

SALE AND LEASEBACK PROPERTY TRANSACTION IN MALAYSIA



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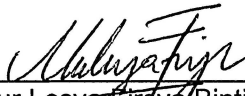
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A Full Report Research Submitted For The Purpose of Fulfillment The
Requirement of The Confirmation

As per above,

Hereby, I'm Nur Lesya Firsya Binti Johaimi Ling, submitting 4 copies of my full
research report to the above address, with the title 'Sale and Leaseback Property
Transaction in Malaysia' and attached together also with the CD.

Thank You,



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3. ACKNOWLEDGEMENTS

Praise be to Allah SWT Most Gracious, Most Beneficent

First of all, thanks a lot to almighty God for giving me this opportunity to complete my research successfully in time that has given to me. There are several individuals who have helped me to finish this research paper.

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I dedicate my special thanks to my father Johaimi Ling Bin Abdullah and my mother Juminah Binti Atin, for their endless encouragement over the years

Lastly, with commitment from these people, making this research more meaningful and hopefully it will be guidance to other people in expanding their knowledge and information.

5. REPORT

5.1 Executive Summary

This research is a study undertaken to investigate the perception of Investors and Corporation Companies in sale and leaseback transactions in Malaysia, in terms of which will be the objective of this research is to determine the factors that influence the corporate firm to be involved in sale and leaseback transactions and the effects of sale and leaseback.

A research has been undertaken through interviews and questionnaire surveys among the Investors and Corporation Companies that are involved in sale and leaseback transactions.

The findings of this study are: each of the Investors has different objectives and strategy in property investment industry while most of the Corporation Companies are from the manufacturing, sales and services background and they are not professional real property investor.

Besides that, rental rates are typically fixed to provide for amortization of the purchase price over the term of the lease, plus a specified return rate on the Investor investment. In addition, sale and leaseback transaction usually involves a double or triple net lease arrangement and often includes an option for the Corporation Companies to renew their lease or repurchase the property.

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