

KLCCP Stapled Group

Financial Results

3rd Quarter ended 30 September 2015

11 November 2015



Disclaimer

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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Stapled Group Key Highlights

9MFY2015





Stapled Group Key Highlights for 9MFY2015

1% Growth in Revenue, YoY

3% Growth in Profit Before Tax, YoY, excluding fair value adjustment to City Point Podium

6% Growth in Profit for the period, YoY, excluding fair value adjustment to City Point Podium

4% Growth in Market Capitalisation
(30 Sept 15 : RM12.64b ; 31 Dec 14 : RM12.11b)



Stapled Group Portfolio Highlights for 9MFY2015

Office

Stable Office revenue

Maintained 100% Occupancy

Redevelopment to unlock commercial potential for Kompleks Dayabumi is underway

Retail

2% Revenue growth, YoY

Steady occupancy and sustained rental rates

Continued momentum in footfalls amid soft consumer sentiment



Stapled Group Portfolio Highlights 9MFY2015

Hotel

19% Decline in hotel revenue growth, YoY

Performance impacted by subdued market conditions and renovations of meeting rooms & recreational facilities in 1HFY2015

Continued to trade in challenging environment though committed in strengthening its position as a premier offering in the KLCC Precinct

Management Services (Facility Management & Parking)

8% Revenue growth, YoY

Provision of additional facilities management services



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Financial Results

Q3 2015





Stapled Group Key Highlights for Q3 2015






1% Growth in Revenue, YoY

2% Growth in Profit Before Tax, YoY, excluding fair value adjustment to City Point Podium, due to improved hotel performance

6% Growth in Profit for the period, YoY, excluding fair value adjustment to City Point Podium

All revenue segments posted a growth, YoY with office segment remaining stable

Lower PBT due to fair value adjustment to City Point Podium amounting to RM32.2 million

Statement of Comprehensive Income	Q3 2015 RM'mil	Q3 2014 RM'mil	% Variance
Revenue	337	333	 1%
Operating Profit	255	250	 2%
Profit Before Tax	205	232	 12%
Profit Attributable to Equity Holders of KLCCP and KLCC REIT	150	171	 12%
Distribution per stapled security - for the period	8.15	8.19	 <1%



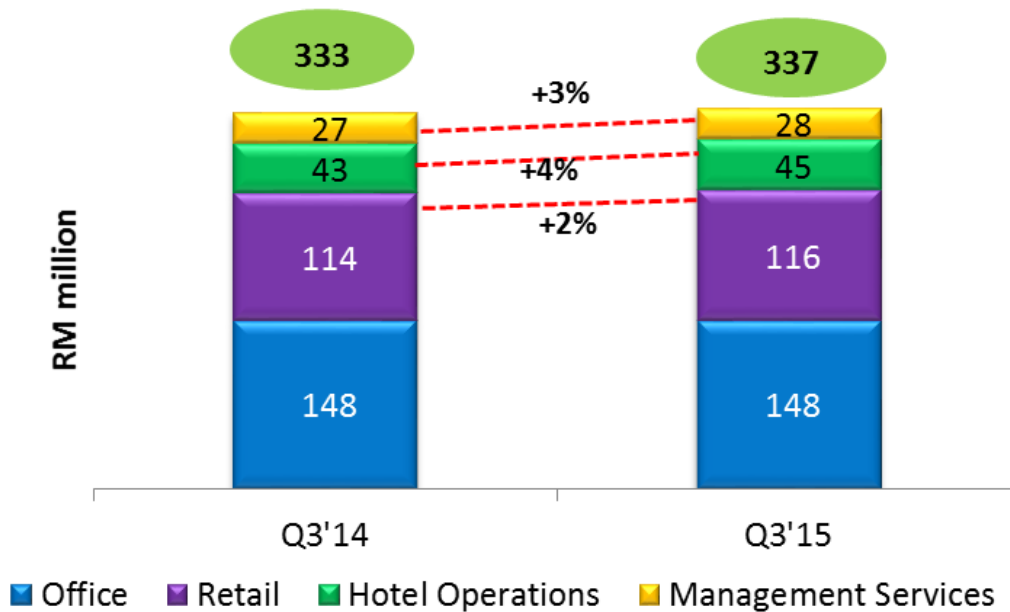
Strong Balance Sheet providing conducive business environment for future development and long term stability

Statement of Financial Position	30 Sept'15 RM'mil	31 Dec'14 RM'mil
Total Assets	16,910	16,804
Total Borrowings	2,583	2,512
Total Liabilities	3,042	2,956
Equity Attributable to Holders of KLCCP and KLCC REIT	12,075	12,026
NAV per stapled security	6.69	6.66



Positive revenue contribution and growth from all segments with office remaining stable

Segmental Revenue



OFFICE

Closure of City Point podium of Kompleks Dayabumi for redevelopment

RETAIL

Higher rental rates becoming effective during the quarter

HOTEL

Contribution from F&B segment

MANAGEMENT SERVICES

Provision of additional facilities management services



100% distribution of overall distributable income

	3Q 2015	3Q 2014	YTD 2015	YTD 2014
KLCCP KLCC REIT	2.80 5.35	3.05 5.14	8.83 15.99	10.07 14.82
Distribution Per Stapled Security (DPU) (sen)	8.15	8.19	24.82	24.89

Ex-dividend date	24 November 2015
Book closure date	26 November 2015
Distribution payment date	21 December 2015



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Portfolio Performance

Office, Retail & Hospitality





Stapled Group Portfolio Highlights for Q3 2015

Office (PETRONAS Twin Towers, Menara 3 PETRONAS, Menara ExxonMobil, Kompleks Dayabumi)

