



KLCCP Stapled Group **Financial Results**

2nd Quarter ended 30 June 2025

27 August 2025

KLCC Group adopts zero tolerance against all forms of bribery and corruption. We abide by the PETRONAS Code of Conduct and Business Ethics (CoBE) & Anti-Bribery and Corruption (ABC) Manual, guided by our Shared Values and Statement of Purpose.

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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.



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Open





Key Message

Stable and balanced growth reinforce the defensive strength of our portfolio



Office

Stable performance supported by Triple Net Lease (TNL) arrangements and long-term leases

Retail

Resilient growth with ongoing tenant remixing and sustained high occupancy levels

Hotel

Steady pickup in bookings, supported by the reopening of grand ballroom and stronger MICE demand

Management Services

Sustained earnings underpinned by planned maintenance services and steady growth in carpark income

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Financial Highlights

[Open]

Steady performance during the period, supported by improved PATMI

2Q FY2025

Revenue

RM410.3 million

2Q FY2024
RM413.2 million  **0.7%**

Profit Before Tax (PBT)

RM233.6 million

2Q FY2024
RM231.5 million  **0.9%**

Excluding financing cost for Sukuk Wakalah

RM252.1 million

2Q FY2024
RM248.9 million  **1.3%**

Profit attributable to equity holders (PATMI)

RM200.5 million

2Q FY2024
RM191.1 million  **5%**





Financial Highlights

[Open]

Steady performance during the period, supported by improved PATMI (cont'd)

1H FY2025

Revenue

RM817.2 million

1H FY2024
RM822.1 million



0.6%

Profit Before Tax (PBT)

RM467.1 million

1H FY2024
RM483.6 million



3%

Excluding financing cost for Sukuk Wakalah

RM503.8 million

1H FY2024
RM501.0 million



0.6%

Profit attributable to equity holders (PATMI)

