

KLCC PROPERTY HOLDINGS BERHAD

Registration No. 200401003073 (641576-U)

(Incorporated in Malaysia)

**CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
FOR THE PERIOD ENDED 30 SEPTEMBER 2025**

	Third quarter ended		Cumulative 9 months ended	
	30-Sep-25 RM'000	30-Sep-24 RM'000	30-Sep-25 RM'000	30-Sep-24 RM'000
Revenue	429,696	429,618	1,246,865	1,251,764
Operating expenses	(156,893)	(156,630)	(449,689)	(453,096)
Operating profit	272,803	272,988	797,176	798,668
Interest/profit income	12,234	11,453	35,880	35,893
Financing costs	(44,171)	(46,824)	(132,532)	(120,758)
Share of profit of an associate	3,773	3,793	11,244	11,193
Profit before taxation	244,639	241,410	711,768	724,996
Taxation	(34,060)	(33,345)	(100,239)	(98,401)
Profit for the period, representing total comprehensive income	210,579	208,065	611,529	626,595
Profit attributable to:				
Equity holders of the Company	96,784	94,758	274,647	250,147
Non-controlling interests relating to KLCC Real Estate Investment Trust (KLCC REIT)	112,344	111,773	336,419	335,477
	209,128	206,531	611,066	585,624
Other non-controlling interests	1,451	1,534	463	40,971
	210,579	208,065	611,529	626,595
Dividend/income distribution to stapled security holders:				
<u>Quarter ended 30 September 2025/2024</u>				
Realised distributable income - KLCCP	96,784	94,758	274,647	250,147
Realised distributable income - KLCC REIT	140,385	129,025	418,073	386,279
Total realised distributable income	237,169	223,783	692,720	636,426
Unrealised distributable loss - KLCC REIT	(28,041)	(17,252)	(81,654)	(50,802)
	209,128	206,531	611,066	585,624
Distribution rate (%) ¹	72.31%	74.22%	72.71%	77.72%
Dividend/income distribution	171,507	166,091	503,689	494,661
Dividend/income distribution per stapled security (sen)	9.50	9.20	27.90	27.40
Earnings per stapled security (sen)				
– Basic / Diluted	11.58	11.44	33.85	32.44

¹ Rounded to two decimal points.

(The condensed consolidated statement of comprehensive income should be read in conjunction with the audited financial statements for the year ended 31 December 2024 and the accompanying explanatory notes attached to this interim financial report.)

KLCC PROPERTY HOLDINGS BERHAD

Registration No. 200401003073 (641576-U)

(Incorporated in Malaysia)

**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 30 SEPTEMBER 2025**

	30-Sep-25 RM'000	31-Dec-24 RM'000
ASSETS		
Non-current assets		
Property, plant and equipment	546,573	540,579
Investment properties	16,206,550	16,200,530
Right-of-use assets	1,063	1,838
Investment in an associate	279,681	268,437
Deferred tax assets	2,983	2,791
Other receivables	113,879	196,238
	<u>17,150,729</u>	<u>17,210,413</u>
Current assets		
Inventories	2,408	2,089
Trade and other receivables	90,259	86,671
Tax recoverable	2,990	3,225
Cash and bank balances	1,408,165	1,360,879
	<u>1,503,822</u>	<u>1,452,864</u>
TOTAL ASSETS	<u>18,654,551</u>	<u>18,663,277</u>
EQUITY AND LIABILITIES		
Equity attributable to equity holders of the company		
Share capital	1,823,386	1,823,386
Capital reserve	3,164,736	3,164,736
Retained profits	607,484	576,708
	<u>5,595,606</u>	<u>5,564,830</u>
Equity attributable to unit holders of the KLCC REIT	<u>8,046,149</u>	<u>8,106,723</u>
Total equity attributable to equity holders of KLCCP and KLCC REIT	<u>13,641,755</u>	<u>13,671,553</u>
Other non-controlling interests	<u>33,494</u>	<u>33,031</u>
Total equity	<u>13,675,249</u>	<u>13,704,584</u>
Non-current liabilities		
Deferred revenue	79,652	85,539
Other long term liabilities	155,383	167,042
Financings	3,792,457	3,905,165
Deferred tax liabilities	79,262	79,014
	<u>4,106,754</u>	<u>4,236,760</u>
Current liabilities		
Trade and other payables	275,981	278,646
Financings	567,639	412,302
Taxation	28,928	30,985
	<u>872,548</u>	<u>721,933</u>
Total liabilities	<u>4,979,302</u>	<u>4,958,693</u>
TOTAL EQUITY AND LIABILITIES	<u>18,654,551</u>	<u>18,663,277</u>
Net asset value per stapled security (RM)	7.56	7.57

(The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the year ended 31 December 2024 and the accompanying explanatory notes attached to this interim financial report.)

