

COMMERCIAL PROPERTY SURVEY

Quarter II - 2005

The occupancy rate and the rental rate increased

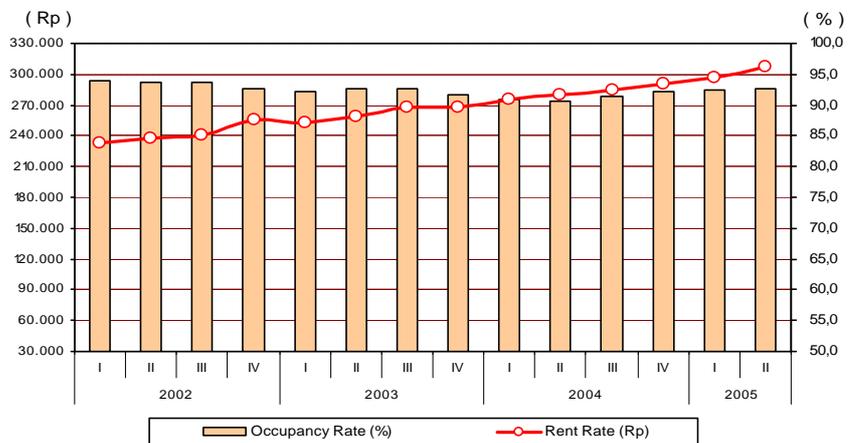
- ☞ Generally, the occupancy rate and the rental rate of the commercial property increased
- ☞ The commercial property sector selling rate increased, except for the offices. Meanwhile the selling price of the commercial property also increased

The Retails at Jadebotabek

During Quarter II-2005, the retails occupancy rate in Jadebotabek (Jakarta-Depok-Bogor-Tangerang-Bekasi) was recorded at 92.64%, or it grew by 27 bps (q-t-q) as compared to 92.37% in Q I-2005 (Graph 1). The increasing occurred in Jakarta and Debotabek areas, which were recorded the occupancy rate at 92.36% and 93.53% respectively. Annually, retails occupancy rate in Jadebotabek increased by 198 bps as compared to 90.66% in Q II-2004.

In reporting period, the retails rental price increased by 3.68% (q-t-q), which was from Rp297,100/m²/month to Rp308,025/m²/month. The rental price increases also reflected by index movement, which move-up from 363.59 to 376.96. Annually, the retails rental price increased by 9.98% (y-o-y) as compared to the rental price in the same period last year at the price of Rp280,082/m²/month.

Graph 1
The Development of the Occupancy Rate and the Price of the Retails In Jadebotabek



Methodology

Commercial Property Survey is a quarterly survey since March 1999 that covers 5 commercial property segments which are: shopping centers, offices, hotels, apartments, and industrial estates in Jakarta Greater Area or known as Jadebotabek stands for Jakarta-Depok-Bogor-Tangerang-Bekasi. Data collecting is conducted by directly interview with panel respondents that selects by purposive random sampling method. Data observed are occupancy rate, price, and rent rate of commercial property. Weighted average method is applied on data processing based on specific property segment and total. The differentiation between quarterly and monthly commercial property survey is on the scope of coverage. Quarterly survey uses population data whereas monthly survey uses sample data.

In reporting period, total retail space supply in Jadebotabek decreased by 1.07% (q-t-q) due to the ceased operation of Plaza Jatinegara in East Jakarta and it reached at 1,778,318 m²

The Offices in Jakarta

The occupancy rate, the rental rate, and the selling price went up, except for the selling rate

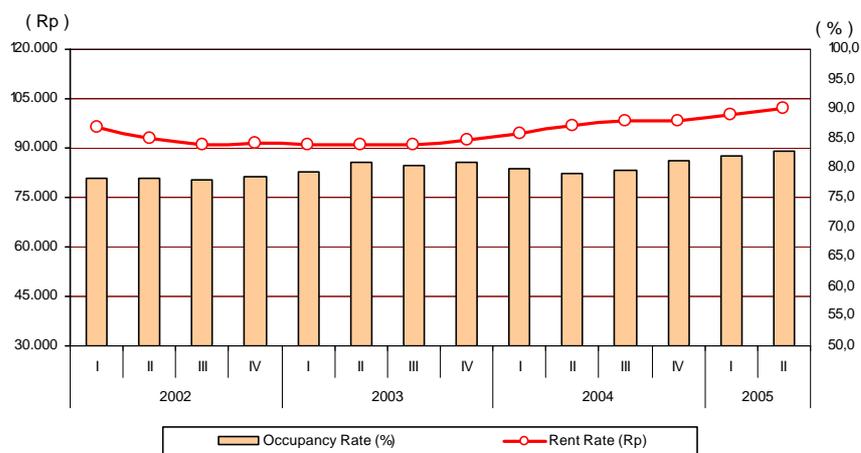
In Q II-2005, the offices occupancy rate in Jakarta was recorded at 82.77%, or it increased by 85 bps (q-t-q) as compared to 81.92% in the previous quarter (Graph 2). The higher rate was caused by the increasing of occupancy rate in primary area (*Central Business District /CBD area*).

