



SUBANG PARADE

It's Our Place!

SUBANG PARADE

5, Jalan SS16/1, 47500 Subang Jaya, Selangor Darul Ehsan

Three levels of retail space and one basement level carpark, strategically located in the affluent township of Subang Jaya in Selangor. Positioned as a one-stop shopping centre with its primary trade area focused on Subang Jaya and USJ.

MAHKOTA PARADE

It's Our Place!

MAHKOTA PARADE

1, Jalan Merdeka, 75000 Melaka.

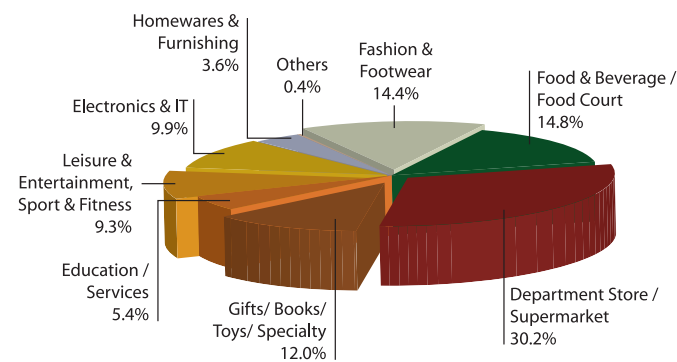
Three levels of retail space and one basement level carpark, strategically located near the historical district of Melaka. Positioned as the prime regional shopping centre in Melaka state.

PROPERTY INFORMATION

Net Lettable Area	472,709 sq ft
Car Park Lots	1,390
Title	Freehold
Occupancy	98.5%
Appraised Value	RM290 million
Annual Visitors	5.7 million (2005)

TENANT MIX

(By NLA, as at September 30, 2006)



KEY TENANTS

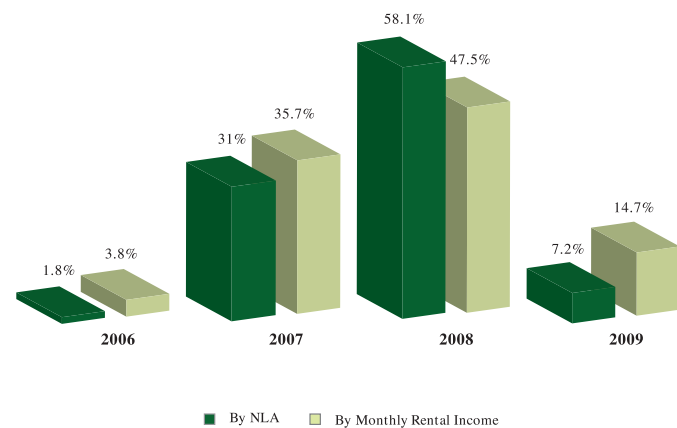
Parkson Grand, Bata, Toys 'R' Us, HSL Electrical & Electronics, The Reject Shop, TGI Fridays, Kenny Rogers Roasters, Voir

TENANCY RENEWAL RATES

FYE 31 December	Renewed Tenancies	Average Rental Increase
2004	40	13.8%
2005	27	16.8%

TENANCY EXPIRY PROFILE

(as at September 30, 2006)



TENANCY PROVISIONS

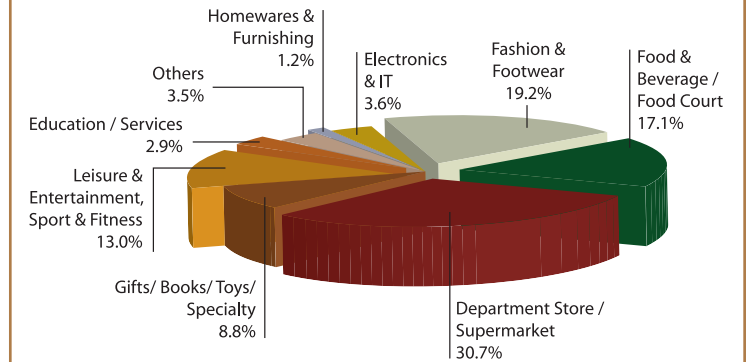
Provision	% of total Tenancies
Step-Up	47.1%
Turnover Rent	91.6%

PROPERTY INFORMATION

Net Lettable Area	471,417 sq ft
Car Park Lots	955
Title	Leasehold (2101)
Occupancy	94.9%
Appraised Value	RM233 million
Annual Visitors	8.0 million (2005)

TENANT MIX

(By NLA, as at September 30, 2006)



KEY TENANTS

Parkson Grand, Bonia, Giant, The Reject Shop, McDonald's, Baleno, Ampang Superbowl, Golden Screen Cinemas, B.U.M. City

TENANCY RENEWAL RATES

FYE 31 December	Renewed Tenancies	Average Rental Increase
2004	26	21.9%
2005	22	28.0%

TENANCY EXPIRY PROFILE

(as at September 30, 2006)



TENANCY PROVISIONS

Provision	% of total Tenancies
Step-Up	70.6%
Turnover Rent	82.4%