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## VI. INFORMATION ON THE KLCCPROPERTY GROUP

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### 1. INCORPORATION AND PRINCIPAL ACTIVITIES

KLCCProperty was incorporated in Malaysia as a public limited company under the Companies Act, 1965 on 7 February 2004 under its present name.

KLCCProperty is principally involved in investment holding, property investment and the provision of management services. The principal activities of its subsidiaries and the associate company are detailed in Sections 1 and 2 of Part VIII of this Prospectus respectively.

### 2. LISTING EXERCISE

In conjunction with, and as an integral part of the Listing, the Company implemented a corporate exercise which was approved by the SC and SC (on behalf of FIC) on 27 May 2004, 23 June 2004 and 15 July 2004. The corporate exercise involved the following transactions:

#### 2.1 Transfer of Asas Klasik

On 27 May 2004, Kompleks Dayabumi entered into a share purchase agreement with KLCCH for the transfer of 12,499,998 ordinary shares of RM1.00 each in Asas Klasik, representing approximately 9.62% of the issued and fully paid-up share capital of Asas Klasik, from Kompleks Dayabumi to KLCCH for a total purchase consideration of RM12,499,998 satisfied via the setting off of inter company advances.

The total purchase consideration was arrived at based on the book value of the investment in Asas Klasik by Kompleks Dayabumi.

The transaction was completed on 28 May 2004. Upon completion, KLCCH owned 75% of the issued and fully paid-up share capital of Asas Klasik.

#### 2.2 Acquisitions

On 28 May 2004, KLCCProperty entered into share purchase agreements with KLCCH and the Trustees of PRBS for the following:

##### (i) Acquisitions I

###### (a) Acquisition of Arena Johan

85,715,000 ordinary shares of RM1.00 each in Arena Johan, representing the entire issued and fully paid-up share capital of Arena Johan, from KLCCH for a total purchase consideration of RM209,617,532 satisfied by the issuance of 139,745,021 new Shares at approximately RM1.50 per new Share.

###### (b) Acquisition of KLCCUH

2,000,000 ordinary shares of RM1.00 each in KLCCUH, representing the entire issued and fully paid-up share capital of KLCCUH, from KLCCH for a total purchase consideration of RM32,096,555 satisfied by the issuance of 21,397,703 new Shares at approximately RM1.50 per new Share.

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**VI. INFORMATION ON THE KLCCPROPERTY GROUP (CONT'D)**

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**(c) Acquisition of KLCCParking**

2,000,000 ordinary shares of RM1.00 each in KLCCParking, representing the entire issued and fully paid-up share capital of KLCCParking, from KLCCH for a total purchase consideration of RM5,275,389 satisfied by the issuance of 3,516,927 new Shares at approximately RM1.50 per new Share.

**(d) Acquisition of Impian Cemerlang**

15,033,023 ordinary shares of RM1.00 each in Impian Cemerlang, representing the entire issued and fully paid-up share capital of Impian Cemerlang, from KLCCH for a total purchase consideration of RM21,094,250 satisfied by the issuance of 14,062,833 new Shares at approximately RM1.50 per new Share.

**(e) Acquisition of Arena Merdu**

33,070,717 ordinary shares of RM1.00 each in Arena Merdu, representing the entire issued and fully paid-up share capital of Arena Merdu, from KLCCH for a total purchase consideration of RM15,831,277 satisfied by the issuance of 10,554,185 new Shares at approximately RM1.50 per new Share.

**(f) Acquisition of Kompleks Dayabumi**

Two (2) ordinary shares of RM1.00 each in Kompleks Dayabumi, representing the entire issued and fully paid-up share capital of Kompleks Dayabumi, from KLCCH for a total purchase consideration of RM3 satisfied by the issuance of two (2) new Shares at RM1.50 per new Share.

The transactions referred to under Acquisitions I were completed on 31 May 2004.

**(ii) Acquisitions II**

**(a) Acquisition of Asas Klasik**

97,500,000 ordinary shares of RM1.00 each in Asas Klasik, representing 75% of the issued and fully paid-up share capital of Asas Klasik, from KLCCH for a total purchase consideration of RM79,952,900 satisfied in cash.

On 31 May 2004, the transaction was completed and the total purchase consideration is owing to KLCCH.

Pursuant to the Listing, KLCCProperty will satisfy the amount owing to KLCCH for the total purchase consideration in the following manner:

- (i) 19,528,342 new Shares to be issued, at RM1.50 per new Share for a total consideration of RM29,292,513;
- (ii) cash payment of RM40,000,000 from the proceeds to be raised from the Public Issue; and
- (iii) RM10,660,387 RCULS, at an issue price of 100% of its nominal value.

