

**KLCC PROPERTY HOLDINGS BERHAD**  
**200401003073 (641576-U)**  
**(Incorporated in Malaysia)**

**REVALUATION OF PROPERTIES**

This announcement is made pursuant to Para 9.19(46), Chapter 9 of the Main Market Listing Requirements on immediate disclosure requirements.

1. Introduction

The Boards of Directors of KLCC Property Holdings Berhad ("KLCCP") and KLCC Real Estate Investment Trust ("KLCC REIT"), through KLCC REIT Management Sdn Bhd (the Manager of KLCC REIT) ("KLCCRM") [collectively known as "KLCCP Stapled Group"] wish to announce that the KLCCP Stapled Group had undertaken a revaluation exercise on the following investment properties which are being held by the KLCCP Stapled Group for long term investment purposes:

- (i) Properties held by KLCCP's subsidiaries
  - (a) Suria KLCC
  - (b) Kompleks Dayabumi (Menara Dayabumi and land for IPUC)
  - (c) Lot D1 (freehold land and project in progress)
  
- (ii) Properties held by KLCC REIT
  - (a) PETRONAS Twin Towers
  - (b) Menara ExxonMobil
  - (c) Menara 3 PETRONAS

The above is hereinafter collectively referred to as "Properties".

2. Purpose of Revaluation

The purpose of the revaluation exercise was to ascertain the current market value of the Properties for accounting purposes pursuant to MFRS 140: Investment Property.

In addition, the revaluation exercise conducted for KLCC REIT is pursuant to Clause 10.02(b) of the Securities Commission's Guidelines on Listed Real Estate Investment Trusts, whereby a revaluation of real estate in the REIT's investment portfolio should be carried out at least once every financial year.

3. Approval Condition

The Board confirmed that the revaluation was not, to the best of its knowledge, subject to the approval of Securities Commission Malaysia.

4. Revaluation Surplus

Details of the revaluation of the Properties are set out below:

| <b>Properties</b>                           | <b>Carrying Value<br/>31/12/2025<br/>(prior to<br/>valuation)<br/>RM'000</b> | <b>Market Value<br/>31/12/2025<br/>RM'000</b> | <b>Surplus/<br/>(deficit) to be<br/>incorporated<br/>into KLCCP<br/>Stapled Group<br/>RM'000</b> |
|---|--|---|--|
| 1. PETRONAS Twin Towers                     | 6,850,213  | 6,950,000                                     | 99,787   |
| 2. Suria KLCC                               | 5,812,658  | 6,160,000                                     | 347,342  |
| 3. Menara ExxonMobil                        | 547,067  | 546,000                                       | (1,067)  |
| 4. Kompleks Dayabumi *                      | 639,664  | 644,000                                       | 4,336  |
| 5. Menara 3 PETRONAS                        | 2,028,528  | 2,040,000                                     | 11,472   |
| 6. Lot D1                                   | 290,000  | 292,000                                       | 2,000  |
| <b>Total Valuation</b>                      | <b>16,168,130</b>  | <b>16,632,000</b>                             | <b>463,870</b>   |
| Add: Investment Property Under Construction |  | 137,768                                       |  |
| Less: Accrued Revenue                       |  | (88,258)                                      |  |
| <b>Investment Properties</b>                |  | <b>16,681,510</b>                             |  |

\*include consolidation adjustment

The net fair valuation gain for the Group recognised in the Statement of Comprehensive Income (SCI) amounted to **RM463,870,000**.

The carrying value of the investment properties as at 31 December 2025 of RM16.7 billion is based on the market value as per the valuation reports after adjusting for IPUC and accrued revenue.

5. Effects on Net Assets

The Board of Directors of KLCCP approved the net fair valuation gain of the Properties on 29 January 2026. The impact of the fair value adjustment ("FV") on net assets value per stapled security of the KLCCP Stapled Group is as follows:

|  | RM          |
|--|-------------|
| Net Assets per stapled security – with Fair Value      | 7.83        |
| Net Assets per stapled security – without Fair Value   | 7.58        |
| <b>Effect of FV on Net Assets per stapled security</b> | <b>0.25</b> |

The Board of Directors of the KLCCP had also decided that unless there were any significant changes to these estimates, the new valuations would be reflected in the results of the fourth quarters and audited financial statements for the year ended 31 December 2025.

6. Name of the Valuers

The revaluation exercise was carried out by independent professional valuer:

| <b>Properties</b>       | <b>Independent Valuer</b>                     |
|-------------------------|---|
| 1. PETRONAS Twin Towers | Messrs. CBRE WTW Valuation & Advisory Sdn Bhd |
| 2. Suria KLCC           | Messrs. Cheston International (KL) Sdn Bhd    |
| 3. Menara ExxonMobil    | Messrs. CBRE WTW Valuation & Advisory Sdn Bhd |
| 4. Kompleks Dayabumi    | Messrs. Cheston International (KL) Sdn Bhd    |
| 5. Menara 3 PETRONAS    | Messrs. CBRE WTW Valuation & Advisory Sdn Bhd |
| 6. Lot D1               | Messrs. Cheston International (KL) Sdn Bhd    |

7. Date of Valuation

The relevant date of valuation for the Properties are as follows:

|                      |                  |
|----------------------|------------------|
| PETRONAS Twin Towers | 31 December 2025 |
| Suria KLCC           | 31 December 2025 |
| Menara ExxonMobil    | 31 December 2025 |
| Kompleks Dayabumi    | 31 December 2025 |
| Menara 3 PETRONAS    | 31 December 2025 |
| Lot D1               | 31 December 2025 |

8. Documents Available for Inspection

The valuation reports of the Properties are available for inspection at the Registered Office of the Company at Level 82, Tower 2, PETRONAS Twin Towers, Kuala Lumpur City Centre, 50088 Kuala Lumpur during normal office hours from Monday to Friday (except for Public Holidays) for a period of three (3) months from the date of this announcement.

Kuala Lumpur, 29 January 2026