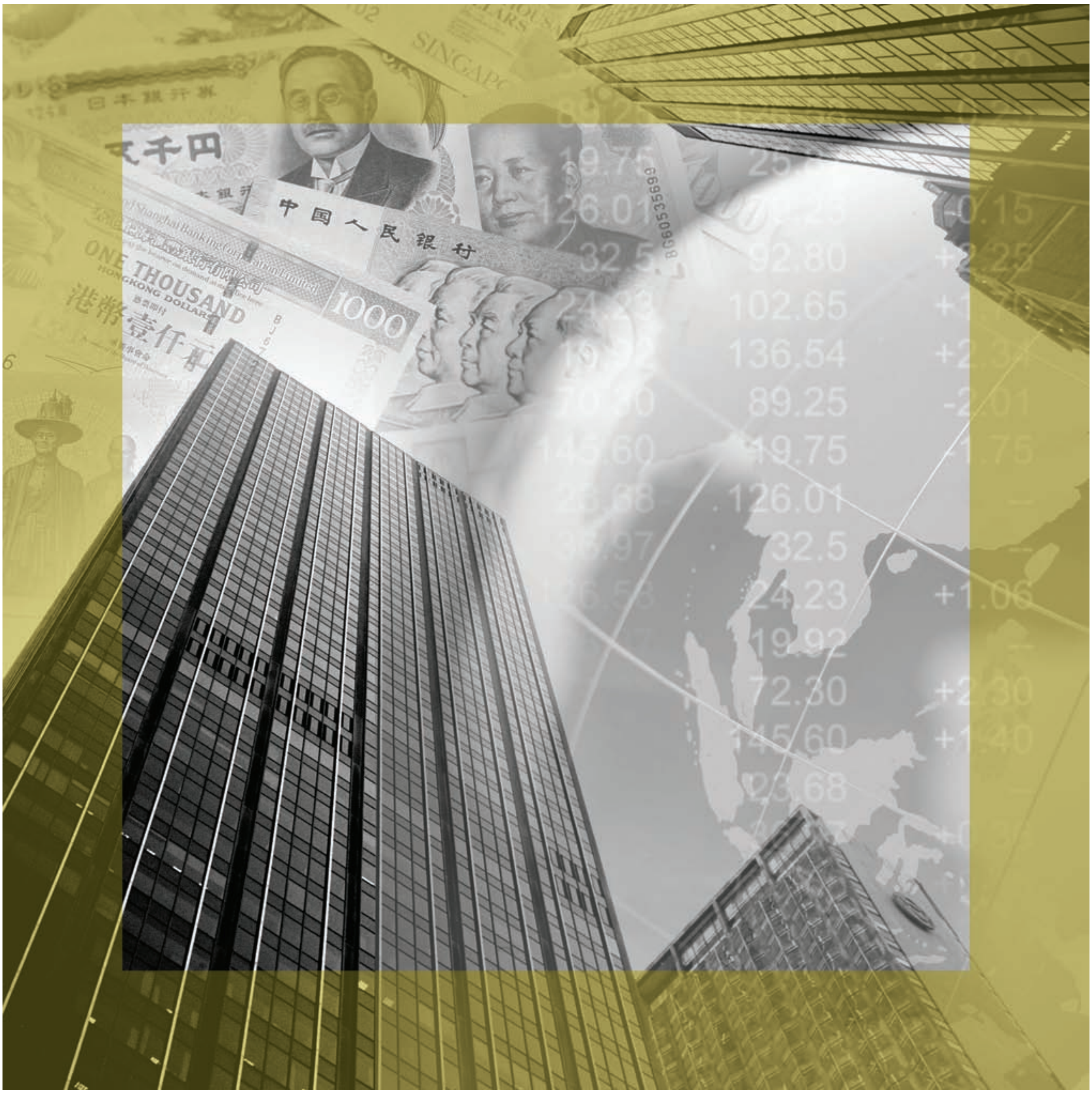
Q3 2007



ASIAN INVESTMENT MARKET FLASH

CBRE RESEARCH

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EXECUTIVE SUMMARY

India				
Delhi*	7.5-9.5%	2.0-3.0%	8-9.5%	n.a.
Mumbai*	15.0-16.0%	3.5-4.5%	15.0-16.0%	15.0-16.0%
Jakarta^	9.5-11.0%	10.8-12.0%	10.0-13.5%	8.5-10.3%
Tokyo^	2.8-3.3%	4.3-4.8%	2.8-3.3%	4.5-5.3%
Kuala Lumpur^	6.0-7.0%	6.0-7.0%	6.5-7.0%	n.a.
Manila*	11.0-12.0%	7.0-10.0%	12.5-14.5%	n.a.
PRC				
Beijing*	7.0-9.0%	6.0-8.0%	8.0-10.0%	10.0-12.0%
Shanghai*	7.0%	6.0%	8.0%	8.0-9.0%
Guangzhou*	7.2-9.4%	4.7-7.1%	6.0-9.0%	n.a.
Hong Kong*	4.5%	3.5%	3.9%	7.0%
Singapore*	4.3%	2.6%	5.8%	2.9%
Seoul*	5.0-5.5%	3.0-4.0%	7.0-8.0%	7.0-7.5%
Taipei*	4.0-5.0%	n.a.	5.0-5.5%	5.0-6.0%
Bangkok^	6.0-8.0%	4.0-5.0%	8.0-9.0%	10.0-11.0%

