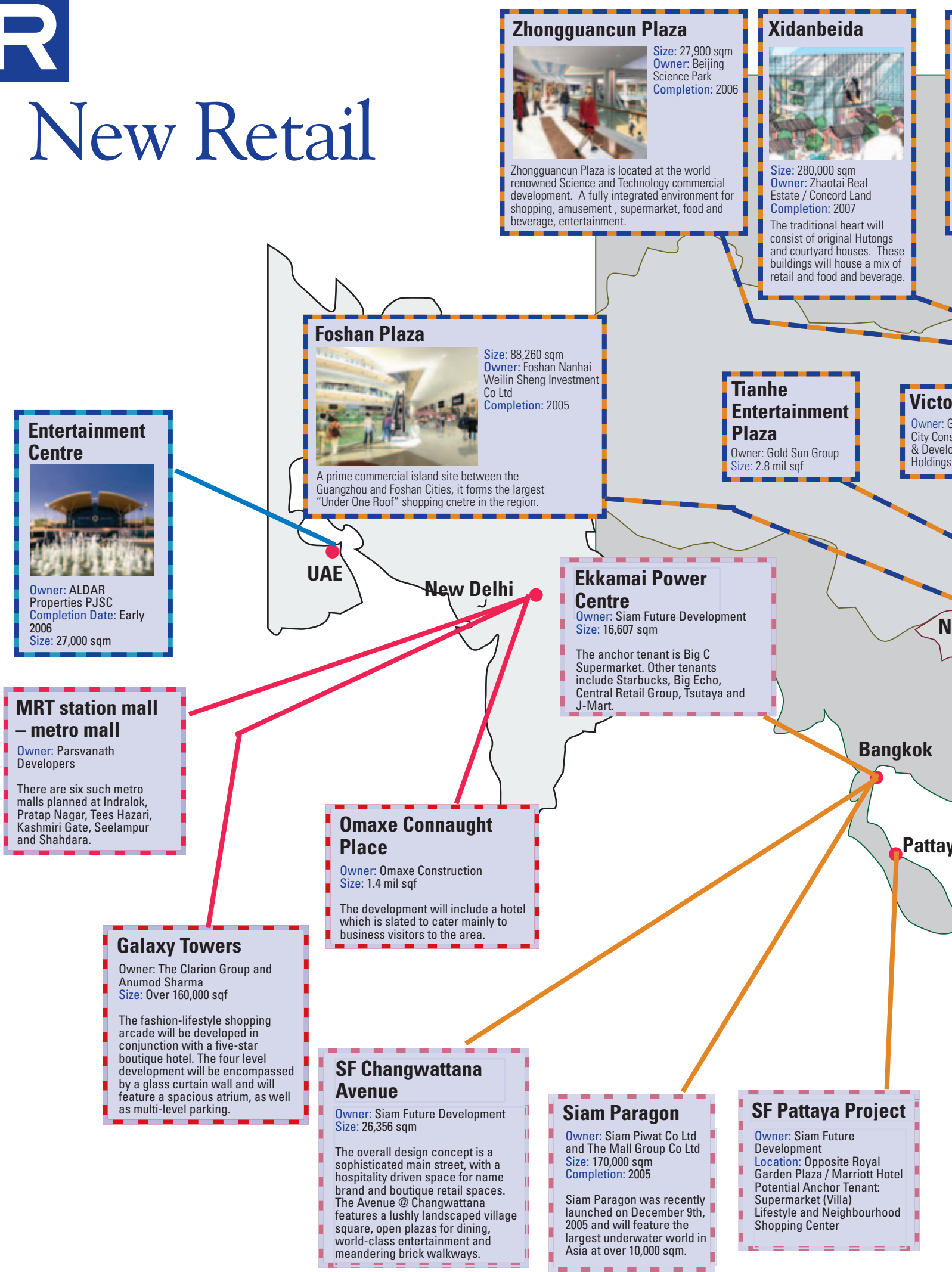


New Retail



Zhongguancun Plaza
 Size: 27,900 sqm
 Owner: Beijing Science Park
 Completion: 2006

Zhongguancun Plaza is located at the world renowned Science and Technology commercial development. A fully integrated environment for shopping, amusement, supermarket, food and beverage, entertainment.

Xidanbeida

Size: 280,000 sqm
 Owner: Zhaotai Real Estate / Concord Land
 Completion: 2007

The traditional heart will consist of original Hutongs and courtyard houses. These buildings will house a mix of retail and food and beverage.

