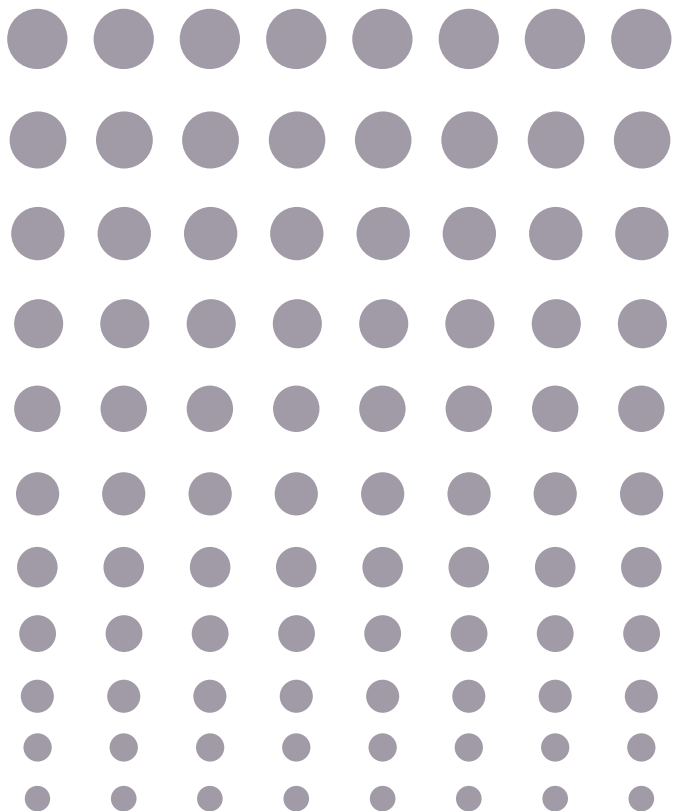




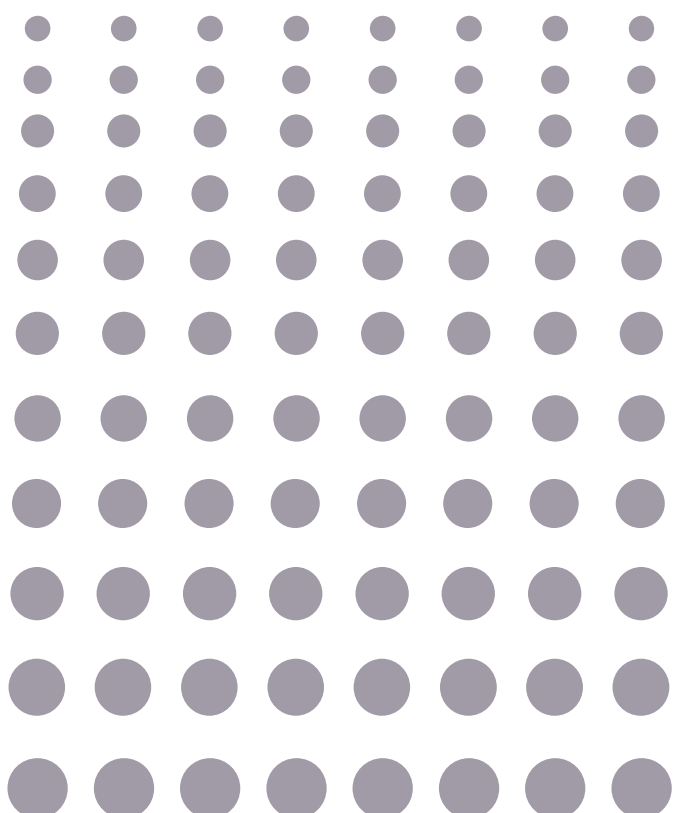
RELO NETWORK ASIA

Where You Belong



2026 | Q3

DESTINATION SERVICES

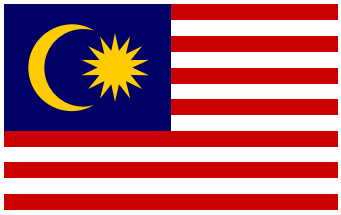


Asia Situation Update
Feature Destination: Malaysia

MALAYSIA



Featured Destination



Malaysia

2026 Profile

Since 1957, Malaysia has grown into a key Southeast Asian economy, known for cultural diversity, manufacturing, agriculture, services, logistics, and technology. Split between Peninsular Malaysia and Borneo, main hubs include Kuala Lumpur, Johor Bahru, and Penang. Malaysia is a regional tech hub: its data centres, electronics, and digital economy attract multinational investments due to competitive costs and improving infrastructure. Its friendly regulations support foreign investment, digitalisation, and high-value industries. The Johor-Singapore Special Economic Zone will reinforce Malaysia as Singapore's regional base for lower costs, tax incentives, and growth.

Mobility Market

What we consider a "hotspot" due to continued fast-paced growth over the past several years as a talent mobility destination continues to quicken as companies look to its educated workforce, large consumer market and lower costs for alternatives or diversification options.

A report from CNBC echoed our experience in an article "A new corporate migration is taking shape in Southeast Asia" which documents a "clear acceleration" of companies moving or some or all of their operations to Malaysia from higher-cost, more traditional markets like Singapore.