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VI. INFORMATION ON THE KLCCPROPERTY GROUP (CONT'D)

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**(b) Acquisition of Suria**

205,000,002 ordinary shares of RM1.00 each in Suria, representing 60% of the issued and fully paid-up share capital of Suria, from KLCCH for a total purchase consideration of RM451,452,082 satisfied in cash.

On 31 May 2004, the transaction was completed and the total purchase consideration is owing to KLCCH.

Pursuant to the Listing, KLCCProperty will satisfy the amount owing to KLCCH for the total purchase consideration in the following manner:

- (i) 62,762,096 new Shares to be issued, at RM1.50 per new Share for a total consideration of RM94,143,144;
- (ii) cash payment of RM258,558,937 from the proceeds to be raised from the Public Issue; and
- (iii) RM98,750,001 RCULS, at an issue price of 100% of its nominal value.

**(c) Acquisition of Midciti**

• **Acquisition of Midciti I**

212,313,105 ordinary shares of RM1.00 each in Midciti, representing approximately 49% of the issued and fully paid-up share capital of Midciti, from KLCCH for a total purchase consideration of RM700,527,481 satisfied in cash.

On 31 May 2004, the transaction was completed and the total purchase consideration is owing to KLCCH.

Pursuant to the Listing, KLCCProperty will satisfy the amount owing to KLCCH for the total purchase consideration in the following manner:

- (i) 18,905,870 new Shares to be issued, at RM1.50 per new Share for a total consideration of RM28,358,805;
- (ii) cash payment of RM209,663,364 from the proceeds to be raised from the Public Issue; and
- (iii) RM462,505,312 RCULS, at an issue price of 100% of its nominal value.

• **Acquisition of Midciti II**

6,500,000 ordinary shares of RM1.00 each in Midciti, representing approximately 1.5% of the issued and fully paid-up share capital of Midciti, from the Trustees of PRBS for a total purchase consideration of RM38,322,419 satisfied in cash.

On 31 May 2004, the transaction was completed and the total purchase consideration is owing to PRBS.

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**VI. INFORMATION ON THE KLCCPROPERTY GROUP (CONT'D)**

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Pursuant to the Listing, KLCCProperty will satisfy the amount owing to PRBS for the total purchase consideration by the issuance of 25,548,279 new Shares at approximately RM1.50 per new Share.

Following completion of the Acquisition of Midciti, KLCCProperty owns 50.5% of the issued and fully paid-up share capital of Midciti.

**(d) Acquisition of Impian Klasik**

43,000,002 ordinary shares of RM1.00 each in Impian Klasik, representing 33% of the issued and fully paid-up share capital of Impian Klasik, from KLCCH for a total purchase consideration of RM98,860,527 satisfied in cash.

On 31 May 2004, the transaction was completed and the total purchase consideration is owing to KLCCH.

Pursuant to the Listing, KLCCProperty will satisfy the amount owing to KLCCH for the total purchase consideration in the following manner:

- (i) 5,907,018 new Shares to be issued, at RM1.50 per new Share for a total consideration of RM8,860,527; and
- (ii) cash payment of RM90,000,000 from the proceeds to be raised from the Public Issue.

The 132,651,605 new Shares and RM571,915,700 RCULS in respect of Acquisitions II will be allotted and issued simultaneously with the allotment and issuance of the Debt Settlement Shares (as detailed in Section 2.3 below), RM142,194,737 RCULS (as detailed in Section 2.4 below) and 432,146,000 Issue Shares pursuant to the Public Issue (as detailed in Section 2.5 below).

The total purchase considerations for the Acquisitions were arrived at based on willing seller-willing buyer after taking into consideration the following:

- (i) OMV of the respective assets owned by each company by the independent Valuers;
- (ii) Valuation of the respective assets owned by each company approved by the SC;
- (iii) audited NTA as at 31 December 2003 of the respective companies (except Impian Klasik's NTA which is based on the management accounts); and
- (iv) RNAV and earnings potential of the respective companies.