RM401.9 million

1H FY2024
RM379.1 million



6%

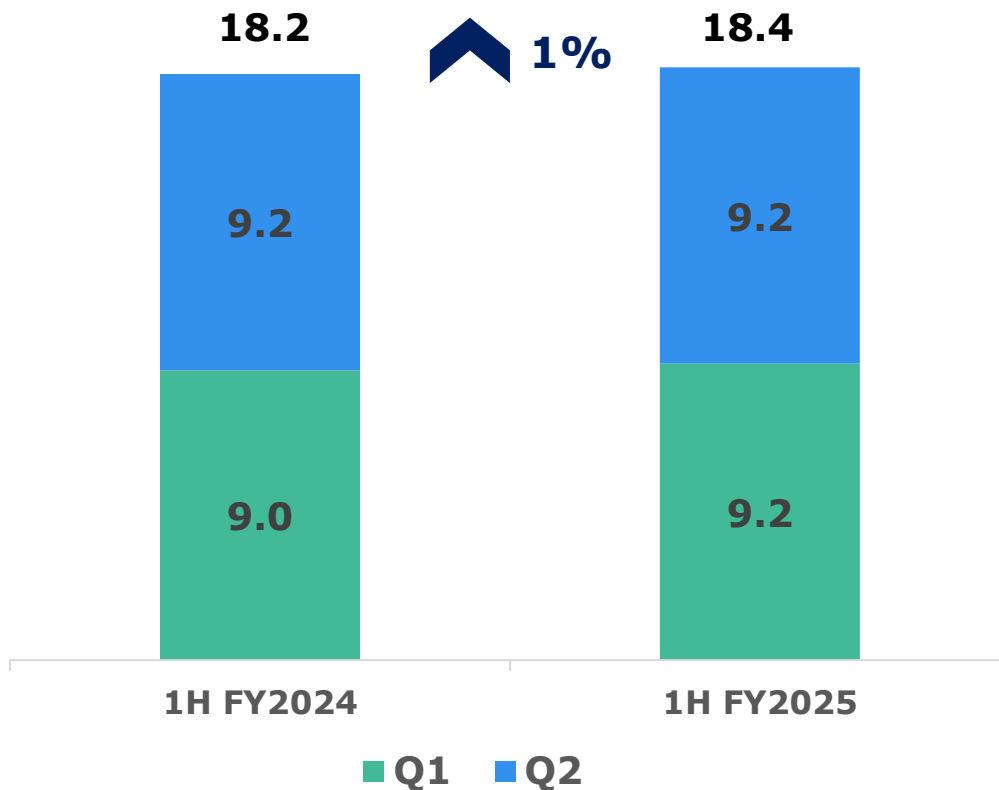




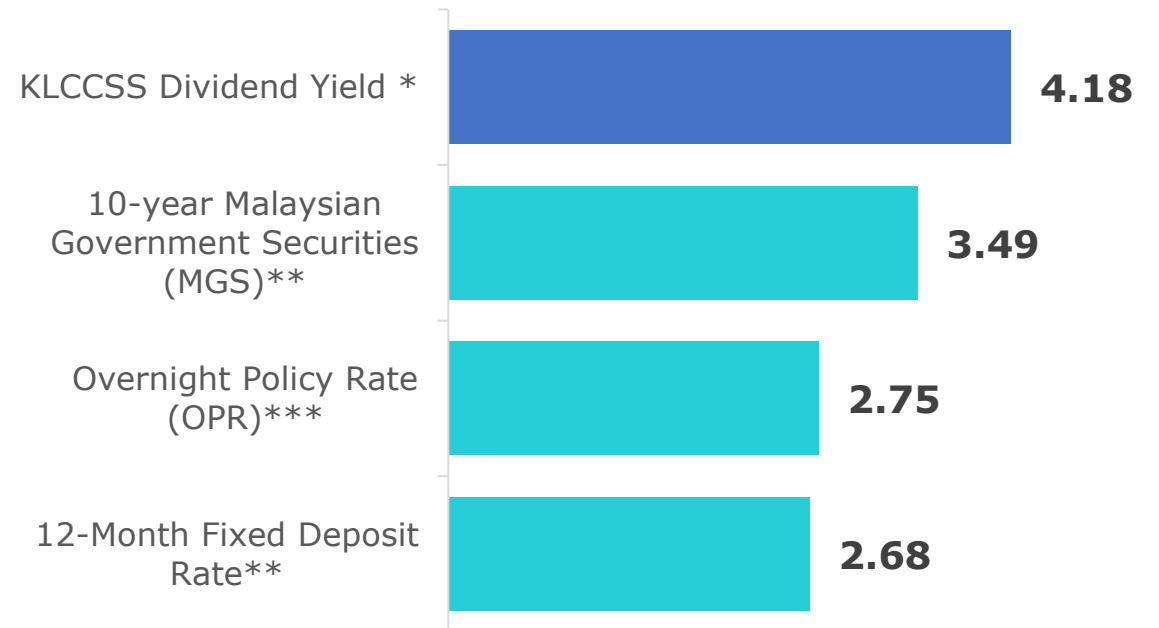
Financial Highlights

Consistent dividend payout, a testament to our continued commitment to shareholders

Distribution per Stapled Security (DPS) - sen



Comparative yields as of 30 June 2025 (%)



Source: Bank Negara Malaysia

* Calculated based on YTD Jun'25 dividend (annualised) and KLCCSS closing share price as at 30 June 2025

