

| TIME | PROGRAMME | SPEAKERS |
|---|---|-------------------------------------|
| 08:00 am – 09:00 am (1 hour) | REGISTRATION | |
| PROPERTY MARKET OUTLOOK FOR 2012 | | |
| 09:00 am – 09:15 am (15 min) | OPENING REMARKS BY ORGANISING CHAIRMAN | Foo Gee Jen |
| 09:15 am – 10:00 am (45 min) | Overview of the Malaysian Economy and the Malaysian Property Market | Dato' Abdullah Thalith bin Md Thani |
| 10:00 am – 10:30 am (30 min) | COFFEE BREAK / PRESS CONFERENCE | |
| 10:30 am – 11:15 am (45 min) | Development Land – Scarcity and Rising Prices | Ho Chin Soon |
| 11:15 am – 12:00 pm (45 min) | Office Market Performance and Outlook | Danny SK Yeo |
| 12:00 pm – 12:45 pm (45 min) | Retail Market Performance and Outlook | Allan Soo |
| 12:45 pm – 02:00 pm (1 hour 15 min) | LUNCH | |
| 2:00 pm – 02:45 pm (45 min) | Industrial Market Performance and Outlook | Anthony Chua Kian Beng |
| 02:45 pm – 03:30 pm (45 min) | High End Condominium and Gated & Guarded Communities Market Performance and Outlook | Leslie Kho Joo Hee |
| 03:30 pm – 04:00 pm (30 min) | COFFEE BREAK | |
| 04:00 pm – 4:45 pm (45 min) | Oil Palm Plantation Industry Market Performance and Outlook | Amitabha Guha |
| 04:45 pm – 05:30 pm (45 min) | Current Topic of Interest: Property Management – The Way Forward | Chang Kim Loong |

WHO SHOULD ATTEND

Bankers • Real Estate Developers • Builders • Real Estate Analysts • Real Estate Investors • Corporate Leaders
Investment Advisors • Fund Managers • Property Consultants • Valuers • REIT Players
Retail Consultants • Asset Managers • and others



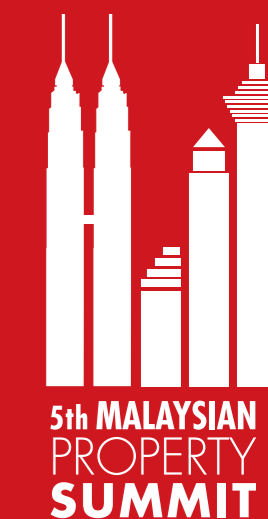
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Association of Valuers, Property Managers, Estate Agents and Property Consultants in the Private Sector, Malaysia



Property Market Outlook for 2012

Tuesday
January | 17 | 2012

Sime Darby Convention Centre, Kuala Lumpur

MAIN SPONSORS:



SUPPORTING ORGANISATION:



INTRODUCTION

Contrary to common belief and expectations the property market registered an overwhelming 214,764 transactions worth RM64.75 billion within the first half of 2011! Against H1 2010, the volume and value of transactions recorded double digit growth of 18.1% and 29.7% respectively. Likewise, the volume and value of transactions increased against H2 2010, albeit at a lower 10.2% and 12.6% respectively.

The year 2010 was acknowledged by all as a very good year for the property market, especially the residential sector. This was then reflected in the volume and value of transactions. However, this year the market was supposed to have softened and yet the statistics show otherwise. To know what the outlook will be for 2012 we will have to wait for this coming 5th Malaysian Property Summit 2012.

Housing affordability has been of major concern by house buyers. Rising house prices against stagnant wage earning capacity has been a cause for concern for all. This Klang Valley based phenomenon has been a major discussion by all players in the industry. What direction is the housing industry heading and how will it react to rising costs are matters in the mind of all key players including the Government.

There has been much report in the media by interested parties on issues relating to property management and on who should manage stratified buildings, among others. Let's have the perspective of the users of property management services in the form of the National House Buyers Association to give us their unbiased view on this on-going issue and the way forward for property management in the country.

These are some of the areas that will be discussed in depth at the 5th Malaysian Property Summit this January 2012. For these reasons it will remain one of the most anticipated events each year. Analysts, developers, bankers, Government organizations have always been keen supporters of this event.

This is the summit on the property market, for the property world, by the property people put together by the very industry and people, to whom property people turn to when they need advice, consultation, research and analysis, testimony, professional opinion, expert witness and evidence, support and prognostication on the property market.

