



OUR GLOBAL INVESTMENT REACH

Knight Frank

MANAGING DIRECTOR'S LETTER

Knight Frank is the world's leading independent property consultancy and our focus is to continue to serve our customers well, with integrity and transparency.

With the expertise of our alliance partners, including New York based Newmark, the Knight Frank name has become synonymous with quality and consistency of service on an international basis.

Our investment in our people and our systems continues to pay dividends for our clients. Knight Frank has achieved the highest level of OH&S compliance in the market, the benefits of which are of significant benefit to our clients, in terms of probity, corporate governance and transparency.

In the current economic climate our focus on client service and satisfaction is paramount, and at Knight Frank our commitment to the highest level of service is unwavering. We have boosted our ranks in recent times with the appointment of specialists in areas including residential sales, receivership transactions and property accounting services.

Our enduring success lies in the vast experience and consistent hard work of our people. With access to a wealth of experience and an extensive network of contacts, Knight Frank has the best people in the business to ensure all our clients receive the premium level of service the industry has come to expect from Knight Frank.

We would relish the opportunity to work with you and your clients to achieve success in what are very challenging but opportunist times in the world real estate markets.

Clive Betts

A handwritten signature in black ink, appearing to read 'Clive Betts', written in a cursive style.

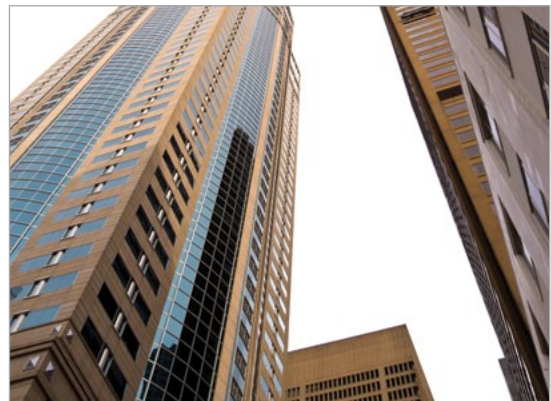
Managing Director
Asia Pacific Knight Frank

COMPANY OVERVIEW

Knight Frank was founded in London in 1896 as a valuations, surveying and auctions business. Its first sale was held on 23 April at Conduit Street in London. Since then, Knight Frank has grown to become the world's largest privately owned global property agency and consultancy. Today we are widely regarded throughout the world as the firm of choice for high quality commercial and residential property.

In the 1960s the firm expanded into Europe, and in the decades that followed, acquired offices in Asia Pacific, Australia, Africa and the Caribbean.

Knight Frank remains wedded to its core objectives of progressing global growth and capitalising on market share opportunities in both the residential and commercial property sectors. Knight Frank stands for the highest standards of quality and integrity in global property transactional, management and advisory services. Our reputation for uncompromising professionalism in everything we do is earned day in and day out serving our clients and earning their trust.