Japan

Hong Kong

	City	District	Property	Sector	Approx. Transaction Value (US$) mn
1	Tokyo	Minato-ku, Tokyo	Toranomon Pastoral Hotel	Hotel	1,996
2	Tokyo	Chuo-ku, Tokyo	Ginza Toshiba Building	Retail	1,392
3	India	Kolkatta	Hindustan Motors Plant	Industrial	1,255
4	Seoul	CBD	Daewoo Center Building	Office	1,051
5	Various in Japan	Various	17 distribution centres	Industrial	735
6	Singapore	Raffles Place	One Raffles Quay (one-third stake)	Office	636
7	Singapore	Raffles Place	One Raffles Quay (one-third stake)	Office	636
8	Tokyo	Shinagawa-ku, Tokyo	Tennozu First Tower	Office	562
9	Shanghai	Changning	City Centre Ph.I, Ph.II, and Ph.III	Mixed	558
10	Singapore	Raffles Place	Chevron House	Office	493

SINGAPORE

Investment activity in the office sector more than quadrupled (q-o-q) in the third quarter, with the S$6.83 billion in transactions accounting for 43.5% of investment sales. With rents at all-time highs, REITs and foreign funds remained keenly interested in prime office properties. The sale of Chevron House (formerly Caltex House) to Goldman Sachs for S$730 million (S$2,783 psf) set a new benchmark for office transactions. CapitaLand divested its interest in Wilkie Edge, a mixed development including office space, to CapitaCommercial Trust for S$182.7 million. CapitaLand also acquired the remaining 50% stake in One George Street and The Adelphi from its partner in Eureka Office Fund Pte Ltd for S$715.75 million. K-REIT and Suntec REIT each paid S$941.5 million for one-third stakes in One Raffles Quay.

The residential sector's S$5.77 billion in transacted value (including Good Class Bungalow sales) amounted to 36.8% of total investment sales. The collective sales market remained active, with 17 sites changing hands for a total of S$1.75 billion. Notable en bloc transactions included Overseas Union Enterprise's purchase of The Grangeford for S$625 million (S$1,810 psf/plot ratio), and Bravo Building Construction's purchase of Tulip Garden for S$516 million (S$1,018 psf/plot ratio). Looking beyond landbanking, 56 units at The Reflections at Keppel Bay and 180 units at Costa Del Sol changed hands for S$286 million and S$200 million, respectively, while the 61 units at M21 were reportedly sold to a fund representing US and UK investors for S$100 million.

REIT-related purchases drove investment in the industrial sector, with transactions totalling S$582.66 million accounting for 3.7% of total investment sales. MacarthurCook Industrial REIT acquired two properties for a total of S$109.3 million and Cambridge Industrial Trust and MapletreeLog also expanded their portfolios, acquiring properties for S$108.5 million and S$47.2 million, respectively.

MAJOR TRANSACTIONS - Q3 2007 EXCHANGE RATE: US$1 = S$1.48

Sector	District	Property	Approximate Price (mn) S$	US$
Office	Raffles Place	One Raffles Quay (one-third stake)	942	636
Office	Raffles Place	One Raffles Quay (one-third stake)	942	636
Office	Raffles Place	Chevron House	730	493
Residential	9	The Grangeford	625	422
Residential	10	Tulip Garden	516	349

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SOUTH KOREA SEOUL

The Seoul market continued to attract robust investment interest during the third quarter of 2007. Investors sought prime office buildings in major districts, though there were few transactions due to keen competition for the limited number of available properties.

However the quarter's two transactions in the CBD set new records: KORAMCO purchased Seoul City Tower from GRA for KRW 320 billion (about KRW 5.3 million psm), and Morgan Stanley Real Estate purchased the Daewoo Center for KRW 960 billion. These transactions established new benchmarks for capital values, and prices for office buildings coming on the market will reflect these new benchmarks.

As investment opportunities in Seoul's three major business districts grow increasingly limited, many investors have turned to emerging secondary markets such as Digital Media City and Bundang-gu, where more properties are available.

MAPS Investment Management was again extremely active, adding to its recent string of office acquisitions with the forward transaction of the Daishin Securities HQ building, (to be completed in March 2008) from Daishin Securities for KRW 60 billion. The building is located in Bundang-gu.

Investors are expected to continue becoming increasingly attuned to secondary areas, and locations such as Pangyo IT Valley and New Songdo City in the Incheon Free Economic Zone are likely to see significant investment activity as large volumes of new supply come on stream over the next few years.

Given strong investor demand and the limited number of properties for sale, capital values of office buildings in the three major business districts sharply increased. However rents have remained relatively stable (increasing 1.1% q-o-q in the third quarter) compared to capital values, and yield compression continued. Capital values are expected to increase further, and the firming stance of landlords is expected to exert upward pressure on rents.

