



KLCCP Stapled Group **Financial Results**

4th Quarter ended 31 December 2025

30 January 2026

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.

1 **KLCCSS - AT A GLANCE**

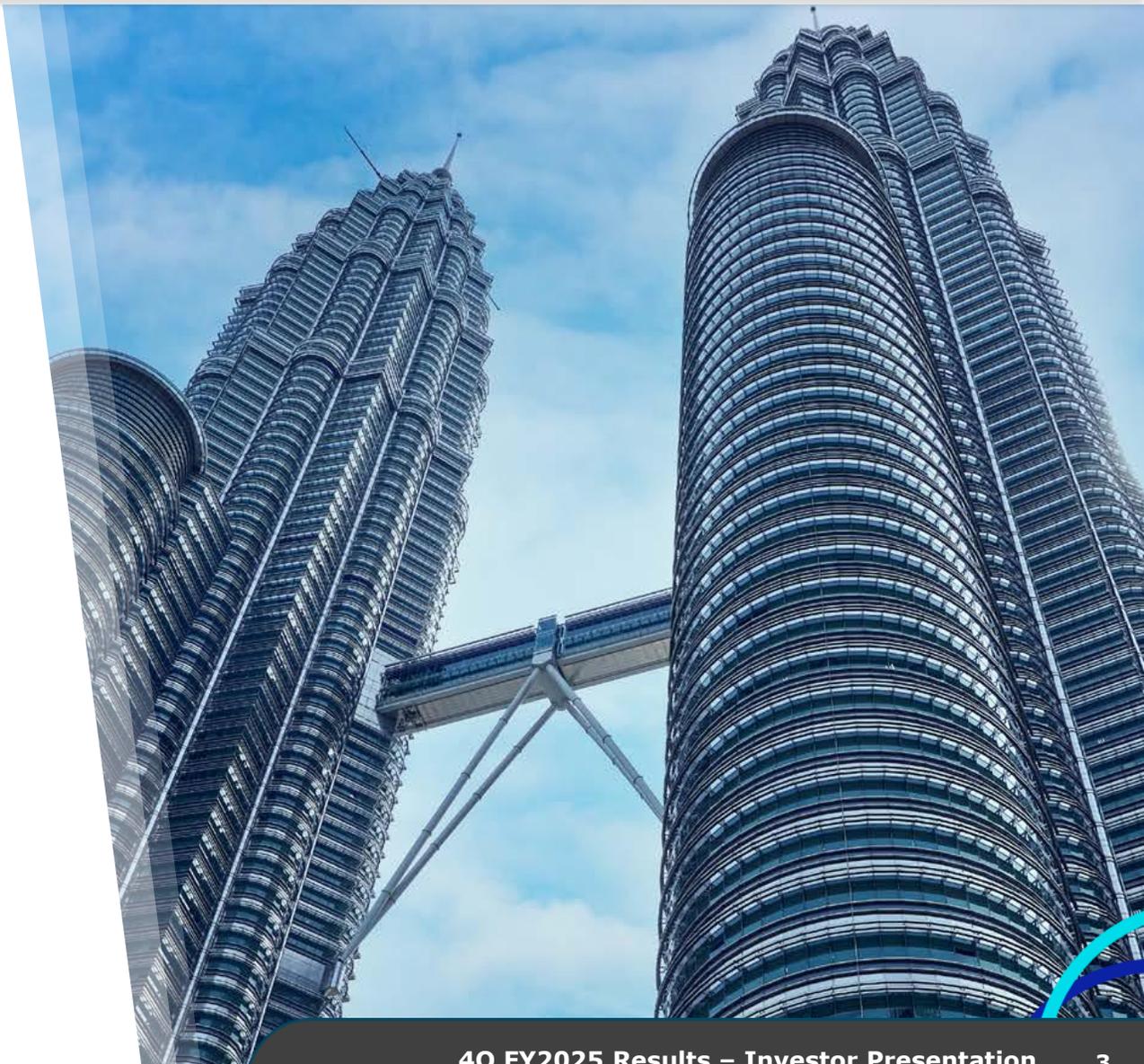
2 **KEY MESSAGES**

3 **FINANCIAL HIGHLIGHTS
4Q & FY2025**

4 **PORTFOLIO UPDATES**

5 **SUSTAINABILITY**

6 **FOCUS & OUTLOOK**



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.