Housing

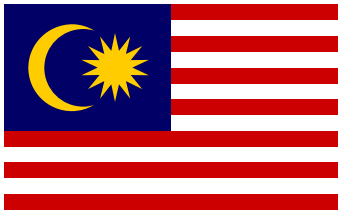
Malaysia offers varied housing, often with larger spaces at lower prices than neighboring markets. Expat families usually seek condominiums, landed homes or gated communities with security, facilities and access to international schools or business districts due to traffic congestion. Corporate movement is pressuring all housing segments. Availability is extremely limited for four-bedroom homes, gated communities, pet-friendly homes and well-located family housing, particularly in Kuala Lumpur. Demand is rising near technology parks, industrial corridors and international school catchments. Supply is limited, including lower-budget properties.

Rental practices and tenant requirements vary by city, so using an experienced local realtor is recommended. Home search usually takes around 30 days from home finding to move-in, longer for larger homes or specific locations. At least two days' support is recommended. A valid visa is normally required to sign a lease.

Serviced apartments remain available in key cities; book 1-2 months ahead, especially for larger units, preferred locations, peak periods or high-demand areas.

Education

Expat children generally cannot attend local public schools and primarily attend international schools. Malaysia has a strong international school market, especially in Kuala Lumpur, Johor Bahru and Penang. Availability is generally good if families are flexible, but demand is high at top-tier schools and preferred year groups. Standards, facilities, admissions requirements and fees vary widely between top-tier and second-tier schools. Annual fees range from about USD 2,000 to USD 35,000 per child, by school, curriculum and year level. There is generally no debenture system, although application, registration, building or capital fees may apply.



Malaysia

Average Housing Prices Q3 2026 (In USD)

Serviced Apartments

	Basic	Standard	Luxury
Studio	1,800 - 2,300	2,100 - 2, 300	2,400 - 3,100
1 Bedroom	2,000 - 2,400	2,100 - 2,800	2,200 - 3,500
2 Bedroom	2,100 - 2,600	2,600 - 3,500	3,000 - 3,700
3 Bedroom	2,600 - 3,300	2,900 - 3,800	3,600 - 4,600

Rental Apartments

	Basic	Standard	Luxury
Studio	N/A	N/A	N/A
1 Bedroom	800 - 1,200	1,100 - 1,900	1,200 - 3,500
2 Bedroom	900 - 2,500	1,300 - 4,300	2,700 - 4,900
3 Bedroom	1,200 - 3,000	1,800 - 4,500	2,500 - 5,000
4 Bedroom	1,300 - 3,500	2,800 - 7,000	4,200 - 8,000
House	1,500 - 3,000	2,000 - 6,000	4,500 - 8,000

Health & Safety

Malaysia offers top quality healthcare and public or private hospitals or clinics are available. Foreigners must purchase a medical insurance plan prior to obtaining a work permit. Tap water is not safe for drinking and bottled water is recommended.

Homosexuality is illegal and same-sex marriage is not recognized. Members of the LGBTQ community may face discrimination and those of Muslim faith risk imprisonment.

All Malay nationals are considered Muslim and are subject to Islamic Syariah law. In general, it is a safe country with most crimes involving pick-pocketing.

The main expat cities can be impacted by Monsoons from May to September and there is a risk of mosquito-borne diseases such as Dengue, Japanese Encephalitis and Zika even in the main cities. Precautions should be taken.

Banking & Compliance

The banking system is highly regulated and efficient. A work permit is a prerequisite for opening a bank account. Accounts must be opened at the bank and the process takes 102 days.

The official currency is the Malaysian Ringgit (MYR).

There is no local registration outside the visa process.

Transportation

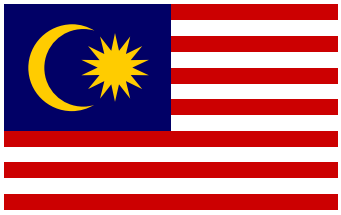
Malaysia has a well-connected public transport system. Cities like Kuala Lumpur and Penang will offer rail systems that service residential and commercial areas. Johor Bahru also has reliable public transportation via local buses. There are also bus services between Johor Bahru and Singapore. It is safe and convenient for assignees to drive as well.

Driving license rules changed in 2025 and obtaining a local license is now required for most. The process can be lengthy and requires both practical and theory tests.

Language & Culture

The national language is Malay, locally known as Bahasa Malaysia. There is a low degree of difficulty without local language skills as English is widely spoken.

The culture is a mix of Malay, Chinese and Indian while communication will be mostly indirect.



Malaysia

2026 | Q3 Update

Rental market conditions have strengthened in key urban centers, with steady demand supporting firm rents despite existing supply. International school demand remains high, with leading schools often oversubscribed, particularly at secondary level, requiring early applications and flexibility.

The cost of living remains competitive, though rising education fees and gradual increases in service and household costs are putting upward pressure overall.

Short Term Housing Availability		X	
Short Term Housing Pricing		X	
Permanent Housing Availability	X		
Permanent Housing Pricing			X
International School Availability		X	
International School Pricing		X	

2kg Rice

MYR 20.00

1lt Milk

MYR 9.00

300g Breasts

MYR 13.00

Process
Start to Finish

30

DAYS

Recommended
Program

2

DAYS



H O M E F I N D I N G





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