MAJOR TRANSACTIONS - Q3 2007 EXCHANGE RATE: US$1 = KRW 913.75

Sector	District	Property	Approximate Price (mn) KRW	US$
Office	CBD	Daewoo Center Building	960,000	1,051
Office	CBD	Seoul City Tower	320,000	350
Office	CBD	K1 REITs Building	88,574	97
Office	CBD	ING Center Building	150,000	164
Retail	CBD	Avata Mall	170,000	186

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INDIA MUMBAI

Despite increasing land prices, the third quarter saw sustained investment interest and a number of sizeable investment deals, many involving large international investment funds. In one of India's largest ever real estate private equity deals, Deutsche Bank Singapore acquired an approximately 25% stake in a Special Purpose Vehicle (SPV) owned by leading Mumbai developer Lodha group, for US$420 million (INR 17 billion). The SPV will develop three FDI-compliant projects with site coverage of 70 acres in peripheral areas of Mumbai.

Private equity funds including Barclays Capital, Citigroup, HSBC Financial, DB Fund Mauritius and overseas funds including Alpine Capital and Bluerich Fund collectively acquired an approximately 24% stake in Phoenix Mills (a former textile mill area in central Mumbai) for US$320 million (INR 13 billion).

Local investors were also active, primarily in the office market. In separate transactions in central Mumbai, Alok Industries' subsidiary Alok Infrastructure purchased 575,000 sf of office space for US$260 million (INR 10.75 billion) and another 65,000 sf for US$17.15 million (INR 700 million).

Appetite for risk is also increasing, with various local and international funds now looking to finance tenanted projects (projects involving land parcels with existing tenants who need to be resettled). Numerous funds have tied up with local developers in the re-development of the Dharavi slum area, located near the alternate business district of Bandra Kurla Complex: partnerships include Housing Development and Infrastructure Limited's recent association with Lehman Brothers; Akruti Nirman's (a firm specialising in slum rehabilitation projects), venture with Limitless, a subsidiary of Dubai World; and Oberoi Constructions' tie-up with major Chinese developer Shimao Group.

MAJOR TRANSACTIONS - Q3 2007

EXCHANGE RATE: US$1 = INR 39.85

Sector	District	Property	Approximate Price (mn) INR	US$
Office	Lower Parel	Dawn Mills	10,750	270
Land	Bhandup	Kilburn Engineering	1,247	31
Land	Navi Mumbai	Eveready plant	1,150	29

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INDIA NEW DELHI

Limited supply in New Delhi's primary commercial districts has seen the investment focus shift to suburban/peripheral areas, with strengthening investor interest driving increases in demand as well as rentals and capital values in sub-markets such as Noida and Gurgaon.

Despite the increasing prominence of such locations, investors continued to explore opportunities in Delhi itself, especially those priced at attractive levels. For instance, the recent launch of an investment-grade commercial development by DLF (one of India's largest developers) in West Delhi priced at levels comparable to commercial properties in suburban/ peripheral markets, received an overwhelming response from investors, with available space (approximately 500,000 sf) sold within 24 hours. The strong response indicated that investors remain keen to purchase space in Delhi perceived as offering value.

Investment activity in the residential sector remained focused on Tier II cities such as Chandigarh, Jaipur and Dehradun where enhanced demand for quality housing is leading to increasing numbers of residential projects. Premium housing launched in Gurgaon in recent quarters has seen some consolidation in prices following the major increase in supply, with rates in the secondary market up to 15% lower than those quoted by developers.

The third quarter also witnessed a marginal softening of interest rates, with some major banks including Housing Development Finance Corporation (HDFC) reducing their home loan rates by 50 basis points to boost interest in the home loan market and activity during the festive season. Other banks are expected to follow suit by the end of 2007.

Notable transactions included the sale of approximately 500,000 sf of the DLF project in West Delhi, priced at US$318.47 (INR l3,000) psf, the sale of approximately 30,000 sf of NBCC Plaza in South Delhi, and a tender process sale of pre-leased units in the Unitech Cyber Park, leased to IBM and sold to individual investors (at yields of 7.75%-8%).

MAJOR TRANSACTIONS - Q3 2007

EXCHANGE RATE: US$1 = INR 39.85

Sector	District	Property	Approximate Price (mn) INR	US$
Office	Delhi	DLF Project, Najafgarh Road	39	0.98
Office	Gurgaon	Unitech Cyber Park	50	1.25

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INDONESIA JAKARTA

The increased investment activity in Indonesia involves investments by new domestic and international entrants and expansion of existing projects, and the government's implementation of consistent, business-friendly policies is expected to spur further investment in the industrial sector, property, trading and services and infrastructure from both local and international investors.

Many retailers are expanding, especially in strategic locations. One Pacific Place, a major retail project, will enter the market in the final quarter of 2007. Yields for prime retail property range from 10% to 13.5%.

The automotive sector again attracted major investments: PT Moric Indonesia, which manufactures electronic and automotive components, will develop a factory in Cikarang, Bekasi and expand its existing factory in Pulogadung Industrial Estate. The total investment for both projects will reach US$10.5 million. Automotive component company PT Yuasa Battery Indonesia completed a US$11.2 million factory extension at its facility in the Tangerang area. Prices for industrial land have risen 5-6% q-o-q in the face of increasing demand, with land in industrial parks now priced at IDR 300,000 - 600,000 psm. Prices outside industrial parks vary widely depending on location, ranging between IDR 150,000 - 400,000 psm. Local players continued to dominate the property sector. PT Lippo Karawaci has several Jakarta luxury residential projects under development, including Kemang Village in Kemang, South Jakarta and the residential component of the Paragon City mixed-use development in Puri Indah.

