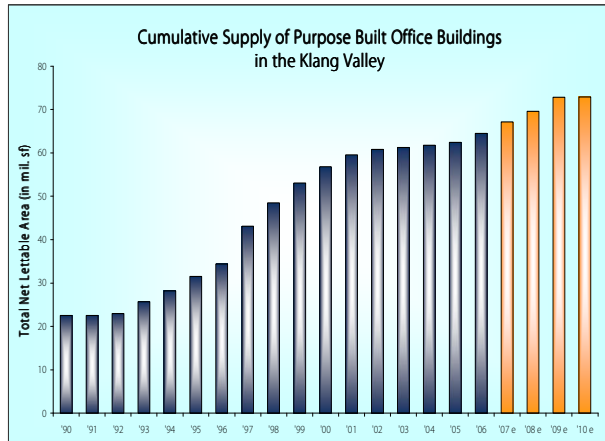


KLANG VALLEY MARKET OFFICE

June 2007



CUMULATIVE SUPPLY



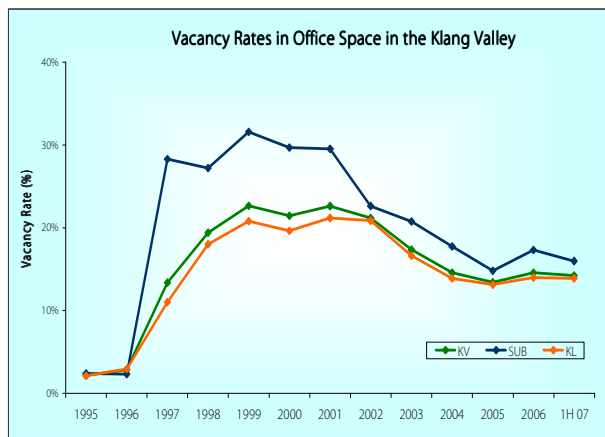
Current Supply & Demand

Zone	Total Supply	Vacancy Rate
Klang Valley	65,081 mil sq ft	14.2 %
Kuala Lumpur	53,769 mil sq ft	13.9 %
Suburban Klang Valley	11,312 mil sq ft	16.0 %

Future Supply (under construction)

Zone	2007	2008	2009/2010
KL	Wisma PWC	The Icon	KL Sentral ,
	Plaza Cygal Twr 2	Lot 170 Jln Perak	- MIDA HQ
	Lot 163 Suites	UEM HQ, KL Sentral	- SSM HQ
	KL Pavilion	CapSquare Sig.Offices	- Tower D
		Menara Commerce	Goldis Twr
			Perkeso (SOCISO) HQ
SUB	Jaya 33	Jaya 1	Batu Kawan Office
	3 2 Square	BBT One The Twr	PJ Eight
	Menara UAC		PJ Trade Centre
	PJ City Phase 1		PJ Exchange
			LTAT Office
Total NLA	2.08 mil sq ft	2.41 mil sq ft	3.54 mil sq ft

AVERAGE VACANCY RATES



Major Transactions 2006 – 2007

Building Name	Zone	Consideration (RM mil)	RM psf NLA
Office Sale in 2006			
Wisma TM	KL	70	314
AmBank Group Leadership Centre	KL	19	329
Menara AmBank	KL	230	512
Wisma Genesis	KL	56.3	433
Bangunan MAS	KL	130	481
Wisma UOA Bangsar	KL	21	480
Empire Tower	KL	270	466
HP Towers	KL	130	371
Menara HLA	KL	221	557
Patimas Technology Centre	KL	68	-
Menara Aik Hua	KL	36.1	305
Menara ING	KL	75	495
Kenanga International	KL	165	555
Maxis Tower (Blk 1A Plaza Sentral)	KL	80	525
Wisma SPK	KL	80	525
KL Sentral Lot J (Blk C-SSM HQ) (u/c)	KL	147.5	-
Wisma AmanahRaya	KL	68	407
Wisma AmanahRaya Berhad	KL	53	423
Proposed LTAT office (u/c)	SUB	168	499
SeGi College	SUB	48.3	172
South City Plaza Blk A	SUB	8.9	270
South City Plaza Blk B	SUB	9.1	271
Wisma UEP	SUB	35.5	392
Proposed PJ City Phase 1 (u/c)	SUB	86.3	444
Menara Merais	SUB	57	358
Kelana Brem Towers	SUB	85	296
Office Sale in 2007			
KL Sentral Lot J (Blk B-MIDA HQ) (u/c)	KL	148.6	-
Office Building in Selayang (u/c)	KL	20.4	-
Malaysia Institute of Integrative Media	KL	60	317
Wisma Denmark	KL	144	527
Wisma Technip	KL	125	560

AVERAGE RENTS

