



KLCC Stapled Group **Financial Results**

4th Quarter ended 31 December 2024

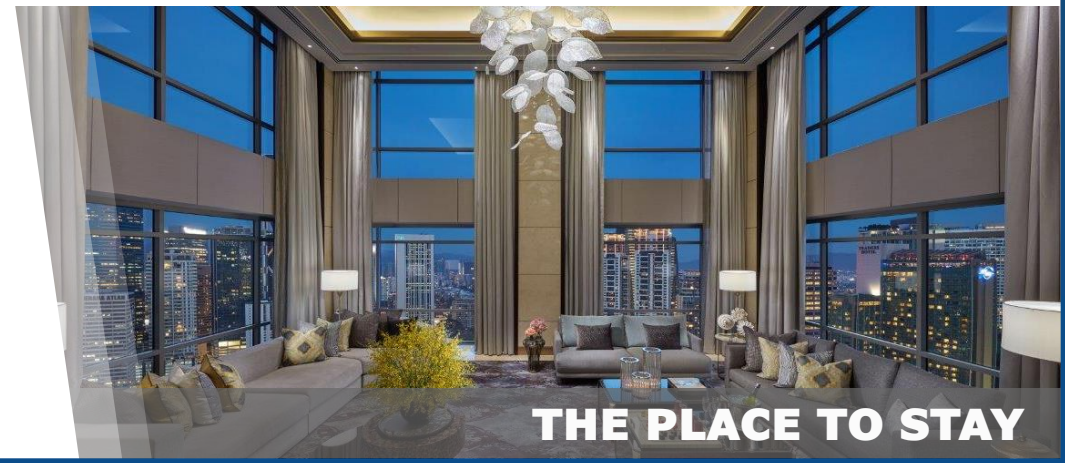
5th February 2025



THE PLACE TO WORK



THE PLACE TO SHOP



THE PLACE TO STAY

These materials contain historical information of KLCC Property Holdings Berhad and KLCC Real Estate Investment Trust (collectively known as KLCCP Stapled Group) 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 KLCCP Stapled Group's current views with respect to future events and are not a guarantee of future performance or results. Actual results, performance or achievements of KLCCP Stapled Group 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 KLCCP Stapled Group's present and future business strategies and the environment in which KLCCP Stapled Group 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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MALAYSIA'S LARGEST REIT AND ONLY STAPLED SECURITY IN THE COUNTRY

STATEMENT OF PURPOSE

A Progressive Energy and Solutions Partner Enriching Lives for a Sustainable Future



WHO WE ARE

Malaysia's largest REIT and only Stapled Security in the country, comprising KLCCP and KLCC REIT. KLCC REIT focuses on active asset management and acquisition growth strategies, whilst KLCCP is the development arm of the Stapled Group. At the forefront of Malaysia's real estate industry, our unique structure allows us to maximise the value we create for all our stakeholders.

WHAT WE DO

We own, manage, develop and invest in a portfolio of premium assets comprising office, retail and hotel properties in the heart of Kuala Lumpur. This is complemented by our award-winning asset management services provided by KLCC Urusharta Sdn Bhd (KLCCUH) and KLCC Parking Management Sdn Bhd (KPM). This synergy of property investment and asset management strengthens the earning potential of our stable of iconic properties.

HOW WE DO IT

We are committed to creating a progressive lifestyle experience within The KLCC Precinct while enhancing the value of our property portfolio. We are focused on optimising sustainable value creation through a strategic approach that capitalises on our unique Stapled Group structure and our competitive differentiators, well positioned for the future.