Marginal decrease in office revenue due to closure of CityPoint Podium for Phase 3 development

Demolition of City Point podium completed & commencement of substructure works in November 2015

Conversion of atrium spaces of Levels 2, 3 & 4 of Menara Dayabumi into office area is in progress and due for completion in early 2016

Secured new long term lease with existing tenant of Menara ExxonMobil upon expiry of lease, post 2017 for 9 years with option to renew for further 3 successive terms of 3 years each



Stapled Group Portfolio Highlights for Q3 2015

Retail (Suria KLCC & Retail Podium Menara 3 PETRONAS)

2% Revenue growth, YoY

5% Profit Before Tax growth YoY, mainly due to rental reversions and renewals

63% leases up for renewal in FY 2015 were renewed

7 new tenants to enhance tenant mix

Continued efforts to renew & upgrade tenants to create differentiation in product offerings



Stapled Group Portfolio Highlights for Q3 2015

Hotel (Mandarin Oriental Kuala Lumpur)

30% Revenue growth, QoQ, due to completion of renovation of meeting rooms & recreational facilities and backed by F&B performance

10% PBT growth, YoY contributed mainly from improved F&B performance of outlets and banquet

17% F&B revenue growth, YoY mainly due to contribution from Aziamendi promotion at Mandarin Grill & major banqueting events

Continue to launch aggressive initiatives & promotions to drive occupancy and remain competitive

Recognised with 14 international, regional & local awards to-date for 2015



Stapled Group Portfolio Highlights for Q3 2015

Management Services (Facility Management & Parking)

3% Revenue growth, YoY

17% Profit Before Tax growth, YoY

Provision of additional facilities management services



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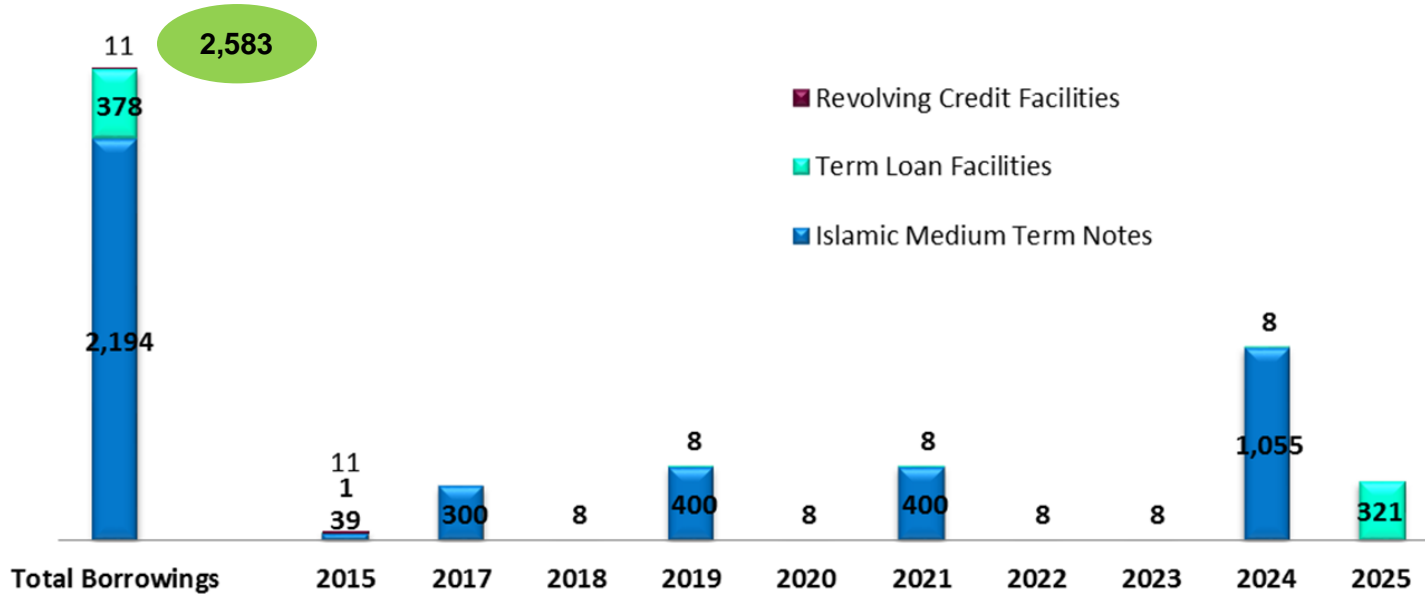
Capital Management





85% on fixed borrowings with locked-in interest rates over a longer period of maturity

Debt Maturity Profile



	30 Sep 2015	31 Dec 2014
Debt (RM'mil)	2,583	2,512
Gearing Ratio (%)	21	21
Average Cost of Debt (%)	4.5	4.5
Borrowings on Fixed Rate	85%	86%



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KLCCSS Outlook

Looking ahead





KLCCSS focused in delivering sustainable DPU

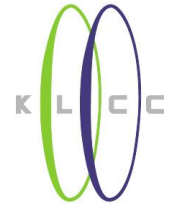
Operationally resilient & consistent performance with a stable of long term generating assets

High occupancy and long term Triple Net Lease offices enable strong recurring income

Resilient retail mall with strong organic growth through tenant mix enhancement

Prudent capital management of cost of funds & refinancing risks to ensure stable dividend payout

Presence of organic & inorganic growth to drive potential growth in capital & create long term value



Thank You