Average capital values in the office sector remained stable in the third quarter, at IDR 12 -14 million psm. Investment activity again focused on strata-title sales in new buildings. A number of projects under development in the Kuningan area of the CBD will be sold strata-tile, including the Cyber 2, which will be developed at the intersection of Jl. Rasuna Said and Jl. DR. Satrio.

NO MAJOR TRANSACTIONS WERE RECORDED IN JAKARTA IN THE THIRD QUARTER OF 2007.

MALAYSIA (This section is contributed by CH Williams Talhar & Wong) KUALA LUMPUR

The investment market remained relatively active during the third quarter of 2007, with significant transactions involving government-linked bodies, institutional funds and overseas investors. Major transactions included Pavilion International Limited's purchase of the mixed-use KL Plaza Building, for RM 471 million and CapitaLand's acquisition of the Mines Shopping Fair retail centre, located in Seri Kembangan (greater Kuala Lumpur), for RM 432 million (RM 720 psf).

Several institutional funds added to their portfolios during the quarter: AmFIRST REIT acquired The Summit Subang USJ mixed-use development for RM 260 million, AmanahRaya REIT purchased three industrial complexes and a bonded warehouse complex for a total of RM 139.7 million, while Axis REIT acquired the Nestle House office building for RM 39.8 million. All of these properties are located in greater Kuala Lumpur.

Malaysian Resources Corporation Berhad sold Lot A - KL Sentral to the CIMB-Mapletree Real Estate Fund 1 for a consideration of RM 100 million, the same parties also signing a turnkey contract under which Malaysian Resources will develop an office tower (net lettable area approximately 610,000 sf) on the site and transfer it to the fund for RM 304 million.

Mah Sing Group Berhad was active during the quarter: the developer sold the west wing of The Icon, currently under development and scheduled for completion in 2009, to the government-linked Koperasi Permodalan Felda Berhad for RM 174 million (RM 715 psf). In July, Mah Sing paid RM 52 million for a 4.76-acre commercial plot in south Kuala Lumpur. It will develop the Southgate Commercial Centre on the site.

The period's most notable development land transaction was the RM 99 million (RM 1,041 psf) purchase of a 2.18-acre plot in KL Sentral by Excellent Bonanza Sdn Bhd (a JV between Malaysian Resources Corporation Berhad and Aseana Properties Limited), which will develop an office and hotel project on the site. CH Williams Talhar & Wong completed the transaction.

MAJOR TRANSACTIONS - Q3 2007 EXCHANGE RATE: US$1 = RM 3.40

Sector	District	Property	Approximate Price (mn) RM	Approximate Price (mn) US$
Office	Kuala Lumpur	Lot A, KL Sentral - Office Tower	404	119
Office	Kuala Lumpur	The Icon (West Wing)	174	51
Site	Kuala Lumpur	*Parcels C & D, Lot G, KL Sentral	99	29
Office / Retail / Hotel	Petaling	The Summit Subang USJ	260	76
Retail	Petaling	Mines Shopping Fair	432	127

Transaction prices are reported according to the best of our knowledge but we do not guarantee their accuracy. Discrepancies may result due to rounding.
**deal closed by CH Williams Talhar & Wong*

CBRE CB RICHARD ELLIS

PHILIPPINES — MANILA

Investor sentiment concerning the Philippines maintained a positive momentum, as evidenced by the 30% y-o-y increase in the value of investments committed in the first half of 2007, reaching a total of PHP 130 billion. This activity carried over to the third quarter as investors earmarked funds for projects scheduled to begin before the end of the year.

In a recent survey of 100 senior executives from Fortune 500 and FTSE 100 companies conducted by US consulting firm Frontier Strategy Group, the Philippines was selected as one of the top seven global destinations for new investment.

Two of the quarter's major investments were in the hotel sector. Ayala Land and Dubai-based Kingdom Hotel Investments have formed a JV to develop a US$153 million hotel and residential development on a 7,377-sm site located in the Makati CBD. The project will consist of a 300-room Fairmont Hotel, a 30-suite Raffles Hotel and 185 Raffles-branded residential units. The project is set to break ground in the fourth quarter of 2007.

The second major hotel investment announced during the quarter involved a five-star 400-room hotel, to be known as the Sofitel Cebu, which will be located in Mactan, Cebu. This PHP 2.8 billion development is a JV between mall developer SM Investments Corp and Accor, owner of the Sofitel brand of hotels. The hotel is scheduled to open in December 2008.

Apart from real estate, the influx of funds from major PRC manufacturers establishing facilities in the Philippines is a noteworthy new trend. Chinese glassmaker Jingniu Glass has committed to begin construction of the initial phase of its tinted and specialised glass-manufacturing facility in the Subic Bay Freeport before the end of 2007. The initial investment is estimated at US$100 million, with Jingniu having committed to invest a total of US$300 million in the multi-phase project.

NO MAJOR TRANSACTIONS WERE RECORDED IN MANILA IN THE THIRD QUARTER OF 2007.