Kompleks Dayabumi

(located outside the KLCC Precinct)

Menara 3 PETRONAS

Mandarin Oriental, Kuala Lumpur

SURIA KLCC

PETRONAS Twin Towers

Menara Maxis*

*KLCCP owns a 33% stake in Menara Maxis

Menara ExxonMobil

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Key Message

[Open]

Another milestone year, demonstrating the strength of our diversified portfolio and value creation

- Maintained full occupancy with long-term leases and quality tenants, ensuring stable income
- Upward rental revision for PETRONAS Twin Towers in Oct 2024



**Beyond just
THE PLACE to
work**



**Beyond just
THE PLACE to
shop**

- Acquired the remaining 40% equity in Suria KLCC, enhancing strategic control and operational flexibility
- Added 28 new tenants, including high-profile dining and exclusive brands, driving footfall and mall appeal

- Room revenue key driver for growth, fueled by higher occupancy and RevPar
- Record revenue from Banqueting since the hotel's opening
- Fostered key marketing partnerships & synergies that amplified brand visibility and revenue generation



**Beyond just
THE PLACE to
stay**



**Beyond just
THE PLACE to
play**

- Secured new facilities management contracts and expanded car park footprint
- Advanced sustainable practices, supporting long-term growth and environmental responsibility

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Financial Highlights

[Open]