Property Value
RM16.7 billion

Market Capitalisation
RM15.7 billion

Gross Floor Area
12.0 million sq. ft.



1 KLCCSS - AT A GLANCE

2 **KEY MESSAGES**

3 FINANCIAL HIGHLIGHTS
4Q & FY2025

4 PORTFOLIO UPDATES

5 SUSTAINABILITY

6 FOCUS & OUTLOOK



Another record-breaking year, underpinned by the strength of a resilient portfolio





Key Message

Another record-breaking year, underpinned by the strength of a resilient portfolio

- **Full occupancy** supported by long-term leases and quality tenants
- **Asset rejuvenation** and energy efficiency initiatives sustaining asset reliability and improved tenant experience



Prime Grade –A
Workspaces



Iconic Experiential
Shopping
Destination

- Brought **30 new tenants**, including **8 market firsts**
- Continued **focus on experiential retail** to support footfall and tenant sales

- Completion of the **Grand Ballroom** reinforcing the hotel's competitiveness
- **Rooms** remained the primary revenue contributor, supported by resilient **leisure demand**



Exceptional Luxury
Stays



Value Driven
Management
Solutions

- Expanded facilities management services - **Ombak, Terra** and **Destina**
- **2,695 new car parking bays** in Putrajaya, with total managed bays of 19,838

1 KLCCSS - AT A GLANCE

2 KEY MESSAGES

3 **FINANCIAL HIGHLIGHTS
4Q & FY2025**

4 PORTFOLIO UPDATES

5 SUSTAINABILITY

6 FOCUS & OUTLOOK





Financial Highlights

[Open]

Delivered the highest Revenue and Profit since listing, despite full-year impact on Sukuk Wakalah

4Q FY2025

Revenue

RM493.0 million

4Q FY2024  **7%**
RM459.1 million

Profit Before Tax (PBT)*

RM258.5 million

4Q FY2024  **7%**
RM242.1 million

Excluding financing cost for Sukuk Wakalah

RM277.2 million

4Q FY2024  **6%**
RM260.8 million

Profit attributable to equity holders (PATMI)*

RM220.2 million

4Q FY2024  **8%**
RM204.5 million



*Exclude fair value adjustments



Financial Highlights

[Open]

Delivered the highest Revenue and Profit since listing, despite full-year impact on Sukuk Wakalah (cont'd)

