



PRESS RELEASE

[For Immediate Release]

KLCCP Stapled Group closes strong with RM719 million Profit Before Tax in Quarter 4, 2025

KUALA LUMPUR, 29 January 2026 — KLCCP Stapled Group (the Group) closed 2025 on a strong note, delivering its highest Profit Before Tax (PBT) and revenue since listing. PBT (including fair value adjustments) rose to RM718.7 million in quarter four, 2025 compared to RM476.4 million in quarter four, 2024, while revenue grew 7.4% to RM493.0 million for the quarter ended 31 December 2025, reflecting continued resilience across all business segments.

This growth was supported by a noteworthy fair value gain of RM460.1 million, recognised during the quarter, reflecting the market value uplift largely in Suria KLCC and PETRONAS Twin Towers. Building on this, the Group declared a dividend of 19.10 sen per stapled security for the quarter, bringing total dividends for the year to 47.00 sen, an increase of 5.6% compared to 2024.

Quarter 4, 2025 vs. Quarter 4, 2024 - Sustained Momentum Driving Strong Performance Gains

Representing the retail segment, Suria KLCC and the retail podium of Menara 3 PETRONAS sustained its positive momentum for the final quarter, delivering revenue of RM148.2 million, an increase of 6.1% from RM139.6 million. PBT for this segment stood at RM112.9 million, reflecting an increase of 4.9%. This was driven by sustained occupancy at 98%, supported by an expanded tenant-mix, featuring refreshed offerings and unique concepts, creating a vibrant retail environment.

The hotel segment, represented by Mandarin Oriental, Kuala Lumpur (MOKUL Hotel), reported lower revenue at RM66.5 million. Despite the softer revenue, PBT achieved a record high of RM11.4 million, an increase of RM5.9 million. This is attributed to higher room revenue and reduced financing costs. Room revenue remained the primary revenue contributor supported by group and leisure stays and high occupancy during the ASEAN summit.

The office segment comprising the PETRONAS Twin Towers, Menara 3 PETRONAS, Menara ExxonMobil, and Menara Dayabumi remained stable, backed by the Triple Net Lease (TNL)

arrangement and long-term leases. The segment recorded a revenue of RM145.9 million while PBT stood at RM121.7 million for the current quarter.

The management services segment recorded significant growth with increased revenue of 23.2% to RM154.5 million while PBT rose to RM28.1 million, driven by planned maintenance activities and higher car park income.

Year-To-Date: 2025 Performance

Year-to-date, the Group demonstrated its solid financial standing, ending the year with a record high revenue of RM1.7 billion. The fair value gains on investment properties further contributed to the increase in PBT of RM1.4 billion, reflecting its continued strength driven by asset quality and operational stability.

The year saw the retail segment achieve a PBT of RM450.9 million, up 2.8% while footfall grew by 9%. This growth reflects Suria KLCC's continuous efforts in curating a dynamic mix of flagship and first-to-market brands, complemented by immersive and experiential activations designed to surprise and delight. Suria KLCC brought onboard 30 new tenants during the year, including 8 market firsts with the likes of Smith & Wollensky, Charles Tyrwhitt, Mardi Mercredi, Byredo, Flying Tiger Copenhagen, and Mon Chinese Roti. Its high-impact experiential programmes including the Kuala Lumpur Fashion Week 2025, the signature Suria KLCC Picnic in the Park, and Malaysia's first outdoor festive skating rink during the Christmas season has overall contributed to the growth, reinforcing Suria KLCC's positioning as a leading lifestyle and experiential destination.

In the hospitality segment, MOKUL Hotel strengthened its event-led proposition through the refresh of its pillarless Grand Ballroom. Since the ballroom reopening, MOKUL Hotel has seen a healthy pickup in demand, especially from the Meetings, Incentives, Conferences and Exhibitions (MICE) bookings, supported by a stronger pipeline of premium corporate and social events. October recorded the strongest month with the highest monthly revenue, driven by ASEAN Summits and high profile events.

Chief Executive Officer, Datuk Sr. Mohd. Salem Kailany commented, *"The Group's strong results in 2025 reflects the strength of our diversified portfolio, stable cash flows and disciplined capital management. The Group delivered another record-breaking performance with revenue, profit and dividends, which reached new highs. During the year, we undertook targeted asset enhancements to maintain competitiveness and to future-proof our asset portfolio and improve long-term efficiency. These upgrades, together with system improvements across facilities, strengthened our asset performance, enhanced operational reliability and customer experience. Collectively, these efforts contributed to increase in property valuations and reinforced the long-term value and resilience of our assets."*

Datuk Salem further added, "As we step into 2026, we remain focused on advancing our strategic priorities, strengthening our core businesses, and driving long-term value for our shareholders. With Visit Malaysia Year ahead of us, we look forward to the opportunities with optimism and confidence."

Prospects

Malaysia enters 2026 with steady economic momentum. At the same time, the operating environment is becoming increasingly competitive with new malls and hotels entering the market. The Group remains attentive to these dynamics as it navigates the evolving retail, hospitality and office sectors, and strives to consistently maintain and elevate service excellence and customer experience within the KLCC Precinct.

The retail and hospitality segments are expected to benefit from tourist arrivals in conjunction with Visit Malaysia Year 2026. Suria KLCC's strong brand presence, well-curated tenant mix and continued focus on enhancing experiential shopper engagement will continue to boost footfall and tenant sales. MOKUL Hotel continues to strengthen its market positioning by enhancing offerings and delivering elevated guest experience through high quality, personalised services for both leisure and corporate guests, supported by the completion of the grand ballroom refurbishment and the upcoming apartments renovation.

The office segment maintains a strong footing anchored by the Triple Net Lease arrangement and long-term leases with quality tenants. The Group will also continue to amplify placemaking across the integrated KLCC ecosystem through strategic collaborations, events and activations that enhance connectivity, vibrancy and cross traffic, reinforcing KLCC The Place as a premier destination for business, leisure and MICE.

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About KLCCP Stapled Group

KLCC Property Holdings Berhad (KLCCP) and KLCC Real Estate Investment Trust (KLCC REIT), collectively known as KLCCP Stapled Group, is Malaysia's largest self-managed stapled security that invests, develops, owns, and manages a stable of iconic and quality assets. KLCCP Stapled Group became the first ever Shariah compliant stapled structure in Malaysia upon the listing of KLCC Stapled Securities (KLCCSS) on 9 May 2013 and trades under the REIT sector of the index as a single price quotation.

KLCCP Stapled Group's core business is in property investment and development, and provision of management services. The Group owns iconic prime assets, namely the PETRONAS Twin Towers, Menara ExxonMobil, and Menara 3 PETRONAS under KLCC REIT and

Suria KLCC, the premier shopping mall, Mandarin Oriental, Kuala Lumpur hotel and a vacant land (Lot D1) under KLCCP. KLCCP also has a 33% stake in Menara Maxis.

KLCCP Stapled Group redefines excellence in real estate. With decades of experience building the nation's iconic landmarks, it has elevated industry standards and expectations, reinforcing its commitment to enriching lives and building a more sustainable future.

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