

## SUPPLY as at 1Q 2009:

Zone	Qtr	New Building	New NLA	Total NLA
KL	1Q 09	Nil	Nil	56.204 mil sq ft
SUB	1Q 09	PJ City – Blocks A & B	0.362 mil sq ft	16.888 mil sq ft
<b>Total KV</b>				<b>73.092 mil sq ft</b>
<b>Future Supply</b>	2009	Menara Commerce, Menara Perkeso, KL Pavilion – Office Tower, BSC Office Suites, G-Tower, PJ Trade Centre, Prima 9, MIDA HQ KL – Sentral, Quill HQ – KL Sentral, SSM HQ – KL Sentral, Solaris Dutamas – Office Tower, Puchong Financial Corporation Centre, Surian Tower, The Icon, Menara Batu Kawan, Menara UOA Bangsar (2 blocks), Fraser Place Corporate Office, Menara PJD, Lot 4C11 - Putrajaya & Tropicana City Office Tower		
	2010	Carigali Tower– Lot C KLCC, The Crest, HSBC New Headquarters, One Mont' Kiara, Petaling Jaya Exchange, PJ City Blocks C & D, Menara Worldwide, Empire Subang – Empire Tower, D'Tiara Office Tower, Menara Chua – Jalan Binjai, 1 First Avenue, TRW Boulevard Square & Proposed Office at Sec 13, Shah Alam		

## DEMAND as at 1Q 2009:

- § Vacancy rate registered at 11.72% during 1Q 2009, comprising 9.83% and 18.02% in KL and SUB respectively
- § Take-up registered about 60,000 sq ft during the review period
- § Selected major movers in 1Q 2009:

Zone	Major Movers	Building (New Location)
KL	Malaysia Yellow Pages	Mines Waterfront Business Park
	Wong & Partners	The Gardens South Tower
SUB	AT&T	Emerio, Cyberjaya *
	Ministry of Education	Bangunan Mustapha Kamal, Cyberjaya

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

- § Average prime rentals in KL stabilized at a range between RM5.50 and RM7.80 per sq ft
- § Prime capital values and yields in KL registered RM800 per sq ft and 6.5% – 7.0% respectively

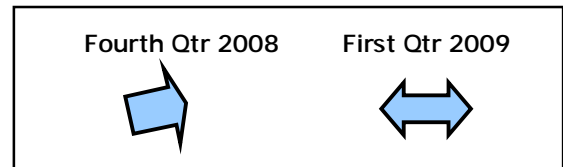
## OTHER RELATED NEWS:

- § The Office sector remained resilient in the first quarter despite the global and local economic downturn
- § During the review period, AmFIRST REIT acquired another 3 levels of office space (Total NLA: 36,166 sq ft) that it currently does not own at Menara Summit for RM11.23 million. With this acquisition, AmFIRST REIT will own 12 out of 13 levels of offices within Menara Summit which translates as 92% ownership of offices within Menara Summit
- § Export-Import Bank of Malaysia Bhd (EXIM Bank) has acquired Bangunan Darul Takaful from Syarikat Takaful Malaysia Bhd for RM63 million or RM636 per sq ft
- § Glomac Bhd disposed Wisma Glomac 3 in Kelana Jaya to Perbadanan Nasional Bhd (PNB) for RM50 million
- § Emkay Goup is reportedly in the process of selling MKN Embassy Techzone Block C to a government agency following the sale of Bangunan Mustapha Kamal and 2 blocks of MKN Embassy Techzone to Amanah Raya Bhd last year for RM266 million
- § Perbadanan Hartanah Bumiputera Bhd (PHBB) signed a sale & purchase agreement to purchase CP Tower from CIMB-Mapletree Management Sdn Bhd in mid Dec 2008. However the transaction is yet to be finalized

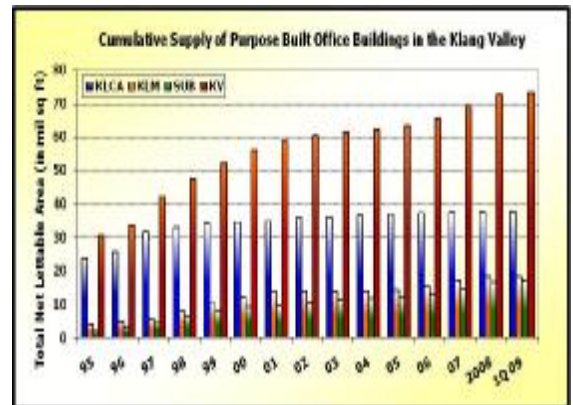
## SUMMARY / OUTLOOK:

- § The new supply of office buildings expected to be completed by year end 2010 is about 11.74 million sq ft, with KL contributing some 61% from this new office supply
- § Office rentals in both KL and SUB are expected to soften slightly with landlords more willing to offer various forms of incentives and rent free period in the short term in view of the economic downturn as well as impending large supply of office space
- § Demand for office space is likely to come from government agencies and government-linked companies

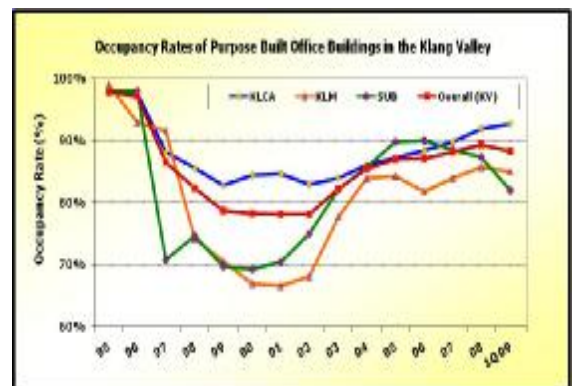
## PERFORMANCE



## CUMULATIVE SUPPLY



## AVERAGE OCCUPANCY RATES



For more information and advice, please contact:

C H Williams Talhar & Wong Sdn Bhd

32<sup>nd</sup> Floor, Menara Tun Razak

Jalan Raja Laut

Kuala Lumpur

T: 03 2693 8888

E: [marketupdate@wtw.com.my](mailto:marketupdate@wtw.com.my)

F: 03 2693 6565

W: [wtw.com.my](http://wtw.com.my)

*This market overview is intended for general purposes only as an introduction to current market conditions. Real estate is a long term investment and requires careful consideration of financial objectives and independent research before investing.*

*No statement in this issue is to be construed as a recommendation or as advice to buy or sell any investment.*

*The information contained herein has been derived from sources which we believe to be reliable and as such we do not guarantee its accuracy or completeness. This report may not be reproduced, copied or circulated without the prior written agreement of WTW.*

*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)*