



YY PROPERTY SOLUTIONS

CUSHMAN & WAKEFIELD

International Property Consultants | Registered Valuers | Real Estate Agents | Property Managers

OFFICE SNAPSHOT KUALA LUMPUR

February 2010

Summary

Overall Economy

- Bank Negara Malaysia's plans to increase the interest rates in the near future. According to Bank Negara Governor, the move is necessary as if the interest rates are kept too low for a longer period, people will opt for other means for investment instead of the conventional banking system for higher returns and thus, exposing them to a higher risk.

Commercial Property Market

- Magna Prima Bhd plans to build a 50-storey Grade A office building, a 38-storey serviced apartment tower and a 2-level retail podium on a 1.05 hectare prime land located along Jalan Ampang, Kuala Lumpur
- I-Berhad is expected to enter into the development of 2nd phase of I-City, Shah Alam in 2010. The development comprising 300,000 sq. ft. and 400,000 sq. ft. of office space respectively and due for completion in year 2013.
- Putrajaya Holdings Bhd is expected to develop the first commercial green building complexes which comprises of an 8-storey building, a 4-storey podium block and 2 courtyards within Precinct 2, Putrajaya. The project is expected to be completed in 2012.
- 3 office towers located along Jalan Ampang, Kuala Lumpur and Sunway Integrated Resort, Selangor will be launched by Sunway City Berhad. Subsequently, these properties will be injected into REITs.

Prime & Fringe		Grade 'A' Office Rents						
District	Achievable Rent (Net Effective)			% Change From (in RM)				
	US\$ /Sq-F/Yr	Euro /Sq-M/Yr	RM /Sq-F/Mth	Last month	3 months ago	From bottom (Mar2000)	Peak (Q497)	Short Term Trend
Prime KL Centre	21.32	169.25	6.04	-0.1	-0.1	58.5	17.7	➔
Fringe KL	15.92	126.37	4.51	-0.1	-0.1	64.0	0	➔

Note: Sample of buildings modified on 1 Dec 2008 for buildings in Prime KL and Fringe area, therefore some adjustment will occur in % change in the rental trends in immediate corresponding months.

With effect from Jul '07, the sample size is based on 16 buildings respectively for Prime KL Centre and Fringe, for size of 10,000 sq. ft.

Latest Economic Indicators - Feb 2010					
	Latest Release	Actual	Average 2008	Average 2009	Average 2010F
Real GDP Growth	4 th Quarter 2009	2.4%	4.6%	-2.2%	4.8%
Unemployment	4 th Quarter 2009	3.5%	3.3%	3.3%	4%
Real Prices (CPI)	4 th Quarter 2009	-0.2%	5.4%	0.6%	2.2%
Prime Rate	February, 2010	5.55%	End Dec '08 6.5%	End Dec '08 5.6%	End Dec '10 5.5%

Source: Statistic Department, Malaysia; Bank Negara Malaysia; Consensus Economic February 2010

Key Leasing Transactions

- Metadome Sdn Bhd took up approx. 3,000 sq. ft in Menara Batu Kawan, Fringe KL
- Accenture took up approx. 30,000 sq ft in North Tower, The Gardens, Mid Valley City, Fringe KL
- Lion Group relocated its head office, approx. 100,000 sq. ft. to Office Tower, Jalan Nagasari Fringe KL
- GRI Marketing took up approx. 14,000 sq. ft. in Menara Olympia, Fringe KL
- City Credit Investment Bank Limited Berhad took up approx. 1,600 sq. ft. in Block 2B, Plaza Sentral, KL Sentral.

Key Investment Transactions

- Mah Sing Group Berhad acquired a parcel of freehold land in Cyberjaya measuring approx. 115.25 acres for RM130,527,540 with an option to purchase an adjacent commercial land measuring approx. 6.25 acre for RM21,743,422 or RM79 per sq. ft.

Pre-Leasing Opportunity



1ST AVENUE, MSC STATUS

Location: Bandar Utama
 NLA approx.: 630,000 sq ft
 Completion Date: April 2010
 Asking Rental: Call for details



PLAZA 33

Location: Section 13, PJ
 NLA approx. 500,000 sq ft
 Completion Date: 2012
 Asking Rental: Call for details

For inquiry, please contact: +603 772 88 116

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