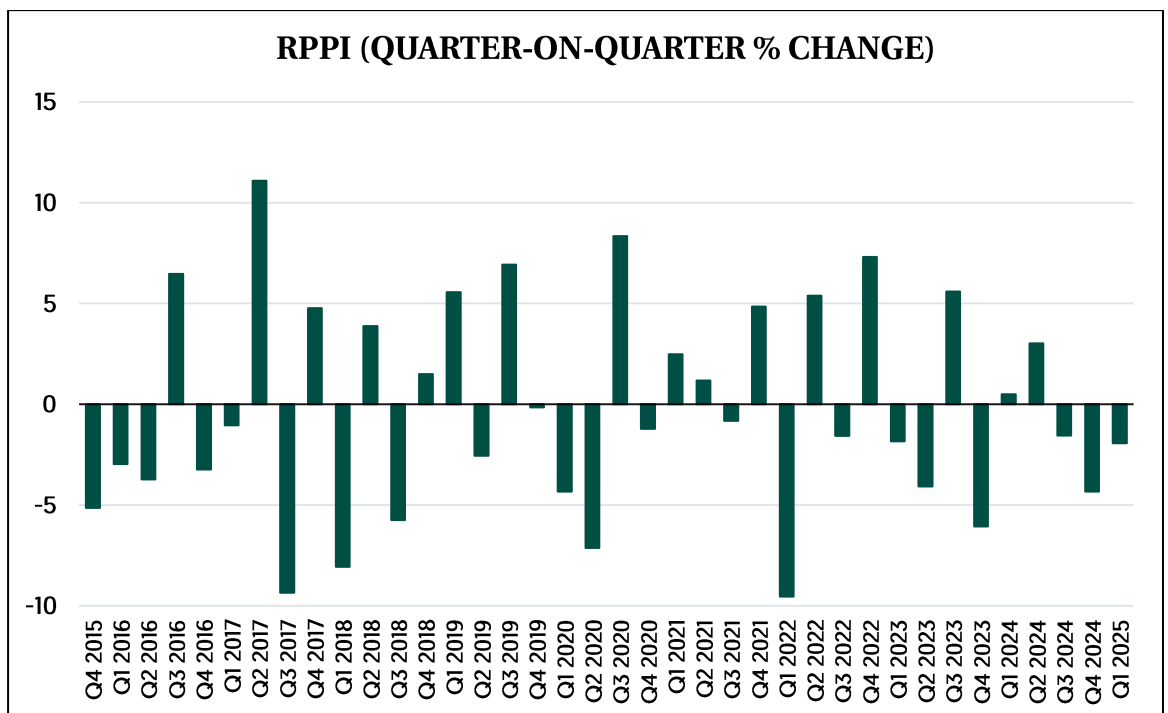
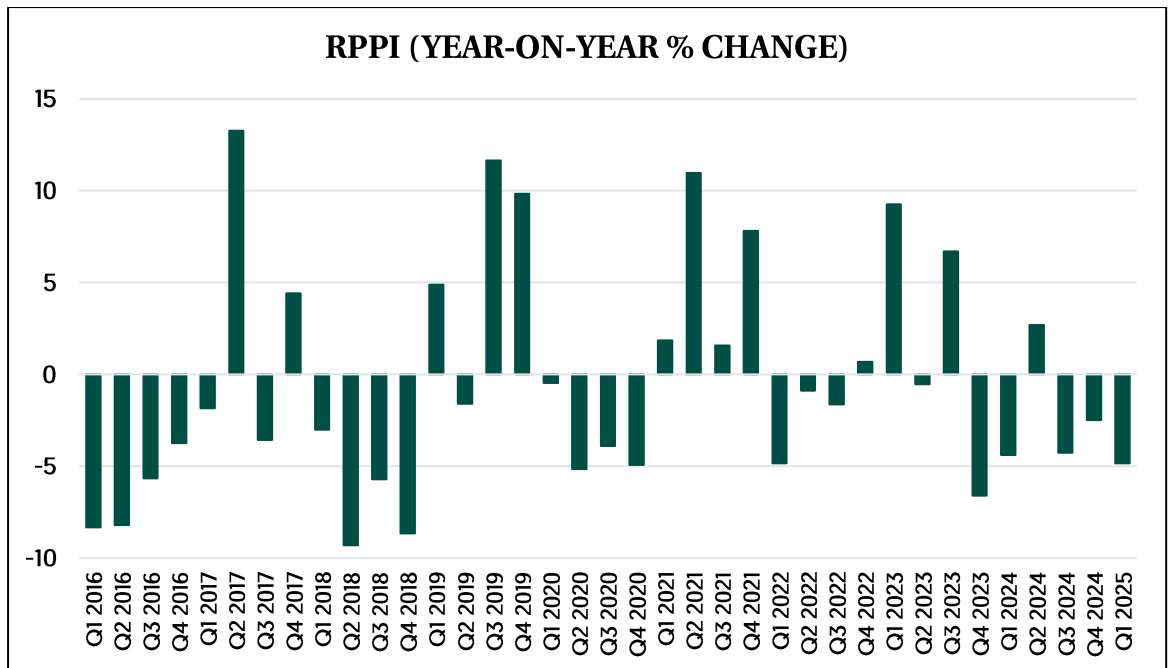
PRESS RELEASE