## VI. INFORMATION ON THE KLCCPROPERTY GROUP (CONT'D)

The basis of the total purchase considerations for the Acquisitions is shown in the table as set out below:

Company	Asset owned	Audited NTA/(NL) as at 31 December 2003 RM	OMV* RM	RNAV RM	Purchase consideration RM
Arena Johan	Menara ExxonMobil	192,279,384	280,000,000	265,524,384	209,617,532
Impian Cemerlang	Vacant land	21,094,250	88,000,000 <sup>1</sup>	40,329,660	21,094,250
Arena Merdu	Vacant land	29,084,425	83,000,000 <sup>2</sup>	32,263,934	15,831,277
Kompleks Dayabumi	Dayabumi*	(22,032)*	280,000,000	9,477,968**	3
Asas Klasik	Mandarin Oriental Kuala Lumpur	73,800,403 <sup>3</sup>	600,000,000	79,952,900 <sup>3</sup>	79,952,900
Suria	Suria KLCC	293,961,082 <sup>4</sup>	1,500,000,000	509,592,082 <sup>4</sup>	451,452,082
Midciti	PETRONAS Twin Towers	623,575,475 <sup>5</sup>	4,200,000,000	1,290,188,100 <sup>5</sup>	738,849,900
Impian Klasik	Menara Maxis	79,298,127 <sup>6</sup>	470,000,000	110,648,127 <sup>6</sup>	98,860,527
KLCCUH	-	32,096,555	-	-	32,096,555
KLCCParking	-	5,275,389	-	-	5,275,389
		1,350,443,058	7,501,000,000	2,337,977,155	1,653,030,415

**Notes:**

# The OMV ascribed by Valuers.

1 The market value approved by the SC is RM74,800,000.

2 The market value approved by the SC is RM66,400,000.

3 Computed based on KLCCProperty's interest in Asas Klasik of 75%.

4 Computed based on KLCCProperty's interest in Suria of 60%.

5 Computed based on KLCCProperty's interest in Midciti of 50.5%.

6 Based on the management accounts for the financial period ended 31 December 2003 and computed based on KLCCProperty's interest in Impian Klasik of 33%.

\* The NTA has been calculated on a proforma basis using the audited accounts as at 31 December 2003, adjusted for the acquisition of Dayabumi and the Transfer of Asas Klasik.

\*\*  $RNAV = (95\% \times (OMV - RM270 \text{ million})) + NL$ .

**VI. INFORMATION ON THE KLCCPROPERTY GROUP (CONT'D)**

The details of the satisfaction of the total purchase considerations for the Acquisitions are as follows:

Company	KLCCProperty to acquire %	Purchase consideration RM	Settlement of Purchase Consideration				Consideration in cash to KLCCH RM	Consideration in RCULS to KLCCH RM
			No. of new Shares issued to KLCCH	Consideration in new Shares to KLCCH RM	No. of new Shares to be issued to PETRONAS	Consideration in new Shares to PETRONAS RM		
<b>Acquisitions I</b>								
Arena Johan	100.00	209,617,532	139,745,021	209,617,532				
Kompleks Dayabumi	100.00	3	2	3	*	*		
Impian Cemerlang	100.00	21,094,250	14,062,833	21,094,250				
Arena Merdu	100.00	15,831,277	10,554,185	15,831,277				
KLCCUH	100.00	32,096,555	21,397,703	32,096,555				
KLCCParking	100.00	5,275,389	3,516,927	5,275,389				
		<u>283,915,006</u>	<u>189,276,671</u>	<u>283,915,006</u>				
<b>Acquisitions II</b>								
Asas Klasik	75.00	79,952,900	19,528,342	29,292,513	-	-	40,000,000	10,660,387
Suria	60.00	451,452,082	62,762,096	94,143,144	-	-	258,558,937	98,750,001
Midciti I	49.00	700,527,481	18,905,870	28,358,805	-	-	209,663,364	462,505,312
Midciti II	1.50	38,322,419	25,548,279 <sup>@</sup>	38,322,419 <sup>@</sup>	-	-	-	-
	<u>50.50</u>							
Impian Klasik	33.00	98,860,527	5,907,018	8,860,527	-	-	90,000,000	-
<b>Debt Settlement*</b>					<u>180,000,000</u>	<u>270,000,000</u>		
			<u>132,651,605</u>	<u>198,977,408</u>	<u>180,000,000</u>	<u>270,000,000</u>		
			<u>321,928,276</u>					
		<u>1,653,030,415</u>		<u>482,892,414</u>			<u>598,222,301</u>	<u>571,915,700</u>

**Notes:**

\* Refer to Section 2.3.

@ New Shares to be issued to the Trustees of PRBS.

