

# RETAIL SECTOR

Klang Valley  
First Quarter of 2007



## SUPPLY AS AT 1Q 07:

Zone	Qtr	New Building	New NLA	Total NLA
KL	1Q 07	Bangsar Village 2	180,000 sq ft	21.95 mil sq ft
<b>Total KV</b>				<b>32.30 mil sq ft</b>
<b>Future Supply</b>	2007	KL Pavilion, The Gardens Galleria-Midvalley, Sunway Pyramid 2, CapSquare, AEON Bukit Tinggi Klang, The Heritage-Mines Resort City		
	2008	Tropicana Mall, Harbour Place, Ninet9een (USJ 19), Axis Atrium, Wangsa Walk		
	2009	1 Shamelin Shopping Mall, Bangsar Shopping Centre Phase 2, I-City, Subang Avenue		
	2010	One Mont' Kiara, Paradigm & Empire Subang – Empire Gallery		

## DEMAND AS AT 1Q 07:

- The overall average retail occupancy rate recorded approximately 86.3% as at 1Q 07.
- In terms of zoning, the average occupancy rate for KLCA and KLM recorded approximately 88.0% and 83.8% respectively.
- Likewise, SUB recorded an average occupancy rate of approximately 87.1% in 1Q 07
- Selected major leases in 1Q 07:

Zone	Tenant	Shopping Centre	Est. Flr Area (Sq. Ft.)
KLM	MPH Bookstore	Bangsar Village 2	14,000
	Celebrity Fitness		28,000
	Massimo Dutti		4,500
	Mumbai Se		2,500

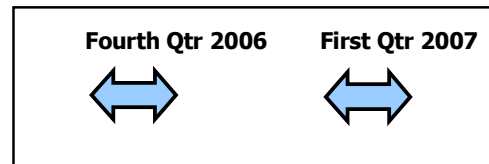
- In 1Q 07, OSK Property Holdings Berhad purchased the Atria Shopping Centre from Atria Properties Sdn Bhd for a total consideration of RM75 million.
- The breakdown of the retail transaction is as follows:-

Zone	Building	NLA (Sq. Ft.)	Consideration (RM)	Price (RM Per SQ. Ft.)
SUB	Atria Shopping Centre	208,401	RM75 million	RM360

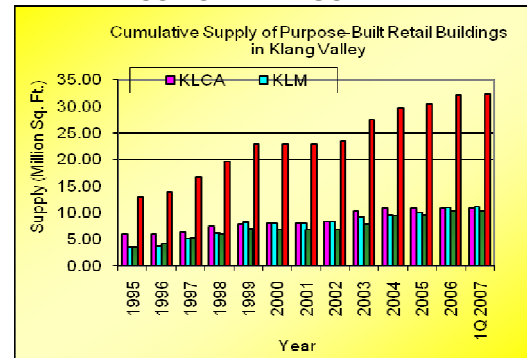
## SUMMARY / OUTLOOK:

- The retail market is expected to remain stable taking cognizance of the sustainable economy outlook, positive consumer spending and the anticipated increase tourist arrivals.
- New supply of retail centre, anticipate to be completed in 2007 is mainly of the extension of the existing prime retail centres that recorded good occupancy rates, i.e. Mid Valley Megamall and Sunway Pyramid.
- Nevertheless, the rental rates of the retail centres are expected to remain stable in the short term.

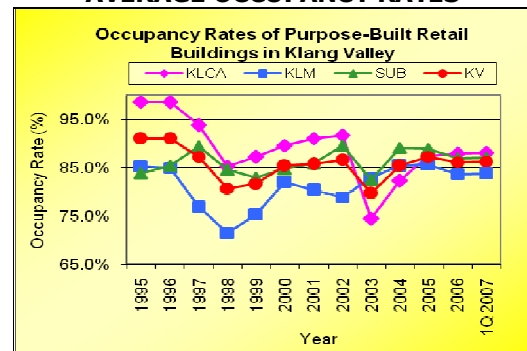
## PERFORMANCE



## 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)*