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

Piling and foundation work for the PETRONAS Twin Towers began in May 1993. In April 1996, when the pinnacles were lifted, the Towers reached their height of 452 metres. Tower One is the headquarters of the national petroleum company, PETRONAS, whilst Tower Two is tenanted to various selective international companies, such as Siemens Multimedia Sdn Bhd, Mitsubishi Corporation, Reuters Ltd., Microsoft (Malaysia) Sdn Bhd and Shell Global Solutions (M) Sdn Bhd.

The PETRONAS Twin Towers are an "intelligent" office development. They are designed to provide tenants and occupants with a flexible operating requirement/environment and to accommodate technical changes in telecommunications systems. There is an optical fibre backbone wiring system which facilitates high quality communications.

The PETRONAS Twin Towers have been installed with a computerised building management system. The air-conditioning for the building utilises chilled water supplied by the District Cooling Centre, which uses natural gas to produce chilled water for air-conditioning for the entire KLCC Development. The air-conditioning system on each floor is individually monitored and managed by a direct, digitally controlled air-conditioning system linked to the computerised control centre of the building management system so as to provide comfort for internal environment and safety for equipment operation. Sensors directly linked to the ventilation and air-conditioning systems, supply information to the computer which maintains the temperature and humidity of the relevant areas at desired levels. Standby generators ensure uninterrupted power supply for all lift and safety systems.

The PETRONAS Twin Towers are part of Malaysia's Multimedia Super Corridor.

Suria KLCC

Design Architect	Cesar Pelli & Associates (United States) in association with KLCC architects	
Number of storeys	6	
Gross floor area	143,564 sq. m.	
Net lettable area	93,634.0 sq. m.	
Number of car park bays	5,083 (North-West Development Car Park, shared by PETRONAS Twin Towers, Suria KLCC and Menara Maxis)	
Number of retail outlets	Two major department stores and over 300 speciality stores	
Occupancy	Tenant type	Net lettable area sq. m.
	Anchor tenants	34,926.6
	Mini Anchor	20,705.2
	Mini Major	6,643.7
	Speciality Stores, Kiosks and Cafes	31,358.5
Owner	Suria	

Suria KLCC is a shopping centre located at the foot of the PETRONAS Twin Towers and overlooks the KLCC Park. The mall's sweeping crescent-shaped design affords each retailer maximum shop front exposure and ensures strong customer traffic.

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

Suria KLCC has been designed with the convenience of the shoppers in mind. Practical features such as a well-planned vertical transportation system which features a panoramic lift, lifts and escalators, facilities for the disabled, child-care amenities, ample loading bays and service lifts have been incorporated in the design and construction of Suria KLCC. The car park facilities at Suria KLCC provide shoppers with 5,083 parking bays. The car park, referred to as the North-West Development Car Park, is owned by Impian Klasik, Midciti and Suria.

Suria KLCC has benefited from the experience and synergy of its shareholders, KLCCH and Rodamco Asia N.V. ("Rodamco"). Rodamco is a subsidiary of ING Real Estate, part of the ING group of companies. Rodamco is a pan-Asian investment company that brings international expertise and practices to the management of various types of properties across Asia, while KLCCH offers an understanding of the local retail scene and the local consumers needs and demand. Suria is responsible for the management and operations of the shopping centre. The role of KLCCH is now being played by KLCCProperty.

Suria also has an advisory agreement with Westfield Shopping Centre Management Co Pty Ltd of Australia ("Westfield") under which Westfield, at Suria's request, would provide certain services including the secondment of a General Manager.

Suria KLCC is the focal point for fashion, entertainment, leisure and dining facilities. Isetan of Japan, Parkson Grand and Tanjong Golden Village Cineplex are the key anchor tenants. Mini anchor tenants include the Twin Towers Medical Centre, Best Denki and Marks & Spencer. Despite the size and diversity of the shopping centre, shoppers move conveniently around the six levels of carefully planned retail zones through the use of vertical transportation.