PEOPLE'S REPUBLIC OF CHINA — BEIJING

Foreign investors remained active in Beijing this quarter. Singaporean serviced residence management firm Frasers Hospitality bought a CBD luxury residential project, Tower D of OFFICE PARK, for RMB 980 million. The purchase, which is Frasers' first major acquisition in Beijing, is intended to be launched in 2008. Czech investor ECM purchased the 768,485 sf Metropolis Tower (Tower C of the Zhongguancun Financial Centre) for RMB 1.06 billion. It should be finished in late 2008.

HSBC has raised US$700 million for a private equity fund investing in Chinese property. The JV between HSBC and Hong Kong developer Nan Fung Group, each of which invested US$100 million, will both develop projects and buy existing assets. It has purchased a 1.1 million-sf office project, Financial Street No. 1 (a pair of buildings located on Finance Street) for an undisclosed amount. Nan Fung independently acquired the development rights of One Square, a GFA 1.3 million-sf mixed-use project located in Xidan, for RMB 845 million. The total investment is expected to amount to at least RMB 2 billion. The project is under construction.

Domestic financial services firms continued to evaluate acquiring prime commercial property for investment or self-use. The Finance Street sub-market has become particularly attractive, as it appears to be maturing. Local investors acquired two Finance Street buildings en bloc during the quarter: the Beijing branch of Bank of Communications purchased the two-tower Hangyu Plaza (total floor area 1.1 million sf) for RMB 1.79 billion, and is expected to occupy the space, and an undisclosed local buyer acquired a 398,268-sf office building near north Finance Street for RMB 479 million. Domestic investors and end-users are expected to become increasingly active over the short- to mid-term future.

Central Government restrictions on foreign capital flows into the property market have prompted some foreign investors to acquire property through acquisitions of overseas vehicles which acquired property in China before the 2006 issuance of Circular 171.

MAJOR TRANSACTIONS - Q3 2007

EXCHANGE RATE: US$1 = RMB 7.51

Sector	District	Property	Approximate Price (mn) RMB	US$
Office	Chaoyang	Gateway Plaza	2,700	360
Residential	Chaoyang	OFFICE PARK (Tower D)	980	130
Office	Xicheng	Hangyu Plaza	1,790	238
Office	Haidian	Metropolits Tower	1,060	141
Office	Xicheng	EverBright World Center	479	64

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PEOPLE'S REPUBLIC OF CHINA — SHANGHAI

In the third quarter of 2007, foreign investors, particularly European investment funds, continued to show keen interest in Shanghai's property market as was manifest in a number of en-bloc acquisitions.

The most notable deal was the acquisition of several mixed-use properties by China Real Estate Opportunities (CREO), which was established by the Irish property investment giant Treasury Holdings and listed in London in July. In August, CREO announced the completion of the acquisitions of City Centre (Phases I, II, and III) in Hongqiao and Central Plaza in the People's Square area, all previously owned by Macau billionaire Stanley Ho.

CREO acquired the City Centre properties for about US$560 million, while it paid US$148 million for Central Plaza. The acquired portion of City Centre is an office and retail project with a total GFA of about 2.85 million sf. Phases I and II are completed and tenanted, while Phase III is scheduled for completion in 2009. Central Plaza is a 19-storey office tower above a three-floor retail podium. Based on the rental income of Central Plaza in 2006, the gross yield of this investment is estimated to be around 6.5%.

A JV formed by subsidiaries of Hong Kong-listed Capital Strategic Investment and Tian An China Investments acquired 100% equity of the holding company of Novel Plaza, an office building (GFA 312,400 sf) in the People's Square area for US$105 million. One of the sellers, CPI Asia NP Ltd, an investment arm of Citigroup, acquired 75% equity of the property in 2005 for about US$50 million.

In September British property investment firm Grosvenor acquired Blocks 6 and 7 of Shui On's Lakeville Regency, for an undisclosed price. Grosvenor will hold the 28 duplex apartments for lease. SEB and Pacific Star paid approximately US$150 million for Cross Tower, a Huangpu office building which had been held by Goldman Sachs since 2005.

MAJOR TRANSACTIONS - Q3 2007

EXCHANGE RATE: US$1 = RMB7.51

Sector	District	Property	Approximate Price (mn) RMB	US$
Mixed Use	Huangpu	Cross Tower	1,127	150
Mixed Use	Changning	City Centre Ph. I, Ph. II, and Ph. III	4,192	558
Mixed Use	Huangpu	Central Plaza	1,111	148
Residential	Luwan	Lakeville Regency	undisclosed	undisclosed
Office	Huangpu	Novel Plaza	789	105

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PEOPLE'S REPUBLIC OF CHINA — GUANGZHOU

Recent policy changes have had less impact than expected on overseas investor interest in the Guangzhou property market since yields, particularly in the office sector, remain relatively high compared to those in other China's first-tier cities.

Given the limited number of quality products on the market, overseas investors have increasingly focused on land acquisition and development. Malaysian conglomerate Country Heights Holdings Berhad entered Guangszhou and will invest RMB 450 million to develop the Country Heights, which will include villas, retail facilities, hotels and resorts.