The development of the occupancy rate based on the division of the area was as follows:

- The occupancy rate in primary area (CBD) increased by 100 bps (q-t-q), which was from 81.84% to 82.84%.
- The occupancy rate of leased offices in secondary area (outside the CBD area), increased by 41 bps (q-t-q), from 82.14% to 82.55%.

The office rental price in Jakarta went up by 1.77% (q-t-q), from Rp100,319/m²/month to Rp102,095/m²/month. The rental price increases occurred in the primary and secondary area by 1.80% (from Rp133,732/m²/month to Rp136,139/m²/month) and 1.56% (from Rp90,795/m²/month to Rp92,209/m²/month).

Graph 2
The Development of the Occupancy Rate on the Office Rental Rate in Jakarta



In Q II-2005, the office selling rate in Jakarta slightly decreased by 9 bps, which was from 88.02% to 87.93%. The development was due to the decrease of selling rate in primary area (*Central Business District /CBD area*) and secondary area by 28 bps and 132 bps respectively.

Office selling price in Jakarta increased by 3.61% (q-t-q) and it amounted Rp11,882,485/m². The increase was due to higher selling price in the primary area (CBD) by 1.88% (q-t-q) which was from Rp12,868,471 per m² to Rp13,109,878 per m² and in the secondary area by 3.06% (q-t-q) which was from Rp7,640,159 per m² to Rp7,873,756 per m².

In reporting period, the total stock for offices in Jakarta was 4,334,625 m² or it slightly decreased by 0.72% as compared to 4.366.225 m² in Q I-2005.

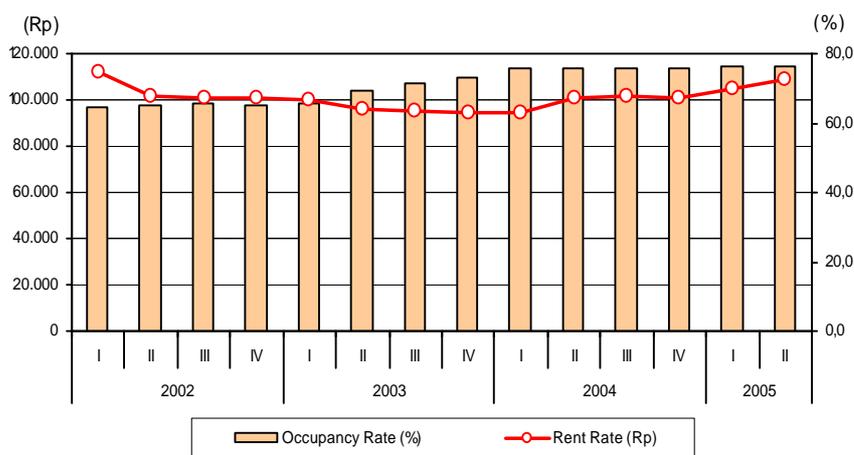
The occupancy rate, the rental rate, the selling price and the selling rate increased

Apartments in Jakarta

In reporting period, the occupancy rate of leased apartment was 76.53% or it increased by 29 bps as compared to the previous quarter (76.24%). Meanwhile, the rental price went up by 4.37% (q-t-q), from Rp104,605/m²/month to Rp109,177/m²/month (Graph 3). Annually, the rental price increased by 8.61% (y-o-y) as compared to Rp100,522/m²/month in the same period in 2004.

The total stock of leased apartment was 5.330 units, or it increased by 0.66% (q-t-q) or 35 units due to the operation of Menara Da-Vinci in primary area (CBD area).

Graph 3
The Development of Occupancy Rate and Rental Price of the Apartment



As for strata-titled apartment, the selling rate was 86.61%, or increased by 176 bps as compared to the previous quarter. In the reporting period, the selling price for the apartment in Jakarta area went-up by 2.38% (q-t-q), which was from Rp7,807,802/m² to Rp7,993,293/m². Total stocks for strata-titled apartment in Jakarta was recorded at 34,870 units, or it increased by 5.25% (q-t-q). During Q II-2005, there were additional 1,740 units due to the operation of Airlangga Condominium in primary area (CBD area), Mediterania Gajah Mada Residences Tower A & B in West Jakarta and Mediterania Palace Residences Tower B in Central Jakarta.

