

# OFFICE SECTOR

Klang Valley  
Third Quarter of 2007



## SUPPLY as at 3Q 2007:

Zone	Qtr	New Building	New NLA	Total NLA
KL	3Q 07	UOA Pantai & Capital Square – Signature Offices	305,000 sq ft	54.1 mil sq ft
SUB	3Q 07	Dell Building & Prima 7	281,000 sq ft	13.7 mil sq ft
<b>Total KV</b>			<b>67.8 mil sq ft</b>	
Future Supply	2007	Plaza Cygal Tower 2, 3 2 Square, Menara LYL, UOA Damansara II, 26 Boulevard, Quill 5 – IBM & SME Building II		
	2008	One Chulan Tower (One Residency – Office), Menara Commerce, PJ Eight, KL Pavilion - DBKL Tower, BBT One - The Towers, Menara Perak, UEM Headquarters at KL Sentral, Proposed Office Buildings at Mid Valley City Phase 2, TM Cyberjaya R&D, Bangunan Mustapha Kamal, Menara UAC & MKN Embassy Techzone		
	2009	Puchong Financial Corporation Centre, Surian Tower, The Icon, G Tower (Goldis), PJ Trade Centre, Capital Square – North & South Towers, BSC Office Suites, Menara Wakaf, SSM Headquarters at KL Sentral, MIDA Headquarters at KL Sentral, Proposed Office at Solaris Dutamas, Prima 9, Batu Kawan Office at Mutiara Damansara & TRW Boulevard Square		

## DEMAND as at 3Q 2007:

- § Vacancy rate registered at 11.7% with a take up of 942,000 sq ft in 3Q 2007.
- § Selected major movers in 3Q 2007:

Zone	Major Movers	Building (New Location)
KL	Jabatan Kerja Raya	Centrepont - North
	ALSTOM Power Asia Pacific	Chulan Tower
	PricewaterhouseCoopers	1 Sentral
	General Electric International	1 Sentral
	Wilhelmsen Maritime Services	1 Sentral
SUB	Dell Global Business Centre	Dell Building
	Prudential Assurance Malaysia	Jaya 33
	Sara Lee Malaysia	Jaya 33

- § Average prime rent in KL ranges between RM5.00 – RM7.50 per sq ft. Prime capital values and yields in KL record at RM650 – RM660 per sq ft and 6.0% – 7.0% respectively.
- § Selected major office transactions in 3Q 2007:

Zone	Building	Consideration / Valuation
KL	KL Plaza *	RM425.5 million
	The Icon (West Wing)	RM174.4 million
	Wisma Damansara	RM100.0 million
	Menara PMI	RM39.0 million
SUB	Summit Subang USJ **	RM260.0 million
	Nestle House	RM39.8 million

Note: \* Together with retail component.  
\*\* Together with retail and hotel components.

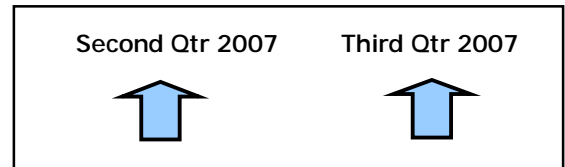
## OTHER RELATED NEWS:

- § CIMB Group's Menara Commerce at Jalan Raja Laut was put up for sale on a sale-and-leaseback basis.
- § Amanah Raya Berhad acquired Dana 13, a 13-storey office tower in Dana 1 Commercial Centre for RM 96.5 million. It also inked a 10-year lease agreement with Symphony House Berhad.

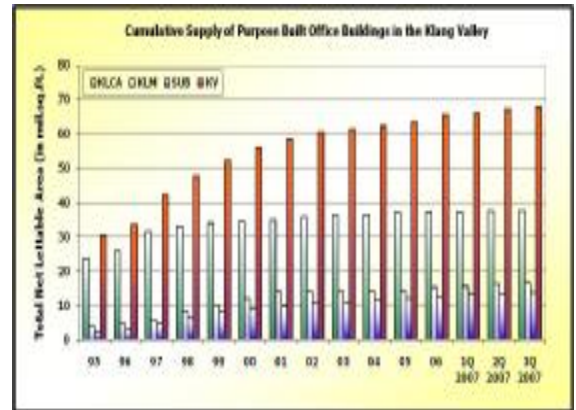
## SUMMARY / OUTLOOK:

- § New supply of office buildings by end 2007 are expected to be about 1.5 million sq ft, with KL contributing about 50% of the total new supply.
- § Tight supply trailed by healthy demand is expected to augur well for the prime office market in the short term.
- § Interest from foreign investors and institutions continue to be strong for investment grade offices.

## 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)*