Confident in the outlook for the office market, Hong Kong developers have bid against local players for prime office sites. In July, Hong Kong developer Taihua Real Estate (China) acquired the PRNC B1-3 plot in Pearl River New City (PRNC) for RMB 1.09 billion. The deal's accommodation value of RMB 1,106.70 psf established a new benchmark for office sites in both PRNC and Guangzhou as a whole.

Benefiting from the improving financing environment, domestic developers are aggressively expanding land banks, driving prices to new highs in many areas. Local giant R&F Properties acquired a residential site on Yunxiang Road (Baiyun District) for an accommodation value of RMB 1,739.90 psf - the highest ever paid in the city. Poly Real Estate set a new record in Jinshazhou, paying a price of RMB 2 billion for a residential site in Baiyun District.

An unidentified domestic company reportedly purchased the Nanhu Shanzhuang villa project, adjacent to Nanhu Lake, on an en bloc basis. Covering a total land area of 2.39 million sf, the scheme is being developed in phases. The total consideration for the acquisition has been estimated at around RMB 2 billion.

MAJOR TRANSACTIONS - Q3 2007

EXCHANGE RATE: US$1 = RMB 7.51

Sector	District	Property	Approximate Price (mn) RMB	US$
Office Site	Tianhe	PRNC B1-3	1,090	145
Residential Site	Baiyun	Jinshazhou B3701A02	2,120	282
Residential Site	Baiyun	Jinshazhou B3701A04	2,080	277
Residential Site	Baiyun	Jinshazhou B3702A06	2,100	280

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TAIWAN TAIPEI

Taipei's investment market was upbeat during the third quarter, with notable transactions in the office, industrial office and retail sectors. Local and overseas insurance companies were, and are expected to remain, major drivers of the investment market.

The largest office transactions in terms of absolute value were AIG's purchase of twelve storeys and parking space in the Chong Sheng Building for NT$3.43 billion and the NT$5.2 billion sale of Meifu Building to CITADALE, a Singapore-based private fund.

No premium office space has come on stream in Taipei for the past eight quarters, and the Meifu Building, opening in 2008, will be the first to enter the market. The entire building has been pre-committed by AEGON Life Insurance under a long-term lease. Institutional investors have gradually shifted their attention from the major CBD sub-markets in eastern Taipei to sub-markets in western districts. The industrial office sector has generated attractive yields compared to the CBD office market, and the Neihu Technology Park continued to be a major focus of interest, with investment transactions totalling nearly NT$8 billion (US$242.5 million). Shin Kong Life Insurance was particularly active, purchasing the Ming Hu and Ji Hu buildings from BenQ for NT$5.04 billion, and the A+ Center (under construction) from Huaku Construction for NT$1.5 billion.

In addition to Neihu's large pool of single-ownership properties, the opportunities for sale and leaseback agreements have also proved attractive to investors. The city government's large-scale Neihu expansion plan indicates the strong demand for quality industrial office space in the area, and is likely to further intensify the competition for industrial office properties.Investors have also broadened their focus to include retail properties, as rents and capital values of retail properties have shown steady growth. Highlighting this trend, was ING's acquisition of the T-Central Shopping Mall in Taichung City for NT$4.6 billion.

MAJOR TRANSACTIONS - Q3 2007 EXCHANGE RATE: US$1 = NT$32.57

Sector	District	Property	Approximate Price (mn) NT$	US$
Office	Jiangkuo North Road	Mei Fu Building	5,200	160
I/O	Neihu Technology Park	Ming Hu Building	1,555	48
I/O	Neihu Technology Park	Ji Hu Building	3,482	107
Office	Taipei Main Station	Chong Sheng Building	3,428	105
Retail	Taichung City	T-Central Shopping Mall	4,600	141

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THAILAND BANGKOK

Though local and international investors continued to seek investible properties, including development sites in Bangkok's city centre, few investment-grade properties were available for sale. Activity by overseas investors also declined due to the continual increase in land prices and the lack of good land plots.

Interest remained focused on popular resort destinations such as Phuket, Pattaya, and Samui, in addition to Bangkok. A JV between Univentures Plc and TCC Capital Land, purchased a 30-year leasehold two-acre land plot at the intersection of Pleonchit and Wireless Roads in central Bangkok for about THB 712 million. The JV will develop a mixed-use development including a hotel and serviced apartment or office elements on the site.

The largest transaction in Phuket in the third quarter saw Tanayong Plc. purchase 64.4 acres of land for about THB 320 million, about THB 4.9 million per acre.

L.P.N. Development Plc., a major mid-price condominium developer, continued to acquire land on the outskirts of Bangkok. The company bought almost eight rai (3.2 acres) of land in Nonthaburi province, west of Bangkok, for approximately THB 155 million.

Though numerous developers would like to inject their properties into property funds, foreign exchange controls on foreigners investing in property funds require such investors to deposit 30% of the invested amount with the Bank of Thailand for one year, or fully hedge their investment for the investment period. The measure, introduced in January 2007, has acted to hinder growth in investment activity in Thai real estate.

These factors have made some investors hesitant about the investment climate in Thailand. However a general election is scheduled for December 2007, and the investment environment is expected to become more favourable following the election.