Foshan Plaza

Size: 88,260 sqm
 Owner: Foshan Nanhai Weilin Sheng Investment Co Ltd
 Completion: 2005

A prime commercial island site between the Guangzhou and Foshan Cities, it forms the largest "Under One Roof" shopping centre in the region.

Tianhe Entertainment Plaza

Owner: Gold Sun Group
 Size: 2.8 mil sqf

Victo

Owner: City Cons & Develop Holdings

Entertainment Centre

Owner: ALDAR Properties PJSC
 Completion Date: Early 2006
 Size: 27,000 sqm

Ekkamai Power Centre

Owner: Siam Future Development
 Size: 16,607 sqm

The anchor tenant is Big C Supermarket. Other tenants include Starbucks, Big Echo, Central Retail Group, Tsutaya and J-Mart.

MRT station mall – metro mall

Owner: Parsvanath Developers

There are six such metro malls planned at Indralok, Pratap Nagar, Tees Hazari, Kashmiri Gate, Seelampur and Shahdara.

Omaxe Connaught Place

Owner: Omaxe Construction
 Size: 1.4 mil sqf

The development will include a hotel which is slated to cater mainly to business visitors to the area.

Galaxy Towers

Owner: The Clarion Group and Anumod Sharma
 Size: Over 160,000 sqf

The fashion-lifestyle shopping arcade will be developed in conjunction with a five-star boutique hotel. The four level development will be encompassed by a glass curtain wall and will feature a spacious atrium, as well as multi-level parking.

SF Changwattana Avenue

Owner: Siam Future Development
 Size: 26,356 sqm

The overall design concept is a sophisticated main street, with a hospitality driven space for name brand and boutique retail spaces. The Avenue @ Changwattana features a lushly landscaped village square, open plazas for dining, world-class entertainment and meandering brick walkways.