FY2025

Revenue

RM 1,739.8 million

FY2024
RM1,710.9 million **2%**

Profit Before Tax (PBT)*

RM970.3 million

FY2024
RM967.1 million **0.3%**

Excluding financing cost for Sukuk Wakalah

RM1,044.4 million

FY2024
RM1,021.9 million **2%**

Profit attributable to equity holders (PATMI)*

RM831.3 million

FY2024
RM790.1 million **5%**



*Exclude fair value adjustments

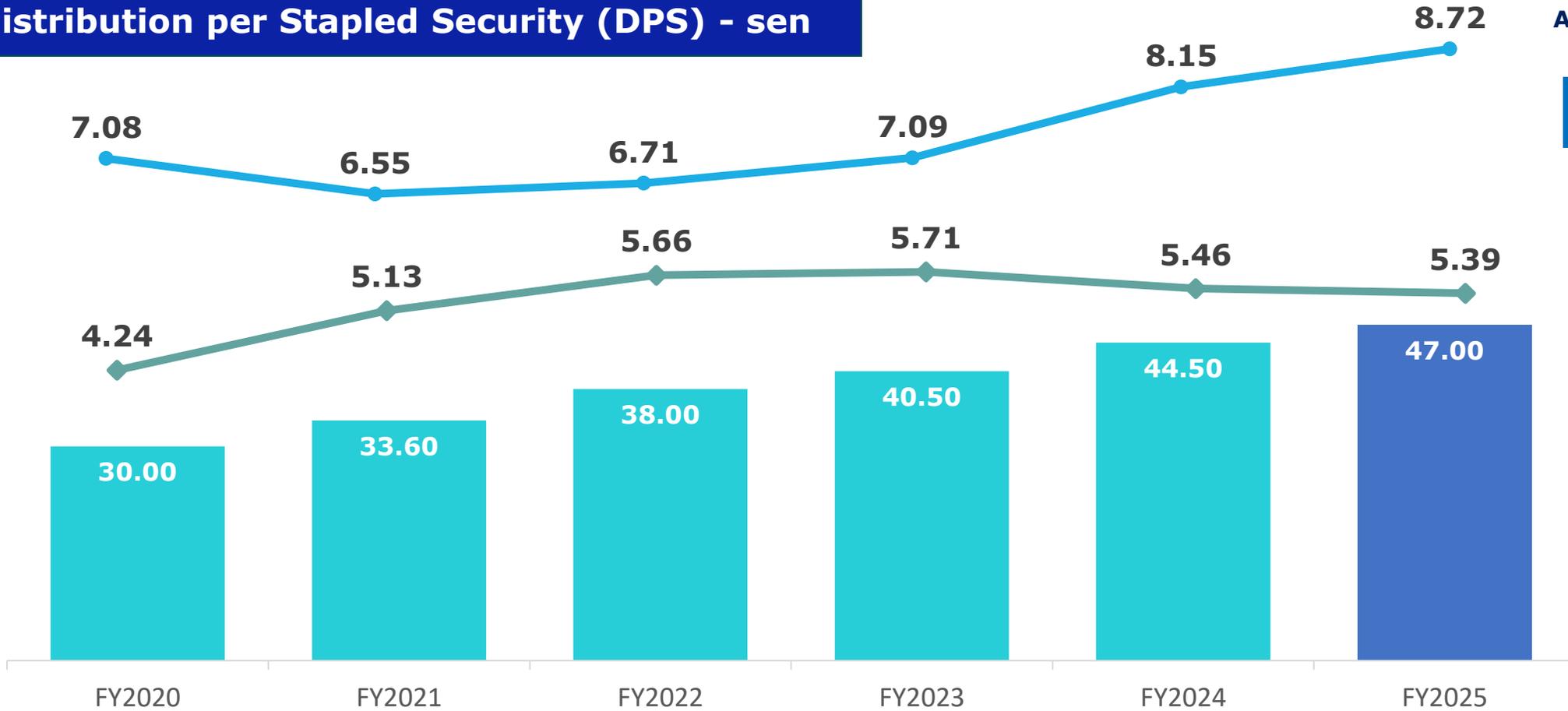


Record-high dividend, reflecting continued value creation for shareholders

Distribution per Stapled Security (DPS) - sen

Annual Total Return

12.4%



■ Dividend per stapled security (sen)

◆ Dividend yield (%)

● Share Price as at 31 December (RM)



Solid balance sheet, driven by asset quality and resilience



Total Assets

RM19.2 billion

[Dec 24: RM18.7 bil)

Total equity attributable to equity holders of KLCCP & KLCC REIT

RM14.1 billion

[Dec 24: RM13.7 bil)

Total Financings

RM4.3 billion

[Dec 24: RM4.3 bil)