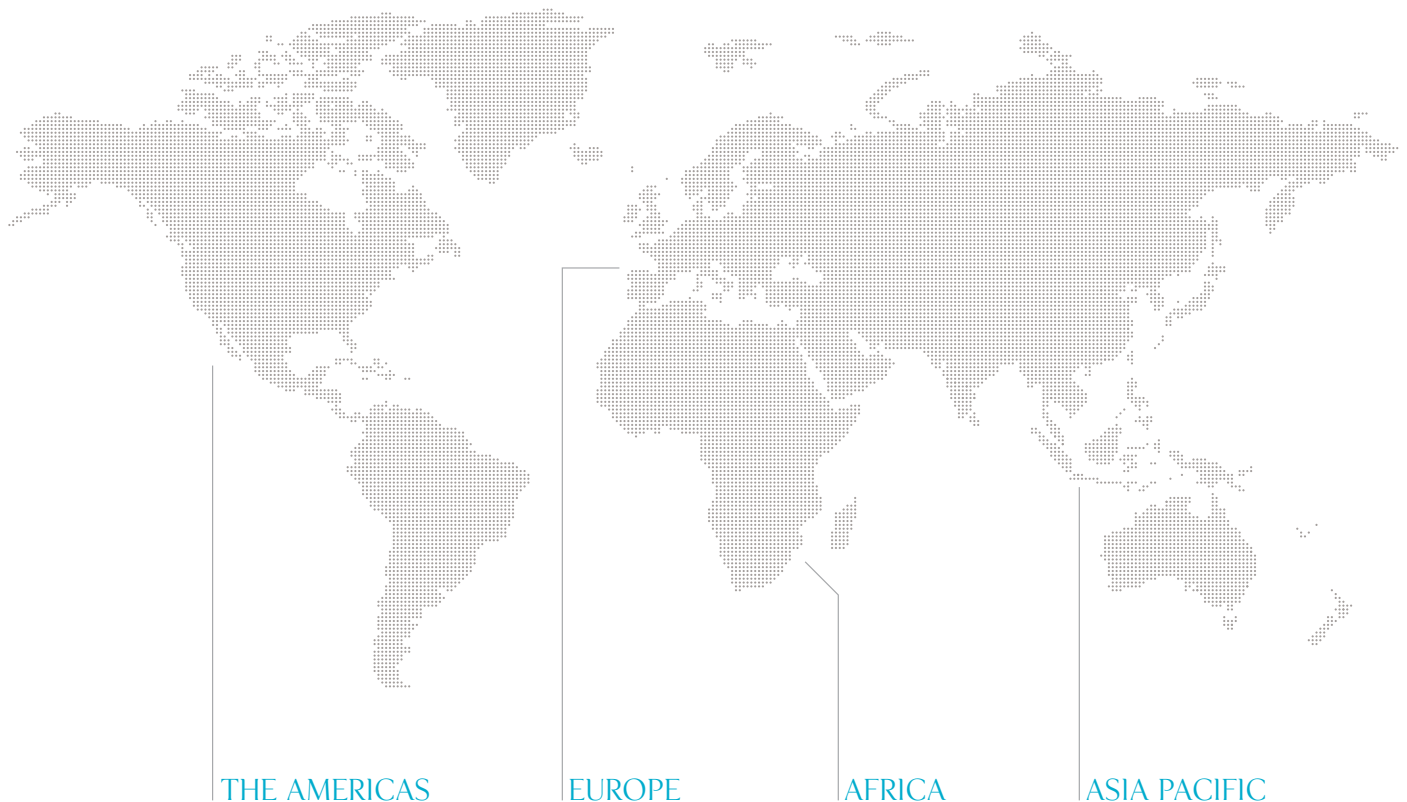


209 OFFICES

47 COUNTRIES

6,840 WORLD WIDE STAFF

Our global network including US based Newmark Knight Frank, encompasses 209 offices in 47 countries across 6 continents. More than 6,840 professionals handle in excess of US\$755 billion worth of commercial, agricultural and residential real estate annually, advising clients ranging from individual owners and buyers to major developers, investors and corporate tenants.



OUR FOCUS ON INVESTMENT

Knight Frank Global

Head Office: 55 Baker Street, London

Senior Partner: Nick Thomlinson

Head of Commercial: Alistair Elliott

Head of Residential: Patrick Ramsay

Head of Commercial Investment: Peter MacColl

Knight Frank Asia Pacific

Across the Asia Pacific region we employ 2,962 staff in 48 offices.

Head Office: 16 Raffles Quay, #30-01 Hong Leong Building, Singapore

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Head of Asia Pacific Investments: Marc Giuffrida

Head of Australasia: Stephen Ellis

Head of Greater China: Colin Fitzgerald

Head of India: Pranab Datta

Head of Indonesia: Willson Kalip

Head of Malaysia: Eric Ooi

Head of Singapore: Tan Tiong Cheng

Head of Thailand: Phanom Kanjanathiemthao

Head of Vietnam: John Gallander

Head of South Korea: Zed Kim

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Darwin
Fraser Coast
Geelong
Gold Coast
Hobart
Launceston
Mackay
Melbourne
Mt Waverley
Newcastle
North Sydney
Parramatta
Perth
Rockhampton
Strathpine
Sydney
Townsville
Wagga Wagga

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Property Services

Capital Transactions
Commercial Sales & Leasing
Consultancy Services
Estate Management
Facilities Management
Industrial Sales & Leasing
Investment Property Management
Land Marketing
Office Leasing
Project Marketing
Property Accounting Services
Residential Sales
Retail Sales & Leasing
Valuations

Typical Transaction Size

Commercial Sales

AU\$500,000 – AU\$100 million

Brokerage Leasing

60sqm+

Project Leasing

(refurbishment & new development):

Up to 60,000sqm

Industrial Sales

AU\$500,000 – AU\$100 million

Residential

Minimum investment AU\$2,500,000

Residential Project Marketing

\$400,000 – \$800,000

Case Studies



Perth Commercial

500 & 502 Hay Street,
Subiaco, Perth
Size: 11,038sqm office
Development approval for 500
Hay Street (mixed use)
Price: AU\$67 million



Melbourne Commercial

31 Queen Street,
Melbourne
Size: 19,460sqm
Price: AU\$80 million

NEW ZEALAND



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Property Services

Investment Sales
Commercial Sales & Leasing
Industrial Sales & Leasing
Office Sales & Leasing
Retail Sales & Leasing
Hotel & Leisure Sales
Design Build Sales & Leasing

