

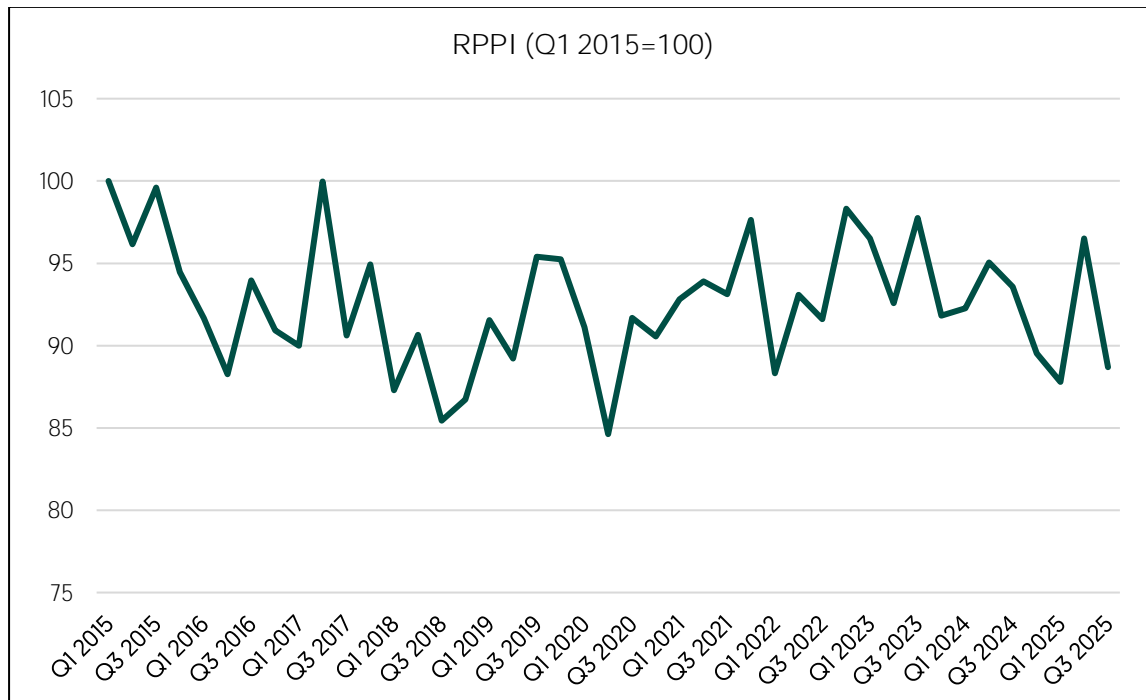


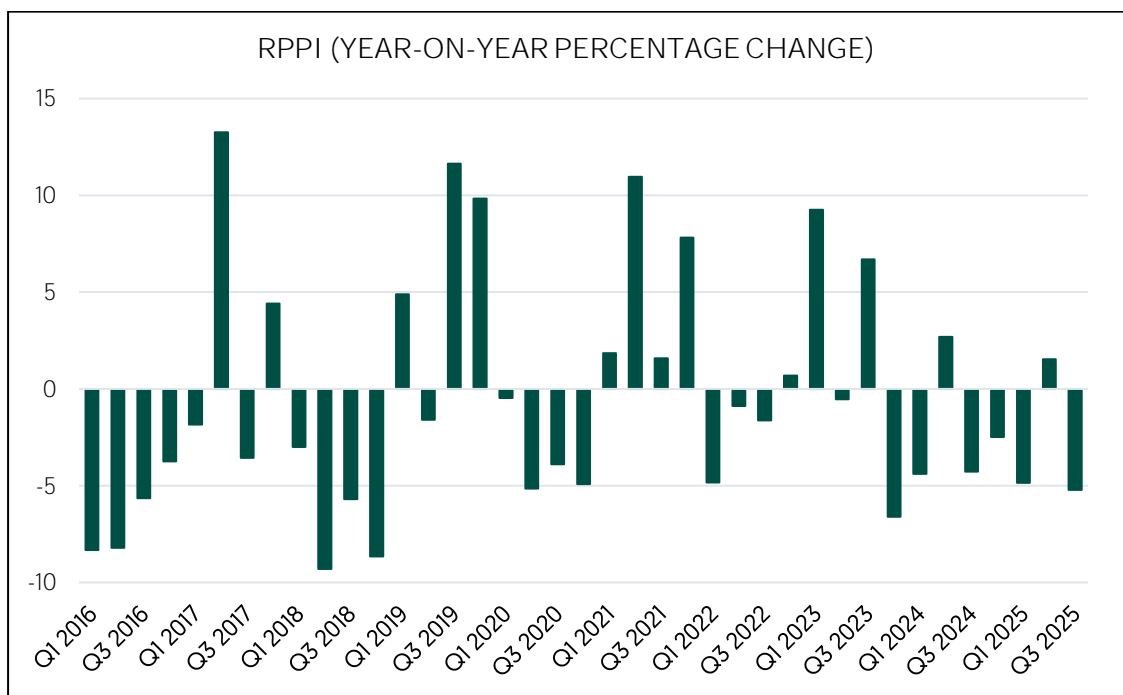
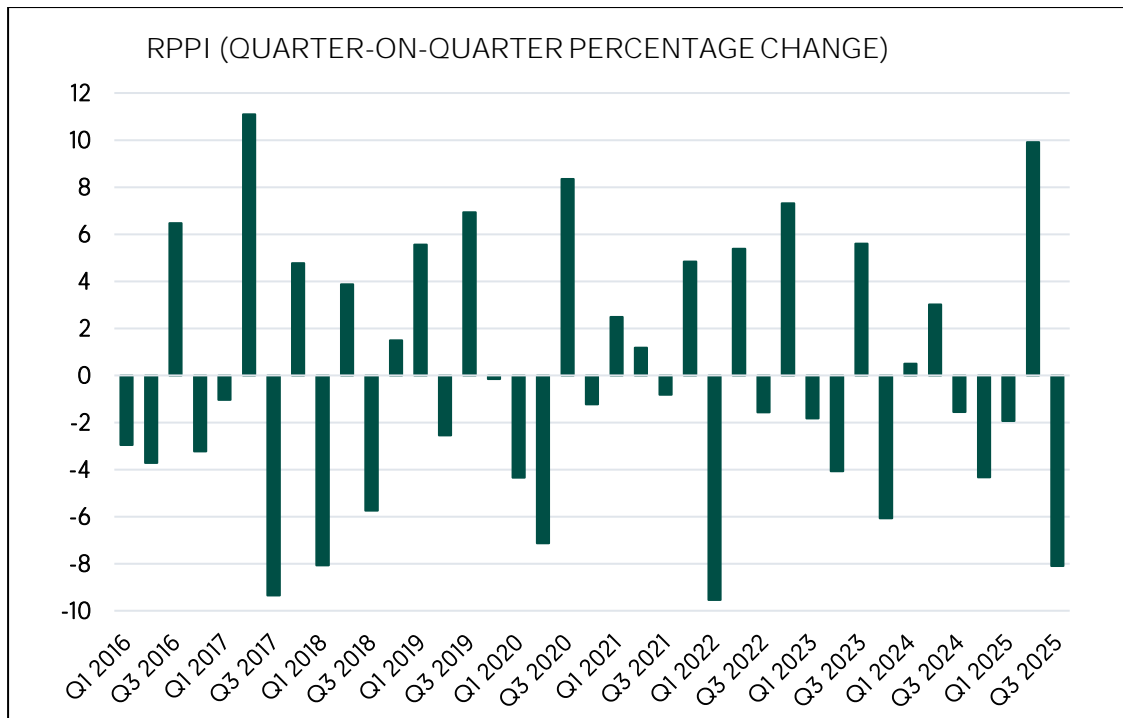
PRESS RELEASE