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**VI. INFORMATION ON THE KLCCPROPERTY GROUP (CONT'D)**


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KLCCProperty also obtained an exemption from the SC on 12 May 2004 from the obligation to undertake a mandatory offer under Practice Note 2.9.6 of the Code for the remaining shares in Midciti, Suria and Asas Klasik not already owned by KLCCProperty after the Acquisition of Midciti, Acquisition of Suria and Acquisition of Asas Klasik.

**2.3 Debt Settlement**

On 9 July 2004, KLCCProperty entered into a debt settlement agreement with PETRONAS, whereby KLCCProperty will issue 180,000,000 new Shares ("Debt Settlement Shares"), at RM1.50 per Debt Settlement Share for the settlement of debt of RM270,000,000 owing by Kompleks Dayabumi to PETRONAS.

**2.4 Issuance of RCULS**

On 9 July 2004, KLCCProperty entered into a debt settlement agreement with KLCCH, whereby KLCCProperty will issue RM142,194,737 RCULS at an issue price of 100% of its nominal value as settlement of the net amounts owing by the following subsidiaries to KLCCH as set out below:

<b>Subsidiary</b>	<b>Amount owing (by)/to KLCCH as at 31 December 2003</b>
	<b>RM</b>
Arena Johan <sup>1</sup>	(180,000,000)
KLCCUH	(16,121,444)
KLCCParking	(8,802,623)
Impian Cemerlang	45,532,785
Arena Merdu	49,150,695
Kompleks Dayabumi <sup>2</sup>	21,096
Asas Klasik <sup>3</sup>	168,251,358
Suria	84,107,849
Midciti	55,021
	<u>142,194,737</u>

**Notes:**

- 1 *This comprises the amount advanced to KLCCH after Arena Johan obtained a loan subsequent to the financial period ended 31 December 2003.*
- 2 *This represents the net amount due to KLCCH after the Transfer of Asas Klasik which was satisfied via the setting off of inter company advances.*
- 3 *This represents the net amount due to KLCCH after Asas Klasik repaid part of the advance from KLCCH via a loan obtained after the financial period ended 31 December 2003.*

In addition to the above, KLCCProperty will issue RM571,915,700 RCULS to KLCCH as part settlement of the purchase considerations for the Acquisition of Asas Klasik, Acquisition of Suria and Acquisition of Midciti I as stated above in Section 2.2 (ii) (a), (b) and (c) respectively. As a result, the total RCULS to be issued will be RM714,110,437.

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**VI. INFORMATION ON THE KLCCPROPERTY GROUP (CONT'D)**


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The terms of the RCULS are as follows:

Issuer	:	KLCCProperty
Instrument	:	Redeemable Convertible Unsecured Loan Stocks
Nominal Value	:	RM1.00
Maturity Date	:	Ten (10) years from issue date
Interest	:	Interest free for the first three (3) years and 1% per annum thereafter
Conversion	:	Conversion price at 10% premium to the Institutional Price, at any time after expiry of 5th anniversary
Redemption	:	<ul style="list-style-type: none"> <li>• The RCULS may be redeemed at the option of the holder of the RCULS within two (2) months after the date of issue in the event the amount of proceeds to be raised from the Public Issue are in excess of RM700.00 million. However, the amount of RCULS to be redeemed in this situation shall be limited to the excess only; or</li> <li>• Unless previously converted or redeemed, the RCULS will be redeemed in full on Maturity Date</li> </ul>
Listing	:	Unlisted
Transferability	:	Non-transferable/Non-tradable

### 2.5 Public Issue

In conjunction with the Listing, KLCCProperty will also undertake the following:

Public Issue of 432,146,000 Issue Shares comprising:

- (i) 77,840,000 Issue Shares to the Malaysian public at the Retail Price;
- (ii) 15,568,000 Issue Shares to Directors and eligible Malaysian employees of KLCCProperty and KLCCCH, and eligible Malaysian employees of the subsidiaries of KLCCProperty and KLCCCH at the Retail Price; and
- (iii) 338,738,000 Issue Shares to institutional investors at the Institutional Price to be determined by way of bookbuilding.

Details of the Issue Shares as well as the proposed utilisation of proceeds are set out in Sections 2 and 8 of Part III of this Prospectus respectively.

### 2.6 Listing and Quotation

The admission and the listing of and quotation for the entire enlarged issued and paid-up share capital of KLCCProperty of RM934,074,279 comprising 934,074,279 Shares on the Official List of the Main Board of Bursa Securities will be sought.