** As at Jun 2025

*** As at 9 July 2025



Healthy balance sheet, driven by asset quality and resilience



RM18.6 billion

Total Assets

RM13.6 billion

Total equity
attributable to equity
holders of KLCCP &
KLCC REIT

RM4.3 billion

Total Financing

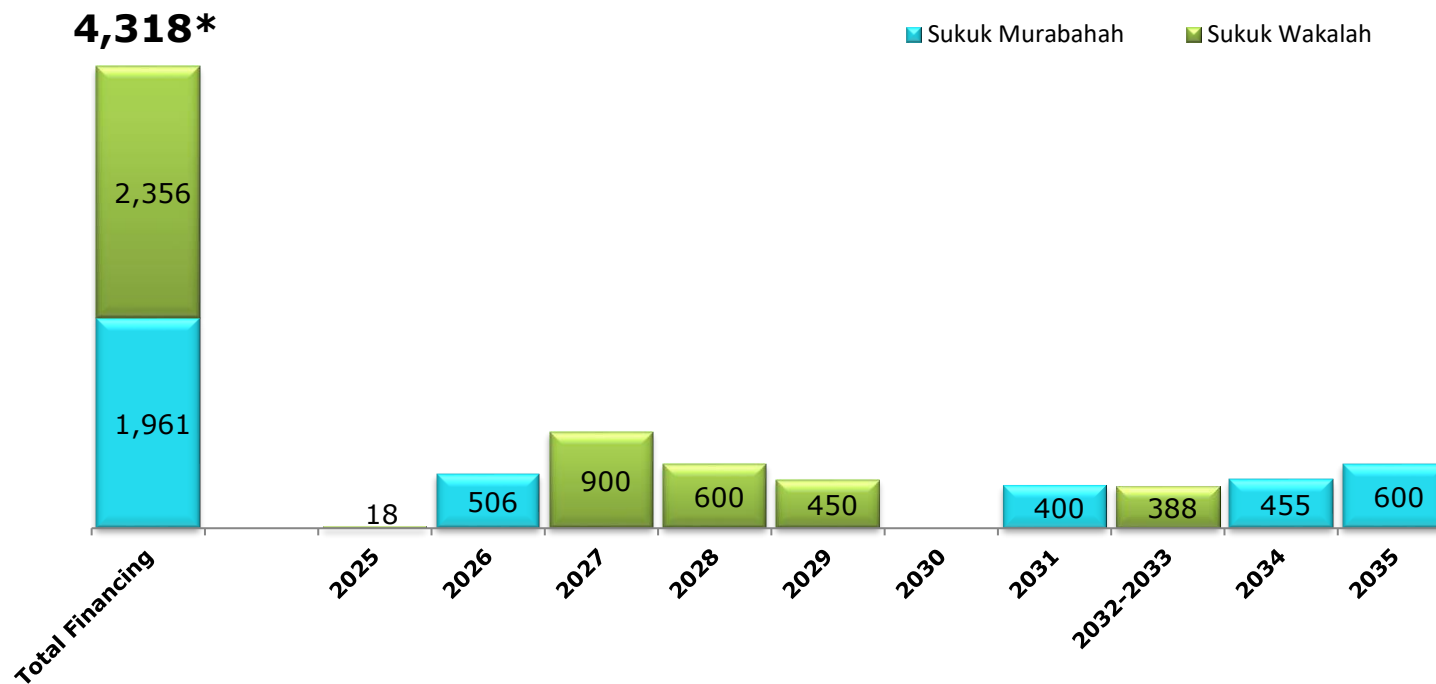
RM7.53

Net Asset Value per
Stapled Security



100% financing on fixed costs, with new Sukuk Wakalah for MOKUL hotel

Debt Maturity Profile as at 30 June 2025 (RM'mil)



- In May 2025, MOKUL Hotel successfully refinanced its existing Term Loan of RM388 million via a Sukuk Wakalah issuance

* Include lease liabilities

Key Debt Metrics as at 30 June 2025

Total Financing*

RM4,318 mil
[31 Dec 2024: RM4,318 mil]

Gearing Ratio

31.7%
[31 Dec 2024: 31.6%]

Financing on Fixed Cost

100%
[31 Dec 2024: 91%]

Average Maturity Period

4.75 years
[31 Dec 2024: 4.61 years]

Average Cost of Debt

3.93%
[31 Dec 2024: 4.01%]

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Iconic assets delivering stable performance, anchoring portfolio stability

2Q FY2025

Revenue

RM145.9 million

2Q FY2024
RM145.9 million

Profit Before Tax

RM133.4 million

2Q FY2024
RM132.4 million **0.7%**

1H FY2025

Revenue

RM291.8 million

1H FY2024
RM291.6 million **0.1%**

Profit Before Tax

RM266.9 million

1H FY2024
RM265.6 million **0.5%**

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



Retail

[Open]

Resilient growth with consistently high occupancy, boosted by exciting new tenants and market firsts

