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To: tshircliff@carolina.rr.com
Subject: India and China Team Up To Secure World Oil Assets!

Realcomm Advisory

The Commercial Real Estate Business Solutions & Technology Resource

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India and China Team Up To Secure World Oil Assets!

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On Tuesday, August 16th, a news bulletin from the [China Daily News](#), reported that China and India were entering into a series of agreements that would allow them to not compete for world oil assets, and in fact, would promote the idea of them cooperating in this quest for energy. They stated that their combined clout would be unstoppable. If these agreements do in fact result in cooperative efforts between these two emerging superpowers, the potential economic impact to the economy could be massive and that includes the Commercial Real Estate industry.

Since our travels to Asia in early 2004, Realcomm has been closely monitoring the energy issue. As reported in a previous Advisory on this topic [How High Will Oil Go? - Real Estate Owners Need to Pay Attention!](#), this oil issue is real, has never had the potential of such economic disruption as it has today, does not seem like it will turn around anytime in the near future and will certainly impact the Commercial Real Estate industry in ways never imagined.

When \$100 a barrel oil was predicted last September and \$70-\$80 by the end of May, 2005, many people considered these prognostications outrageous. But now, with prices for a barrel of oil now hovering in the mid-sixties, the realities of a potential energy crisis are beginning to set in.

The gist of Tuesday's announcement by India and China was based on the fact that these two emerging superpowers had found themselves aggressively competing for oil reserves as they traveled the globe. Instead of competing, they now feel that their combined buying clout will allow them to dominate the supply opportunities and make sure their region maintains as much control over these resources as possible. The implications to the United States and other countries around the world with regards to this new competitive force in the oil arena could prove to be great.

As we have discussed throughout the year, both in detail at the conference, and as reported in the Advisory entitled [Will \\$100 a Barrel Impact Office Building Values?](#), we continue to ask "What does this mean to the Commercial Real Estate Industry?" All one needs to do is stare out the window

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to understand the massive energy requirements of all of our buildings; heating, cooling, lights...with electricity being required for everything from elevators to vending machines! There is no doubt that over the next 6-12 months this topic is one that is going to be front and center in our industry.

We are at a point where this issue can no longer be ignored. The potential impact ranges from having to turn the lights out at night, to keeping office buildings closed on the weekends and possibly even a day during the week. At this point it's hard to assess how serious the impact will be, but it is prudent to begin taking action now. As a start, we encourage you to forward this Advisory to your friends and associates in our industry and encourage them to read our previous two articles. We would also welcome your comments on this topic.

We are in the beginning stages of evaluating the potential interest for an EnergyTech Conference for the Commercial Real Estate industry. Our goal would be to bring the best minds in the Energy industry together with the technology solution providers and Commercial Real Estate leaders to discuss not only the pending problems but also the solutions available today. Realcomm intends to stay very close to this topic and will keep you posted about programs we intend to facilitate regarding rising energy costs and the impact on the Commercial Real Estate industry.

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