The merchandising mix for Suria KLCC has been carefully planned to cater to the requirements of its target market. To ensure this, tenants are carefully chosen on their retail concept, merchandise mix, experience and the quality of shop design. In addition, merchandise is zoned (by floors) to assist customers in locating shops easily as well as to enable tenants to benefit from the synergies of being adjacent to the "right" shops in their respective zones.

Suria KLCC is connected to the KLCC station of the PUTRA LRT system and benefits from various traffic connections, including tunnels to the inner ring road (Jalan Tun Razak) and the Elevated Highway.

Menara Maxis

Design Architect	Kevin Roche, John Dinkeloo and Associates of United States of America in association with NR Associates
Building height	212 metres
Number of storeys	49
Gross floor area	74,874 sq. m.
Net lettable area	49,054 sq. m.
Number of car park bays	5,083 (North-West Development Car Park, shared by PETRONAS Twin Towers, Suria KLCC and Menara Maxis)
Floor plate	1,600 sq. m.
Owner	Impian Klasik

The Menara Maxis, a 49-storey modern office building is located adjacent to the PETRONAS Twin Towers and Suria KLCC. Completed in first quarter of 1998, Menara Maxis is the headquarters of the Tanjong Public Limited Company group of companies, Maxis Communications Berhad and their associate companies.

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

This 49-storey building was designed by Kevin Roche, John Dinkeloo and Associates of United States of America. Its design incorporates unique features such as a triple height entrance lobby and a four-storey atrium which makes an impressive banking hall. The banking hall on the first floor, illuminated by natural daylight filtering through a large skylight is accessible by an escalator from a dedicated entrance and lobby at the ground level. The sky-lit banking hall is connected to the adjacent shopping centre, Suria KLCC. Other facilities within the Menara Maxis include a conference room and an auditorium theatre.

With its elegantly curved façade fronting Jalan Ampang, Menara Maxis provides 49,054 sq. m. of net lettable area office space. Glazed with sun-shades, the building is a tall slender structure with floors that set back towards the top of the building at levels 37, 39, 42 and 45 to create a “stepping” effect. These unique series of terraces provide the occupants with a dramatic and breathtaking view of the 20-hectare KLCC Park. The building incorporates a unique “porte cochere” at the front entrance supported by four internally-lit columns.

Menara ExxonMobil

Design Architect	Kumpulan Senireka Sdn Bhd
Building height	126 metres
Number of storeys	29
Gross floor area	74,312.7 sq. m.
Net lettable area	35,296.65 sq. m.
Number of car park bays	560
Owner	Arena Johan

Menara ExxonMobil is a 29-storey office building which houses the ExxonMobil group of companies in Malaysia.

Menara ExxonMobil is located in the south-eastern section of KLCC. Designed by Kumpulan Senireka Sdn Bhd, the building has 52,000 sq. m. of gross office space, a recreational floor and parking for over 500 vehicles.

The rectangular-shaped building has a central service core and a virtually column free interior. For aesthetic reasons, the north and south elevations are set-back at level 5, while the north elevation facing the public park is further set-back at levels 22 and 26.

Rising 126 metres above street-level, Menara ExxonMobil has three levels of basement which are used as car park and plant rooms. The ground floor provides the main entrance to the building with areas allotted for the following facilities:

- Owner’s administration offices;
- Cascading water features;
- Surau;
- Loading dock, refuse and bin areas; and
- Rooms for mechanical and electrical equipment.

The first to the fifth floors, together with the basement, provide the balance of the 500 parking bays. The sixth floor and part of the seventh floor are used for recreational facilities including two squash courts, a gymnasium, rooms for indoor games, changing rooms, a lounge and a dining room for ExxonMobil’s staff.

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

Mandarin Oriental Kuala Lumpur

Design Architect	Wimberly, Allison, Tong & Goo in association with GDP Architects Sdn Bhd
Number of storeys	32
Gross floor area	92,782.8 sq. m.
Number of car park bays	516
Number of rooms	643 (including 51 service apartments)
Interior design	Hirsch Bedner & Associates
Owner	Asas Klasik

The Mandarin Oriental Kuala Lumpur is a five-star international hotel offering its guests a complete range of facilities for business or leisure. The building has been designed to have vantage views of the KLCC Park.