Net Asset Value per Stapled Security

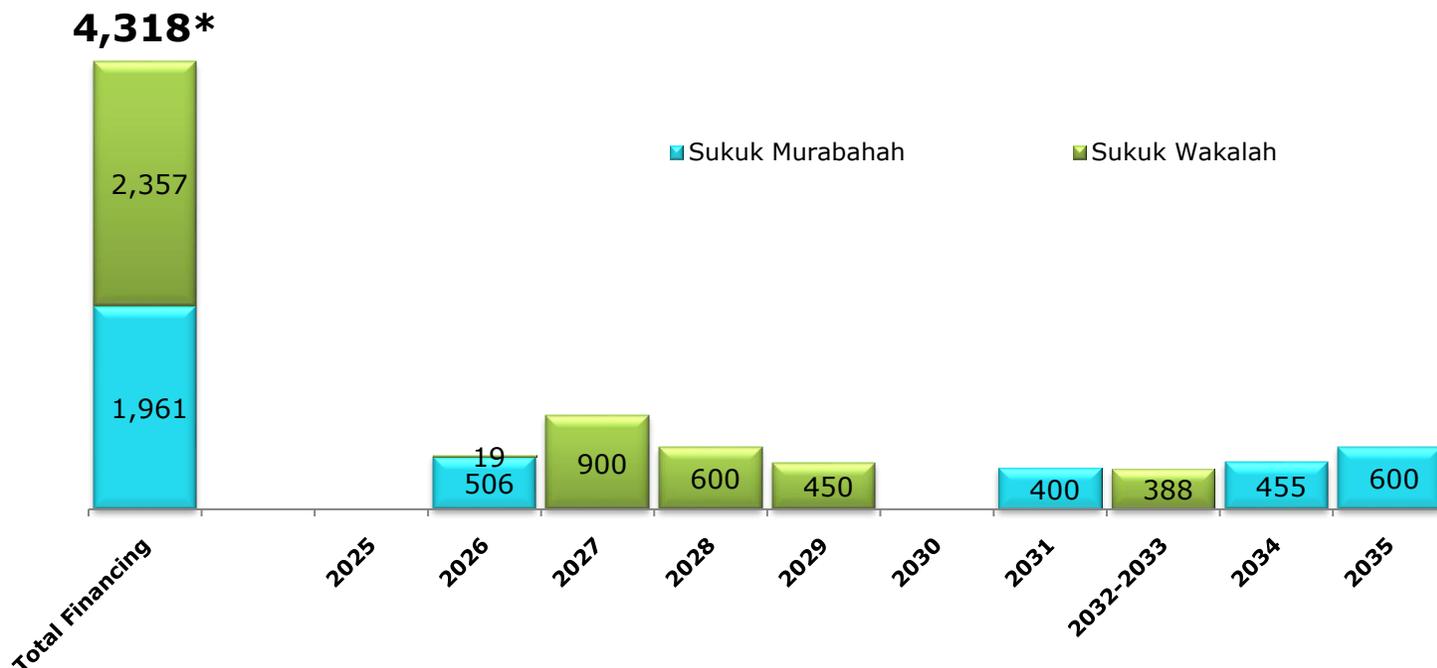
RM7.83

[Dec 24:RM7.57)



Maintained prudent cost discipline with 100% financing on fixed costs

Debt Maturity Profile as at 31 December 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 31 December 2025

Total Financing*

RM4,318 mil

[31 Dec 2024: RM4,318 mil]

Gearing Ratio

30.5%

[31 Dec 2024: 31.6%]

Financing on Fixed Cost

100%

[31 Dec 2024: 91%]

Average Maturity Period

4.24 years

[31 Dec 2024: 3.14 years]

Average Cost of Debt

3.93%

[31 Dec 2024: 4.01%]

1 KLCCSS - AT A GLANCE

2 KEY MESSAGES

3 FINANCIAL HIGHLIGHTS
4Q & FY2025

4 **PORTFOLIO UPDATES**

5 SUSTAINABILITY

6 FOCUS & OUTLOOK





Iconic assets with secured, long-term income visibility

4Q FY2025

Revenue

RM145.5 million

4Q FY2024 **RM145.9 million** **=**

Profit Before Tax*

RM134.3 million

4Q FY2024 **RM133.1 million** **▲ 1%**

FY2025

Revenue

RM583.1 million

FY2024 **RM583.4 million** **=**

Profit Before Tax

RM534.6 million

FY2024 **RM531.2 million** **▲ 1%**

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

*Exclude fair value adjustments



Steady performance supported by active curated tenant mix and experiential activation