BRUNEI DARUSSALAM'S RESIDENTIAL PROPERTY PRICE INDEX (RPPI)
FOR THIRD QUARTER 2025 (Q3 2025)

1. Brunei Darussalam Central Bank (BDCB) today published Brunei Darussalam's Residential Property Price Index (RPPI) for the third quarter of 2025 (Q3 2025). The index is compiled using data sourced from the banks in Brunei Darussalam, and is published with close cooperation from the Ministry of Development, in particular the Authority for Building Control and Construction Industry (ABCI). RPPI measures the rate at which prices of private residential properties purchased by households are changing over time.
2. In Q3 2025, the RPPI was at 88.7, showing a decrease of 5.2% year-on-year compared to Q3 2024, and a decrease of 8.1% quarter-on-quarter compared to Q2 2025.

Period	Index (Q1 2015 = 100)	Change (%)	
		From Q3 2024	From Q2 2025
Q3 2025	88.7	-5.2%	-8.1%





3. Based on mortgage data obtained from banks, there were 187 transactions for private residential properties in Q3 2025, indicating an increase of 28.1% in the number of transactions compared to Q2 2025 and an increase of 39.6% compared to a year ago. For Q3 2025, the majority of these transactions were for detached houses (66.8%), followed by terrace houses (17.7%), semi-detached houses (9.1%), apartments (5.9%), and land (0.5%).
4. The overall median purchase price for all types of private residential properties was BND230,000 in Q3 2025, a decrease of 9.6% compared to Q2 2025 and a decrease of 7.9% compared to Q3 2024. The median purchase prices for specific property types were BND240,000 for detached houses, BND195,000 for semi-detached and terrace houses, BND250,000 for apartments, and BND70,000 for

land purchases. In compiling the RPPI, median prices are more widely used compared to average or mean prices as they offer a more stable measure that is less influenced by unusually priced properties within the house price distribution.

5. In terms of location, the majority of properties purchased were in the Brunei-Muara district (152 properties), followed by the Tutong district (21 properties), and the Belait district (14 properties). No properties were purchased in the Temburong district in Q3 2025. In addition, the top 5 Mukims that recorded the most purchases of private residential properties in Q3 2025 were Mukim Kilanas, Mukim Sengkuring, Mukim Lumapas, Mukim Pengkalan Batu, and Mukim Gadong.

Number of Transactions in Q3 2025 by District	
Brunei-Muara	152
Tutong	21
Belait	14
Temburong	0

Top 5 Mukim with Most Purchase Transactions in Q3 2025	
Kilanas	33
Sengkuring	32
Lumapas	21
Pengkalan Batu	17
Gadong	13

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

Date: 21 Jamadilakhir 1447H/ 12 December 2025M

Reference: BDCB/COMMS/3