

ZHUHAI PROPERTY INDICES : 2nd Quarter 2009

The Finamatrix Zhuhai Property Indices (**ZPI**) comprises the Zhuhai Property Price Index (**ZPII**) and the Zhuhai Property Rental Index (**ZPRI**); both developed since 2004 with the start of 2008 as a quarterly statistic. The indices serve as a reference guide for real estate investors in the Zhuhai (China) market.

Why Zhuhai?

The beautiful City of Romance, Zhuhai, is a Special Economic Zone (to encourage foreign investment) and remains to be one of the most exotic *coastal* cities of China. It is landlocked with Macau and is known to be in the fastest growing and most exciting region in the world with **24-hour entertainment**. Refer:

<http://en.wikipedia.org/wiki/Zhuhai>

<http://www.visitzhuhai.com>

<http://www.zhuhai.gov.cn>

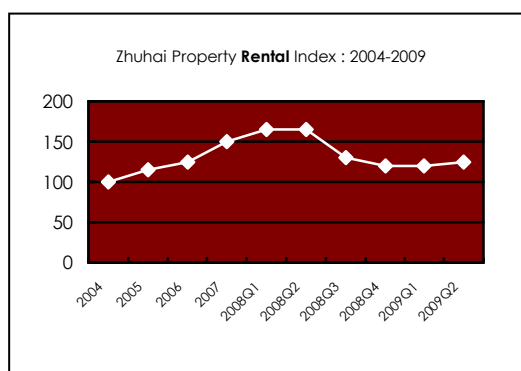
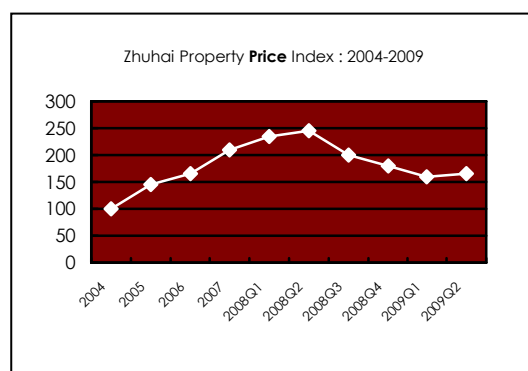
<http://www.macau.com>

With the **Guangzhou-Zhuhai Light Rail System** to be completed in 2010 and the **Hong Kong-Macau-Zhuhai Bridge** to be completed in 2015 (circa), coupled with the **Macau** casino growth story, there is extreme upside potential for the real estate market in Zhuhai, hence offering a **stable investment opportunity**.

Key Features of ZPI

ZPI is developed under the Finamatrix DSS Research Intervention Laboratories which is a private specialist hedge fund that employs the most advanced technologies and models managed by Asian cult investor, high-frequency trader, code breaker, quant and guru Dr. Lanz Chan, Ph.D.

1. ZPI is independently developed by a proprietary weighted proxy system of Zhuhai property heavyweights, official government and real estate transaction statistics.
2. Data is verified through on-ground surveys and interviews with property developers, agencies, construction companies, owners, buyers, landlords and tenants, to reflect as closely to reality as possible.
3. Ex-post and ex-ante simulation techniques from a *priori* (deductive) and a *posteriori* (factual) methodologies, which constantly change and improve the actual depiction of the markets.



Note: Base year 2004 @ Index 100 for both indices

Research Note

According to Jones Lang Lasalle, primary residential space sold fell by about 40% year-on-year to slightly over 1.1 million sqm in the first 3 quarters of 2008. New residential launch prices range from RMB 7,000 to 12,000 psm.

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