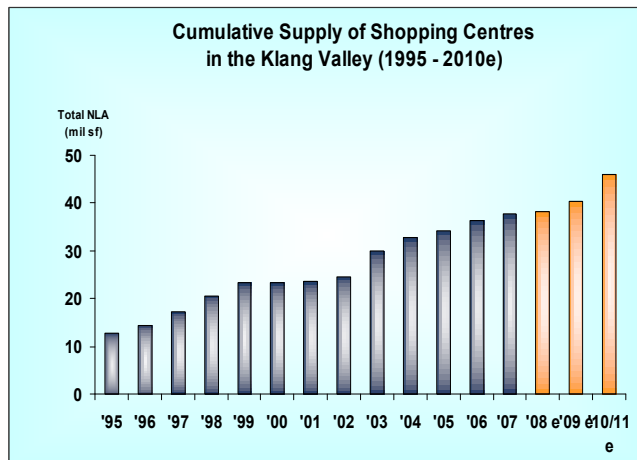


KLANG VALLEY MARKET RETAIL 1H 2008

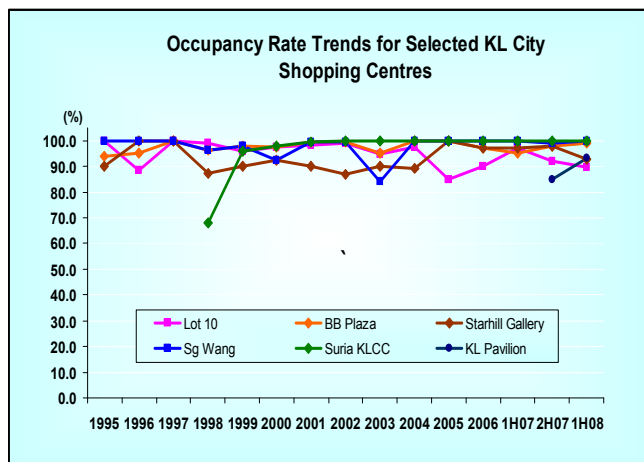


CUMULATIVE SUPPLY



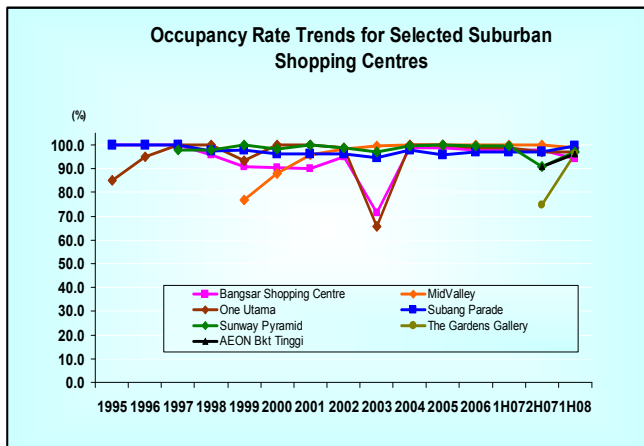
Source: Regroup Associates

OCCUPANCY- SELECTED KL CITY CENTRES



Source: Regroup Associates

OCCUPANCY- SELECTED SUBURB CENTRES



Note: Renovation work on several shoptlots took place in MidValley Megamall, whilst there was a major refurbishment work in BSC during 1H 2008

Source: Regroup Associates

CURRENT SUPPLY

Zone	No. of Buildings	Total Supply	% Share
Klang Valley	114	38.243 mil sq ft	100.0
Kuala Lumpur	29	10.543 mil sq ft	27.6
Suburban Klang Valley	85	*27.700 mil sq ft	72.4

Note: *Excludes Jaya Shopping Centre which was closed for redevelopment

CURRENT DEMAND (Selected Centres)

Type	Zone	Occupancy Rate
Shopping Centres	Klang Valley	92.7%
	Kuala Lumpur	92.5%
	Suburban Klang Valley	92.8%
Hypermarket Centre	Suburban Klang Valley	98.6%

FUTURE SUPPLY

Zone	2008	2009	2010/11
KL	-	0.482	0.995
SUB	0.924 mil sq ft	1.580 mil sq ft	3.639 mil sq ft
Total NLA	0.924 mil sq ft	2.062 mil sq ft	4.634 mil sq ft

PRIME RENTS

Shopping Centre	Rent per sq ft (Concourse/Ground)
Kuala Lumpur	
Bangsar Shopping Centre	20.00 – 30.00
Lot 10	25.00 – 35.00
Bukit Bintang Plaza	3.50 – 35.00
Mid Valley Megamall	51.50 – 55.00
Starhill Gallery	4.00 – 36.00
Sungei Wang Plaza	35.00 – 70.00
Suria KLCC	45.00 – 80.00
KL Pavilion	30.00 – 45.00
Suburban Klang Valley	
One Utama	18.00 – 30.00
The Curve	15.00 – 27.00
Subang Parade	12.00 – 35.00
Sunway Pyramid Phase 1 & 2	15.00 – 40.00
The Gardens Galleria	25.00 – 40.00

Major Transactions in 1H 2008 & 2007

Building Name	Year	Zone	Consideration	RM psf	Net Yield
*Part of Sungei Wang Plaza	1H 2008	City	RM595mil	1,165	-
*KL Plaza	2007	City	RM425mil	-	-
*Vision City	2007	City	RM430mil	-	-
The Atria	2007	SUB	RM75 mil	360	**7.73
*Part of Plaza Mont' Kiara	2007	SUB	RM90 mil	1,226	5.55%
Mines Shopping Fair	2007	SUB	RM432 mil	665	7.25%
*Summit Subang USJ	2007	SUB	RM260mil	520	-

Note: *Transaction price incl other properties such as office tower, hotel, apartments shophouses, carpark, vacant land, etc as reported accordingly for each case
**Gross yield

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