Record-breaking year with the highest revenue and profit since listing

4Q FY2024

Revenue

RM459.1 million

4Q FY2023 4%
RM442.6 million

Profit Before Tax (PBT)*

RM242.1 million

4Q FY2023 3%
RM248.5 million

Profit attributable to equity holders (PATMI)*

RM204.5 million

4Q FY2023 8%
RM189.0 million

FY2024

Revenue

RM1,710.9 million

FY2023 6%
RM1,619.2 million

Profit Before Tax (PBT)*

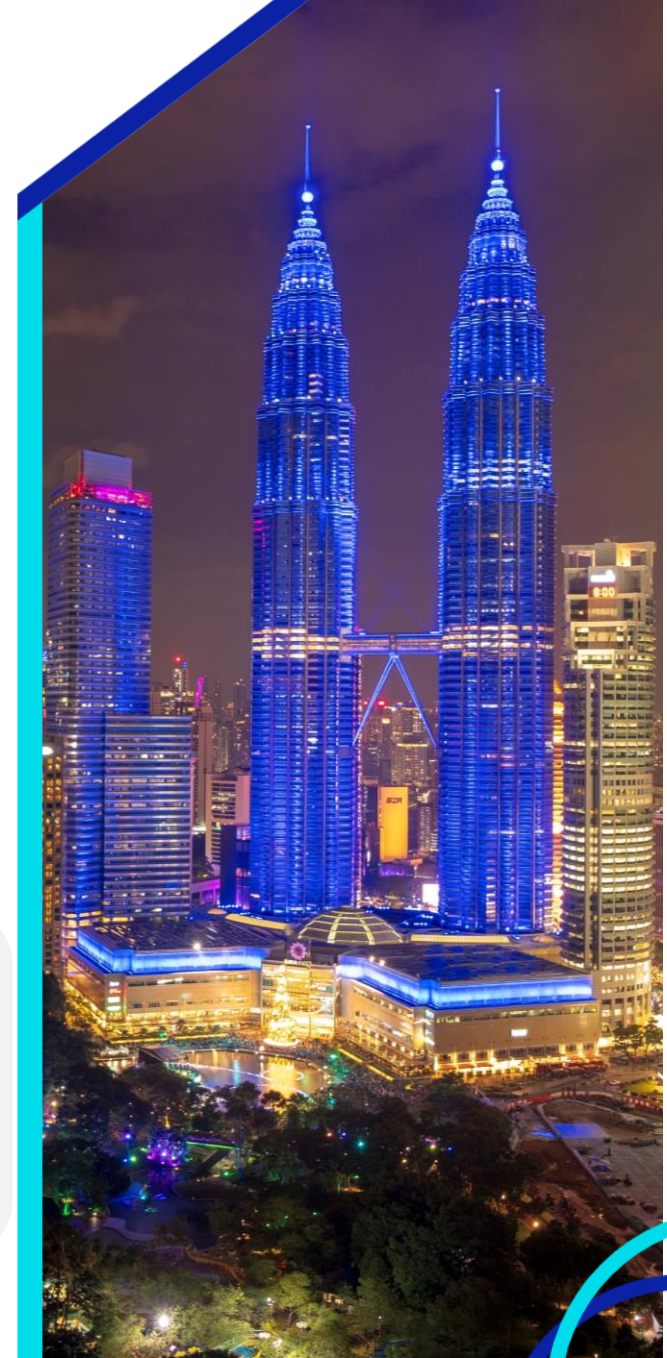
RM967.1 million

FY2023 0.2%
RM965.5 million

Profit attributable to equity holders (PATMI)*

RM790.1 million

FY2023 7%
RM735.7 million



*Exclude fair value adjustments

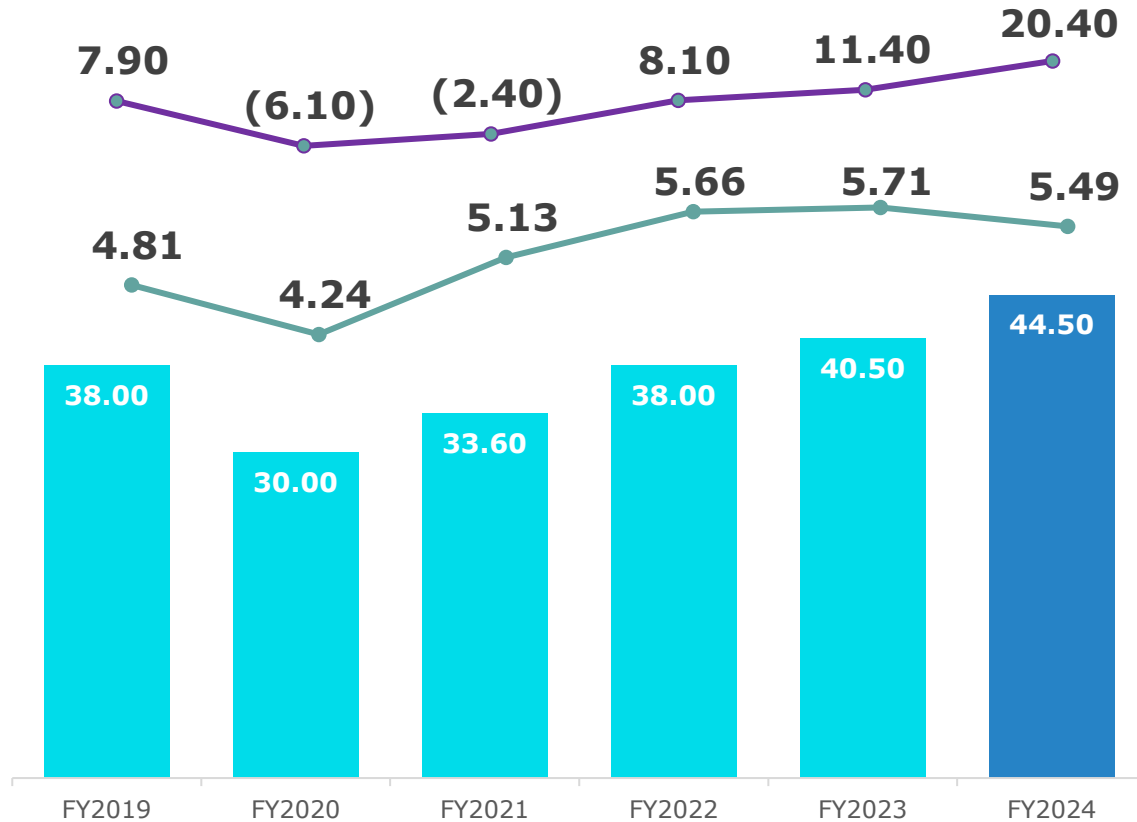