KLCC PROPERTY HOLDINGS BERHAD

Registration No. 200401003073 (641576-U)

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**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE PERIOD ENDED 30 SEPTEMBER 2025**

	← Attributable to equity holders of the Company →			Total equity attributable to equity holders of KLCCP RM'000	Equity attributable to unit holders of KLCC REIT ² RM'000	Other non- controlling interests RM'000	Total Equity RM'000
	Non- distributable	Distributable					
	Share capital RM'000	Retained profits RM'000	Capital reserve ¹ RM'000				
As at 1 January 2024	1,823,386	435,883	3,008,866	5,268,135	8,070,969	2,050,350	15,389,454
Total comprehensive income for the period	–	250,147	–	250,147	335,477	40,971	626,595
Dividends paid	–	(228,555)	–	(228,555)	(359,983)	(31,433)	(619,971)
Acquisition of non-controlling interests	–	70,545	–	70,545	–	(2,026,576)	(1,956,031)
As at 30 September 2024	1,823,386	528,020	3,008,866	5,360,272	8,046,463	33,312	13,440,047
As at 1 January 2025	1,823,386	576,708	3,164,736	5,564,830	8,106,723	33,031	13,704,584
Total comprehensive income for the period	–	274,647	–	274,647	336,419	463	611,529
Dividends paid	–	(243,871)	–	(243,871)	(396,993)	–	(640,864)
As at 30 September 2025	1,823,386	607,484	3,164,736	5,595,606	8,046,149	33,494	13,675,249

¹ Capital reserve arises from the surplus of revaluation of investment properties that will be distributed upon the sale of investment properties.

² Equity attributable to unit holders of KLCC REIT consists of Unitholders' Fund (RM7,212,684,000), Merger Reserve (RM6,212,000), Capital Reserve (RM528,383,000) and Retained Profit (RM298,870,000).

(The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the year ended 31 December 2024 and the accompanying explanatory notes attached to this interim financial report.)

KLCC PROPERTY HOLDINGS BERHAD
Registration No. 200401003073 (641576-U)
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CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE PERIOD ENDED 30 SEPTEMBER 2025

	Cumulative 9 months ended	
	30-Sep-25 RM'000	30-Sep-24 RM'000
Cash flows from operating activities		
Profit before tax	711,768	724,996
Adjustments for:		
Interest/profit income	(35,880)	(35,893)
Financing costs	132,403	120,722
Amortisation of attributable transaction cost	129	42
Accrued rental income	77,304	42,872
Depreciation	18,810	22,169
Net reversal for impairment losses on receivables	(949)	(197)
Loss on disposal of property, plant and equipment	24	197
Property, plant and equipment written off	39	–
Investment properties written off	75	19
Share of profit of an associate	(11,244)	(11,193)
	<u>180,711</u>	<u>138,738</u>
Operating profit before changes in working capital	892,479	863,734
Changes in working capital:		
Trade and other receivables	(18,283)	6,990
Amount due from/to ultimate holding company	2,082	(516)
Amount due from/to immediate holding company	18,007	15,628
Amount due from/to related companies	(2,605)	822
Trade and other payables	(21,687)	(3,964)
Inventories	(319)	65
	<u>(22,805)</u>	<u>19,025</u>
Interest/profit income received	36,316	32,190
Tax paid	(102,454)	(91,290)
Tax refund received	453	–
Net cash generated from operating activities	<u>803,989</u>	<u>823,659</u>
Cash flows from investing activities		
Purchase of property, plant and equipment	(24,101)	(9,328)
Subsequent expenditure on investment properties	(6,436)	(4,981)
Proceeds from disposal of property, plant and equipment	10	43
Acquisition of other non-controlling interests	–	(1,950,000)
Cost incidental to acquisition of other non-controlling interests	–	(6,031)
Increase in deposits with tenure more than 3 months	(106,874)	(110,856)
Net cash used in investing activities	<u>(137,401)</u>	<u>(2,081,153)</u>

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CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE PERIOD ENDED 30 SEPTEMBER 2025