4Q FY2025

Revenue

RM144.7 million

4Q FY2024
RM136.5 million 6%

Profit Before Tax*

RM110.0 million

4Q FY2024
RM105.3 million 5%

FY2025

Revenue

RM557.9 million

FY2024
RM551.2 million 1%

Profit Before Tax*

RM440.0 million

FY2024
RM429.1 million 3%

Occupancy

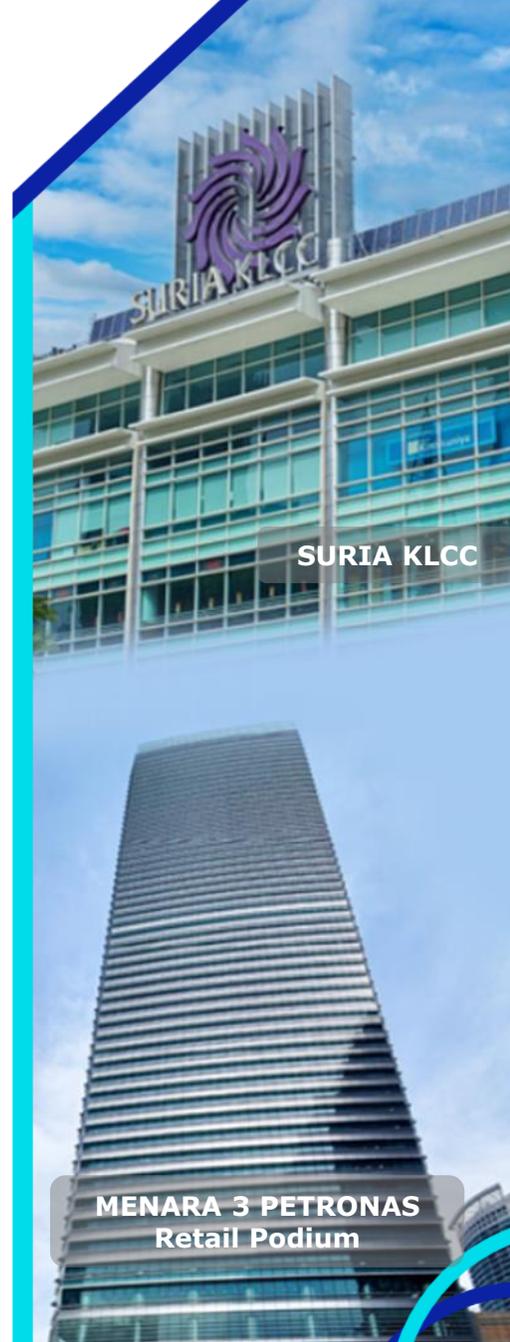
98% vs FY2024

Footfall growth

9% vs FY2024

MAT tenant sales

8% vs FY2024



SURIA KLCC

MENARA 3 PETRONAS Retail Podium

*Exclude fair value adjustments



Retail

[Open]

30 new tenants join the line up of Suria KLCC's tenant profile in 2025

Foods & Beverages



SMITH & WOLLENSKY
KUALA LUMPUR



Fashion & lifestyle



SALOMON



VANS

EMPORIO ARMANI



Timberland

Mardi Mercredi



Beauty

BYRIE DO

Aēsop

Houseware, gift & services



Dr.stretch

Expanded tenant mix with refreshed offerings, enhancing the shopper experience

First-to-market tenants



Smith & Wollensky



Sushiro



Benihana



Spice Guys



The Shirt Bar



Mardi Mercredi



Charles Tyrwhitt



Byredo

New Concepts



New Balance - first Run Hub in Southeast Asia



Salomon - first open concept store



Wilson - first Tennis 360 concept store



La Mer - Malaysia first Spa de La Mer



Tomica - new IP collection flagship store

Creating unforgettable destination experience – only at Suria KLCC



Festives Celebration



Performance sustained as refreshed offerings gained traction, supported by lower financing costs

4Q FY2025

Revenue

RM66.5 million

4Q FY2024
RM67.9 million 2%

Profit Before Tax

RM11.4 million

4Q FY2024
RM5.5 million >100%

FY2025

Revenue

RM223.7 million

FY2024
RM239.8 million 7%

Profit Before Tax

RM14.0 million

FY2024
RM12.2 million 15%

Revenue Per Available Room (RevPAR)