The Mandarin Oriental Kuala Lumpur opened for business in 1998. The hotel provides presidential, junior, and club suites, Mandarin Oriental Club rooms, deluxe rooms, apartments for long-stay guests and special rooms for handicapped guests. The hotel's facilities include six food and beverage outlets ranging in seating capacity of approximately 250 guests. The column free Grand Ballroom has a capacity of 2,800 in banquet style seating while the junior Diamond Ballroom has seating for 600. There are meeting rooms ranging in seating capacity from 10 to 120. The hotel also features a fitness club with outdoor swimming pool, tennis courts, squash courts, aerobics, sauna and steam rooms.

Since its opening, the hotel has won several local as well as international awards:

International

1. M&C Gold Award 1999
2. Five Star Diamond Award (2000, 2001, 2002 & 2003)
3. Business Traveller Asia Pacific Travel Award (2000, 2001 & 2002)
4. Euromoney Business Travel Award 2001
5. Asiamoney Business Travel Poll Award 2002
6. Institutional Investors Annual Hotel Survey (2002 & 2003)
7. Conde' Nast Traveller Readers' Travel Award 2003
8. Finance Asia Annual Business Travel Poll 2003

Regional

1. Winner of the Meat & Livestock Australia (MLA) Black Box Culinary Challenge's First Regional Finals – (culinary team) (2000 & 2002)
2. World Asia Media Millennium Gold Award 2001
3. Chef of the Year 2001 : Leslie Stronach by Chef Association of Malaysia
4. Hospitality Asia Platinum Awards 2003/2004

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

National

1. Occupational Safety & Health Award 2000 awarded by the National Council for Occupational Safety and Health
2. Malaysia's Best Restaurants 2000, 2001, 2002 and 2003 awarded by Malaysia Tatler
3. Kuala Lumpur's Top Restaurants 2000, 2001, 2002 and 2003 awarded by Wine & Dine
4. Tourism Malaysia Award 2000 – Lai Po Heen, Best Chinese Restaurant
5. Tourism Malaysia Awards 2001/2002 – Best 5-Star Luxury Hotel, Malaysia
6. National Human Resources Minister's Award 2002 awarded by Ministry of Human Resources – Best Company in Service Industry
7. Dewan Bandaraya Kuala Lumpur (DBKL) Award/KL Mayor's Office 2002 – Best Landscape for Resort category
8. Tourism Malaysia Award 2004 – Best 5-Star Luxury Hotel, Malaysia
9. International Organisation of Standards (ISO) Certification - ISO 9001 (Quality), ISO 14001 (Environment), OSHAS 18001 (Occupational Safety & Health)
10. Prime Minister's Quality Award (Runner Up) 2003 awarded by National Productivity Corporation

Dayabumi

Design Architect	BEP Architect
Number of storeys	36 (Menara Dayabumi) 6 (City Point)
Gross floor area	162,488 sq. m.
Net lettable area	62,751 sq. m.
Number of car park bays	1,186
Owner	Kompleks Dayabumi

Dayabumi is regarded as one of the older integrated retail cum office developments located within the central commercial area of Kuala Lumpur. The building comprises a 36-storey purpose-built office building (known as Menara Dayabumi) with an annexed 6-storey office cum retail podium (known as City Point). It is one of the few prominent landmark buildings in Kuala Lumpur, with its unique architectural design and colour.

A pedestrian mall links the first and second floors of City Point to Lebuhraya Pasar Besar. A food court is located below the stairway of the pedestrian mall.

The building is served with a centralised chilled water air-conditioning system, fire protection system as well as a building automation system.

There are a total of 1,186 car park bays and 489 motorcycle parking bays in the two basement levels.

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

Facilities Management

KLCCUH undertakes the management of the PETRONAS Twin Towers, Menara Maxis, Menara ExxonMobil as well as the KLCC Park, all within the KLCC Development. It also manages Dayabumi and various facilities in Putrajaya on behalf of Perbadanan Putrajaya.