	Cumulative 9 months ended	
	30-Sep-25 RM'000	30-Sep-24 RM'000
Cash flows from financing activities		
Drawdown of financings	388,000	2,405,000
Repayment of financings	(388,182)	(465,000)
Transaction cost incidental to the drawdown of financings	-	(431)
Dividends paid to shareholders	(243,871)	(228,555)
Dividends paid to non-controlling interests relating to KLCC REIT	(397,064)	(359,937)
Dividends paid to other non-controlling interests	-	(31,433)
Interest/profit expense paid	(84,163)	(59,359)
Payment of principal portion of lease liabilities	(896)	(896)
Decrease/(increase) in deposits restricted	206	(284)
Net cash (used in)/generated from financing activities	(725,970)	1,259,105
Net (decrease)/increase in cash and cash equivalents	(59,382)	1,611
Cash and cash equivalents at the beginning of the period	1,131,695	990,423
Cash and cash equivalents at the end of the period	1,072,313	992,034
Cash and cash equivalents at the end of the period comprises:		
Cash and bank balances	959,125	783,034
Deposits	449,040	521,793
	1,408,165	1,304,827
Less: Deposits restricted ¹	(1,987)	(2,690)
Less: Deposits with tenure more than 3 months	(333,865)	(310,103)
	1,072,313	992,034

¹ Deposits restricted relate to monies held on behalf of clients in designated accounts which represent cash calls less payments in the course of rendering management services on behalf of clients.

(The condensed consolidated statement of cash flows should be read in conjunction with the audited financial statements for the year ended 31 December 2024 and the accompanying explanatory notes attached to this interim financial report.)

NOTES ON THE QUARTERLY REPORT — 30 SEPTEMBER 2025

A EXPLANATORY NOTES PURSUANT TO MFRS 134

A1 Corporate information

KLCC Property Holdings Berhad (“KLCCP”) is a public limited liability company incorporated and domiciled in Malaysia. One ordinary share of KLCCP is stapled with one unit of KLCC Real Estate Investment Trust (“KLCC REIT”) to create the stapled securities. These stapled securities are listed on Bursa Malaysia Securities Berhad.

By virtue of KLCCP and KLCC REIT agreeing to combine their business by contract (i.e. Stapling Deed between KLCCP and KLCC REIT even though KLCCP owns no units in KLCC REIT and vice versa), KLCCP is deemed to be the controlling entity (i.e. parent) for accounting purposes as it is identified to be the party with power to govern the financial and operating policies of KLCC REIT. Therefore, the consolidated accounts of KLCCP will reflect 100% non-controlling interest relating to KLCC REIT.

These condensed consolidated interim financial statements were approved by the Board of Directors on 20 November 2025.

A2 Basis of preparation

These condensed consolidated interim financial statements, for the year ended 31 December 2024, are audited and have been prepared in compliance with the requirements of paragraph 9.22 and 9.44 of the *Main Market Listing Requirements* of Bursa Malaysia Securities Berhad, MFRS 134 *Interim Financial Reporting* issued by Malaysian Accounting Standards Board (“MASB”) and with IAS 34 *Interim Financial Reporting* issued by the International Accounting Standards Board.

The consolidated financial statements of the Group for the year ended 31 December 2024 are available upon request from the Company’s registered office at Level 54, Tower 2, PETRONAS Twin Towers, Kuala Lumpur City Centre, 50088 Kuala Lumpur.

A3 Accounting policies

The new and revised MFRSs, Amendments to MFRS and IC Interpretations which are mandatory for companies with financial periods beginning on or after 1 January 2025 did not give rise to any significant effects on the financial statements of the Group and the Company.

A4 Audit Report of Preceding Financial Year

The auditors’ report on the financial statements for the year ended 31 December 2024 was not qualified.

NOTES ON THE QUARTERLY REPORT — 30 SEPTEMBER 2025

A EXPLANATORY NOTES PURSUANT TO MFRS 134 (CONTD.)