Financial Highlights

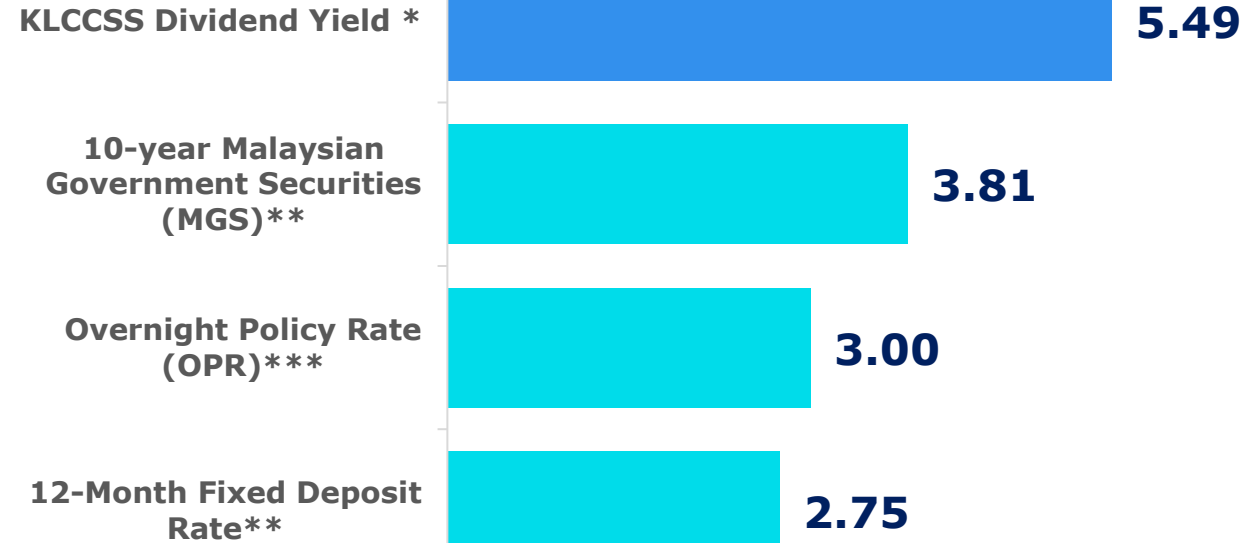
[Open]

10% increase in dividends to shareholders, reflecting our strategic growth and operational excellence

Distribution per Stapled Security (DPS) - sen



Comparative yields as of 31 Dec 2024 (%)



■ Dividend per stapled security (sen) ◆ Dividend yield (%)
● Annual Total Return (%)

Source: Bank Negara Malaysia

* Calculated based on YTD December 2024 dividend and KLCCSS closing share price as at 31 December 2024

** As at November 2024

*** As at 6 November 2024



Financial Highlights

Well-positioned balance sheet, testament to asset strengths and operational efficiency