2Q FY2025

Revenue

RM134.7 million

2Q FY2024
RM135.2 million  **0.4%**

Profit Before Tax

RM106.8 million

2Q FY2024
RM105.0 million  **2%**

1H FY2025

Revenue

RM275.0 million

1H FY2024
RM273.2 million  **0.7%**

Profit Before Tax

RM219.2 million

1H FY2024
RM212.1 million  **3%**

Occupancy



1%

vs 1H FY2024

Footfall growth



5%

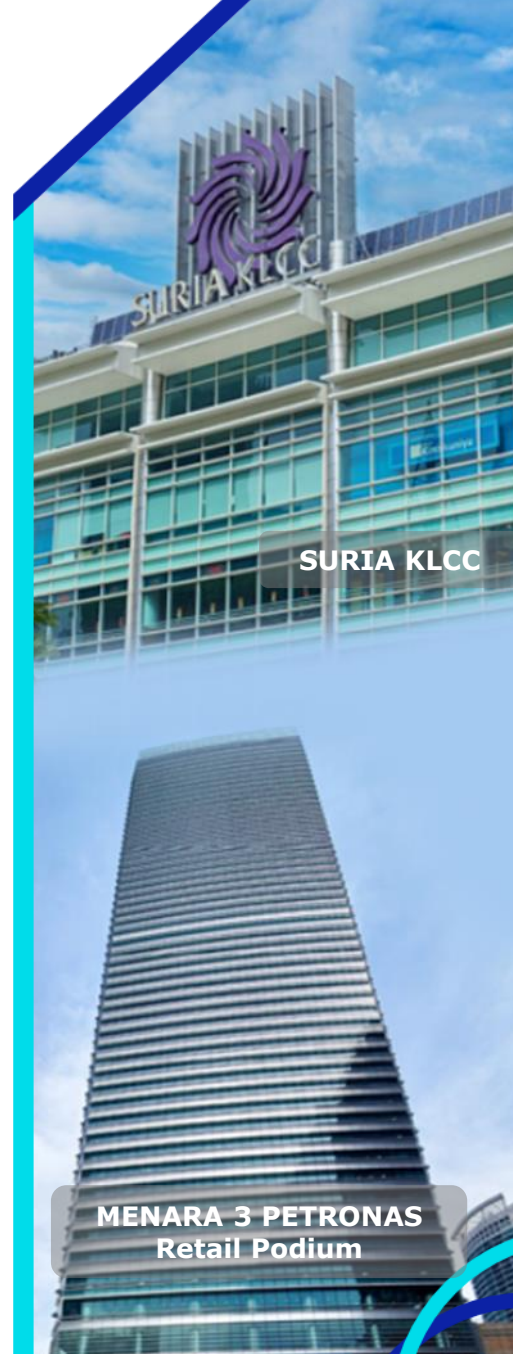
vs 1H FY2024

MAT tenant sales



11%

vs June 2024

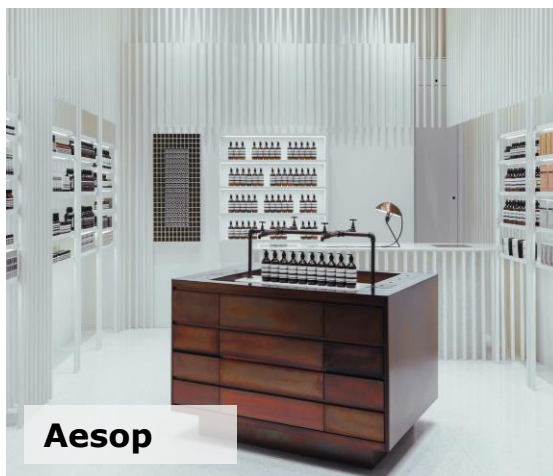
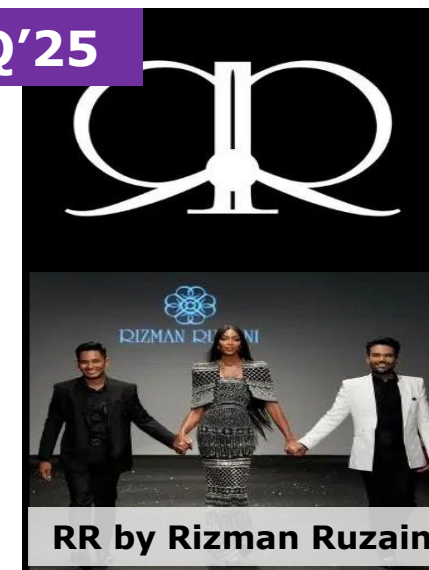