Typical Transaction Size

**Commercial/Industrial/
Office/Retail Sales**
NZ\$300,000 - NZ\$50 million

**Commercial/Industrial/
Office/Retail Leasing**
NZ\$30,000pa - NZ\$1,500,000pa

Case Studies



Auckland Commercial

220 Moorhouse Avenue, City
Project: A high profile retail complex of 6,685 m² on 9,000 m² of land. Complete redevelopment of the site to include refurbishment and obtain new tenants. Project Development appointment.
Client: Simes' Syndicate
Completed Development Value: \$12,000,000



Auckland Commercial

49 Cathedral Square, City
Project: Refurbishment and tenant retention program for the ex Anthony Harper House. Project Development appointment.
Client: Emmons Limited
Completed Development Value: \$30,000,000

GREATER CHINA



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Commercial Sales & Leasing
Investment Sales
International Properties
Property & Facility Management
Asset Management
Business Valuations
Capital Market Valuations
Building Consultancy
Retail Consultancy
Arbitration & Legal Support Services
Due Diligence
Corporate Advisory Services
Government Advisory Services
Planning & Development Advice
Research & Consultancy

Typical Transaction Size

Commercial Sales

HK\$100 million - HK\$3 billion

Residential Sales

HK\$10 million - HK\$500 million

Case Studies



Hong Kong Commercial

Grand Millenium Plaza,
181 Queens Road Central,
Hong Kong
Size: Approx. 5,740sqm
Sale Price: HK \$600 million



Hong Kong Residential

Sale of KUSH portfolio of
serviced apartments
Size: Approx. 5,470 sqm
Sale Price: HK\$535 million

SINGAPORE



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Property Services

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Commercial Services - Auction (Residential & Commercial), Industrial, Office, Investment Sales

Residential Services - Corporate Leasing, Project Marketing, Regal Homes, International Project Marketing

Retail Services - Consultancy & Marketing, Shopping Centre Management

Property Management Services

Typical Transaction Size

Commercial Sales

S\$50 million – S\$300 million

Residential Sales

S\$2 million – S\$30 million

Case Studies



Singapore Commercial

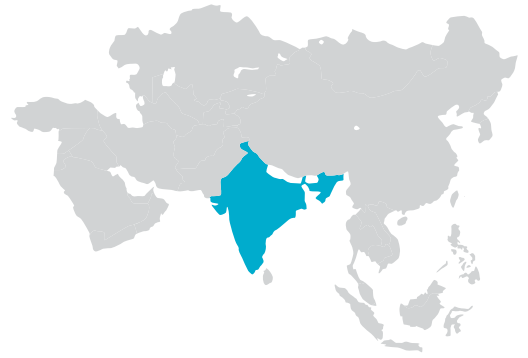
New Tech Park, 151 Lorong Chuan, Singapore 556741
Description: A 6-storey high tech industrial complex exclusively situated in the centre region of Singapore, with immediate access to the CTE and MRT Circle line.
Size: 832,362 sqft
Price: S\$305,900,000.00
Buyer: Sabana REIT



Singapore Residential

SkySuites @ Anson
8 Enggor Street, Singapore District 02
Description: A 71 storey residential development (360 units) with commercial at 1st storey
Size: 398sqft – 1,141sqft
Price: To be advised
Developer: Allgreen Properties

INDIA



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Property Services

Commercial Sales & Leasing
Residential Sales & Leasing
Investments
Land
Retail
Hospitality & Leisure

Typical Transaction Size

Commercial Sales
US\$1million – US\$15 million
Commercial Leasing
1,000sqm – 15,000sqm
Residential
US\$500,000+

Case Studies



Mumbai Commercial

Chemtex House,
Powai, Mumbai
Transaction Type : Sale &
Leaseback
Value : Approx. US\$25 million
Seller : Chemtex Engineering



Mumbai Residential

Raheja Anchorage, Mumbai
Size: 7,280sqft
Description: Premium
residential building located
on the seafront at Worli. This
apartment has a fantastic view
of the city skyline and ocean
view. It is located in one of
Mumbai's most vibrant and
upcoming neighbourhoods.
Price: US\$9.4 million