RM18.7 billion

Total Assets

RM13.7 billion

Total equity attributable to equity holders of KLCCP & KLCC REIT

RM4.3 billion

Total Borrowings

RM7.57

Net Asset Value per Stapled Security

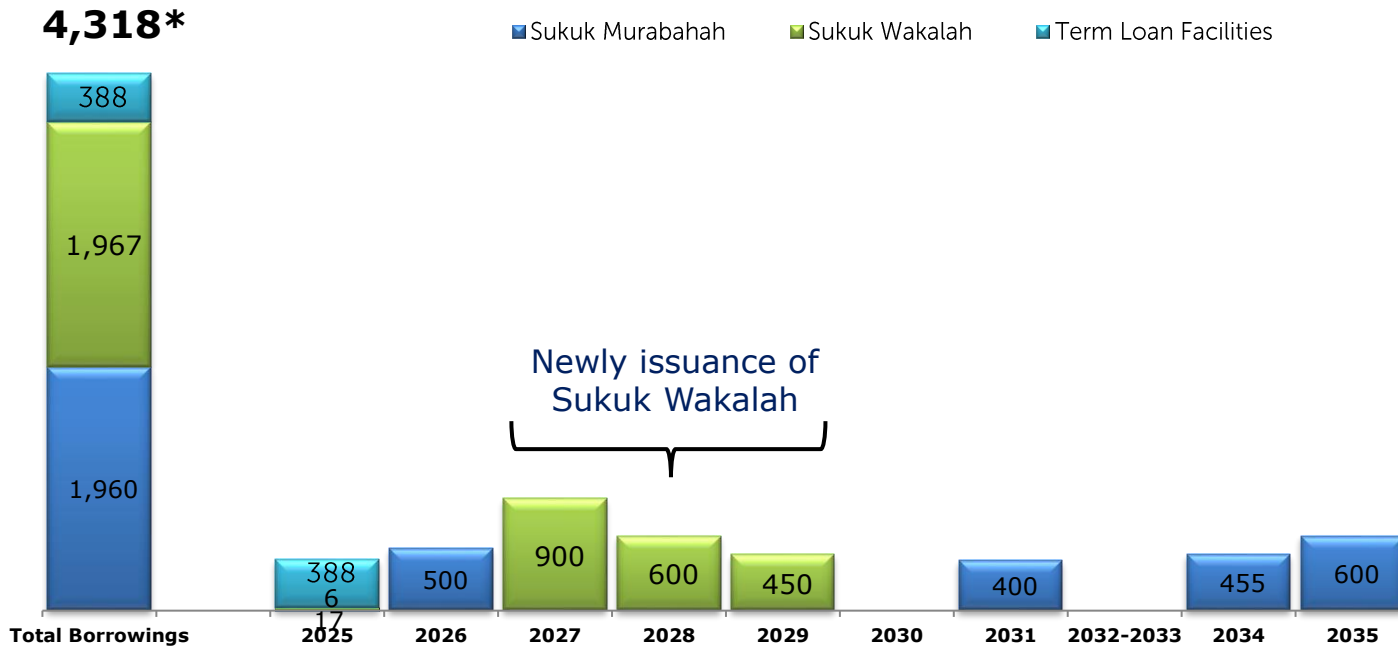


Financial Highlights

[Open]

Successfully issued and refinanced RM3.0 billion Sukuk with lower cost of debt, rated AAA/Stable by RAM Ratings

Debt Maturity Profile as at 31 Dec 2024 (RM'mil)



- First issuance of KLCCP Sukuk Wakalah for RM1.95 bil to finance the acquisition of 40% equity interest in Suria KLCC
- Refinanced RM1.05 bil of Sukuk during the year

* Include lease liabilities

Key Debt Metrics as at 31 Dec 2024

Total Borrowings* **RM4,318 mil**
[31 Dec 2023: RM2,364 mil]

Gearing Ratio **31.6%**
[31 Dec 2023: 17.7%]

Borrowings on Fixed Cost **91%**
[31 Dec 2023: 83%]

Average Maturity Period **4.61 years**
[31 Dec 2023: 2.29 years]

Average Cost of Debt **4.01%**
[31 Dec 2023: 4.55%]

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Resilient portfolio anchored by asset strength, with over 80% of offices green-certified

4Q FY2024

Revenue

RM145.9 million

4Q FY2023
RM145.9 million

Profit Before Tax*

RM133.1 million

4Q FY2023
RM126.8 million 4.9%

FY2024

Revenue

RM583.4 million

FY2023
RM582.5 million 0.2%

Profit Before Tax*

RM531.2 million

FY2023
RM523.4 million 1.5%

Occupancy

100%

occupancy with long-term leases, majority on Triple Net Lease

Total Net Lettable Area

5.6 mil

sq. ft of premium Grade-A offices

Certifications



- PETRONAS Twin Towers (Gold)
- Menara 3 PETRONAS (Silver)
- Menara Maxis (Silver)



- Menara Maxis (Gold)



