

# KLCCP Stapled Group

1<sup>st</sup> Quarter ended 31 March 2014  
9 May 2014



# Disclaimer

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These materials contain historical information of the Company which should not be regarded as an indication of future performance or results.

These materials also contain forward-looking statements that are, by their nature, subject to significant risks and uncertainties. These forward-looking statements reflect the Company's current views with respect to future events and are not a guarantee of future performance or results. Actual results, performance or achievements of the Company may differ materially from any future results, performance or achievements expressed or implied by such forward-looking statements. Such forward-looking statements are based on numerous assumptions regarding the Company's present and future business strategies and the environment in which the Company will operate in the future, and must be read together with such assumptions.

No part of these materials shall form the basis of, or be relied upon in connection with, any investment decision whatsoever.



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# 01 | KLCCP Stapled Group





# KLCCP Stapled Group

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Largest REIT and only stapled structure in Malaysia

2

Single largest owner of stabilised assets in Malaysia

3

Portfolio of iconic, quality commercial offices, a premier shopping mall & a luxury hotel



4

Total property value of more than RM14 billion

5

6.8 million sqft NLA for office and retail assets

6

Market capitalisation of RM11.5 billion as at 31 March  
(based on market closing price of RM6.35 on 31 March 2014)



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## Key Highlights



## Sustainable Income for Distribution

- Operating Profit of RM262.7 million, up 11%, compared to Q1, 2013
- Total comprehensive income of RM213.2 million, up 42%, compared to Q1, 2013
- Distribution per stapled security of 8.65 sen
- Delivering on commitment of regular and stable distributions of income

## Continued Active Asset Management Strategy

- Secured Triple Net Lease Agreement with PETRONAS for Menara Dayabumi, effective from 1 January 2014



## Efficient Capital Management


- Proactively restructured existing financing facilities to lock-in current low interest rates over a longer period of maturity
- Re-aligned all terms & conditions of existing borrowings under a single, integrated platform
- Establishment of Sukuk Murabahah Programmes with combined limit of RM3 billion - accorded initial long-term and short-term ratings of AAA and P1 respectively by RAM Rating Services Berhad





## Index Bench- marking

- **KLCC Stapled Securities was included into the FTSE Global Equity Series Index with effect 24 March 2014**
  - **FTSE All-World Index**
  - **FTSE World Asia Pacific ex Japan Index**



## Mandate from Unitholders

- **Unitholders approved proposed authority to issue new units in KLCC REIT of up to 10% of the approved fund size**



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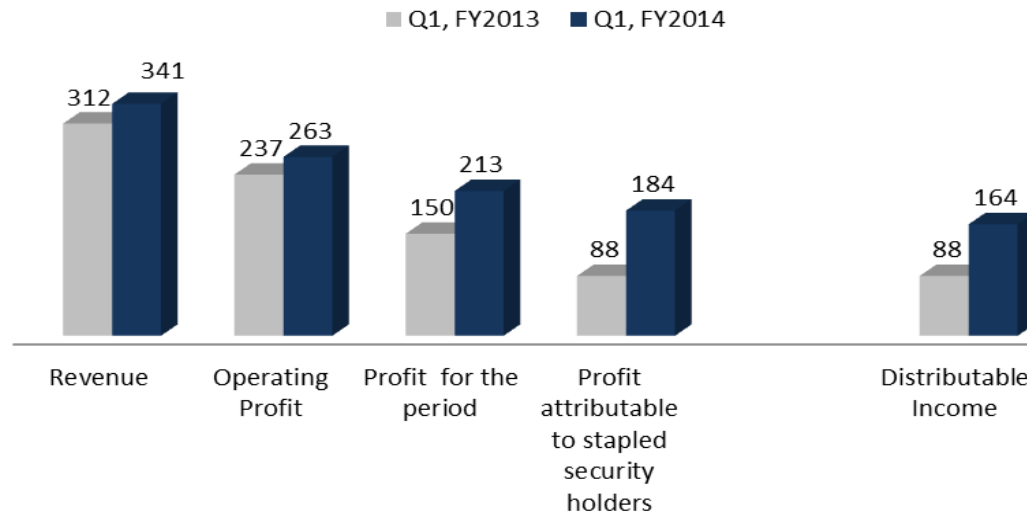
# Financial Results



# Financial Results Overview – period ended March 2014

Statement of Comprehensive Income	Q1 2014 RM'mil	Q1 2013 RM'mil	% Variance
Revenue	341	312	9%
Operating Profit	263	237	11%
Profit Before Tax	244	207	18%
Profit for the period	213	150	42%
Profit Attributable to Equity Holders of KLCCP and KLCC REIT	184	88 <sup>1</sup>	>100%

<sup>1</sup> Excludes profit attributable to KLCC REIT as it was constituted only on 2 April 2013