SURIA KLCC

MENARA 3 PETRONAS
Retail Podium

Retail

4 new tenants established presence during the quarter, strengthening tenant mix and elevating overall customer experience

New tenants**Upcoming tenants**

Creating unforgettable destination experience – only at Suria KLCC

The Golden Ticket Campaign



Picnic in the Park





Hotel

[Open]

Steady progress, supported by gradual pickup in bookings and lower financing costs

2Q FY2025

Revenue

RM50.6 million

2Q FY2024
RM50.3 million  **0.6%**

Profit/(Loss) Before Tax

RM1.1 million

2Q FY2024
(RM1.4 million)  **>100%**

1H FY2025

Revenue

RM97.5 million

1H FY2024
RM108.6 million  **10%**

Profit/(Loss) Before Tax

(RM3.6 million)

1H FY2024
RM0.4 million  **>100%**

Revenue Per Available Room (RevPAR)

RM556



7%



RM539



3%

vs 2Q FY2024

vs 1H FY2024

Guest Composition (1H FY2025)



17%



83%



14%



8%



7%



7%



6%

Mandarin Oriental,
Kuala Lumpur



Steady performance from routine facility management and car park income, offset by cyclical one-off maintenance works

2Q FY2025

Revenue

RM73.8 million

2Q FY2024
RM76.7 million  **4%**

Profit Before Tax

RM12.1 million

2Q FY2024
RM12.7 million  **4%**

1H FY2025

Revenue

RM142.6 million

1H FY2024
RM138.5 million  **3%**

Profit Before Tax

RM23.2 million

1H FY2024
RM23.7 million  **2%**

Facilities Managed

25

within KLCC Precinct
Putrajaya

Car Parking Bays

20,116

17,421
FY2024  **15%**

Transient & season car park customers

Transient & Season



 **7%**
vs 1H FY2024

Consist of KLCC Urusharta and KLCC Parking only



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Strong progress in KLCC Sustainability Plan 2030, aligned to the four Pillars – Planet, People, Peace and Prosperity

Planet – Safeguard Our Environment

Goals	Key 2030 Targets	1H FY2025 Updates
Goal 1: Reduce GHG emissions, promote decarbonisation		
<ul style="list-style-type: none"> Contribute to Group's NZCE reduction target for KLCCP Stapled Group operations 	<ul style="list-style-type: none"> 10% reduction in scope 1 and 2 emissions under equity share across the Stapled Group (Base year: 2019) 	<ul style="list-style-type: none"> On track to exceed reduction of scope 1 and 2 carbon emissions by FY2025 against base year 2019
<ul style="list-style-type: none"> Energy efficient portfolio 	<ul style="list-style-type: none"> Energy Efficiency Rating (EER) of minimum 3-Star rating for existing office segment 	<ul style="list-style-type: none"> 100% of our office portfolio has met or is above 3-star Energy Efficiency Rating of EECA 2024
Goal 2: Drive environmental stewardship efforts		
<ul style="list-style-type: none"> Promote circular economy principles through waste diversion and recovery 	<ul style="list-style-type: none"> Waste diversion <ul style="list-style-type: none"> Suria KLCC: 20% MOKUL Hotel: 55% 	<ul style="list-style-type: none"> 10% (Suria KLCC) and 22% (MOKUL Hotel) waste diverted from landfill

Strong progress in KLCC Sustainability Plan 2030, aligned to the four Pillars – Planet, People, Peace and Prosperity (cont'd)

People – Positive Social Impact

Goals	Key 2030 Targets	1H FY2025 Updates
Goal 1: Foster equality, diversity, and inclusion		
<ul style="list-style-type: none"> Maintain women representation at top management level and above Job mobility and progression of the entire workforce 	<ul style="list-style-type: none"> 30% women representation at top management level and above Job mobility and progression of 15% of employees out of the entire workforce 	<ul style="list-style-type: none"> 33% women at top management 8% mobility and progression
Goal 2: Strengthen capability and leadership bench strength		
<ul style="list-style-type: none"> Succession planning 	<ul style="list-style-type: none"> Succession planning ratio of 3:1 	<ul style="list-style-type: none"> A healthy succession planning ratio of 4.6:1

