

RETAIL SECTOR

Klang Valley
2Q 2009



SUPPLY as at 2Q 2009:

Zone	Period	New Building	New NLA	Total NLA
KL	2Q 2009	Nil	Nil	24.72 mil sq ft*
SUB	2Q 2009	IOI Mall expansion	0.30 mil sq ft	13.99 mil sq ft
Total KV				38.71 mil sq ft
KV	2009	Axis Atrium, Harbour Place, Wangsa Walk, Subang Avenue Promenade and Bangsar Shopping Centre annexe		
	2010	1 Shamelin Shopping Mall, Empire Gallery, Carrefour Hypermarket – Kota Damansara, First Subang, One Mont' Kiara, Lot C – KLCC, Intermark Mall and Citta Mall		
	2011	Setia City Mall, Nu Sentral and Paradigm Mall		

* Adjusted figure

DEMAND as at 2Q 2009:

- The overall retail occupancy upped slightly to 88.6% during 2Q 2009 (1Q 2009: 87.3%). In terms of locality, the average occupancy rate for KLCA, KLM and SUB registered at 85.5%, 89.1% and 91.0% respectively during the period under review
- Some of the notable tenants opening during 2Q 2009 include:

Zone	Shopping Centre	Tenant	Est. Floor Area (Sq Ft)
KL	Berjaya Times Square	Krispy Kreme	1,600
	Hartamas Shopping Centre	Home Fix	1,300
		Grand Imperial Restaurant	15,000
	Starhill Gallery	Davidoff	750
SUB	Tropicana City Mall	GSC	33,000

SUMMARY:

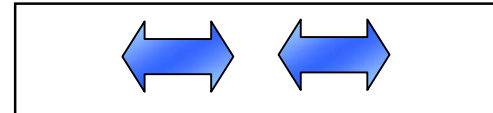
- The internationally renowned Swiss luxury brand, Davidoff, launched its first flagship store in the world in Starhill Gallery on 16th April 2009
- The long awaited well-known US brand, Krispy Kreme, joined the ranks of J.Co, Big Apple and Dunkin' Donuts in Malaysia, when it opened its first flagship store in Berjaya Times Square on 27th April 2009
- Pavilion Kuala Lumpur was named by the International Real Estate Federation (FIABCI) as the world's best retail centre in its Prix d'Excellence Awards 2009 in May 2009
- The International Council of Shopping Centres Inc (ICSC) has awarded Mid Valley Megamall a MAXI gold award for visual merchandising. Midvalley Megamall was the only retail mall in Asia to be awarded gold at the ceremony in Hollywood
- Carrefour Hypermarket in Kota Damansara was issued with a stop-work order in April 2009 following protests from the residents
- Malton's wholly owned Domain Resources Sdn Bhd has secured a RM175 million contract from Jaya Section Fourteen Sdn Bhd to build a 7-storey retail centre (NLA: 300,000 sq ft) on the Jaya Supermarket site in Section 14. Construction is expected to commence August 2009 and complete by 2011
- In keeping with the constant change in fashion and trends, Lot 10 is currently undergoing complete revamp and will be unveiled in October 2009. Amongst the new tenants opening are The Actor's Studio in October 2009 and Debenhams in April 2010

OUTLOOK:

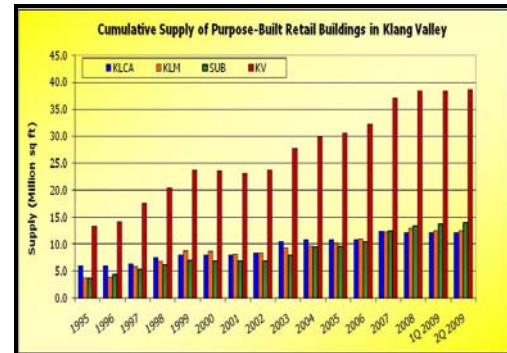
- A further 1.09 million sq ft and 2.27 million sq ft of retail space from 13 retail centres are expected to be completed by end 2009 and 2010 respectively in Klang Valley
- The retail sector remained stable as household optimism is rising again and consumers are more willing to spend, in the back of a recovering local economy boosted by various stimulus packages introduced by the government
- Temporary rental rebates and promotions however still play a vital role in the retail sector given the oversupply of retail space and a general demand for retail space remaining stagnant

PERFORMANCE

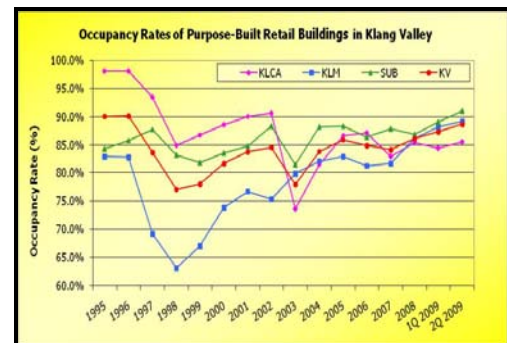
1Q 2009 2Q 2009



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)