

- **Convenient Access**

The Properties are located in an area close to numerous hotels and offices, making them very accessible to tourists and travelers, as well as office workers.

The Lot 10 Property is also linked by an overhead bridge to another popular shopping centre, Sungei Wang Plaza.

- **Strong Brand Recognition**

The Properties enjoy high profile status due to their strong branding, spearheaded by YTL Land and their strategic location in Kuala Lumpur's prime shopping area.

The building which houses Starhill Property was awarded one of KL's major awards, the 1997 FIABCI International Prix d'Excellence Special Award in the Retail Properties Category for its architectural design. The current rebranding and transformation of Starhill Property to become an icon of luxury and indulgence includes renovation works designed by international architect David Rockwell of New York.

- **High occupancy levels**

Both Starhill Property and Lot 10 Property ("Retail Properties") enjoy high occupancy levels, reflecting the demand for quality space at a prominent location along Kuala Lumpur's tourist hub. As at Latest Practicable Date*, Starhill Property and Lot 10 Property had an occupancy rate of 99.9% and 96%, respectively.

- **Strong Tenant Base**

The Retail Properties are tenanted by high profile, international brand names and prominent local stores, as a result of the YTL Land's marketing efforts to promote the Retail Properties as a well known and desired address.

Starhill Property houses exclusive association led by the prestigious LVMH Group with Louis Vuitton and Fendi paving the way with stand alone boutiques including Kenzo, Asprey, Korloff, Mulberry, Anne Klein and Jim Thompson. Renowned luxury houses including Gucci, Dunhill, Celine, Loewe, Versace, Cole Haan, DKNY, Givenchy, Ferragamo and Davidoff have all established their presence at Starhill Gallery.

This property also showcases stand alone boutiques and highly established retailers in the luxury watch industry. Jaeger-Le Coultre established their largest free standing boutique in the world.

Lot 10 Property houses Isetan of Japan and well-known apparel brands such as Armani Exchange, Calvin Klein, Esprit and Guess, to name a few.

Starhill Property

Description

The Starhill Property is located along Kuala Lumpur's prime shopping district, Jalan Bukit Bintang within an area more popularly known as "Bintang Walk". The property comprises a 7-level shopping centre with 5 basements forming part of the podium block of the main building together with a 12-level annexe building with 3 basements.

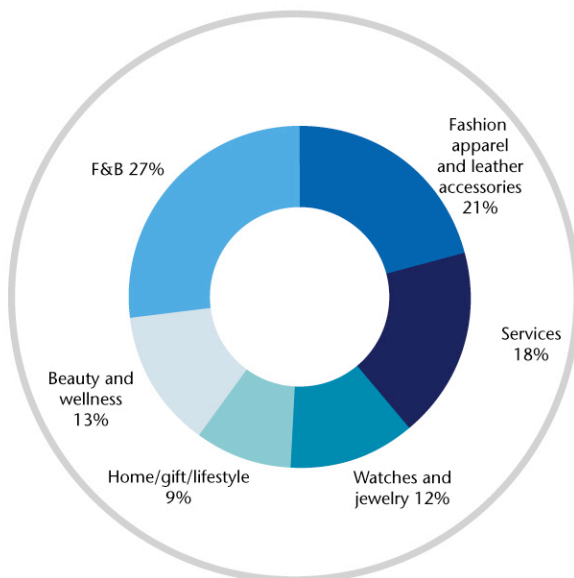
Tenants

Tenants at the Starhill Property include Swiss Union, Cortina Watch, Louis Vuitton, Gucci, Asprey, Christian Dior and Chopard.



Starhill Gallery
Appraised value of property RM 480 million

Starhill Property Tenant Mix by Sector



Note

Tenant mix as at 31 July 2005 and taking into account sub-sectors of Autodome's sub-tenants in the Starhill Property and with respect to the Starhill Property only, if not sub-tenanted, the floor category in line with the Starhill rebranding.

Property Statistics

Net Lettable Area	295,006 sq. ft. as at Latest Practicable Date*
Occupancy	99.9% as at Latest Practicable Date*
Gross Receipts for FY2005	RM28.57 mn