On 5 April 2002, KLCCUH was awarded the ISO 9000 certificate for the provision of facilities management for buildings, parks and infrastructure.

Parking Management

KLCCParking currently manages the basement car park in the North Western Development of KLCC. The car park has 5,083 bays for cars and 1,240 motorcycle bays.

In addition, KLCCParking also manages several temporary open space car parks within the KLCC Development, the car parks at Dayabumi and the Alamanda Shopping Complex (the construction of Alamanda Shopping Complex is almost completed) in Putrajaya.

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

3.4 Strengths***Suria KLCC***

Suria KLCC is located in the podium of the country's landmark building, the PETRONAS Twin Towers. Being one of the world's tallest buildings, the PETRONAS Twin Towers attract a high volume of tourists. Located within the Golden Triangle of Kuala Lumpur, Suria KLCC enjoys an immediate catchment of 'white collar' working population mostly at executive and management level with medium to high purchasing power.

Suria KLCC also enjoys a higher shopper traffic volume of middle-to-high income group as neighbouring shopping centres along Jalan Ampang are comparatively smaller in size and more inferior in grading.

Its direct linkage to the PUTRA LRT station, which connects Suria KLCC to some suburban residential areas also provides a wider catchment area for Suria KLCC. In addition, two Kuala Lumpur Monorail stations, the Bukit Nanas station and Jalan Raja Chulan station are located close to Suria KLCC. These provide greater accessibility to Suria KLCC.

Mandarin Oriental Kuala Lumpur

The Mandarin Oriental Kuala Lumpur is the only hotel in Kuala Lumpur that forms part of a large scale "city within a city" development and benefits from the spillover of other components within KLCC i.e. the office, shopping centre, convention centre and condominiums. The KLCC Park is a feature that differentiates the Mandarin Oriental Kuala Lumpur from the others. Being next to one of the tallest buildings in the world, also acts as an attraction. Another advantage of the hotel is the integration of the hotel with "high end" shopping which provides the hotel with opportunities to secure "high quality" hotel guests – both local and foreign.

The hotel is capable of being a "one stop" centre having extensive meeting and training facilities as well as large number of guest rooms to cater for a large group simultaneously.

3.5 Competition***Suria KLCC***

Suria KLCC is the premier shopping centre in the country. It is considered the cream of the crop among prime shopping centres due to its strategic location within a ready catchment market, its unique design and concept as well as the tenant mix. Suria KLCC is able to maintain a high occupancy rate amidst strong competition from other prime centres.

Suria KLCC also has a balance trade mix and provides a wide variety of merchandise. In addition, it currently houses some of the most prestigious brands in the world.

Suria KLCC also benefits from the 'spill-over' effect from visitors from the KLCC Park and hotel guests from the five-star international hotel, the Mandarin Oriental Kuala Lumpur and the Kuala Lumpur Convention Centre (which is not part of the KLCCProperty Group) currently under development.

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

Mandarin Oriental Kuala Lumpur

The Mandarin Oriental Kuala Lumpur is considered one of the few high end hotels in the country. The location of the hotel within the KLCC Development provides a ready catchment market with a lot of facilities and amenities. The hotel has a great presence due to its association with the prestigious KLCC Development. However, with increasing new supply of hotel rooms, the hotel will experience competition from the other new international hotel operators which will dilute the market and may result in a downward pressure on hotel rates. However, the Mandarin Oriental Kuala Lumpur has the potential to continue to perform well with continued improvement and maintenance of high levels of management and promotional strategies.

The hotel also has the advantage of being within a premier development in the country and enjoys high quality infrastructure that provides good ingress and egress to the city centre. The KLCC Park and Suria KLCC are two components that complement and provide a great support to the hotel. They provide the hotel guests with a wide range of attractions and activities, making the hotel different from other hotels in Kuala Lumpur. The hotel is also strategically located around prime offices that would provide the hotel with high quality guests.

3.6 Marketing***Suria KLCC***

By adopting the right positioning and marketing strategies, it attracts renowned brands and established retailers catering to the middle-to-high income group of shoppers. In addition, national events are regularly held in KLCC, thus promoting Suria KLCC as a national shopping destination.

