



International Property Club



*"Executive 5 Star
Living in the Heart of
Kuala Lumpur City Centre"*

Table of Contents

Section One:	Park View Serviced Apartments Deal Complete with 10% Discount
Section Two:	Report & Demographics of Malaysia
Section Three:	Financial Obligations for Malaysian Citizens and Foreign Nationals
Section Four:	The Malaysian Property Market

AMAZING PROPERTY ACQUISITION OPPORTUNITY IN
MALAYSIA THAT HAS PHENOMENAL POTENTIAL
FOR RENTAL YIELD AND CAPITAL APPRECIATION

"Park View Deal in K.L City Centre complete with 10% Discount"

Negotiated for SURE HOLDINGS CLUB MEMBERS

Overview



SURE HOLDINGS are pleased to announce a new development opportunity in Malaysia, right in the heart of KL City Centre

SURE HOLDINGS have negotiated a 10% discount on the list price ranging from 342,608 RM to 502,665 RM
RM380,118 = 111,799 USD
RM543,433 = 159,833 USD
for exchange rates visit www.oanda.com
With sizes ranging from 450 to 660 square feet.

These Serviced Apartments offer a great investment opportunity to all potential investors.

The development will also have all the features and facilities of a 5 Star Hotel.

For a Full listing of the units available visit Property Deal on the Members section of the Website.

Details

Park View is located in the heart of Kuala Lumpur. The development comes complete with amenities such as full time security, swimming pool, fully equipped gymnasium, shops, laundry services, home cleaning services everything you would expect of a luxury 5 Star Serviced Apartments.

6 Star Location (Opposite KLCC)

Beautiful Views -Either KLCC or KL Tower

Luxury Furnishing

High Ceiling (11.5 Feet)

KLCC Shopping Mall Facilities

LRT & Monorail Facilities at KLCC & Jalan Sultan Ismail

K.L's Most Popular Entertainment Spots

Managed by Professional Dorsett Regency

Huge potential for future CAPITAL

GAINS.(expected capital gains return 10% per annum)



THE COUNTRY OF MALAYSIA AND ITS PEOPLE HAVE BEEN THROUGH SOME TURBULENT TIMES , BUT THE CURRENT CLIMATE IS EVIDENCE OF A GROWING AND UNSTOPPABLE NATION

"Report & Demographics of Malaysia"

Location of Malaysia



Location of Malaysia:

Southeastern Asia, peninsula and northern one-third of the island of Borneo, bordering Indonesia and the South China Sea, south of Vietnam

Historical Overview

Aboriginal Malays (Orang Asli) began moving down the Malay peninsula from south-western China about 10,000 years ago. The peninsula came under the rule of the Cambodian-based Funan, the Sumatran-based Srivijaya and the Java-based Majapahit empires, before the Chinese arrived in Melaka in 1405. Islam arrived in Melaka at about the same time and spread rapidly. Melaka's wealth soon attracted European powers, and the Portuguese took control in 1511, followed by the Dutch in 1641. The British established a thriving port in Penang in 1786 and took over Melaka in 1795.

The British traded for spices and colonised the interior of the peninsula when tin was discovered. East Malaysia came into British hands via the adventurer Sir James Brooke (who was made Rajah of Sarawak in 1841 after suppressing a revolt against the Sultan of Brunei) and the North Borneo Company (which administered Sabah from 1882).

Gradually, the Federated Malay States were created in piecemeal fashion over the course of the 19th century. The final pieces of the Malaysian mosaic fell into place when Britain took formal control of both Sabah and Sarawak after WWII. The indigenous labour supply was insufficient for the needs of the developing rubber and tin industries, so the British brought large numbers of Indians into the country, altering the peninsula's racial mix.

The Japanese overran Malaya in WWII. Communist guerrillas who fought the Japanese throughout the occupation began an armed struggle against British rule in 1948 and Malaya achieved independence in 1957. Sabah, Sarawak and Singapore combined with Malaya to establish Malaysia in 1963, but two years later Singapore withdrew from the confederation.

WITH HEALTHY FOREIGN EXCHANGE RESERVES AND SMALL EXTERNAL DEBT, MAKE IT UNLIKELY THAT MALAYSIA WILL EXPERIENCE A CRISIS SIMILAR TO THE ONE IN 1997 EVER AGAIN

"Overview of the Malaysian Economy"

Malaysia, a middle-income country, transformed itself from 1971 through the late 1990s from a producer of raw materials into an emerging multi-sector economy. Growth was almost exclusively driven by exports - particularly of electronics.

As a result Malaysia was hard hit by the global economic downturn and the slump in the information technology (IT) sector in 2001 and 2002. GDP in 2001 grew only 0.5% due to an estimated 11% contraction in exports, but a substantial fiscal stimulus package equal to US \$1.9 billion mitigated the worst of the recession and the economy rebounded in 2002 with a 4.1% increase. The economy grew 4.9% in 2003, notwithstanding a difficult first half, when external pressures from SARS and the Iraq War led to caution in the business community. Healthy foreign exchange reserves and a relatively small external debt make it unlikely that Malaysia will experience a crisis similar to the one in 1997, but the economy remains vulnerable to a more protracted slowdown in Japan and the US, top export destinations and key sources of foreign investment.

