

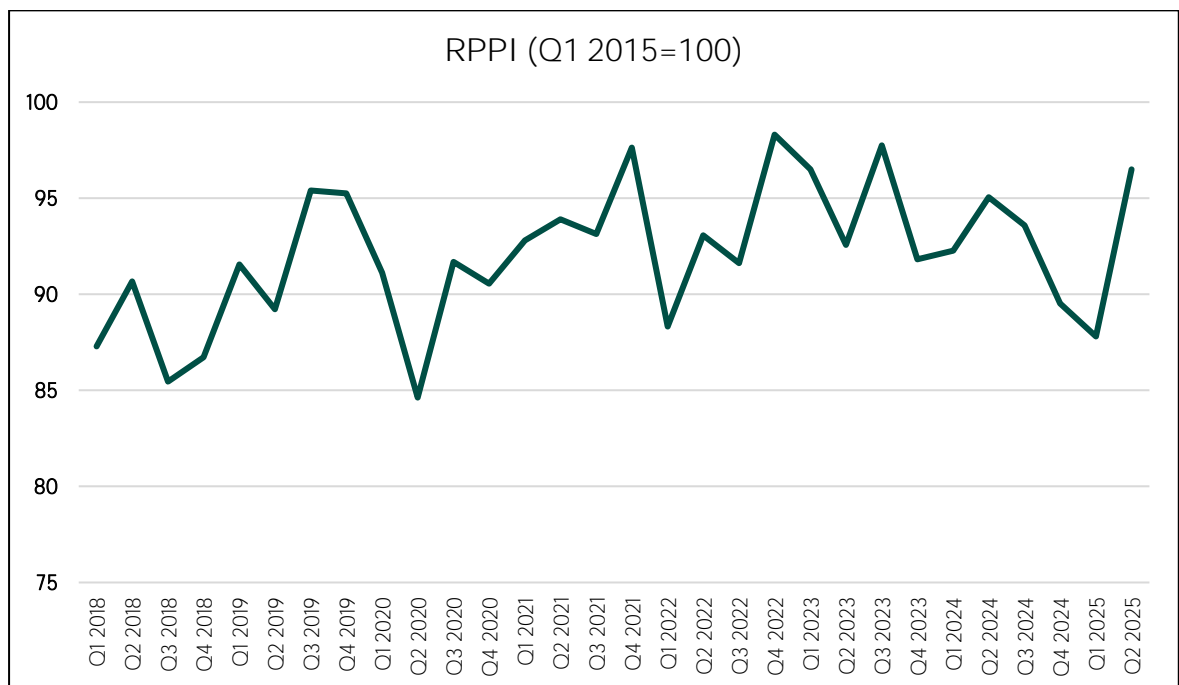


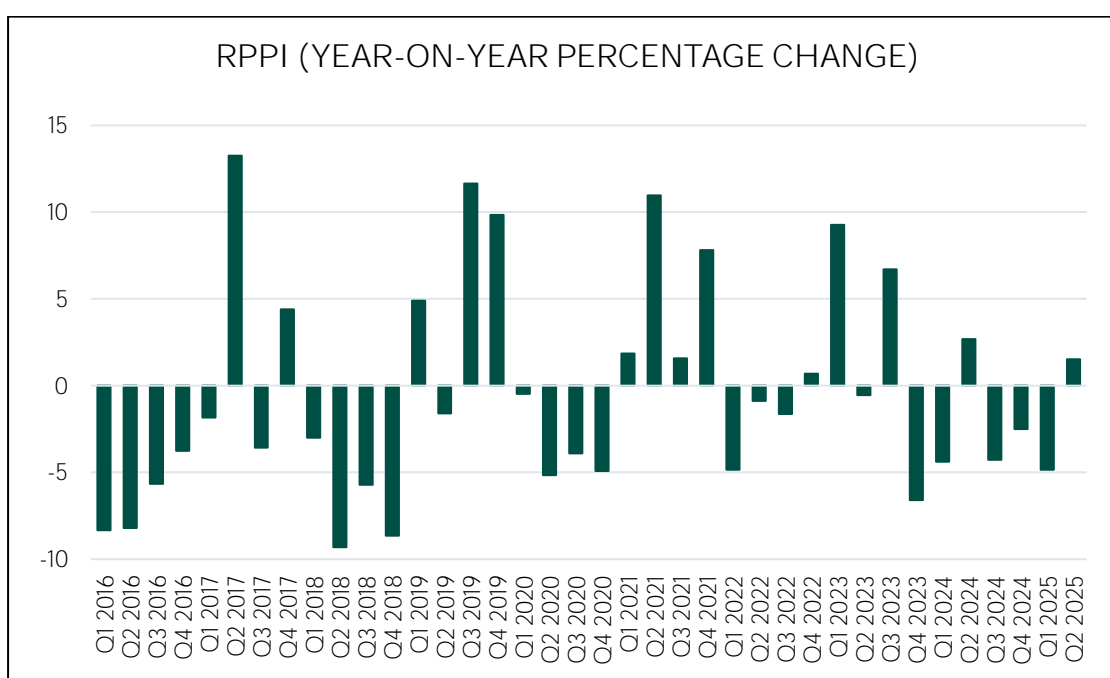
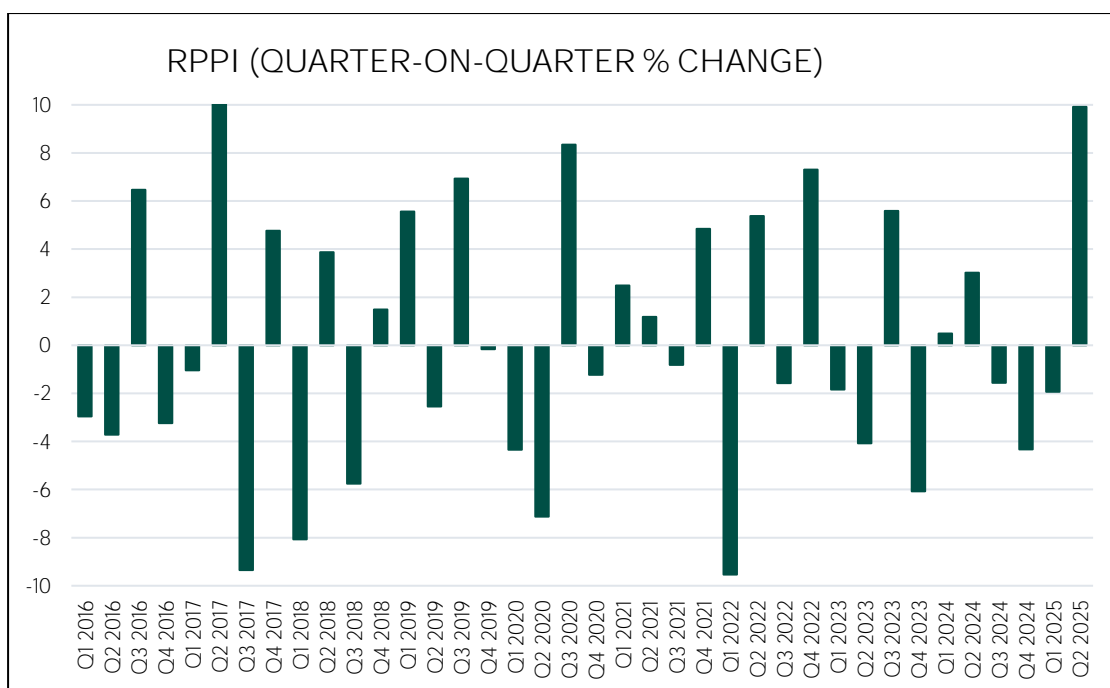
PRESS RELEASE

BRUNEI DARUSSALAM'S RESIDENTIAL PROPERTY PRICE INDEX (RPPI)
FOR SECOND QUARTER 2025 (Q2 2025)

1. Brunei Darussalam Central Bank (BDCB) today published Brunei Darussalam's Residential Property Price Index (RPPI) for the second quarter of 2025 (Q2 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 Q2 2025, the RPPI was at 96.5, showing an increase of 1.5% year-on-year compared to Q2 2024, and a rise of 9.9% quarter-on-quarter compared to Q1 2025.

Period	Index (Q1 2015 = 100)	Change (%)	
		From Q2 2024	From Q1 2025
Q2 2025	96.5	1.5%	9.9%





3. Based on mortgage data obtained from banks, there were 146 transactions for private residential properties in Q2 2025, indicating an increase of 41.7% in the number of transactions compared to Q1 2025 and an increase of 18.7% compared to a year ago. For Q2 2025, the majority of these transactions were for detached houses (60.3%), followed by semi-detached houses (18.5%), terrace houses (12.3%), apartments (8.2%), and land (0.7%).