MAJOR TRANSACTIONS - Q3 2007 EXCHANGE RATE: US$1 = THB 34.26

Sector	District	Property	Approximate Price (mn) THB	US$
Office and Site	Bangkok	Office (27,500 sm), Site (0.72 acres)	855	25
Site	Bangkok	Site (2 acres)	712	21

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FOR ANY INVESTMENT MATTERS, PLEASE FEEL FREE TO CONTACT:

INDIA	Anshuman Magazine	(91)11 4239 0200	anshuman.magazine@cbre.com
INDONESIA	Steven Tjen	(62) 21 523 7337	steven.tjen@cbre.com
JAPAN	Yumiko Nishio Reid Mackay	(81) 3 5470 8831 (81) 3 5470 8830	yumiko.nishio@cbre.co.jp reid.mackay@cbre.co.jp
MALAYSIA	Goh Tian Sui P.A. Chong	(603) 2693 8888	gts@wtw.com.my cpa@wtw.com.my
PHILIPPINES	Trent Frankum Mike Mabutol	(632) 752 2580	trent.frankum@cbre.com mike.mabutol@cbre.com
PEOPLE'S REPUBLIC OF CHINA			
BEIJING	Peter Lu	(86) 10 5820 9288	peter.lu@cbre.com.cn
GUANGZHOU	Alvin Lau	(86) 20 2883 9200	alvin.lau@cbre.com.cn
HONG KONG	Greg Penn Henry Lam Rebecca Shum William Liu	(852) 2820 2800	greg.penn@cbre.com.hk henry.lam@cbre.com.hk rebecca.shum@cbre.com.hk william.liu@cbre.com.hk
SHANGHAI	Stephen Mooney	(86) 21 2401 1200	stephen.mooney@cbre.com.cn
SINGAPORE	Jeremy Lake	(65) 6224 8181	jeremy.lake@cbre.com.sg
SOUTH KOREA	Steve Kim Jacob Chung	(822) 2170 5800	steve.kim@cbre.com jacob.chung@cbre.com
THAILAND	Kulwadee Sawangsri	(66) 2654 1111	kulwadee.sawangsri@cbre.com
TAIWAN	Hong W Van Kristy Hwang	(886) 2 2713 2266	hong.van@cbre.com kristy.hwang@cbre.com
VIETNAM	Marc Townsend	(848) 824 6125	marc.townsend@cbre.com

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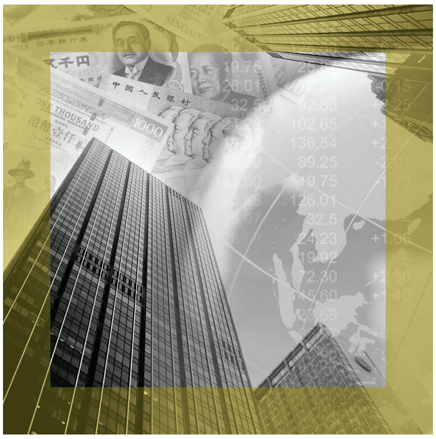

Hong Kong
34/F Central Plaza
18 Harbour Road, Wanchai
Hong Kong
Telephone: (852) 2820 2800
Facsimile: (852) 2810 0830

Suite 2109-12, 21/F
Sun Life Tower, The Gateway,
15 Canton Road, Tsimshatsui
Kowloon, Hong Kong
Telephone: (852) 2820 8100
Facsimile: (852) 2521 9517

Beijing
Suite 1203-1205, 12/F, Tower A
Beijing Fortune Plaza
7 Dong San Huan Middle Road
Chaoyang District, Beijing 100020
People's Republic of China
Telephone: (86) 10 5820 9288
Facsimile: (86) 10 5820 9088/9188

Shanghai
Suite 3201, 3203-3206
32/F, K. Wah Center
1010 Huai Hai Middle Road
Shanghai 200031
People's Republic of China
Telephone: (86) 21 2401 1200
Facsimile: (86) 21 5403 7519

Suite 1004, 10/F, Azia Center
1233 Lu Jia Zui Ring Road
Shanghai 200031
People's Republic of China
Telephone: (86) 21 2401 1200
Facsimile: (86) 21 5047 1171

Guangzhou
Suite 1401-1402,
Guangzhou International Electronics Tower
403 Huan Shi East Road
Guangzhou 510095
People's Republic of China
Telephone: (86) 20 2883 9200
Facsimile: (86) 20 2883 9248

Shenzhen
Suite 2404-05
Excellence Times Square Building
Yi Tian Road, Futian District
Shenzhen 518048
People's Republic of China
Telephone: (86) 755 3395 3700
Facsimile: (86) 755 2399 5370

Hangzhou
Suite 1201, 12/F, North Tower
Anno Domini Plaza, 8 Qiu Shi Road
Hangzhou 310013
People's Republic of China
Telephone: (86) 571 2880 6818
Facsimile: (86) 571 2880 8018

Chengdu
Suite 704A-706, Office Tower at
Shangri-La Centre Chengdu, Block B
9 Bin Jiang East Road, Chengdu 610021
People's Republic of China
Telephone: (86) 28 8447 0022
Facsimile: (86) 28 8447 3311

Tianjin
Suite 903, Tower A, The Exchange
189 Nanjing Road, Heping District
Tianjin 300051
People's Republic of China
Telephone: (86) 22 8319 2178
Facsimile: (86) 22 8319 2180

