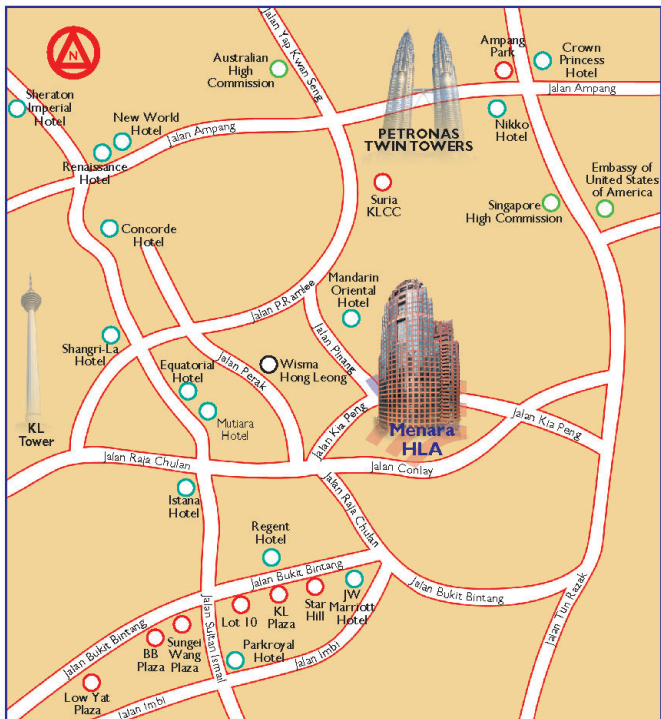


Menara HLA



Menara HLA is strategically located in the heart of the prestigious Golden Triangle of Kuala Lumpur. Menara HLA's major tenants include Hong Leong Assurance Bhd, HLG Capital Berhad, Vsource Asia Berhad, RZ Corporation Sdn Bhd, Jaring Communications Sdn Bhd (formerly known as Mimos Berhad) and Aker Kvaerner Engineering S.E.A. Sdn Bhd. Tower REIT will acquire Menara HLA for a cash consideration of RM221.0 million.

Property statistics as at 31 January 2006:

Address : No. 3, Jalan Kia Peng, 50450 Kuala Lumpur

Net lettable area : 396,820 sq. ft.

Tenure : Freehold

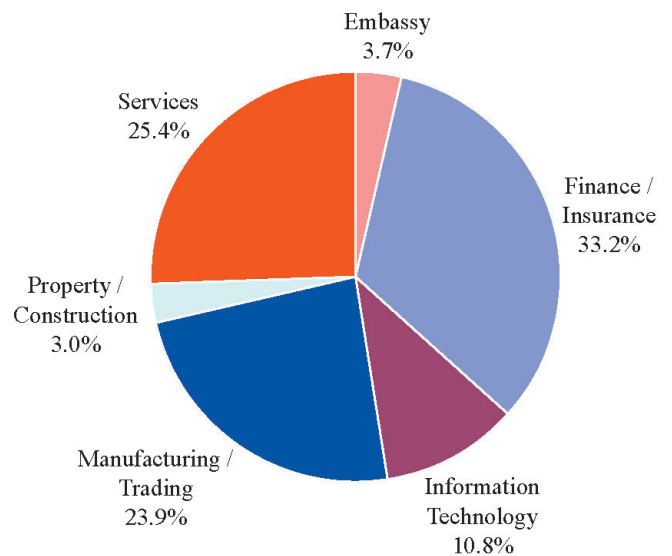
Appraised value : RM228.0 million

Occupancy : 83.6%⁽¹⁾. The occupancy will increase to 94.0% upon commencement of the Master Tenancy.

Note:

⁽¹⁾ There is a committed tenancy which will increase the occupancy rate to 85.8% when the tenant takes up office space in the first quarter of 2006.

Tenant Mix*



* Inclusive of committed tenancies