- PETRONAS Twin Towers
- Menara ExxonMobil



PETRONAS Twin Towers

Menara ExxonMobil

Menara 3 PETRONAS

Menara Dayabumi

Menara Maxis (KLCCP owns 33% stake)

*Exclude fair value adjustments



Focused on expanded offerings and first-to-market brands, yielding solid performance with 99% occupancy

4Q FY2024

Revenue

RM136.5 million

4Q FY2023
RM133.7 million 2%

Profit Before Tax*

RM105.3 million

4Q FY2023
RM101.3 million 4%

FY2024

Revenue

RM551.2 million

FY2023
RM516.1 million 7%

Profit Before Tax*

RM429.1 million

FY2023
RM392.9million 9%

Occupancy

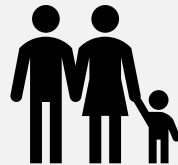
99%



3%

vs FY2023

Footfall growth



4%

vs FY2023

MAT tenant sales



7%

vs FY2023



SURIA KLCC

MENARA 3 PETRONAS Retail Podium

*Exclude fair value adjustments

Retail

Expanding tenant mix with new, fresh and larger retail offerings, enhancing shoppers' experience and driving growth

New tenants



Kyoto Katsu – first halal concept in Malaysia



Maison Francis Kurkdjian



Flaah with Ono – first in Malaysia



Faure Le Page– first boutique in Malaysia