Dalian
Suite 2104, 21/F
Tian An International Tower
88 Zhongshan Road
Zhongshan District, Dalian 116001
People's Republic of China
Telephone: (86) 441 3980 5855
Facsimile: (86) 441 3980 5866

Qingdao
Suite 401-404, Crowne Plaza Qingdao
76 Hong Kong Middle Road, Shinan District
Qingdao 266071
People's Republic of China
Telephone: (86) 532 8077 7286
Facsimile: (86) 532 8077 7267

Taipei
13F/A, Hung Tai Center
170 Tun Hua North Road
Taipei 105, Taiwan
Telephone: (886) 2 2713 2266
Facsimile: (886) 2 2712 3065

Singapore
6 Battery Road #32-01
Singapore 049909
Telephone: (65) 6224 8181
Facsimile: (65) 6225 1987

Tokyo, Japan
5/F, Shuwa Daiichi Hamamatsucho Building
2-2-12 Hamamatsucho, Minato-ku
Tokyo 105-0013, Japan
Telephone: (81) 3 5470 8711
Facsimile: (81) 3 5470 8715

1/F, Shuwa Daiichi Hamamatsucho Building
2-2-12 Hamamatsucho, Minato-ku
Tokyo 105-0013, Japan
Telephone: (81) 3 5470 8800
Facsimile: (81) 3 5470 8801

**20 offices throughout Japan*

Seoul, Korea
12/F, SC First Bank Building
100 Gongpyeong-dong, Jongno-gu
Seoul, Korea 110-702
Telephone: (822) 2170 5800
Facsimile: (822) 2170 5899

New Delhi, India
G/F P.T.I Building
4 Parliament Street
New Delhi 110 001, India
Telephone: (91) 11 4239 0200
Facsimile: (91) 11 2331 7670

Mumbai, India
#5, 3/F Tower C, Laxmi Towers
G-block, Bandra Kurla Complex
Bandra (E), Mumbai 400 051, India
Telephone: (91) 22 4069 0200
Facsimile: (91) 22 2652 7655

Bangalore, India
3/F The Hulkul
81/37 Lavelle Road
Bangalore 560 001, India
Telephone: (91) 80 4112 1240-49
Facsimile: (91) 80 4112 1239

Chennai (Madras), India
2H, 2/F Gee Gee Emerald 2C & 2D
151 Village Road, Nungambakkam
Chennai 600 034, India
Telephone: (91) 44 2821 4599/4571
Facsimile: (91) 44 2821 4607

Hyderabad, India
Eden Garden 8-2-595/3/5
Road No.10, Banjara Hills
Hyderabad 500 034, India
Telephone: (91) 40 2335 8887/6683 4446
Facsimile: (91) 40 2335 8886

Pune, India
705-706, 7/F Nucleus, Church Road
Pune 411 001, India
Telephone: (91) 20 2605 5437/5367
Facsimile: (91) 20 2605 5405

Jakarta, Indonesia
7/F Permata Bank Tower I
Jalan Jenderal Sudirman Kav. 27
Jakarta 12920, Indonesia
Telephone: (62) 21 523 7337
Facsimile: (62) 21 523 7227

Manila, Philippines
Suite 1002-1005, 10/F
Ayala Tower One & Exchange Plaza
Ayala Avenue, Makati City
Metro Manila 1226, Philippines
Telephone: (632) 752 2580
Facsimile: (632) 752 2571

Cebu, Philippines
3/F, i2 Building
Asiatown I.T. Park, Lahug
Cebu City, Philippines 6000
Telephone: (632) 238 4211

Bangkok, Thailand
46/F, CRC Tower, All Seasons Place
87/2 Wireless Road
Lumpini, Pathumwan
Bangkok 10330, Thailand
Telephone: (66) 2 654 1111
Facsimile: (66) 2 685 3300-1

Phuket, Thailand
12/9 Moo 4, Thepkrasattri Road
Kohkaew, Muang
Phuket 83000, Thailand
Telephone: (66) 76 239 967
Facsimile: (66) 76 239 970

Samui, Thailand
3/6 Moo 1, Baan Bophut-Plailaem Road
Bophut, Koh Samui
Surat Thani 84320, Thailand
Telephone: (66) 77 430 737
Facsimile: (66) 77 430 740

Pattaya, Thailand
306/96-97 Moo12, Thappraya Road
Nongprue, Banglamung,
Chonburi 20150, Thailand
Telephone: (66) 38 364 969
Facsimile: (66) 38 364 963

Hanoi, Vietnam
Floor 12A, Vincom City Tower B
191 Ba Trieu Street
Hanoi, Vietnam
Telephone: (844) 220 0220
Facsimile: (844) 220 0210

Ho Chi Minh City, Vietnam
Suite 1301, Me Linh Point Tower
2 Ngo Duc Ke Street, District 1
Ho Chi Minh City, Vietnam
Telephone: (848) 824 6125
Facsimile: (848) 823 8418

Contribution from
CH Williams Talhar & Wong
32nd Floor, Menara Tun Razak
Jalan Raja Laut, P.O. Box 12157
50768 Kuala Lumpur
Malaysia
Telephone: (603) 2693 8888
Facsimile: (603) 2693 6655/6565

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