

## SUPPLY as at 1Q 2008:

Zone	Qtr	New Building	New NLA	Total NLA
KL	1Q 08	-	-	54.62 mil sq ft
SUB	1Q 08	Menara UAC	138,655	14.82 mil sq ft
<b>Total KV</b>				<b>69.44 mil sq ft</b>
Future Supply	2008	Menara Perak, Mid Valley North & South Towers, Bangunan Mustapha Kamal, TM Cyberjaya R&D, MKN Embassy Tech Zone, One Residency – Office Tower, Prima 8, Menara Commerce, KL Pavilion – Office Tower, UEM Headquarters at KL Sentral, PJ Eight, Emerio - Cyberjaya & BBT One – The Towers 1 & 2		
	2009	BSC Office Suites, Menara Wakaf, G-Tower, PJ City – Blocks A & B, PJ Trade Centre, Prima 9, MIDA HQ at KL Sentral, Quill HQ at KL Sentral, SSM HQ at KL Sentral, Solaris Dutamas – Office Tower, Puchong Financial Corporation Centre, Surian Tower, The Icon, Menara Batu Kawan at Mutiara Damansara & TRW Boulevard Square		
	2010	Menara Worldwide, Glomac Tower, Lot C – KLCC Phase 2, The Crest, HSBC New Headquarters, One Mont' Kiara, Menara UOA Bangsar, Petaling Jaya Exchange, PJ City Blocks C & D, Capital Square – Office Tower 2, Empire Subang – Empire Tower & D'Tiara Office Tower		

## DEMAND as at 1Q 2008:

§ Vacancy rate declined to 10.53% in the quarter under review, with a take up of 1.20 million sq ft.

§ Selected major movers in 1Q 2008:

Zone	Major Movers	Building (New Location)
KL	LKIM & Hewlett Packard	Menara Olympia
	Honeywell, Apex Communications & Hap Seng Consolidated Bhd	Menara Hap Seng
	Dumex, Steelcase Malaysia & RAM Rating Services	Mid Valley – South Tower
	MIDF	Bangunan MIDF
SUB	Bank Rakyat Management & Holdings	Bangunan Perkim
	McCann-Erickson (M) Sdn Bhd, Two Talent 2 (M) Sdn Bhd, CMGRP (M) Sdn Bhd	Menara LYL
	Dutch Lady Milk Industries Berhad	3 2 Square
	Reckitt Benckiser (M) Sdn Bhd, Avnet Azure Sdn Bhd & Tesco	Menara UAC*

Note: \* Transacted by C H Williams Talhar & Wong Sdn Bhd

§ Average prime rentals in KL further improved between RM5.50 – RM8.00 per sq ft

§ Prime capital values and yields in KL recorded at RM830 per sq ft and 6% – 6.5% respectively

§ Selected major office transactions in 1Q 2008:

Zone	Building	Consideration / Valuation
KL	Capital Square - Office Tower 2 *	RM439.32 million
	Platinum Park - Menara FELDA **	RM640.77 million
	Kompleks Angkasaraya	RM152.00 million
SUB	Quill Building 5 – IBM	RM43.00 million

Note: \* Currently under construction

\*\* Construction to commence by end 2008

## OTHER RELATED NEWS:

§ Office investment activity in the quarter under review remained relatively active largely a result of spill over effect from the previous quarter. The transactions were dominated by institutional funds

§ In January, the Germany-based Union Investment Real Estate Aktiengesellschaft invested RM439.32 million for the proposed Capital Square – Office Tower 2

§ Quill Capita Trust expanded its portfolio to include 3 buildings, of which 1 building is Quill Building 5 – IBM which is located in SUB

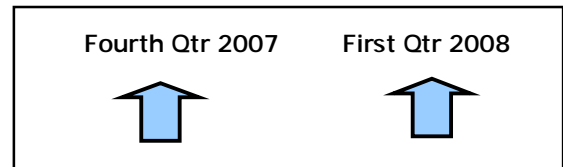
§ G-Tower is awarded the Green Mark Gold rating by Singapore's Building & Construction Authority as the first Malaysian corporate building with designs that reduce its carbon footprint to the bare minimum

## SUMMARY / OUTLOOK:

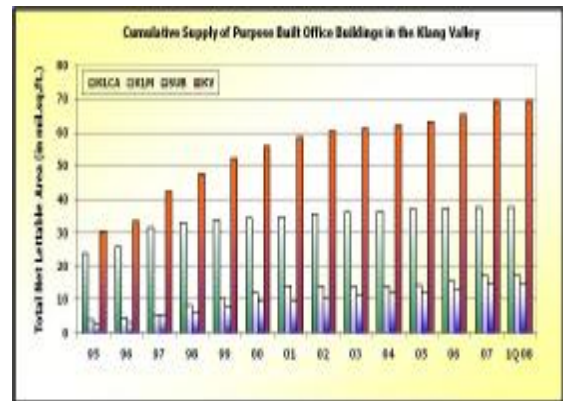
§ Possible completion by end 2008 is estimated at about 3.75 million sq ft with KL contributing almost 64% of this new supply

§ Pressure on office rentals are expected to ease slightly with subdued economic outlook and rising inflation

## PERFORMANCE



## CUMULATIVE SUPPLY



## AVERAGE OCCUPANCY RATES



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*Unless otherwise stated, all currencies are expressed in Ringgit Malaysia (RM)*

*All dimensions are expressed in square feet.  
(1 square metre = 10.7639 square feet)*