Kampai – first world-class Teppanyaki Omakase in Malaysia



Acqua di Parma

Refreshed Concepts



Levi's



TGV Cinema



Marks & Spencer

28 new tenants came on board in 2024

5 first-to market tenants

Upcoming tenants



Target to open by 2Q-3Q 2025

Engaging shoppers through placemaking by integrating innovative retailtainment



KL Fashion Week



Picnic in the Park



Hoka Flylab Activation



#BeKindOnline Campaign

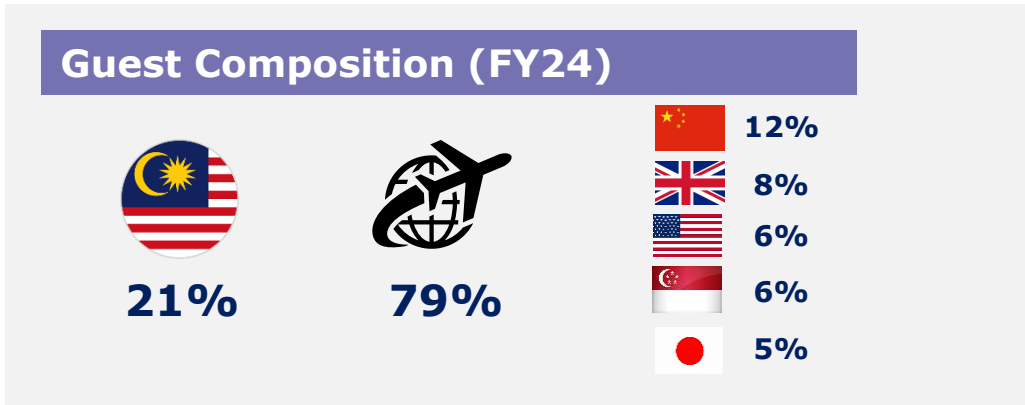
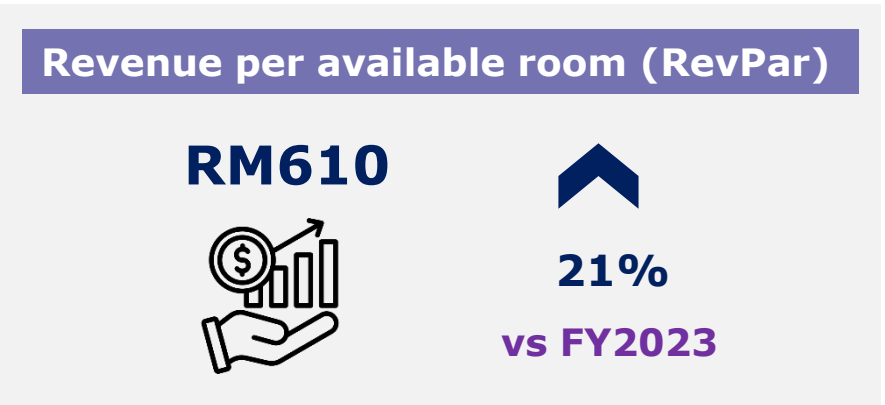
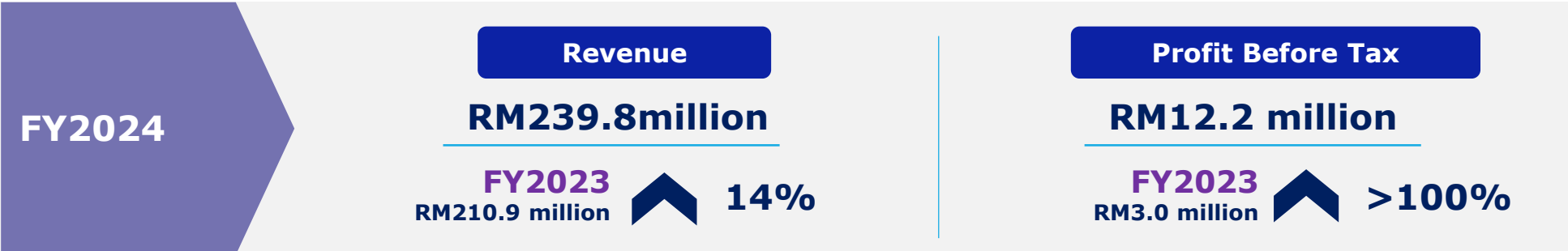
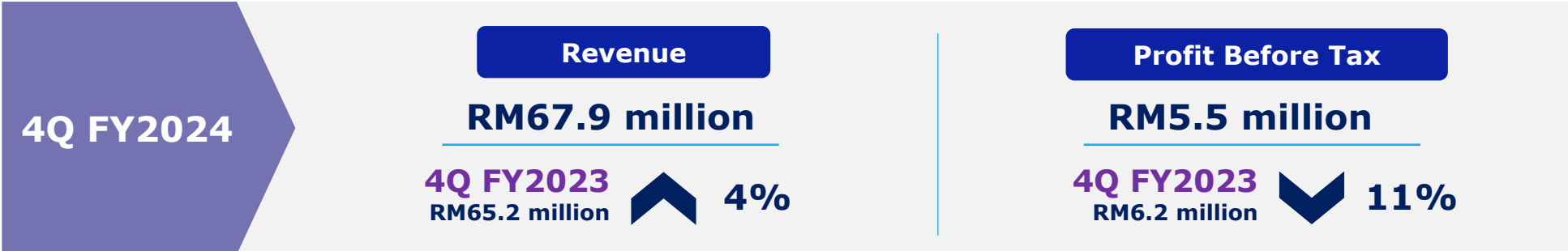




Hotel

[Open]

Achieved the highest RevPar to date, driven by robust growth in the group stays and banqueting events



Mandarin Oriental, Kuala Lumpur



Hotel

[Open]

Revitalised spaces to redefine the guest experience, elevate convenience, and stay aligned with the latest trends

Level 2 meeting area



Level 3 recreational area – outdoor courts



Level 3 recreational area - sauna





Robust performance driven by increased facilities management works and growth in car parking revenue