A5 Segmental information

	Third quarter ended			Cumulative 9 months ended		
	30-Sep-25			30-Sep-25		
	KLCCP	KLCC REIT	Group	KLCCP	KLCC REIT	Group
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Revenue						
Property investment:						
Office	10,689	135,571	146,260	31,838	407,020	438,858
Retail	133,048	8,842	141,890	396,260	26,703	422,963
Hotel operations	59,762	-	59,762	157,244	-	157,244
Management services	102,826	-	102,826	288,729	-	288,729
	<u>306,325</u>	<u>144,413</u>	<u>450,738</u>	<u>874,071</u>	<u>433,723</u>	<u>1,307,794</u>
Eliminations & Others			(21,042)			(60,929)
			<u>429,696</u>			<u>1,246,865</u>
Operating profit						
Property investment:						
Office	8,194	119,990	128,184	25,321	359,466	384,787
Retail	113,866	5,164	119,030	338,027	15,589	353,616
Hotel operations	9,585	-	9,585	13,821	-	13,821
Management services	21,546	-	21,546	61,307	-	61,307
	<u>153,191</u>	<u>125,154</u>	<u>278,345</u>	<u>438,476</u>	<u>375,055</u>	<u>813,531</u>
Eliminations & Others			(5,542)			(16,355)
			<u>272,803</u>			<u>797,176</u>
Interest/profit income	9,886	2,348	12,234	29,556	6,324	35,880
Finance cost	(29,013)	(15,158)	(44,171)	(87,572)	(44,960)	(132,532)
Share of profit of an associate company	3,773	-	3,773	11,244	-	11,244
Taxation	(34,060)	-	(34,060)	(100,239)	-	(100,239)
Profit for the period / Total comprehensive income for the period			<u>210,579</u>			<u>611,529</u>

NOTES ON THE QUARTERLY REPORT — 30 SEPTEMBER 2025

A EXPLANATORY NOTES PURSUANT TO MFRS 134 (CONTD.)

A5 Segmental information (contd.)

	As at 30-Sep-25		
	KLCCP	KLCC REIT	Group
	RM'000	RM'000	RM'000
Total assets			
Property investment — Office	1,226,680	9,160,013	10,386,693
Property investment — Retail	6,015,630	522,103	6,537,733
Hotel operations	578,418	—	578,418
Management services	267,047	—	267,047
	8,087,775	9,682,116	17,769,891
Eliminations & Others			884,660
			18,654,551
Total liabilities			
Property investment — Office	14,152	1,605,456	1,619,608
Property investment — Retail	821,300	30,508	851,808
Hotel operations	445,063	—	445,063
Management services	86,291	—	86,291
	1,366,806	1,635,964	3,002,770
Eliminations & Others			1,976,532
			4,979,302

A6 Unusual items

During the quarter under review, there were no items or events that arose, which affected assets, liabilities, equity, net income or cash flows, that are unusual by reason of their nature, size or incidence.

A7 Changes in estimates

There were no changes in the estimates of amounts reported that have a material effect on the results in the quarter under review.

A8 Changes in statutory tax rate

Section 61A of the Malaysian Income Tax Act 1967 exempts KLCC REIT from the normal corporate tax in a year of assessment (“YA”) if KLCC REIT distributes at least 90% of its total taxable income in the same YA.

A9 Seasonal or cyclical factors

The Group’s hotel operations were impacted by the seasonal or cyclical factors affecting the occupancy rate and food and beverage business of the hotel.

The other segments are not affected by seasonal or cyclical factors.

NOTES ON THE QUARTERLY REPORT — 30 SEPTEMBER 2025

A EXPLANATORY NOTES PURSUANT TO MFRS 134 (CONTD.)

A10 Dividends paid

The Board of Directors declared interim dividends comprising 1.96 sen and 7.24 sen relating to KLCCP and KLCC REIT respectively in respect of the three month period ended 30 June 2025 totaling 9.20 sen per stapled security.

The KLCCP dividend of 1.96 sen per share (tax exempt under the single-tier tax system) amounting to RM35.4 million and the KLCC REIT income distribution of 7.24 sen per unit amounting to RM130.7 million were paid on 30 September 2025.

A11 Debt and equity securities

There is no issuance, repurchases and repayments of debt and equity securities for the current quarter ended 30 September 2025, except as disclosed in Note B9.

A12 Changes in the composition of the Group

There were no changes in the composition of the Group during the quarter under review.

A13 Discontinued operations

There were no discontinued operations in the Group during the quarter under review.

A14 Capital commitments

The amount of capital commitments not provided for in the interim financial statements as at 30 September 2025 is as follows:

	RM'000
Approved and contracted for	12,043
Approved but not contracted for	67,321
	<u>79,364</u>

A15 Contingent liabilities and contingent assets

There were no contingent liabilities or contingent assets of the Group during the quarter under review.

A16 Property development activities

KLCC REIT did not undertake any property development activities during the quarter under review.

A17 Material and subsequent events

There was no other material event subsequent to the end of the quarter under review that has not been reflected in the interim financial statements.

NOTES ON THE QUARTERLY REPORT — 30 SEPTEMBER 2025

A EXPLANATORY NOTES PURSUANT TO MFRS 134 (CONTD.)

A18 Fair Value Information

The Group's financial instruments consists of cash and bank balances, trade and other receivables, financings, and trade and other payables.