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**VI. INFORMATION ON THE KLCCPROPERTY GROUP (CONT'D)**

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**3. HISTORY AND BUSINESS OVERVIEW**

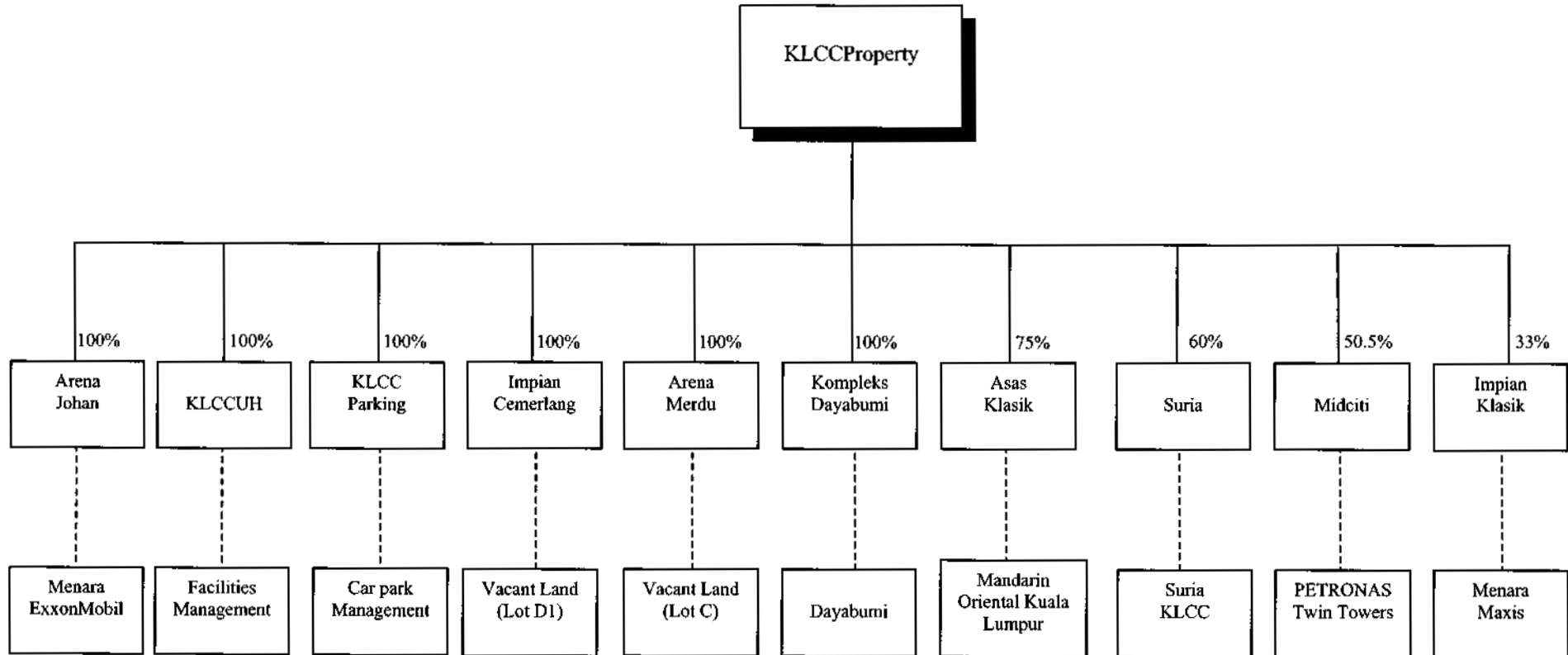
**3.1 History and Business**

KLCCProperty was incorporated in Malaysia as a public limited company under the Companies Act, 1965 on 7 February 2004 under its present name.

The corporate structure of the KLCCProperty Group is set out in the following page:

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VI. INFORMATION ON THE KLCCPROPERTY GROUP (CONT'D)



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**VI. INFORMATION ON THE KLCCPROPERTY GROUP (CONT'D)**


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The Company is principally involved in investment holding, property investment and the provision of management services whilst the principal activities of its subsidiaries and the associate company are as follows:

<b>Company</b>	<b>Principal activities</b>	<b>Owner of</b>
<i>Subsidiaries</i>		
Arena Johan	Property investment	Menara ExxonMobil
KLCCUH	Facilities management	-
KLCCParking	Management of car park operations	-
Impian Cemerlang	Property investment	Geran No. 43701 Lot 173, Section 58 Town and District of Kuala Lumpur Wilayah Persekutuan (referred to as Lot D1 in KLCC, adjacent to Mandarin Oriental Kuala Lumpur)
Arena Merdu	Property investment	Geran No. 43699 Lot 171, Section 58 Town and District of Kuala Lumpur Wilayah Persekutuan (referred to as Lot C in KLCC, adjoining Suria KLCC)
Kompleks Dayabumi	Property investment	Dayabumi
Asas Klasik	Property investment in a hotel	Mandarin Oriental Kuala Lumpur
Suria	Ownership and management of a shopping centre and the provision of business management services	Suria KLCC
Midciti	Property investment	PETRONAS Twin Towers
<i>Associate company</i>		
Impian Klasik	Property investment	Menara Maxis

