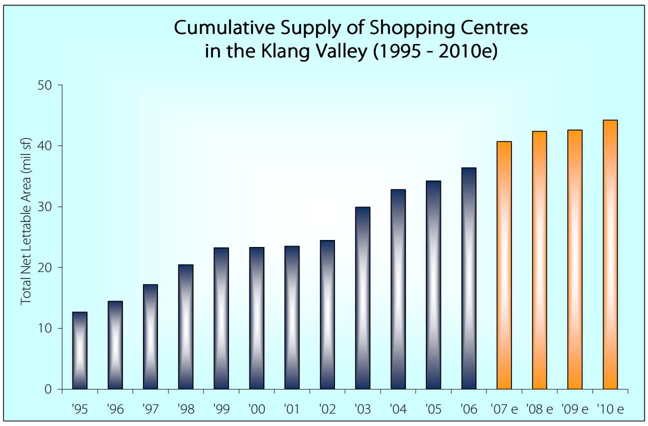
KLANG VALLEY MARKET

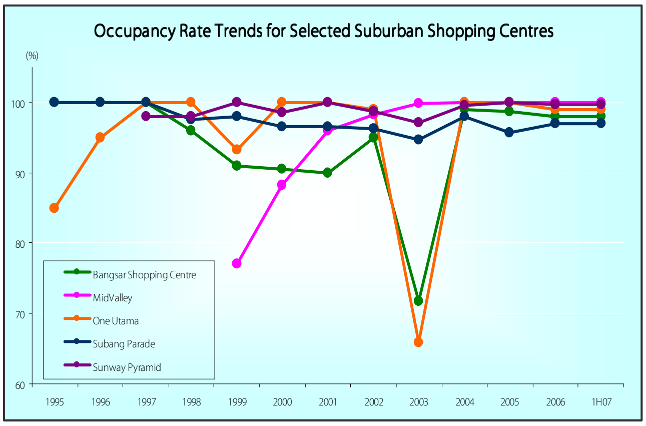
RETAIL   June 2007

REGROUP ASSOCIATES

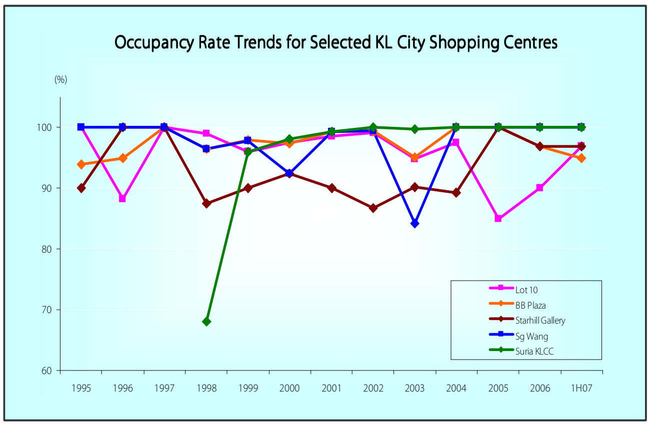
CUMULATIVE SUPPLY



OCCUPANCY – SELECTED SUBURBAN CENTRES



OCCUPANCY – SELECTED KL CITY CENTRES



Current Supply & Demand

Zone	Total Supply	Occupancy Rate
Klang Valley	36.345 mil sq ft	84 %
Kuala Lumpur	9.669 mil sq ft	88 %
Suburban Klang Valley	26.675 mil sq ft	83 %

Future Supply (under construction)

Zone	2007	2008	2009/2010
KL	CapSquare KL Pavilion	Suria KLCC Phase 2	Season's Place (NLA unknown)
SUB	The Gardens	Tropicana Mall	i-City Mall
	Pyramid 2	Subang Parade Extension	Drive Thru Mall @ Equine Square
	Klang Carrefour	Subang Avenue Promenade	Danau Parade
	AEON Bkt Tinggi	First Subang Retail Promenade	Empire Subang
	Metropiont Complex	Mines Shopping Fair Phase 2	
	Harbour Place	Giant Bdr Sri Permaisuri	
	Giant Kota Damansara	The Oasis Ara Damansara (NLA unknown)	
		Wangsa Shopping Centre (formerly Wangsa Walk)	
Total NLA	4.298 mil sq ft	1.720 mil sq ft	1.830 mil sq ft

Major Transactions 1H 2007

Building Name	Zone	Consideration
The Atria	SUB	RM75 mil
Part of Plaza Mont' Kiara with 1,499 parking bays	SUB	RM90 mil

PRIME RENTS

Shopping Centre	Rent per sq ft (Concourse/Ground)
Kuala Lumpur	
Bangsar Shopping Centre	20.00 – 28.00
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 – 60.00
Suria KLCC	45.00 – 75.00
Suburban Klang Valley	
One Utama	15.00 – 30.00
Subang Parade	12.00 – 20.00
Sunway Pyramid	15.00 – 25.00

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