THAILAND



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Phuket

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Property Services

Residential Project
Sales and Marketing
Office

Industrial

Investment

Valuations

Property Management

Research & Consultancy

Typical Transaction Size

Commercial Sales

US\$500,000+

Commercial Leasing

100sqm – 5000sqm+

Industrial Sales

US\$1,000,000 – \$10 million+

Industrial Leasing

1000sqm – 50,000sqm+

Residential

Individual units

US\$300,000+

Residential Project Marketing

US\$30 million+

Investment

US\$10 million+

Case Studies



Bangkok Industrial

3M Land & Warehouse

Size: 21,628sqm

Price: THB 300 M

Buyer: A Local Luxury furniture
manufacturer



Bangkok Residential

Mövenpick Hotel & Residences
Phayathai Road, Bangkok

Size: 18,636sqm

Description: Luxury
mixed use development
project hotel & residences
with 23-storey

Price: THB 2,100 M

INDONESIA



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Property Services

Residential project sales & leasing
Commercial space sales and leasing
Valuation
Research & Consultancy
Management services

Typical Transaction Size

Commercial Sales
US\$500,000 – US\$10 million

Commercial Leasing
200sqm – 20,000sqm

Residential Sales
US\$250,000 – \$2 million

Case Studies



Jakarta Commercial

Shell Indonesia
Jabodetabek, Medan &
Surabaya
Size: 40,000sqm
Description: 26 Gas Stations
Rent: Rp. 250 million - Rp. 1
billion per year
Tenant: PT Shell Indonesia



Jakarta Commercial

Menteng Office Park
Jalan Probolinggo No. 18
Central Jakarta
Size: 7,200 sqm
Description: 9 Storey
Developer: PT Pulo Mas Jaya
Price: ±Rp. 85 billion
Tenant: PT Nomad Indonesia

MALAYSIA



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Property Services

Agency
Investment
Commercial
Residential
Hotels

Typical Transaction Size

Commercial

RM1,000,000 – RM10,000,000+

Residential

RM500,000 – RM15,000,000+

Industrial

RM1,500,000+

Hotels

RM150,000,000+

Investment

RM10,000,000 – RM100,000,000+

Case Studies

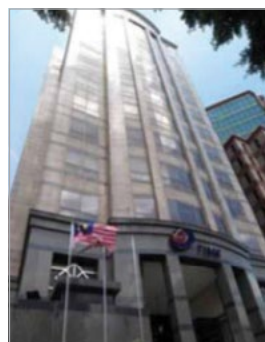


Kuala Lumpur Tenant Representation

Shell Offices
Description : Relocate and consolidate Shell offices across Kuala Lumpur into two separate purpose built LEED Gold certified offices forming the Principal and Shared Services offices.

Size: 660,000sq ft (2 sites)

Tenant: Shell



Kuala Lumpur Investment Sale

Wisma Time, Kuala Lumpur

Sector: Office

Price : RM78,000,000

Vendor : A subsidiary of Khazanah (Malaysian Sovereign Fund)

Purchaser : Johor Land Berhad

Description: The 171,611 sq ft building was disposed by way of tender.

VIETNAM



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Property Services

Capital Transactions
Commercial sales & leasing
Office Leasing
Industrial sales & leasing
Consultancy services
Valuations
Residential sales & leasing
Project marketing
Land marketing
Estate management
Investment Property Management
Facilities Management

Typical Transaction Size

Industrial
\$5,000,000 – \$30,000,000

Case Studies



Hanoi Industrial

VIT CD Factory
Quang Minh Industrial Park,
Me Linh District, Hanoi
Size: 41,870sqm total
3,500sqm manufacturing
factory
250sqm x 2 floors
administrative office
24,000sqm vacant land (at the
back)
Client: VIT Corporation



HCMC Residential

150 serviced apartments
56 Ben Van Don street,
District 4, Ho Chi Minh City
GFA: 9,334 m2 (for serviced
apartments)
Floors: 25 (serviced apartments:
16-25)
Completion: Q4 2011

SOUTH KOREA



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Office Locations

Seoul
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Property Services

Capital Transactions

Commercial sales & leasing

Office leasing

Industrial sales & leasing

Consultancy services

Project marketing

Land marketing

Estate management

Investment Property Management

Typical Transaction Size

Commercial Sales

KRW 98.7 billion

Brokerage Leasing

16,803sqm

Property Management

46,789sqm

Case Studies



Seoul Commercial

Sangji REITs Tower
6-4,5 Cheongdam-Dong,
Gangnam-gu, Seoul

Size: 7,193sqml

Price: KRW 38.7 billion

Seller: Sangji Construction firm

Buyer: KB Real Estate Trust



Seoul Commercial

Cosmo Tower
58-1 Dosun-Dong,
Sungdong-gu, Seoul

Size: 20,517sqm

Price: KRW 60 billion

Seller: Hanshin Engineering Co.

Buyer: JR No.4 Corporate
Restructuring

Estate Investment Company



THE STRONGER
THE FOUNDATIONS
THE BETTER
THE VIEW

Knight Frank