### 3.2 Overview of the KLCC Development

The 40-hectare (100-acre) KLCC Development ranks among the largest real-estate developments in the world. The KLCC is the redevelopment of the former Selangor Turf Club & Race Course which ceased its activities in 1992. The site is strategically located, within the Golden Triangle of Kuala Lumpur. KLCC was born of a vision to create a place where people can work, live, visit, shop and enjoy leisure and cultural activities in a convenient and pleasant environment. The integrated mixed-use development is a landmark providing more than 1.6 million sq. m. (18.3 million sq. ft.), when fully developed, of commercial, retail, hotel, residential, entertainment convention and exhibition facilities within a park setting.

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**VI. INFORMATION ON THE KLCCPROPERTY GROUP (CONT'D)**

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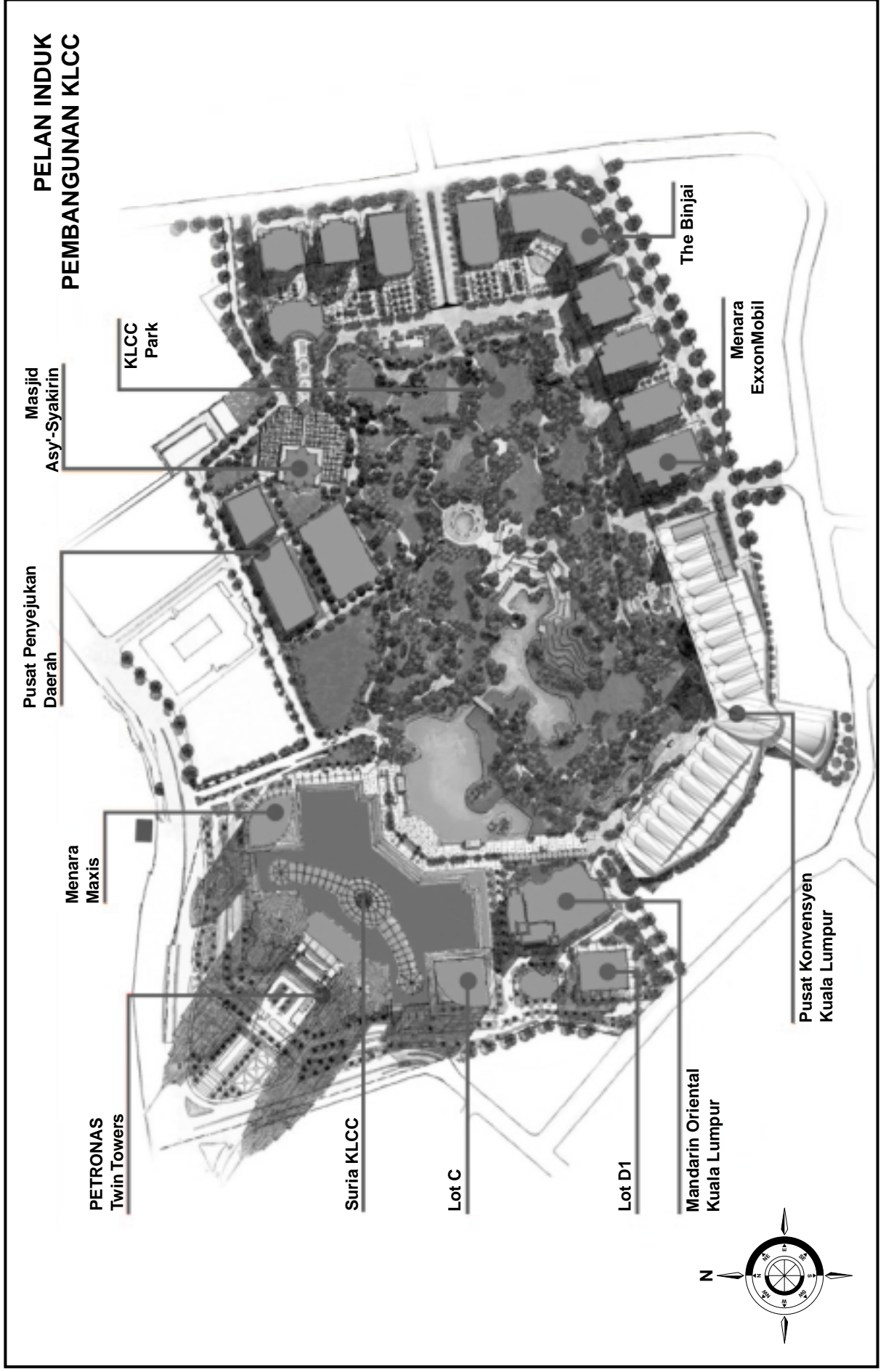
An international competition was held in 1990 to select the masterplan for the project. The winning entry was submitted by Klages, Carter, Vail & Associates from the United States. The KLCC Masterplan provides for 22 commercial developments located along the perimeter of a large park, which is tastefully designed by the famous Brazilian landscape artist, the late Roberto Burle Marx. This 20-hectare (50-acre) park is known as the KLCC Park.