The carrying amounts of cash and bank balances, trade and other receivables, trade and other payables and short term financings approximate their fair values due to the relatively short term nature of these financial instruments.

The carrying amount of other long term liabilities approximate its fair value amount.

The analysis assumes that all other variables remain constant.

The fair value hierarchy in the valuation technique are as follows:

- Level 1 Quoted market prices in an active market for identical assets or liabilities.
- Level 2 Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable.
- Level 3 Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

	Level 1 RM'000	Level 2 RM'000	Level 3 RM'000	Total RM'000
At 30 September 2025				
<u>Financial liabilities</u>				
Sukuk Murabahah	-	2,050,841	-	2,050,841
Sukuk Wakalah	-	2,400,454	-	2,400,454
<hr/>				
At 31 December 2024				
<u>Financial liabilities</u>				
Sukuk Murabahah	-	1,929,268	-	1,929,268
Sukuk Wakalah	-	1,878,485	-	1,878,485
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There has been no transfer between Level 1, 2 and 3 fair values during the financial year.

The Group does not have any financial liabilities that are measured at fair value for the period under review.

NOTES ON THE QUARTERLY REPORT — 30 SEPTEMBER 2025

B EXPLANATORY NOTES PURSUANT TO PART A AND PART D OF APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

The Group sustained a stable performance in the third quarter, recording revenue of RM429.7 million and profit before tax (PBT) of RM244.6 million, reflecting continued resilience across all business segments.

The quarter's performance was anchored by the office and retail segments, driven primarily by planned maintenance service activities and complemented by consistent contributions from the hotel segment. The successful refinancing further strengthened the Group's financial position with lower financing costs and enhanced overall efficiency.

Year-to-date, the Group demonstrated its solid financial standing with revenue of RM1,246.9 million and profit before tax (PBT) of RM711.8 million, reflecting its continued strength and operational stability amidst enhancement initiatives.

B1 Performance review - Quarterly Results (Q3 2025 vs Q3 2024)

	Third quarter ended			Cumulative 9 months ended		
	30-Sep-25 RM'000	30-Sep-24 RM'000	Change %	30-Sep-25 RM'000	30-Sep-24 RM'000	Change %
Revenue:						
Property investment:						
Office	146,260	146,336	(0.05)	438,858	438,758	0.02
Retail	141,890	144,607	(1.88)	422,963	423,904	(0.22)
Hotel operations	59,762	63,307	(5.60)	157,244	171,932	(8.54)
Management services	102,826	97,717	5.23	288,729	278,227	3.77
Eliminations & Others	(21,042)	(22,349)		(60,929)	(61,057)	
	429,696	429,618	0.02	1,246,865	1,251,764	(0.39)
Profit before tax ("PBT"):						
Property investment:						
Office *	120,901	120,391	0.42	362,596	361,072	0.42
Retail	113,870	114,203	(0.29)	338,050	331,145	2.09
Hotel operations	6,052	6,135	(1.35)	2,101	6,535	(67.85)
Management services	22,197	20,626	7.62	63,251	60,898	3.86
Eliminations & Others	(18,381)	(19,945)		(54,230)	(34,654)	
	244,639	241,410	1.34	711,768	724,996	(1.82)
Profit attributable to equity holders:	209,128	206,531	1.26	611,066	585,624	4.34

* Includes share of profit of an associate.

NOTES ON THE QUARTERLY REPORT — 30 SEPTEMBER 2025

B EXPLANATORY NOTES PURSUANT TO PART A AND PART D OF APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD (CONTD.)

B1 Performance review - Quarterly Results (Q3 2025 vs Q3 2024) (contd.)

Variance analysis by segment

Property investment — Office

Office segment profitability remained stable backed by Triple Net Lease (TNL) arrangement and long-term leases.

Property investment — Retail

Retail segment continued to demonstrate resilience, recorded revenue of RM141.9 million and profit before tax (PBT) of RM113.9 million during the quarter.

This performance was supported by ongoing efforts to enhance the tenant mix, ensuring a vibrant and appealing retail environment. The segment also benefited from lower financing costs following the successful refinancing of the Sukuk Murabahah at the end of 2024.

Year-to-date, the segment recorded revenue of RM423.0 million and PBT of RM338.1 million, reflecting its overall stability and sustained performance.

Hotel operations

Mandarin Oriental Kuala Lumpur reported lower revenue and PBT by 5.6% and 1.4% respectively. The impact on revenue was partially mitigated by lower financing costs, attributed to a reduction in profit rates. The hotel remains committed to delivering exceptional guest experiences through ongoing initiatives aimed at enhancing overall service quality.

