

KUALA LUMPUR MARKET LUXURY CONDOMINIUMS & SERVICED RESIDENCES 1H 2008



CUMULATIVE SUPPLY



Note: Serviced Apartments managed by hotel operators were excluded
Source: Regroup Associates

DISTRIBUTION OF EXISTING SUPPLY



Source: Regroup Associates

DISTRIBUTION OF FUTURE SUPPLY



Source: Regroup Associates

AVERAGE OCCUPANCY RATE

Zone	Average Occupancy Rate (%)
City Centre	80
Ampang Hilir / U-Thant	88
Mont' Kiara / Sri Hartamas	83
Bangsar	86
Kenny Hills	81
Damansara Heights	89

DISTRIBUTION OF SUPPLY (>RM350psf)

Existing Supply	Zone	Units	%
City Centre	KLC	6,249	33
Ampang Hilir / U-Thant	AH/UT	1,554	8
Bangsar	BGSR	3,361	18
Mont' Kiara / Sri Hartamas	MK/SH	6,522	34
Kenny Hills	KH	463	2
Damansara Heights	DH	1,034	5
Total Existing Supply		19,183	100
Future Supply	Zone	Units	%
City Centre	KLC	6,008	43
Ampang Hilir / U-Thant	AH/UT	869	6
Bangsar	BGSR	1,201	9
Mont' Kiara / Sri Hartamas	MK/SH	5,049	36
Kenny Hill	KH	154	1
Damansara Heights	DH	433	3
Bukit Pantai	PANTAI	188	2
Total Future Supply		13,902	100
Grand Total		33,085	

DEVELOPMENTS LAUNCHED IN 2008

Developments	Zone	Units	Launch Date	RM/sq ft
D'Rapport@Ampang Phase 1 - Festa	AMP	1099	1Q2008	From 700
Gaya Bangsar	BGSR	285	1Q2008	From 530
Twins@Damansara Heights	DH	318	1Q2008	Abt. 850
Regalia@Sultan Ismail	KLC	1033	1Q2008	520-560
gMadge	AH/UT	23	2Q2008	1,000-1,300
NorthShore Gardens	DPC	274	2Q2008	Avg. 450
Sunway Vivaldi	MK/SH	228	2Q2008	Avg. 900
Panorama	KLC	223	2Q2008	Avg. 1,200

PRICES & RENTS

Project Name	Zone	Capital Values psf (RM)	Gross Rent psf (RM)**
Kirana Condo	KLC	850	3.50-4.00
Stonor Park	KLC	900-1,100	4.50-5.50
Park Seven	KLC	1,300-1,500*	4.00-5.50
Taragon YKS	KLC	650-800*	3.00-4.00
Cendana on Sultan Ismail	KLC	850-910	4.00-4.50
2Hamsphire	KLC	870	3.80-4.50
3 Kia Peng	KLC	850-1,000	3.80-6.00
The Meritz	KLC	1,100-1,300*	4.50-6.50
Binjai Residency	KLC	900-1,200	4.50-5.50
Suria Stonor	KLC	1,200-1,300*	4.50-5.50
K Residence	KLC	1,400-1,550	5.00-6.50
Marc Residence	KLC	1,100-1,280	5.50-7.70
Dua Residency	KLC	850-900	4.00-5.70
Parkview	KLC	820-920	5.00-6.00
One KL	KLC	2,000	n.a
The Troika	KLC	1,450-2,500*	n.a

Note: *The current asking prices were adopted as actual transaction prices unavailable

** The current asking rentals were adopted

*** This reflects secondary market transactions only

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