Mr. Burle Marx treated the gardens as works of art, where the choice of plant shape and colour had to be aesthetically pleasing. This "centre piece" is linked to the commercial developments around it by the "private gardens" developed for each of the commercial properties.

KLCCH made a great effort to preserve the city's and country's heritage of greenery. Many of the mature trees that graced the former race course grounds had been carefully transplanted and nurtured before final placement in the park. In addition, mature trees and samplings representing natural "inhabitants" of Malaysia have been planted in the park.

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VI. INFORMATION ON THE KLCCPROPERTY GROUP (CONT'D)



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**VI. INFORMATION ON THE KLCCPROPERTY GROUP (CONT'D)**

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The total KLCC Development is being carried out in phases.

Anchoring Phase One of KLCC is the North-West Development, which serves as the gateway to the development.

The North-West Development comprises:

- The 88-storey PETRONAS Twin Towers;
- Suria KLCC, a six-storey shopping and entertainment centre; and
- The 49-storey Menara Maxis.

Other developments in Phase One include:

- The 20-hectare (50-acre) KLCC Park;
- The 32-storey Mandarin Oriental Kuala Lumpur with 592 hotel rooms and 51 service apartments;
- The 29-storey Menara ExxonMobil – the headquarters for the ExxonMobil group of companies in Malaysia;
- A District Cooling Centre; and
- The Asy-Syakirin Mosque which can accommodate up to 6,000 people.

For ease of access to and mobility within the KLCC Development, roads, public transport links and other infrastructure facilities have been built. Major roads around the site were widened and vehicular tunnels linking KLCC's North-West Development to the inner ring road (Jalan Tun Razak) and to the Prolintas' elevated highway along the Klang River. The PUTRA Light Rail Transit System II ("LRT") has a station opposite KLCC linked to the concourse level of Suria KLCC.

#### *Unique Surroundings*

##### **KLCC Park**

The most unique feature of the entire KLCC Development is the public park which takes up approximately 50% of the total land area. The park was conceived as a huge tropical garden integrally linked to the surrounding buildings with their private gardens. As a functional showpiece, the park serves to integrate and harmonise the office buildings, shopping centre, hotel and residential buildings within KLCC. All the sites designated for development have been planned to maintain design integrity with the park and create a sense of unity. Highlights of the park include the symphony fountains, playground, wading pool, patterned foot-paths, sculptures as well as the two (2)-acre children's playground which features a wide variety of child-safe play equipment. These are located under large, shady trees in the middle of the park, accompanied by all-weather park benches for parents and minders.

Much research preceded the selection of indigenous tree species whose fruits attract local and migratory birds. About 43 of the matured trees were saved from the former Selangor Turf Club and transplanted in the park. Approximately 1,900 indigenous trees and palms representing 74 species have been planted to encourage bio-diversity within the park area. All of the development sites surrounding the park have been planned to maximise their views and access to the park.

##### **Asy-Syakirin Mosque**

The Asy-Syakirin Mosque at KLCC, the "Jewel in the Park", consists of three main areas comprising the main prayer area, trellis and ablution areas. The main prayer area is a three-storey air-conditioned building which can accommodate up to 2,500 people. The trellis area, which is designed to shelter a larger congregation during Friday Prayers, can accommodate another 3,500 people.

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**VI. INFORMATION ON THE KLCCPROPERTY GROUP (CONT'D)**

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The mosque was designed by KLCC architects after carrying out in-depth studies of Islamic Architecture. The exquisite handcrafted traditional patterns and motifs of Islamic heritage and the internal façade of the dome were the work of skilled craftsmen from Uzbekistan.