4. The overall median purchase price for all types of private residential properties was BND254,500 in Q2 2025, an increase of 15.7% compared to Q1 2025 and an increase of 1.8% compared to Q2 2024. The median purchase prices for specific types of properties were BND276,500 for detached houses, BND209,000 for semi-detached houses, BND235,000 for terrace houses, BND203,000 for apartments, and BND110,000 for land. In the RPPI compilation, the median price is widely used 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 Q2 2025 were located in the Brunei Muara district (121 properties), followed by the Tutong district (14 properties), and the Belait district (11 properties). No property was purchased in the Temburong district. In addition to this, the top 5 Mukims which recorded the most purchases of private residential properties in Q2 2025 were Mukim Sengkurong, Mukim Kilanas, Mukim Gadong, Mukim Berakas B, and Mukim Lumapas.

Number of Transactions in Q2 2025 by District	
Brunei Muara	121
Tutong	14
Belait	11
Temburong	0

Top 5 Mukim with Most Purchase Transactions in Q2 2025	
Sengkurong	34
Kilanas	26
Gadong	19
Berakas B	10
Lumapas	9

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.bdcdb.gov.bn. Updates on the RPPI will also be available via BDCB's Instagram account @centralbank.brunei.

Brunei Darussalam Central Bank

Date: 16 Rabiulakhir 1447H/ 8 October 2025M

Reference: BDCB/COMMS/3