Year-to-date, the segment posted a decrease in revenue and PBT of 8.5% and 67.9% respectively, primarily due to the ballroom upgrading works carried out during the year.

Management services

Revenue and PBT of RM102.8 million and RM22.2 million respectively recorded during the quarter mainly due to the planned maintenance service activities delivered by KLCC Urusharta during the quarter and higher carpark income.

Year-to-date, revenue and PBT recorded increase of 3.8% and 3.9% respectively.

Eliminations & Others

Eliminations & Others represents the elimination of transactions between segments and includes the cost incurred in investment holding company. For year-to-date, the increase in cost was mainly due to the full impact of financing cost for Sukuk Wakalah to fund the acquisition of the remaining shares in Suria KLCC.

NOTES ON THE QUARTERLY REPORT — 30 SEPTEMBER 2025

B EXPLANATORY NOTES PURSUANT TO PART A AND PART D OF APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD (CONTD.)

B2 Variation of results against preceding quarter

	Quarter ended		Change %
	30-Sep-25 RM'000	30-Jun-25 RM'000	
Revenue:			
Property investment:			
Office	146,260	146,369	(0.07)
Retail	141,890	137,923	2.88
Hotel operations	59,762	50,553	18.22
Management services	102,826	95,726	7.42
Eliminations & Others	(21,042)	(20,319)	
	429,696	410,252	4.74
Profit before tax:			
Property investment:			
Office *	120,901	120,762	0.12
Retail	113,870	109,508	3.98
Hotel operations	6,052	825	>100.0
Management services	22,197	21,079	5.30
Eliminations & Others	(18,381)	(18,569)	
	244,639	233,605	4.72
Profit attributable to equity holders:	209,128	200,454	4.33

* Includes share of profit of an associate.

The Group recorded higher revenue and profit before tax (PBT), supported by improved performance across all segments.

The hotel segment posted stronger revenue, reflecting the full impact of the completed ballroom upgrading works. Meanwhile, the retail segment benefited from improved occupancy levels. These gains were further supported by consistent and planned maintenance services delivered by KLCC Urusharta, that enhances operational efficiency across the Group.

NOTES ON THE QUARTERLY REPORT — 30 SEPTEMBER 2025

B EXPLANATORY NOTES PURSUANT TO PART A AND PART D OF APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD (CONTD.)

B3 Prospects for financial year 2025

Malaysia's economy accelerated in the third quarter, recording GDP growth of 5.2% on the back of resilient domestic demand and steady tourism recovery. Whilst inflation remains contained and monetary policy accommodative, fiscal reforms and subsidy rationalisation continues to shape the operating landscape as the Group navigates these evolving dynamics.

Suria KLCC remains attuned to market conditions, refining its offerings and strengthening customer engagement. With consumers becoming more value-conscious amidst fiscal adjustments, the mall focuses on curating a resilient tenant mix through strategic leasing and targeted marketing initiatives, sustaining retail vibrancy and footfall while supporting tenant performance in a dynamic retail landscape.

Mandarin Oriental Kuala Lumpur continues to uphold its premium positioning by delivering exceptional service and refined hospitality experiences. The hotel's focus on elevating quality and personalised offerings reinforces its appeal among leisure and corporate travellers.

Looking ahead, the Group remains focused on sustaining performance through disciplined execution of its strategic priorities. Whilst the external environment continues to present challenges, the Group's diversified portfolio, anchored by the stability of its office segment and complemented by the resilience of its retail and hospitality businesses, provided a strong foundation for continuous growth. Ongoing enhancement initiatives and prudent financial management further reinforce the Group's ability to deliver long-term value to stakeholders.

B4 Profit forecast

No profit forecast was issued for the financial period.

B5 Tax expense

Taxation comprises the following:

	Third quarter ended		Cumulative 9 months ended	
	30-Sep-25 RM'000	30-Sep-24 RM'000	30-Sep-25 RM'000	30-Sep-24 RM'000
In respect of the current period:				
Malaysian income tax	33,999	33,347	100,182	98,405
Deferred tax	61	(2)	57	(4)
	34,060	33,345	100,239	98,401

Overall effective tax rate of 13.92% is lower as income from KLCC REIT is not subject to tax in accordance with Section 61A of the Malaysian Income Tax Act 1967.

B6 Sales of unquoted investments and/or properties

There was no disposal of unquoted investments or properties during the quarter under review.