The Malaysian ringgit is pegged to the dollar, and the Japanese central bank continues to intervene and prop up the yen against the dollar.

The Malaysian economy continued to strengthen through Q2 2004, and the outlook remains very good. Real GDP increased by 8 percent in Q2 2004 (Figure 1), following a 7% rise in Q1, driven by sustained expansions in manufacturing output and services mirrored by a prolonged cyclical upswing in both domestic private and external demand, and continued prudent domestic financial management.

World economic outlook for 2005, which was forecasted to grow by 4.3% by the IMF last September, seems a little too optimistic and will require a downward revision to about 4%. Interest rate hikes in the US and persistent uncertainties of rising oil prices are expected to weigh down growth. The spillovers will eat into growth in East and Southeast Asia, and growth in 2005 will be shaved down, although a recession is not on the horizon. For 2005, the ASI forecast supports a moderate economic growth of 6.7% in 2005, where consumption is expected to dip at 5%, investment 5.5% and exports 8.2%.



WITH THE CURRENT DEATH RATE AND BIRTH RATE MALAYSIA HAS A NATURAL POPULATION GROWTH RATE OF OVER 665 THOUSAND PEOPLE PER ANNUM



General Population Stats

POPULATION
26 MILLION PEOPLE

BIRTH RATE
26 BIRTHS PER 1K PEOPLE

POPULATION DENSITY
69.00 PEOPLE PER SQ KM

DEATH RATE
5.16 DEATHS PER 1K PEOPLE

POPULATION GROWTH
2.6 % PER YEAR

FERTILITY RATE
3.18 BABIES BORN PER WOMAN

Nationality and Languages

NATIONALITY
MALAYSIAN

ETHNIC GROUPS IN MALAYSIA
MALAY AND OTHER INDIGENOUS 58%,
CHINESE 24%, INDIAN 8%, OTHERS 10%

MALAYSIA PRIMARY LANGUAGE
BAHASA MELAYU

MALAYSIA OTHER LANGUAGES
BAHASA MELAYU (OFFICIAL), ENGLISH,
CHINESE DIALECTS (CANTONESE,
MANDARIN, HOKKIEN, HAKKA, HAINAN,
FOOCHOW), TAMIL, TELUGU, MALAYALAM,
PANJABI, THAI; NOTE - IN ADDITION, IN EAST
MALAYSIA SEVERAL INDIGENOUS
LANGUAGES ARE SPOKEN, THE LARGEST
OF WHICH ARE IBA

PRIMARY RELIGION IN MALAYSIA
MUSLIM

OTHER RELIGIONS IN MALAYSIA
MUSLIM, BUDDHIST, DAOIST, HINDU,
CHRISTIAN, SIKH; NOTE - IN ADDITION,
SHAMANISM IS PRACTICED IN EAST
MALAYSIA

Male Population

POPULATION MALE 0-14
3,974,532

POPULATION MALE 15-64
6,995,451

POPULATION MALE 65+
424,776

POPULATION MALE
50.50 %

LIFE EXPECTANCY AT BIRTH MALE
71.75 YEARS

Female Population

POPULATION FEMALE 0-14
3,753,407

POPULATION FEMALE 15-64
6,969,435

POPULATION FEMALE 65+
544,764

POPULATION FEMALE
49.50 %

LIFE EXPECTANCY AT BIRTH FEMALE
76.21 YEARS

ALL INFORMATION CONTAINED IN THIS SECTION HAS BEEN PROVIDED FROM TRUSTED SOURCES. YOU ARE ADVISED TO SEEK PROFESIONAL ASSISTANCE WITH SUCH MATTERS

Disposal of Assets

Chargeable gain or allowable loss is the difference between the disposal price and the acquisition price on the disposal of a real property

Acquisition price includes Consideration per SPA + Incidental costs which include

Fees, commission or remuneration paid for professional services of surveyor, value, accountant, agent or legal adviser.
Cost of transfer including stamp duty also interest paid on capital employed to acquire the property where such a claim has not been made under income tax for rental income

Disposal price includes Sale consideration - Incidental costs, which includes

Fees, commission or remuneration paid for professional services of surveyor, value, accountant, agent or legal adviser. Cost of transfer including stamp duty.

Disposer's Responsibilities

The disposer of a real property has to submit the following within 30 days from the date of disposal of the asset. This would be dealt with by your lawyer or accountant

- Completed Form CKHT 1;



Copies of stamped Sale and Purchase Agreement or Form 14A (memorandum of transfer) to prove the acquisition and disposal of the asset;

Copy of grant/title deed (if any);

Copies of bills and receipts for expenses claimed. (in case of companies or non-citizen and non-permanent resident individuals, details not required if asset is disposed in the sixth or subsequent year from the date of acquisition).

The Information in this report is intended for guidance only. It is based upon our understanding of current legislation, has been provided by professional accountants and is correct at the time of going to press. No Liability is accepted by SURE CORPORATE HOLDINGS SDN BHD for actions taken.