# Financial Results Overview – as at March 2014

<b>Statement of Financial Position</b>	<b>31 Mar'14 RM'mil</b>	<b>31 Dec'13 RM'mil</b>
Total Assets	16,250	16,265
Total Borrowings	2,263	2,326
Total Liabilities	2,788	2,858
Equity Attributable to Holders of KLCCP and KLCC REIT	11,721	11,695
NAV per stapled security	6.49	6.48

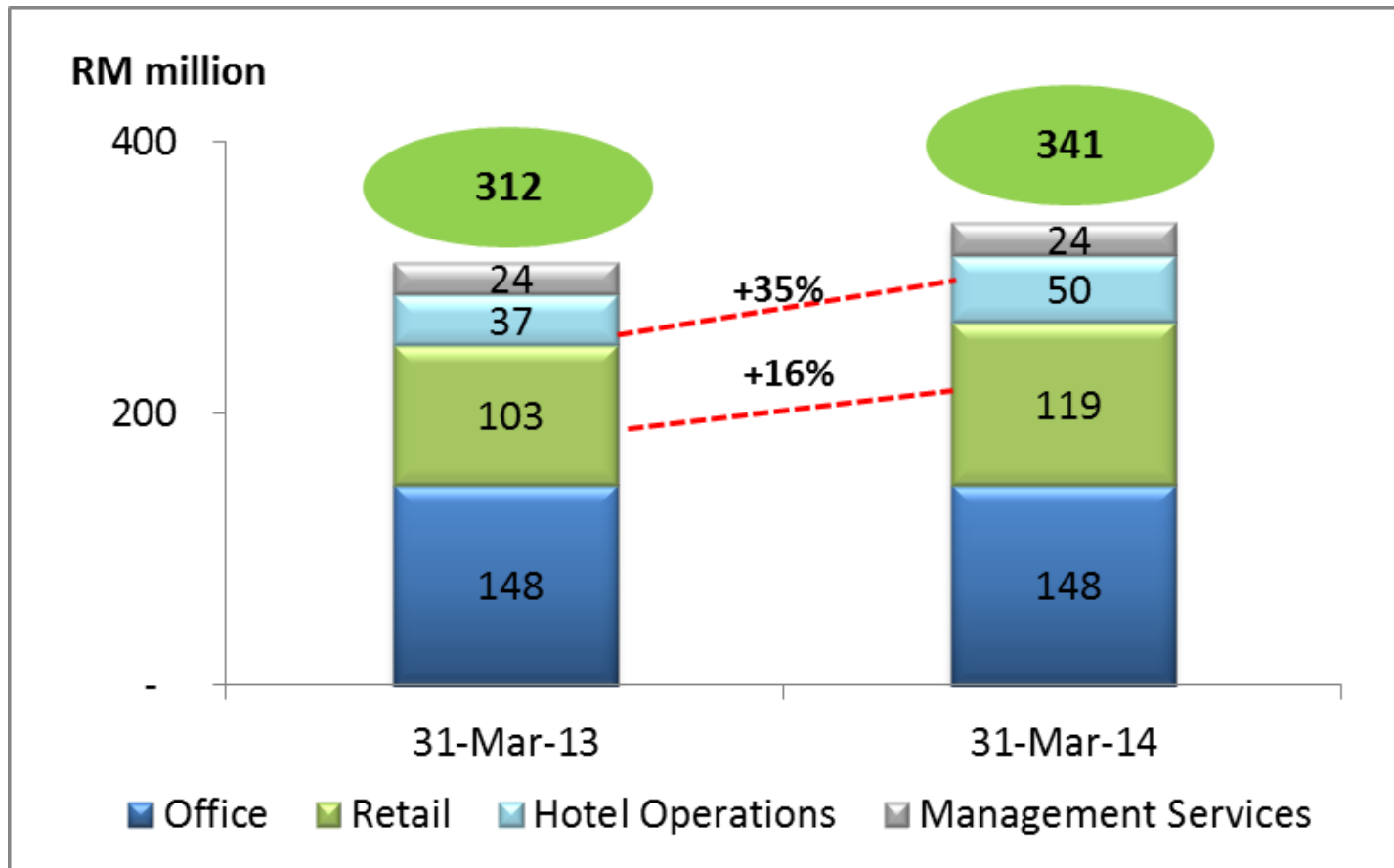


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## Segmental Performance



# Improved revenue with retail and hotel increasing their share of contribution



## RETAIL

Higher rental rates arising from rental reviews

## HOTEL

Higher revenue in F&B and rooms segment due to higher occupancy with better ARR



## 05 | Dividend Distribution





# 1Q 2014 Distribution Per Unit

	1Q 2014	1Q 2013
<b>Distribution Per Stapled Security (DPU)</b>	<b>8.65 sen</b>	4.50
<b>KLCCP</b>	3.73	4.50
<b>KLCC REIT</b>	4.92	- *
<b>Distribution Period</b>	1 January 2014 – 31 March 2014	1 January 2013 – 31 March 2013