B7 Quoted and marketable securities

There was no purchase or disposal of quoted and marketable securities during the quarter under review.

NOTES ON THE QUARTERLY REPORT — 30 SEPTEMBER 2025

B EXPLANATORY NOTES PURSUANT TO PART A AND PART D OF APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD (CONTD.)

B8 Status of corporate proposal announced

There was no corporate proposal announced but not completed as at the date of this report.

B9 Financings

	As at 30-Sep-25		Group RM'000
	KLCCP RM'000	KLCC REIT RM'000	
Short term:			
<u>Secured</u>			
Sukuk Murabahah	6,049	520,020	526,069
Sukuk Wakalah	40,695	–	40,695
Lease liabilities	875	–	875
	<u>47,619</u>	<u>520,020</u>	<u>567,639</u>
Long term:			
<u>Secured</u>			
Sukuk Murabahah	599,736	855,000	1,454,736
Sukuk Wakalah	2,337,415	–	2,337,415
Lease liabilities	306	–	306
	<u>2,937,457</u>	<u>855,000</u>	<u>3,792,457</u>
	<u>2,985,076</u>	<u>1,375,020</u>	<u>4,360,096</u>

Repayment schedule:

	Within 1 year RM'000	1–2 years RM'000	2–5 years RM'000	More than 5 years RM'000	Group total RM'000
<u>KLCCP</u>					
Sukuk Murabahah	6,049	–	–	599,736	605,785
Sukuk Wakalah	40,695	900,000	1,049,687	387,728	2,378,110
Lease liabilities	875	37	128	141	1,181
	<u>47,619</u>	<u>900,037</u>	<u>1,049,815</u>	<u>987,605</u>	<u>2,985,076</u>
<u>KLCC REIT</u>					
Sukuk Murabahah	520,020	–	–	855,000	1,375,020
	<u>567,639</u>	<u>900,037</u>	<u>1,049,815</u>	<u>1,842,605</u>	<u>4,360,096</u>

The RM388 million term loan which matured on 28 May 2025 was successfully refinanced on the same date through the first issuance of Sukuk Wakalah.

Whilst the RM500 million Sukuk Murabahah will mature on 25 April 2026 and the Group has plans in place for its repayment on the maturity date.

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B EXPLANATORY NOTES PURSUANT TO PART A AND PART D OF APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD (CONTD.)

B10 Material litigation

The Group has no outstanding material litigation as at the date of this report.

B11 Dividend/income distribution

The Board of Directors has declared the following dividend/income distribution for the quarter ended 30 September 2025:

	Total stapled securities	Dividend/ income distribution per stapled securities Sen	Total dividend/ income distribution payable RM'000
KLCCP ¹	1,805,333,083	2.11	38,093
KLCC REIT ^{2,3}	1,805,333,083	7.39	133,414
Group		<u>9.50</u>	<u>171,507</u>

The dividend and income distribution for KLCCP and KLCC REIT will be paid on 30 December 2025. The book closure date in respect of both the aforesaid interim dividend and income distribution is 4 December 2025.

¹ Dividend declared under KLCCP is tax exempt under the single-tier system.

² Income distribution to unitholders will be subjected to withholding tax at the following rates:

<u>Unitholders</u>	Withholding tax rate
Individuals and all other non-corporate investors such as institutional investors (resident and non-resident)	10%
Non-resident corporate investors	24%
Resident corporate investors	0%

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B EXPLANATORY NOTES PURSUANT TO PART A AND PART D OF APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD (CONTD.)

B11 Dividend/income distribution (contd.)

³ Distribution by KLCC REIT to unitholders are from the following sources:

	Third quarter ended		Cumulative 9 months ended	
	30-Sep-25 RM'000	30-Sep-24 RM'000	30-Sep-25 RM'000	30-Sep-24 RM'000
Revenue				
Property investment - Office	135,571	135,726	407,020	407,090
Property investment - Retail	8,842	8,745	26,703	27,418
	144,413	144,471	433,723	434,508
Profit income	2,348	1,919	6,324	5,109
	146,761	146,390	440,047	439,617
Expenses	(34,417)	(34,617)	(103,628)	(104,140)
Profit for the period	112,344	111,773	336,419	335,477
Adjustments	28,041	17,252	81,654	50,802
Total realised income available for the period	140,385	129,025	418,073	386,279
Brought forward undistributed realised income available for distribution	158,603	131,407	144,855	118,595
Total realised income available for distribution *	298,988	260,432	562,928	504,874
Income to be distributed for the quarter	(133,414)	(122,582)	(397,354)	(367,024)
Balance undistributed realised income available for distribution	165,574	137,850	165,574	137,850
Distribution per unit (sen)	7.39	6.79	22.01	20.33

* There are no unrealised losses arising during the period or brought forward from previous year.