Hotels in Jabotabek

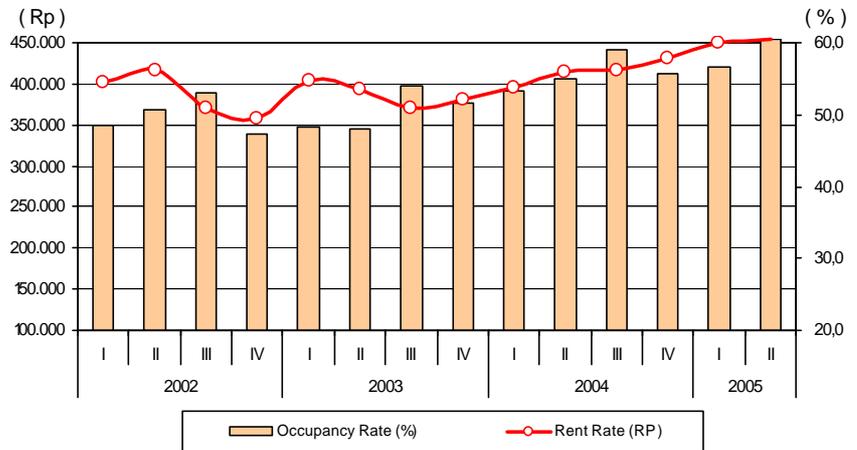
The occupancy rate and the room rate went up

In Q II-2005, the occupancy rate for three, four and five-star hotels went up by 388 bps (q-t-q), which was from 56.70% to 60.58%. The increasing on the occupancy rate was due to the increase of the occupancy rate for three-star hotels by 779 bps (from 64.87% to 72.66%), the five-star hotels by 326 bps (from 50.80% to 54.06%), and the four-star hotels by 309 bps (from 60.77% to 63.86%). On annual basis, the occupancy rate increased by 561 bps (y-o-y) as compared to that in the same period in 2004 (54.97%).

As compared to the previous quarter, the average room rate increased by 0.83%, which was from Rp449.690/night to Rp453.401/night (Graph 4). The three-star hotels room rates increased by 0.69% (from Rp255,516/night to Rp257,270/night), the five-star hotels increased by 2.46% (from Rp619,128/night to Rp634,389/night), but the four-star hotels rates decreased by 1.84% (from Rp356,738/night to Rp350,171/night).

Total stocks for the hotels room in Jabotabek was 22,452 rooms or it went down by 0.50% (q-t-q) due to the temporary ceased operation of Hotel Mercure Convention Centre.

Graph 4
The Development of the Occupancy and the Room Rates Hotels In Jabotabek Area

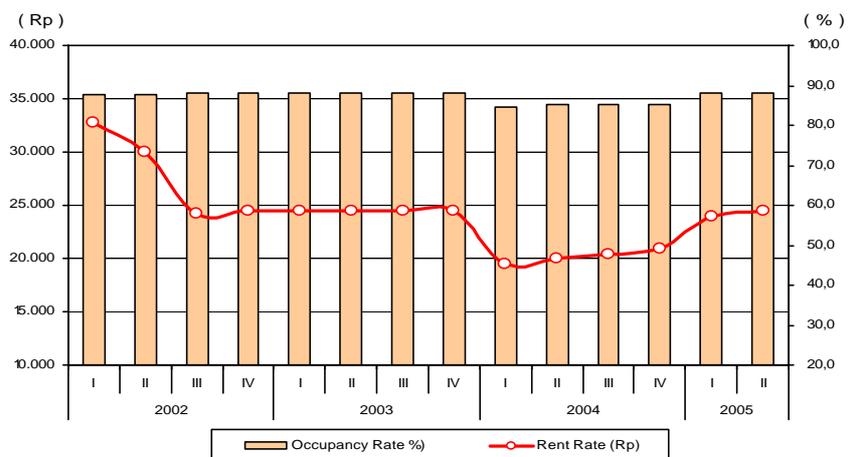


Industrial Estates in Jabotabek

The rental rate, the selling rate and the selling price went up, except for the occupancy rate

In Q II-2005, the occupancy rate of industrial estates in Jabotabek stable at 88,19% (Graph 5). The rental rate was Rp24,424/m²/month, or it increased by 2.08% as compared to that in Q I-2005. For the industrial estates price there was an exception from other commercial property sectors, where the rental rate and the service charge was not combined (gross rate). Annually, the rental rate grew by 22.24% (y-o-y) as compared to Rp19,980/m²/month in Q II-2004.

Graph 5
The Development of Occupancy and Rental Rate Of The Industrial Estates in Jabotabek Area



Based on the areas, the development of the rental rate of the industrial estates in Jabotabek was as follow:

- The industrial estate rental rate in Jakarta increased 2.46% (q-t-q) from Rp25,079/m² to Rp25,695/m².
- In Botabek, the rate increased by 1.45% (q-t-q) from Rp22,190/m² to Rp22,511/m².

The average selling rate of industrial estates in Jabotabek increased by 35 bps (q-t-q) to 70.28%. As for the selling rate, it increased by 1.63% (q-t-q), which was from Rp535,594/m² to Rp544,332/m².