\* No comparative figure as KLCC REIT was constituted only on 2 April 2013

**KLCCP Stapled Group has committed to distribute 95% of the overall distributable income for financial year 2014**





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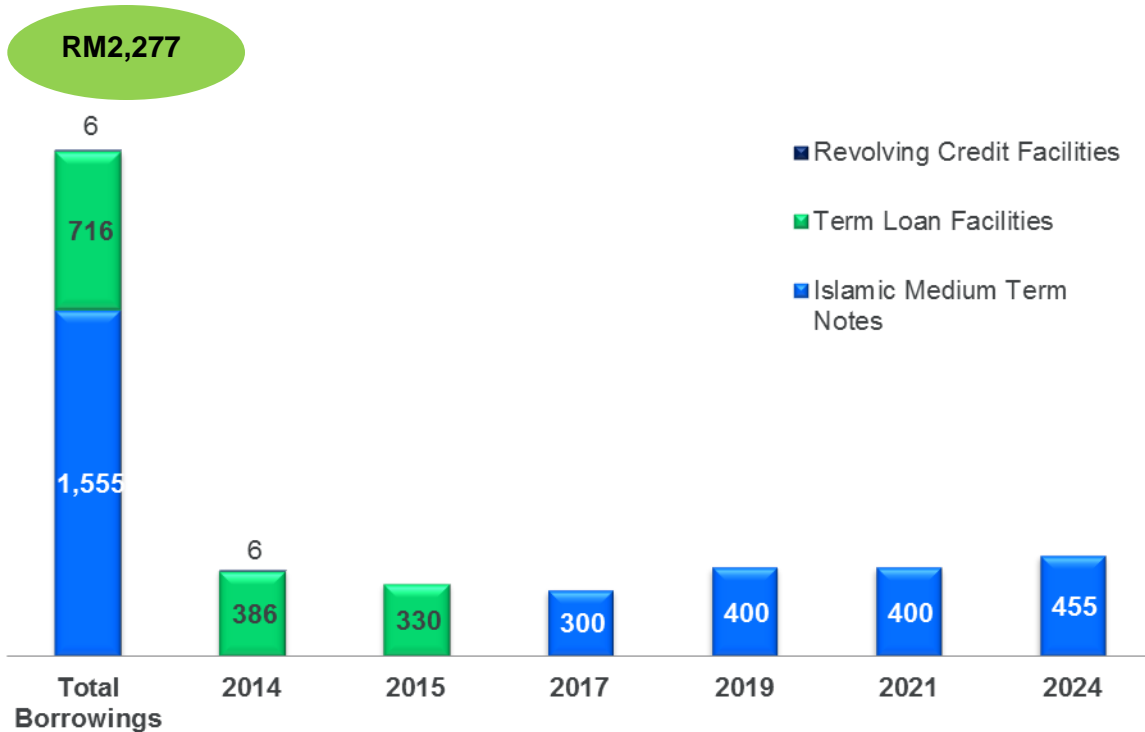
## Debt Profile



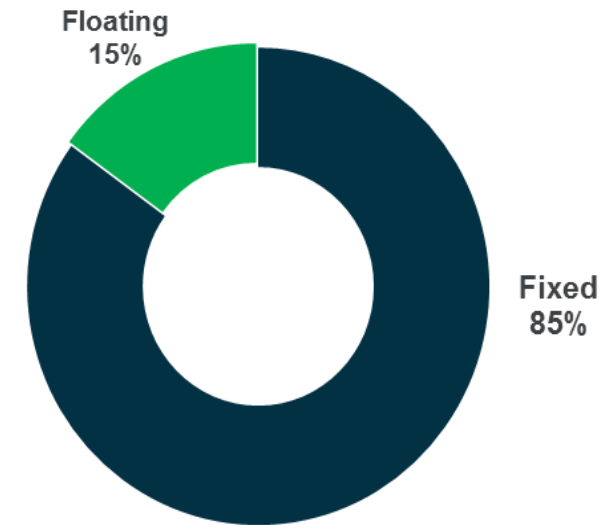


# KLCC REIT restructured existing borrowings with establishment of Sukuk Murabahah to lock-in low interest rates over a longer period of maturity

## Debt Maturity Profile



## Interest Rate Profile



On 25 April 2014, KLCC REIT issued RM1,555 million nominal value of Sukuk Murabahah to PETRONAS based on maturity period of between 3 to 10 years and profit rates of 3.90% - 4.80%



Thank You