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B EXPLANATORY NOTES PURSUANT TO PART A AND PART D OF APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD (CONTD.)

B12 Summary of Net Asset Value ("NAV")

	No. of units listed	NAV RM'000	NAV per unit	
			before distribution RM	after distribution RM
KLCC REIT ¹	1,805,333,083	8,046,149	4.46	4.38
KLCCP Stapled Group	1,805,333,083	13,641,755	7.56	7.46

¹ An analysis of KLCC REIT's performance based on changes in NAV and NAV per unit, after distribution, since 30 June 2025 is as follows:

	As at 30-Sep-25	As at 30-Jun-25	Changes
NAV (after distribution) (RM'000)	7,912,735	7,933,806	(21,071)
NAV per unit (after distribution) (RM)	4.38	4.39	(0.01)

B13 Profit for the period

	Third quarter ended		Cumulative 9 months ended	
	30-Sep-25 RM'000	30-Sep-24 RM'000	30-Sep-25 RM'000	30-Sep-24 RM'000
Profit for the period is arrived after charging:				
Depreciation of property, plant and equipment ¹	6,231	7,547	18,810	22,169
Net reversal for impairment losses of receivables	(184)	(75)	(949)	(197)
(Gain)/loss on disposal of property, plant and equipment	(43)	84	24	197
Write off of property, plant and equipment	39	–	39	–
Write off of investment properties	2	–	75	19

¹ Depreciation of property, plant and equipment is inclusive of depreciation resulting from MFRS 16: Leases.

Other than the above, the items listed under Appendix 9B Note 16 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad are not applicable.

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B EXPLANATORY NOTES PURSUANT TO PART A AND PART D OF APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD (CONTD.)

B14 Earnings per stapled securities ("EPSS")

	Third quarter ended		Cumulative 9 months ended	
	30-Sep-25	30-Sep-24	30-Sep-25	30-Sep-24
Profit attributable to ordinary equity holders of the Company (RM'000)	96,784	94,758	274,647	250,147
Profit attributable to unitholders of KLCC REIT (RM'000)	112,344	111,773	336,419	335,477
	<u>209,128</u>	<u>206,531</u>	<u>611,066</u>	<u>585,624</u>
Weighted average number of stapled securities in issue ('000 units)	1,805,333	1,805,333	1,805,333	1,805,333
Basic EPSS (Sen)	<u>11.58</u>	<u>11.44</u>	<u>33.85</u>	<u>32.44</u>

B15 Trade receivables

	As at 30-Sep-25 RM'000	As at 31-Dec-24 RM'000
Property investment		
- Office	1,741	539
- Retail	7,149	5,666
Hotel operations	2,427	3,914
Management services	214	167
	<u>11,531</u>	<u>10,286</u>
Less: Allowance for impairment losses	<u>(3,509)</u>	<u>(4,458)</u>
	<u>8,022</u>	<u>5,828</u>

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B EXPLANATORY NOTES PURSUANT TO PART A AND PART D OF APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD (CONTD.)

B15 Trade receivables (contd.)

The ageing of trade receivables as at the reporting date was:

	As at 30-Sep-25 RM'000	As at 31-Dec-24 RM'000
At gross:		
Not past due	3,197	4,366
Past due 1 to 30 days	3,281	1,116
Past due 31 to 60 days	390	152
Past due 61 to 90 days	293	97
Past due more than 90 days	4,370	4,555
	<hr/> 8,334	<hr/> 5,920
Allowance for impairment losses	(3,509)	(4,458)
	<hr/> 8,022	<hr/> 5,828

The movement in the allowance account is as follows:

	As at 30-Sep-25 RM'000	As at 31-Dec-24 RM'000
At 1 January	4,458	6,197
Net reversal for impairment	(949)	(436)
Bad debt written off	-	(1,303)
At 30 September/31 December	<hr/> 3,509	<hr/> 4,458

B16 Limits or restrictions imposed under the Guidelines on Listed REITs issued by Securities Commission Malaysia ("the Guidelines")

The Group is in compliance with the limits or restrictions imposed under the Guidelines.

BY ORDER OF THE BOARD

Masharum binti Abdul Wahab (SSM PC No. 202308000615) (MAICSA 7041619)
 Company Secretary
 Kuala Lumpur