Strong progress in KLCC Sustainability Plan 2030, aligned to the four Pillars – Planet, People, Peace and Prosperity (cont'd)

Peace - Responsible Governance

Goals	Key 2030 Targets	1H FY2025 Updates
Goal 1: Corruption-free operations		
<ul style="list-style-type: none"> Zero corruption case Assessment at operations for corruption risks 	<ul style="list-style-type: none"> Zero proven case of corruption and bribery Zero non compliance 	<ul style="list-style-type: none"> Zero proven case of corruption and bribery Zero non-compliance from Assessment at operations for corruption risks
Goal 2: Transparent and impactful disclosures		
<ul style="list-style-type: none"> Attain “guided by” status with Global Reporting Initiative (GRI) and other relevant benchmarks 	<ul style="list-style-type: none"> “Guided by” status with Global Reporting Initiative (GRI) and other relevant benchmarks 	<ul style="list-style-type: none"> 89% of applicable GRI topics have been disclosed in 2024, improving from 75% in 2023



Strong progress in KLCC Sustainability Plan 2030, aligned to the four Pillars – Planet, People, Peace and Prosperity (cont'd)

Prosperity - Continued Value Creation

Goals	Key 2030 Targets	1H FY2025 Updates
Goal 1: Sustainable supply chain		
<ul style="list-style-type: none">Supplier engagement and collaboration programs to educate, create awareness and communicate ESG expectations	<ul style="list-style-type: none">100% of supply chain screened on environmental and social criteria by 2030	<ul style="list-style-type: none">38% of supply chain screened on environmental and social criteria
Goal 2: : Building robust community ties through investment		
<ul style="list-style-type: none">Social impact/community investment programs with focus on delivering positive impact to beneficiaries	<ul style="list-style-type: none">Bring positive social impact to 3,750,000 beneficiaries by 2030	<ul style="list-style-type: none">Created positive social impact to 402,829 beneficiaries

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Building on strengths, driving sustainable growth

Resilient performance sustained supported by balanced portfolio and strategic execution



Building on strengths, driving sustainable growth

Retail – Adaptive, boosting tenant performance and engagement through leasing, marketing and ongoing enhancements





Building on strengths, driving sustainable growth

Hotel – Premium positioning reinforced by enhanced MO Club, meeting luxury leisure and corporate demand



Building on strengths, driving sustainable growth

Placemaking – Driving vibrancy with iconic events and lifestyle experiences





Building on strengths, driving sustainable growth

ESG – Advancing net zero via enhancements and stakeholder engagement for long-term value



Building on strengths, driving sustainable growth



Resilient performance sustained supported by balanced portfolio and strategic execution

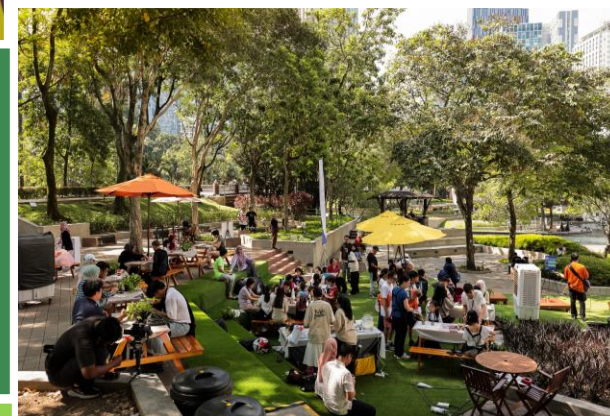


Retail – Adaptive, boosting tenant performance and engagement through leasing, marketing and ongoing enhancements

Office – Full occupancy, long leases ensure stable income and visibility



Hotel – Premium positioning reinforced by enhanced MO Club, meeting luxury leisure and corporate demand



Management Services – Growth from expanded FM scope and higher car park revenue



ESG – Advancing net zero via enhancements and stakeholder engagement for long-term value

Placemaking – Driving vibrancy with iconic events and lifestyle experiences



Thank you!

For more information, visit www.klcc.com.my or contact:

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