The Association of Valuers, Property Managers, Estate Agents & Property Consultants in the Private Sector Malaysia (PEPS), the body that represents the reputable and established private valuation and consultation practices, has come together to

provide the Malaysian Property World with the width and depth of its accumulated research and analysis, prognosticate for this coming year, 2012, the expectations of movements, fluctuations and changes that can be expected to happen in the property market, and the reasons for it.

The objective of this Summit, as in previous years, is to present to the Malaysian Property industry and players an authoritative view of the state of the real estate industry. As valuers, land economists, property consultants, real estate investment analysts, and, by and large, the only people trained and paid to judge the market and the outcomes, and the only people who have an in-depth knowledge of what is happening in the market, the speakers would be able to tell the world at large exactly what has been happening, and how the market is to behave and perform. The databases of the major property consultants will be thoroughly examined and in-depth research built into the prognostications that will be presented by the industry's key idea-men.

We have identified experts who specialises in a particular property sector to provide the participants the best answers to questions asked, or lurking in the minds of bankers, developers, analysts, investors, decision makers, institutional agents, fund managers and others.

For each sector, each speaker will do the following:

- Outline the historical background with data and analysis;
- Geographical spread and classifications;
- Relative importance to the industry;
- Relationship to the economy and market;
- Highlight the last three years' activities;
- Give an opinion on what has happened including an analysis of the drivers affecting it;
- Outline the key drivers that will drive the market in the future;
- State his opinion on what direction the market will take based on his analysis.

The 5th Malaysian Property Summit 2012 is a Property Conference not to be missed and we look forward to your attendance.

SPEAKERS



FOO GEE JEN is the Managing Director of C H Williams Talhar & Wong Sdn Bhd. Foo obtained his Diploma in Valuation and Bachelor of Surveying from University Technology Malaysia before he joined WTW.

His experience stems from numerous corporate valuation exercises including the pre-privatisation exercise of TNB, Kumpulan Guthrie and the initial development of KLCC & KLIFD. Foo has also successfully brokered multi-million property deals involving MNCs. In his recent involvement in Agency & Transactional Services, Foo was involved in tender exercises for Guthrie Medicare and one of the world's largest PC manufacturers, Gateway 2000. Other assignments have been handled notably for Infineon Technologies, TEAC Electronic Japan, Shell Trading, ExxonMobil, Hewlett Packard, Tradewinds Berhad and the proposed Manipal University. Foo is currently an Executive Committee Member of PEPS and a

National Committee Member of FIABCI Malaysia. Foo is also the Honorary Advisor (Property Consultant) to REHDA (Malacca branch) since 1996.



DATO' ABDULLAH THALITH BIN MD THANI is the Director-General of the Valuation and Property Services Department in the Ministry of Finance, Malaysia. He started his career in valuation in 1978 after graduating from the University of Technology Malaysia and subsequently did a Master of Science (Business Studies) at the University of Salford in 1993.

Among his significant achievement is the setting up of the National Property Information Centre (NAPIC) of which he was the 1st Director in 1999. Dato' Abdullah Thalith is also the President of the Board of Valuers, Appraisers & Estate Agents Malaysia and a Past President of The Royal Institution of Surveyors Malaysia (RISM).



HO CHIN SOON is a Director of Ho Chin Soon Research Sdn Bhd, a property information company that specializes in land use and ownership maps. He started his career in CH Williams Talhar & Wong Sdn Bhd in 1979 and worked for 5 years before moving on to a property development company for another 5 years. Chin Soon has vast experience in real estate consultancy, gained both locally and regionally. In 1989, he founded Ho Chin Soon Research Sdn Bhd to fill the vacuum of strong demand for property information at a reasonable cost from the real estate industry.

He is a Fellow of RISM and a Registered Valuer with the Board of Valuers, Appraisers & Estate Agents Malaysia. Chin Soon has served in PEPS' Executive Committee for a number of years.



DANNY SK YEO is the Deputy Managing Director of C H Williams Talhar & Wong Sdn Bhd. He obtained his Associate Diploma in Valuation from the Royal Melbourne Institute of Technology.

His experience stems from numerous plantation valuation exercises in Pahang, Johor and more recently in Papua New Guinea and Indonesia; and valuation of hotel establishments in Vietnam. In 2006, Danny headed the team responsible for the valuation assignment of Iskandar Development Region for the Iskandar Development Berhad.

In his recent involvement in Agency & Transactional Services, Danny was involved in assignments on joint venture negotiations, transaction of factories, development lands and buildings. Whilst in Johor, he had successfully relocated/secured locations for foreign Financial Institutions and several other local banks.

