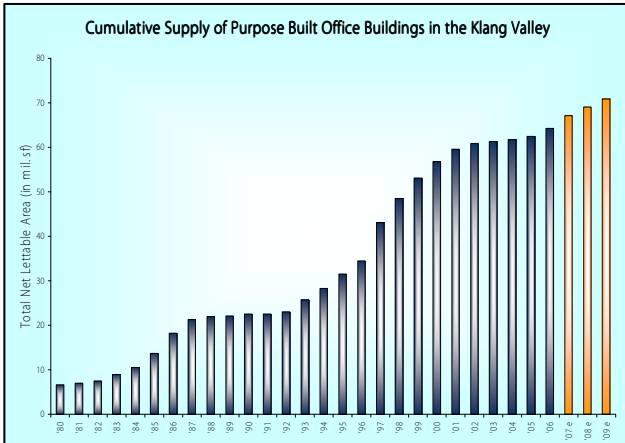


# KLANG VALLEY MARKET OFFICE

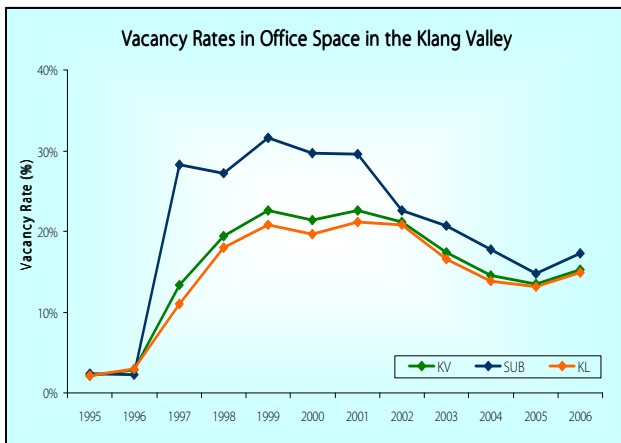
Dec 2006



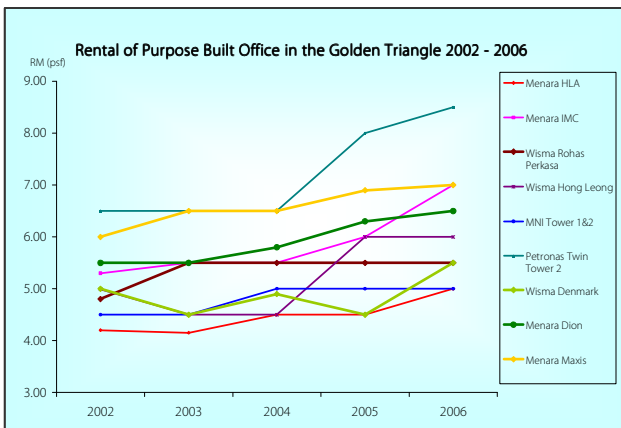
## CUMULATIVE SUPPLY



## AVERAGE VACANCY RATES



## AVERAGE RENTS



## Current Supply & Demand

Zone	Total Supply (sq ft)	Vacancy Rate
Klang Valley	64,267 mil sq ft	15.3 %
Kuala Lumpur	52,955 mil sq ft	14.9 %
Suburban Klang Valley	11,312 mil sq ft	17.3 %

## Future Supply (under construction)

Zone	2007	2008	2009
<b>KL</b>	Menara TSH Centrepoint KL Sentral Lot N Plaza Cygal Tower 2 Lot 163 Suites KL Pavilion Plaza Palas Menara Marinara	Lot 170 Jln Perak KL Sentral Lot J CapSquare Sig. Offices Menara Commerce	-
<b>SUB</b>	Jaya 33 3 2 Square Batu Kawan Office PJ City Phase 1	Menara UAC Jaya 1 BBT One The Tower	PJ Eight PJ Trade Centre PJ Exchange LTAT Office
<b>Total NLA</b>	2.89 mil sq ft	1.92 mil sq ft	1.86 mil sq ft

## Major Transactions 2006

Building Name	Consideration (RM)
<b>Kuala Lumpur</b>	
Menara HLA	221 mil
HP Towers	130 mil
Wisma TM	70 mil
AmBank Group Leadership Centre	19 mil
Menara AmBank	230 mil
Patimas Technology Centre	68 mil
Wisma Genesis	53.6 mil
Bangunan MAS	130 mil
Wisma UOA Bangsar	21 mil
Wisma Denmark	150 mil
Empire Tower	270 mil
Menara Aik Hua	36.1 mil
Menara ING	75 mil
Kenanga International	165 mil
Maxis Tower (Blk 1A Plaza Sentral)	80 mil
Wisma SPK	80 mil
<b>Suburban Klang Valley</b>	
LTAT Office, Mutiara Damansara (u/c)	168 mil
SEGi College	48.3 mil
South City Plaza Block A	8.9 mil
South City Plaza Block B	9.1 mil
PJ City Phase 1, Petaling Jaya (u/c)	86.3 mil
Menara Merais	57 mil
Kelana Brem Towers	85 mil