**District Cooling Centre**

KLCC was the first project in Malaysia to be serviced by a District Cooling Centre which utilises natural gas as the primary energy source for its air-conditioning system. An interesting feature of this plant is that it utilises the R-134A ozone-friendly refrigerant instead of the ozone depleting chlorofluorocarbons which is currently being phased out under the Montreal Protocol.

The district cooling plant utilises the supply of chilled water from a centralised cooling system for its air-conditioning requirements. To ensure high energy efficiency, the plant has adopted a co-generation system which produces two useful energy forms from the same source. The process entails the use of gas turbine generators to generate electricity. It then utilises the waste heat from the gas turbine generators to produce steam. Therefore, the gas district cooling/co-generation plant produces chilled water in two (2) ways:

- utilising electricity generated to run the electrical centrifugal chillers; and
- utilising steam produced to run the steam turbine centrifugal chillers or steam absorption chillers.

The District Cooling plant consists of four 5,000 refrigerant tonne ("RT") electrical centrifugal chillers, three 5,000 RT steam turbine centrifugal chillers, two 4-mega watt co-generation units and two 47 ton/hour auxiliary boilers.

The benefits of the Gas District Cooling System are as follows:

- higher overall energy efficiency;
- more competitive than the conventional system;
- savings in capital investment;
- higher systems reality; and
- environmental-friendly system.

**Accessibility**

Accessibility is essential in any urban centre and with the unprecedented growth experienced in the Klang Valley, infrastructure development has always been high on the government's priorities. As a result, KLCCCH together with Dewan Bandaraya Kuala Lumpur (DBKL) and other government agencies, planned and implemented a comprehensive set of traffic improvement measures which include improvements to the intersections, road widening and the introduction of better public transportation.

Approximately RM300 million was committed by KLCCCH towards the upgrading of roads around the KLCC Development. These measures improved the traffic flow from KLCC to the main arterial roads and highways instead of the immediate road networks.

To cater for the large number of cars that enter the development daily, there are 5,083 parking bays for the North-West Development. In addition, every other building in the development has been designed with their own parking facilities whilst additional surface car parks are also available temporarily.

Public transportation features prominently in the KLCC Development. Ample provision has been made for bus terminals and taxi stands around the development. In addition, the PUTRA LRT System's KLCC Station is linked directly via an underground pedestrian tunnel to the concourse level of Suria KLCC, the shopping centre.

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**VI. INFORMATION ON THE KLCCPROPERTY GROUP (CONT'D)**


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**3.3 Overview of the KLCCProperty Group**

The KLCCProperty Group is involved in property investment, facilities management, management of car park operations, and ownership and management of a shopping centre and the provision of management services. KLCCProperty, through its subsidiaries and the associate company, owns the following completed properties:

**PETRONAS Twin Towers**

Design Architect	Cesar Pelli & Associates (United States) in association with KLCC architects
Building height	452 metres above street level
Number of storeys	88 each tower
Gross floor area	423,953 sq. m.
Net lettable area	296,876 sq. m.
Number of car park bays	5,083 (North-West Development Car Park, shared by PETRONAS Twin Towers, Suria KLCC and Menara Maxis)
Location of skybridge	Levels 41 and 42
Length of skybridge	58.4 metres
Height of skybridge	170 metres above street level
Vertical transportation	29 double-deck and 6 single-deck passenger lifts in each tower
Number of escalators	10 in each tower
Stainless steel cladding	65,000 sq. m.
Owner	Mideciti

The PETRONAS Twin Towers are part of Phase One of the KLCC Development project. They are located at the North-West corner of the development. The PETRONAS Twin Towers are visible for more than 20 kilometres outside the city. The design, created by the renowned architect, Cesar Pelli, was selected through an international competition in 1991.

At the podium levels, the PETRONAS Twin Towers have the following attractions:

- An 864-seat concert hall known as Dewan Filharmonik PETRONAS;
- PETROSAINS-an interactive petroleum discovery centre;
- A reference library on energy, petroleum, petro-chemical and related industries;
- The PETRONAS Art Gallery;
- The in-house sports and cultural centre; and
- The PETRONAS gift shop.

The PETRONAS Twin Towers have a total built up area of 423,953 sq. m.. The project was launched in September 1992 and KLCC Projeks Bhd, a wholly-owned subsidiary of KLCCH, was the turnkey contractor for the construction of the PETRONAS Twin Towers.