RM601



1%

vs FY2024

Guest Composition



16%



84%



10%



7%



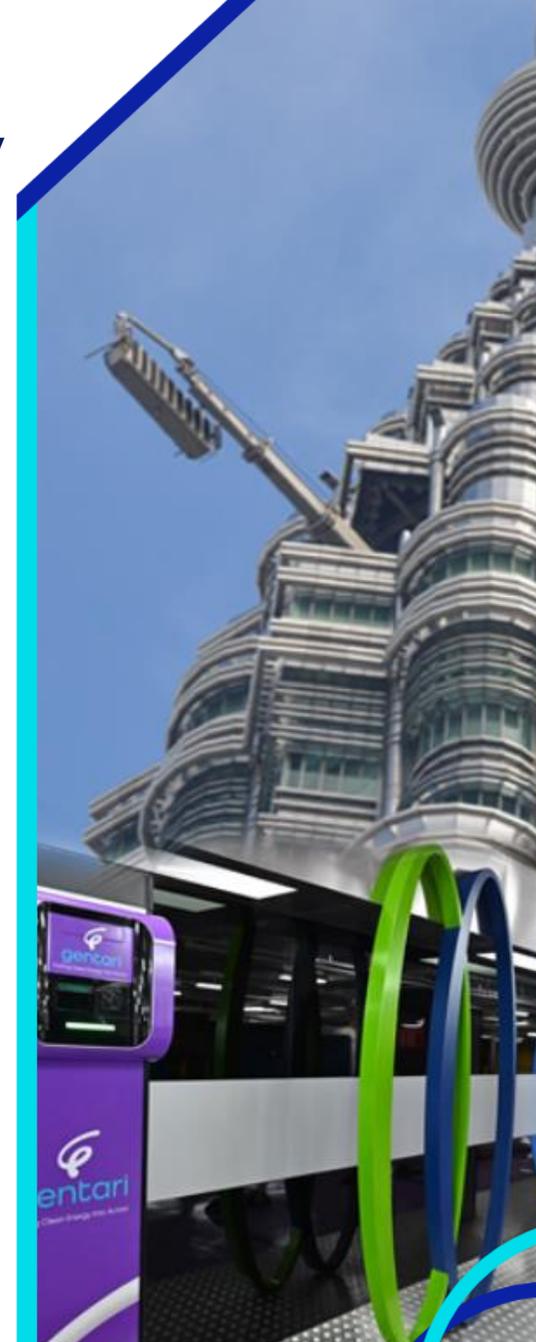
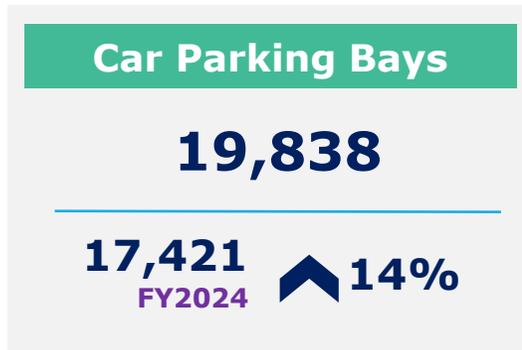
6%

Mandarin Oriental, Kuala Lumpur





Higher performance driven by increased maintenance activity and higher parking income



Consist of KLCC Urusharta and KLCC Parking only



Expanding the core business through additional retail FM works and new parking bays

New facilities for retail FM works



Ombak, KLCC



Destina, Putrajaya



Terra, Putrajaya

New parking lots



2,695
bays within Putrajaya

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2 KEY MESSAGES

3 FINANCIAL HIGHLIGHTS
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6 FOCUS & OUTLOOK





Sustainability

Sustainable September - shared commitment built on collaboration, alignment and long-term responsibility

Our Collective Impact

Over 1k
Participation
(Internal + Public)

RM41,000
Fund raised

700
Volunteering hours

4,400
Beneficiaries
reached

134
Blood bag collected

50
Trees planted at
KLCC Park

317 kg
Waste collected

Over 1 mil
Steps collected
collectively

200 kg
Used cooking oil
collected

RM146,000
PR value

DBKL & FRIM
Partnership &
Collaborations

1.3 mil
Views on Instagram



Elevating our ESG commitments through a focus on Planet, People, Peace and Prosperity

People Positive Social Impact



- **RM 2.6 million** invested in **Learning & Development**
- **64 hours** average learning hours per year per employee
- **Zero fatalities**
- **Zero** substantiated grievance on discrimination and human rights

Planet Safeguard Our Environment



- **11%** reduction in **Scope 1 and 2 GHG emissions** (vs base year 2019)
- **11%** reduction in **energy consumption** (vs base year 2019)
- **100%** of office buildings exceeded the **EECA 2024 threshold** with min 3 rating
- **80% Green Certified** Office Portfolio (by NLA)

Peace Responsible Governance



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

Prosperity Continued Value Creation



- **RM 4.8 million** invested in **Corporate Social Responsibility (CSR)**
- **99%** procurement from **local supplier**
- **Average customer satisfaction score of 88%** for Office, Car Park and Hotel segments

Note: Pending full year data



Improved alignment with latest reporting standards with improved ratings outcomes



ISSB Standard

first sustainability-related financial disclosures *aligned to IFRS S1 and IFRS S2, applying transition reliefs and focusing on climate-related matters for the reporting year*



Independent External Assurance

in line with the upcoming *National Sustainability Reporting Framework (NSRF)* by subjecting selected sustainability indicators to independent external assurance.