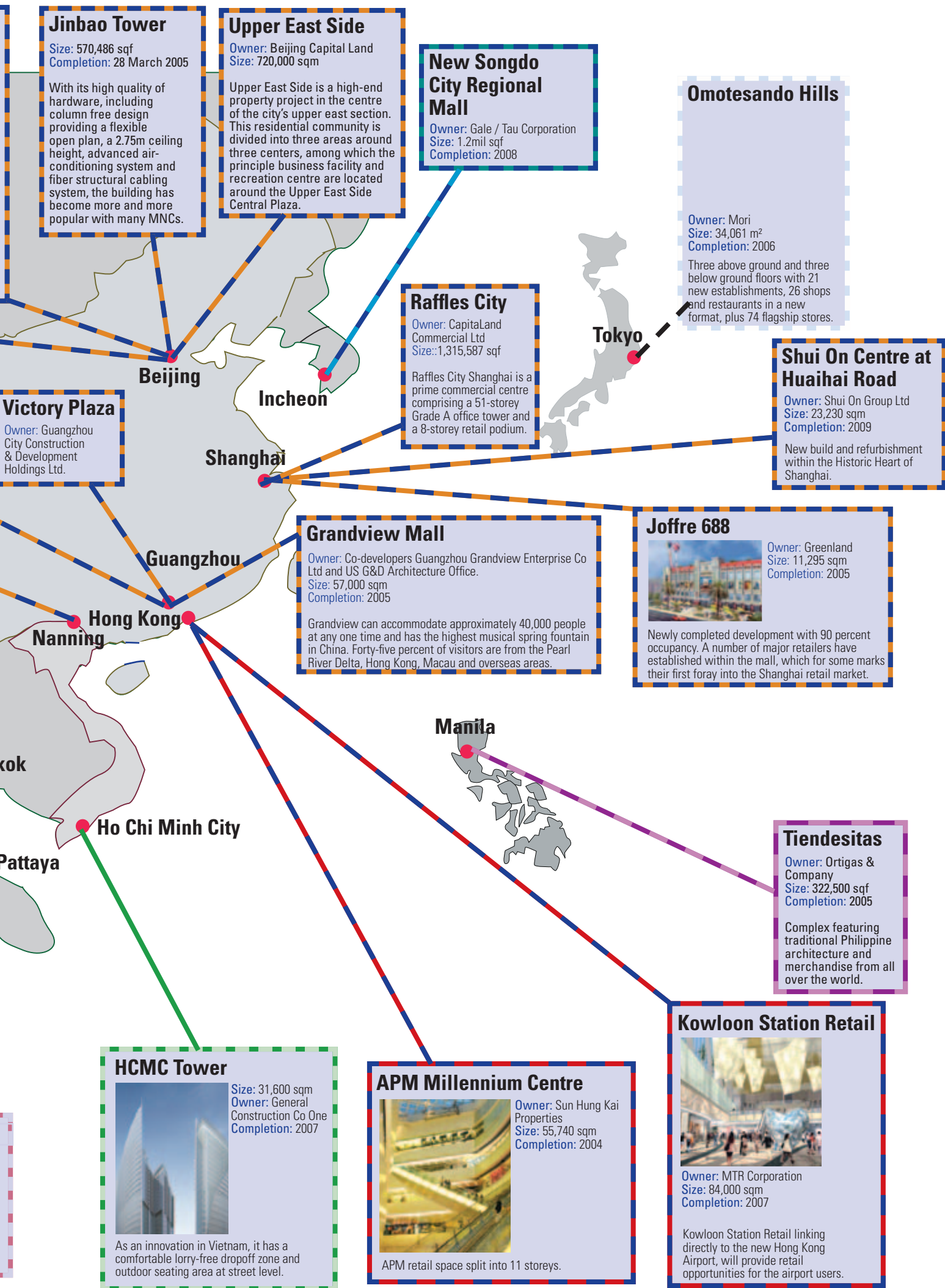
Siam Paragon

Owner: Siam Pivat Co Ltd and The Mall Group Co Ltd
 Size: 170,000 sqm
 Completion: 2005

Siam Paragon was recently launched on December 9th, 2005 and will feature the largest underwater world in Asia at over 10,000 sqm.

SF Pattaya Project

Owner: Siam Future Development
 Location: Opposite Royal Garden Plaza / Marriott Hotel
 Potential Anchor Tenant: Supermarket (Villa) Lifestyle and Neighbourhood Shopping Center



Jinbao Tower

Size: 570,486 sqf
Completion: 28 March 2005

With its high quality of hardware, including column free design providing a flexible open plan, a 2.75m ceiling height, advanced air-conditioning system and fiber structural cabling system, the building has become more and more popular with many MNCs.

Upper East Side

Owner: Beijing Capital Land
Size: 720,000 sqm

Upper East Side is a high-end property project in the centre of the city's upper east section. This residential community is divided into three areas around three centers, among which the principle business facility and recreation centre are located around the Upper East Side Central Plaza.

New Songdo City Regional Mall

Owner: Gale / Tau Corporation
Size: 1.2mil sqf
Completion: 2008

Omotesando Hills

Owner: Mori
Size: 34,061 m²
Completion: 2006

Three above ground and three below ground floors with 21 new establishments, 26 shops and restaurants in a new format, plus 74 flagship stores.

Raffles City

Owner: CapitaLand Commercial Ltd
Size: 1,315,587 sqf

Raffles City Shanghai is a prime commercial centre comprising a 51-storey Grade A office tower and a 8-storey retail podium.

Shui On Centre at Huaihai Road

Owner: Shui On Group Ltd
Size: 23,230 sqm
Completion: 2009

New build and refurbishment within the Historic Heart of Shanghai.

Victory Plaza

Owner: Guangzhou City Construction & Development Holdings Ltd.

Grandview Mall

Owner: Co-developers Guangzhou Grandview Enterprise Co Ltd and US G&D Architecture Office.
Size: 57,000 sqm
Completion: 2005

Grandview can accommodate approximately 40,000 people at any one time and has the highest musical spring fountain in China. Forty-five percent of visitors are from the Pearl River Delta, Hong Kong, Macau and overseas areas.

Joffre 688



Owner: Greenland
Size: 11,295 sqm
Completion: 2005

Newly completed development with 90 percent occupancy. A number of major retailers have established within the mall, which for some marks their first foray into the Shanghai retail market.

HCMC Tower



Size: 31,600 sqm
Owner: General Construction Co One
Completion: 2007

As an innovation in Vietnam, it has a comfortable lorry-free dropoff zone and outdoor seating area at street level.

APM Millennium Centre



Owner: Sun Hung Kai Properties
Size: 55,740 sqm
Completion: 2004

APM retail space split into 11 storeys.

Tiendesitas

Owner: Ortigas & Company
Size: 322,500 sqf
Completion: 2005

Complex featuring traditional Philippine architecture and merchandise from all over the world.

Kowloon Station Retail



Owner: MTR Corporation
Size: 84,000 sqm
Completion: 2007

Kowloon Station Retail linking directly to the new Hong Kong Airport, will provide retail opportunities for the airport users.

Information above courtesy of CBRE and Benoy.