BRUNEI DARUSSALAM'S RESIDENTIAL PROPERTY PRICE INDEX (RPPI) FOR FIRST QUARTER 2025 (Q1 2025)

1. Brunei Darussalam Central Bank (BDCB) today published Brunei Darussalam's Residential Property Price Index (RPPI) for the first quarter of 2025 (Q1 2025). The index is compiled using data sourced from banks in Brunei Darussalam and is published with close cooperation from the Ministry of Development, particularly the Authority for Building Control and Construction Industry [ABCi]. RPPI measures the rate at which the prices of private residential properties purchased by households are changing over time.
2. In Q1 2025, the RPPI was at 87.8, showing a 4.8% decrease compared to Q1 2024, and a 1.9% decline compared to Q4 2024.

Period	Index [Q1 2015 = 100]	Change [%]	
		From Q1 2024	From Q4 2024
Q1 2025	87.8	-4.8%	-1.9%





- Based on mortgage data obtained from banks, there were 103 transactions for private residential properties in the first quarter of 2025, indicating a decrease of 29.9% in the number of transactions compared to Q4 2024 and an increase of 27.2% compared to a year ago. For Q1 2025, the majority of these transactions were for detached houses (58.3%), followed by semi-detached houses (18.4%), terrace houses (16.5%), apartments (5.8%), and land (1.0%).

4. The overall median purchase price for all types of private residential properties was BND220,000 in Q1 2025, a decrease of 8.5% compared to the previous quarter and a decrease of 10.9% compared to the previous year. The median purchase prices for specific types of properties were BND229,500 for detached houses, BND220,000 for semi-detached houses, BND215,000 for terrace houses, BND136,500 for apartments, and BND38,700 for land. The median price is widely used in RPPI compilations instead of the average or mean price, as it is less influenced by unusually priced properties within the house price distribution.
5. In terms of location, the majority of properties purchased in Q1 2025 were located in the Brunei Muara district (87 properties), followed by Tutong district (9 properties), Belait district (6 properties), and Temburong district (1 property). In addition to this, the top 5 *Mukims* which recorded the most purchases of private residential properties in Q1 2025 were Mukim Sengkurong, Mukim Kilanas, Mukim Gadong, Mukim Berakas B, and Mukim Lumapas.

Number of Transactions in Q1 2025 by District	
Brunei Muara	87
Tutong	9
Belait	6
Temburong	1

Top 5 Mukim with Most Purchase Transactions in Q1 2025	
Sengkurong	26
Kilanas	19
Gadong	12
Berakas B	9
Lumapas	6

6. The published statistics and index should be treated as general information only and one should not rely solely on these data to draw specific conclusions on a particular private residential property as property values vary with location, land size, floor area and so on.
7. For more information on RPPI, members of the public may refer to the technical notes on the methodology, as well as updated statistics on the BDCB website at www.bdcg.gov.bn. Updates on the RPPI will also be available via BDCB's Instagram account @centralbank.brunei.

Brunei Darussalam Central Bank

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