Corporate Sustainability Assessment Score – **41/100**
(2024: 36/100)
(Industry Score Avg: 33/100)



Public Disclosure - **94/100, Rating A**
4th out of 10 SEA companies in comparison group



FTSE ESG Rating – **3.9 out of 5**
(2024: 3.4 out of 5)
(Subsector Avg: 2.7)



ESG Risk Rating – **9.4**
(negligible risk)
(2024: 10.6 (low risk))

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5 SUSTAINABILITY

6 **FOCUS & OUTLOOK**





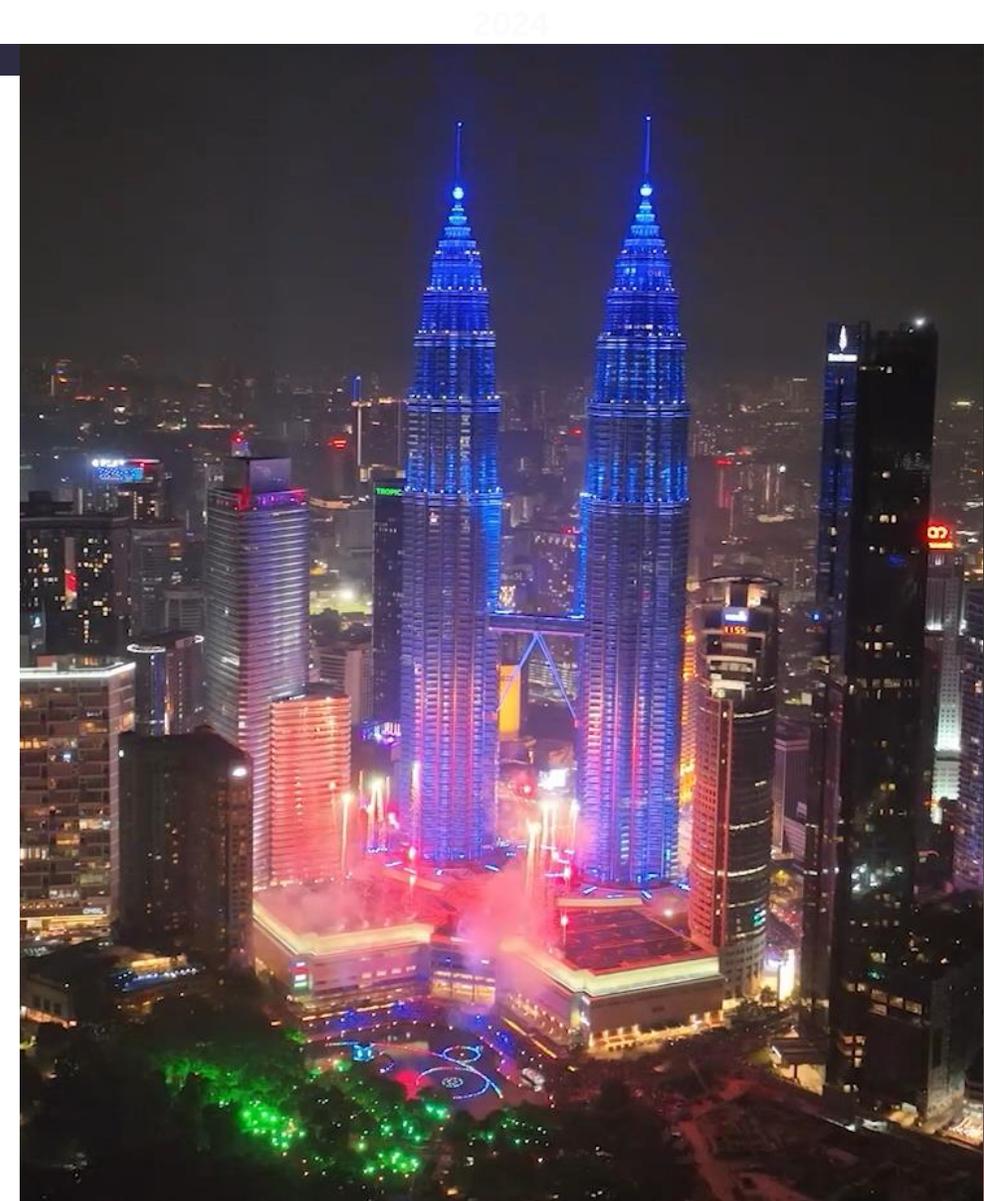
Disciplined execution to reinforce long-term resilience

Maximise **core cash-generating assets** to ensure they remain competitive, relevant and well positioned for long-term performance

Maintain asset quality and relevance through continuous **rejuvenation** and **targeted upgrades** across office, retail and hospitality portfolios

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

Pursue **growth selectively** and with discipline, focusing on opportunities that are **strategically aligned** and **value-accretive**





Thank you!

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

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