Danny is actively involved in the marketing of office and residential projects on exclusive basis and in tenant representative work for locals and MNCs. Danny is currently a Committee Member of RISM PMVS Division.



ALLAN SOO is the Managing Director of CB Richard Ellis (Malaysia) Sdn Bhd and has 29 years of professional experience in the property industry, both in Malaysia and the UK. He provides regional corporate clients with comprehensive commercial, township and retail development planning, market research, retail services and property investment advice.

Allan was responsible for the conceptualization and marketing of the Curve, the repositioning of City Square Johor Bahru, the conceptualization of CITTA, the planning and management of the retail malls in Carrefour's hypermarket centres, and due diligence on the purchase of retail centre investments for REITs. He advises major clients including GLCs, REITs, financial institutions and investors, developers and international retailers. Allan contributes regularly to trade journals and the newspapers and is a regular speaker in public forums.

SPEAKERS



ANTHONY CHUA KIAN BENG is the Executive Director of KGV International Property Consultants (M) Sdn Bhd. He has more than 20 years' professional experience in property services in the private sector. He served as a Branch Manager before his appointment as Director of Valuation and thereafter, as Executive Director of Valuation in KGV-Lambert Malaysia, now known as KGV International Property Consultants (M) Sdn Bhd. Anthony is a member of The Royal Institution of Surveyors Malaysia and the Royal Institution of Chartered Surveyors, UK. He is a Registered Valuer and Registered Estate Agent with The Board of Valuers, Appraisers & Estate Agents Malaysia.

He regularly gives talks at property seminars and conducts training for bank staff. In addition to property valuation, he carries out plant and machinery valuation including equipments to complex industrial plants.



LESLIE KHO JOO HEE is the Executive Director of Knight Frank Malaysia. His 21 years of comprehensive working experience encompasses property valuation, estate agency, research and development, property and facility management, project management and property development. The span of Leslie's career has exposed him to wide-ranging professional roles as property consultant and the General Manager of public listed companies, both in Malaysia and Singapore. Through these diverse positions and his postgraduate studies, he has gained a holistic insight into both the theoretical and practical aspects of the property industry, and also from an inclusive perspective, as a property consultant, property developer and property investor.

Leslie is well versed on the current development of Iskandar Malaysia. His advice has been sought after by local and foreign investors alike, through research, consultancy assignments as well as presentations

to investors. Leslie is a Member of the Royal Institution of Chartered Surveyors, United Kingdom, a Member of the Royal Institution of Surveyors, Malaysia and a registered Valuer & Estate Agent with the Board of Valuers, Appraisers & Estate Agents, Malaysia.



AMITABHA GUHA is the Managing Director of Agricultural Research & Advisory Bureau (ARABIS). A Master's graduate in Agricultural Economics from Massey University, New Zealand, Amit has extensive experience in providing agri-tech advisory services to corporations and development institutions (Asia Development Bank / World Bank) and providing agri-tech to plantations and on managing and operating plantations. He also carries out agricultural research and evaluation studies and has developed expert software systems for plantation management.

Amit's articles are published in journals and professional publications and he has also presented a good number of research papers in international property conferences. His professional advice is often sought after in the agricultural community locally as well as overseas. He is a member of the International Society of Soil Science, Malaysian Society of Soil Science, American Society of Agronomy, American Society of Agricultural Economics, Incorporated Society of Planters and the Malaysian Estate Owners Association.



CHANG KIM LOONG is the founder and holds the position of Honorary Secretary-General of the National House Buyers Association (HBA). Chang is a dedicated advocate on 'self-help' and not complete reliance on the Government and authorities. Chang has worked relentlessly to represent house buyers and to provide HBA's views to the relevant housing authorities, to encourage the forging of closer ties between house buyers and the developers and to educate house buyers on the need to form communities and understand community living concept. Over the years, HBA has through his leadership, become an authority on house buyers' issues and HBA's views are often sought after in the housing industry.

Chang is presently a permanent member of the Special Task Force for Revival of Abandoned Housing Projects and an active member of PEMUDAH Sub-Committee on Real Property that came up with the idea of "2 days rule" for adjudication and registration of property transaction at the Land Office

throughout the country. He sits in several working committees on the coming amendments to the housing developments and strata laws at the Ministry of Housing & Local Government and the Ministry of Environment & Natural Resources. Chang is also active in other NGOs activities.