4Q FY2024

Revenue

RM102.9 million

4Q FY2023
RM93.0 million 11%

Profit Before Tax

RM16.2 million

4Q FY2023
RM14.0 million 15%

FY2024

Revenue

RM315.0 million

FY2023
RM291.0million 8%

Profit Before Tax

RM51.3 million

FY2023
RM48.7 million 6%

Facilities Managed

25

within KLCC Precinct
Putrajaya

Car Parking Bays

17,421

16,495
FY2023 6%

Transient & season car park customers

Transient & Season



2%
vs FY2023

Consist of KLCC Urusharta & KLCC Parking only



Expansion of car park operations whilst promoting sustainable practices

New parking lots



926

bays within Putrajaya

Sustainability efforts



8

electric motorbikes to reduce carbon emissions



45

units of solar powered street lighting installed

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Sustainability

[Open]

Our strong track record in meeting previous roadmap targets has laid the foundation to do more and accelerate progress

Our Sustainability Strategy

Aligned with UN2030 agenda, revolves around **Planet, People, Peace & Prosperity**

We support the United Nations Sustainable Development Goals (UNSDGs), **directly contributing to 10 out of 17 UNSDGs**



Our Performance

has been verified and recognised by:



Corporate Sustainability Assessment Score – 36/100 (2023: 34/100) (Industry Score Avg: 34/100)



Public Disclosure – 94/100, Rating A
2nd out of 10 SEA companies in comparison group



FTSE ESG Rating – 3.4 out of 5 (2023: 2.8 out of 5) (Subsector Avg: 2.9)



ESG Risk Rating – 10.6 (low risk)



The Asset ESG Corporate Award 2024 – **Platinum**



ASEAN Green Hotel Standard 2024 - 2026



Sustainability

Driving our ESG commitments forward prioritising on Planet, People, Peace and Prosperity



Planet Safeguard Our Environment

- ✓ Established **Asset-by-Asset Decarbonisation Plan**
- ✓ **9%** waste diverted from landfill in 2024
- ✓ **81%** Green Certified Office Portfolio (by NLA)
- ✓ Achieved **LEED Rating** for **Menara Maxis**



People Positive Social Impact

- ✓ **RM2.2 mil** was invested in Learning & Development
- ✓ **48 hours** average learning hours per year per employee (online & f2f training)
- ✓ **Zero** fatalities
- ✓ **39%** women in the workforce
- ✓ **31%** women in top management



Peace Responsible Governance

- ✓ **50%** of the **Board** comprises women directors
- ✓ **Zero** bribery and corruption cases
- ✓ Launched **Human Rights Policy**
- ✓ **Zero** cyber security incidents
- ✓ **100%** coverage of operation assessed for corruption related risks



Prosperity Continued Value Creation

- ✓ **RM5.3 mil** invested in Corporate Social Responsibility (CSR)
- ✓ **99%** procurement from local suppliers
- ✓ Average **customer satisfaction score** of **87%** (Office, Car Park & Hotel)
- ✓ Net Promoter Score (NPS) of **65** for the Retail segment

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Poised for sustained growth, continues to pursue opportunities to create value and deliver higher returns

2013

Asset Value: RM15 bil
Share Price: RM 5.85

Formation of KLCC REIT:
• PETRONAS Twin Towers
• Menara 3 PETRONAS
• Menara ExxonMobil

Stapled with KLCCP:
• Menara Dayabumi
• Menara Maxis
• Suria KLCC
• Mandarin Oriental, KL
• Lot D1

▲ 20%
asset value
▲ 39%
share price

2024

Asset Value: RM18 bil
Share Price: RM 8.15

Largest REIT
constituted 30% of
Bursa Malaysia's Real
Estate Investment Trust
(REIT) Index

113%

Total Returns
(Dec 2013 – Dec 2024)

Our Focus for 2025

- **Maximise asset potential** to build a strong foundation for growth
 - **Maintain** the pristine condition of assets through continuous **rejuvenation** and **modernisation efforts**
 - Amplify placemaking at **KLCC The Place** through strategic collaborations to offer unique lifestyle experiences
- Explore **injection** of **yielding assets** into REIT
- **Advance decarbonisation towards net-zero by 2050**, while ensuring a “just transition” and responsible governance, for a sustainable and equitable future



THANK YOU

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