

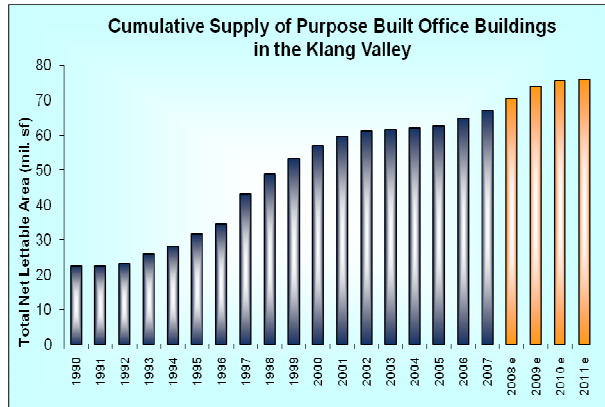
# KLANG VALLEY MARKET

## OFFICE

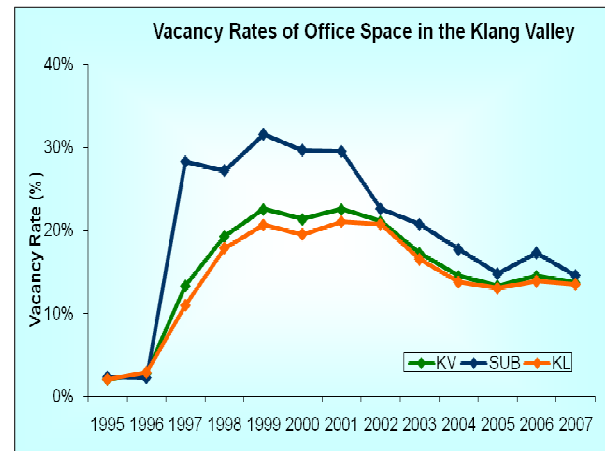
December 2007



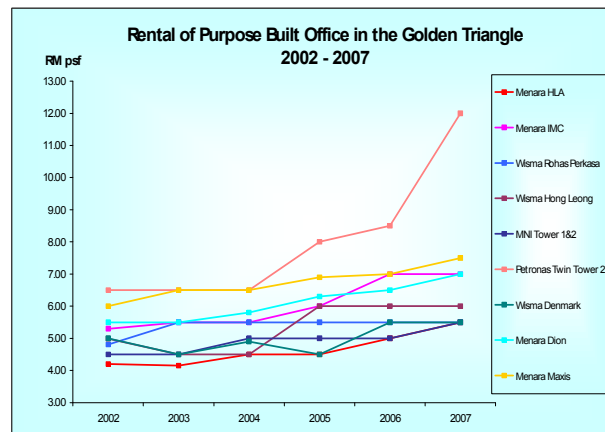
### CUMULATIVE SUPPLY



### AVERAGE VACANCY RATES



### AVERAGE RENTS



### Current Supply & Demand

Zone	Total Supply	Vacancy Rate
Kuala Lumpur	55.07 mil sq ft	13.6%
Suburban Klang Valley	11.93 mil sq ft	14.6 %
<b>Total - Klang Valley</b>	<b>67.00 mil sq ft</b>	<b>13.7 %</b>

### Future Supply (under construction)

Zone	2008	2009	2010/2011		
Kuala Lumpur	Lot 163 Suites KL Pavilion Lot 170 Jln Perak CapSquare Sig. Offices M Bumiputra Commerce UEM HQ, KL Sentral MIDA HQ, KL Sentral M Worldwide Plaza Palas	HSBC HQ, Lebu Ampang SSM HQ, KL Sentral Tower D, KL Sentral Icon @ Tun Razak Goldis Tower Perkeso HQ Crest, Jln Sultan Ismail D'Tiara Office	M Glomac Lot C, KLCC One Mont Kiara		
	<b>Subtotal</b>	<b>2.70 mil sq ft</b>	<b>2.57 mil sq ft</b>	<b>1.28 mil sq ft</b>	
	Suburban Klang Valley	Quill Building 9 M UAC Jaya 1 BBT One The Tower	PJ Eight PJ Trade Centre PJ City Phase 1	Batu Kawan HQ PJ Exchange LTAT Office	
		<b>Subtotal</b>	<b>0.69 mil sq ft</b>	<b>1.42 mil sq ft</b>	<b>0.75 mil sq ft</b>
		<b>Total NLA</b>	<b>3.39 mil sq ft</b>	<b>3.99 mil sq ft</b>	<b>2.03 mil sq ft</b>

### Major Transactions 2007

Building Name	Zone	Price (RM mil)	RM psf NLA
Blk B, Lot J KL Sentral - MIDA HQ (u/c)	KL	148.6	-
Office Building in Selayang (u/c)	KL	20.4	-
Malaysia Institute of Integrative Media	KL	60.0	317
Wisma Denmark	KL	144.0	527
Wisma Technip	KL	125.0	560
Lot A KL Sentral - CIMB HQ (u/c)	KL	404.0	663
Part of KL Plaza	KL	425.5	-
2, Jln Changkat Ceylon	KL	39.0	375
Part of Wisma Perdana	KL	37.8	455
UOA Pantai	KL	86.0	546
UOA Bangsar	KL	32.0	732
The Icon @ Tun Razak - West Wing (u/c)	KL	174.4	715
The Icon @ Tun Razak - East Wing (u/c)	KL	255.2	900
The Icon @ Mont Kiara (u/c) - 27 levels of offices & retail podium	KL	305.3	-
Menara Glomac (u/c)	KL	577.0	1,120
Menara Bumiputra-Commerce (u/c)	KL	460.0	730
Wisma Antah	KL	18.0	-
Nestle House	PJ	39.8	375
Part of PJ Trade Centre (u/c)	PJ	15.8	385
*Menara Summit	SJ	260.0	-
*Kompleks Selangor	KL	48.0	-

Note: \*Transaction price incl a retail podium, a hotel block, and car park bays

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