Mandarin Oriental Kuala Lumpur

To remain competitive and attractive, the hotel continuously promotes and markets the hotel to target market, including the airlines and those performing at Dewan Filharmonik PETRONAS. The hotel is also strengthening its presence among existing guests as well as identifying new market through constant advertising and promotion as well as recognition of loyal guests.

3.7 Occupancy Rate

Landed properties	Occupancy rate as at 31 March 2004 %
PETRONAS Twin Towers Lot 169, Section 58 Town and District of Kuala Lumpur Kuala Lumpur Federal Territory	100 ¹
Suria KLCC Lot 170, Section 58 Town and District of Kuala Lumpur Kuala Lumpur Federal Territory	99
Menara Maxis Lot 168, Section 58 Town and District of Kuala Lumpur Kuala Lumpur Federal Territory	100 ²
Mandarin Oriental Kuala Lumpur Lot 172, Section 58 Town and District of Kuala Lumpur Kuala Lumpur Federal Territory	75 ³

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

Landed properties	Occupancy rate as at 31 March 2004 %
Menara ExxonMobil Lot 157, Section 58 Town and District of Kuala Lumpur Kuala Lumpur Federal Territory	100 ⁴
Dayabumi Pajakan Negeri (WP) 2395, Lot No. 38 Pajakan Negeri (WP) 4073, Lot No. 39 PN32233, Lot No. 51 (<i>original title details:</i> <i>HS(D) 75326, P.T. No. 21) and</i> HS(D) 49279, P.T. No. 45 All within Section 70 Town and District of Kuala Lumpur Kuala Lumpur Federal Territory	84

Notes:

- 1 *The lease agreement between Midciti and PETRONAS is for the lease of the entire PETRONAS Twin Towers.*
- 2 *The lease agreement between Impian Klasik and Tanjong Public Limited Company ("Tanjong") (Tanjong has nominated its subsidiary, Tanjong City Centre Property Management Sdn Bhd as lessee) is for the lease of the entire Menara Maxis.*
- 3 *Based on a simple average of the monthly occupancy rate for the financial year ended 31 March 2004.*
- 4 *The lease agreement between Arena Johan and Esso Production Malaysia Inc. (now known as ExxonMobil Exploration and Production Malaysia Inc.) is for the lease of the entire Menara ExxonMobil.*

3.8 Major Tenants

The major tenants of the KLCCProperty Group, as listed below, contributed approximately 54% of the Group's total proforma consolidated revenue for the financial year ended 31 March 2004.

No	Customer name	Location	Percentage of Group's total proforma consolidated revenue %	Length of relationship years
1	PETRONAS	PETRONAS Twin Towers Lot 169, Section 58 Town and District of Kuala Lumpur Kuala Lumpur Federal Territory	44.58	14
2	ExxonMobil Exploration and Production Malaysia Inc.	Menara ExxonMobil Lot 157, Section 58 Town and District of Kuala Lumpur Kuala Lumpur Federal Territory	3.63	10
3	Isetan of Japan Sdn Bhd	Suria KLCC Lot 170, Section 58 Town and District of Kuala Lumpur Kuala Lumpur Federal Territory	2.40	9

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

No	Customer name	Location	Percentage of Group's total proforma consolidated revenue %	Length of relationship years
4	Parkson Corporation Sdn Bhd	Suria KLCC Lot 170, Section 58 Town and District of Kuala Lumpur Kuala Lumpur Federal Territory	0.88	7
5	Melium Sdn Bhd and its affiliates	Suria KLCC Lot 170, Section 58 Town and District of Kuala Lumpur Kuala Lumpur Federal Territory	0.83	6
6	Tanjong Golden Village Sdn Bhd	Suria KLCC Lot 170, Section 58 Town and District of Kuala Lumpur Kuala Lumpur Federal Territory	0.68	8
7	Littles (Malaysia) Sdn Bhd (Marks & Spencer)	Suria KLCC Lot 170, Section 58 Town and District of Kuala Lumpur Kuala Lumpur Federal Territory	0.51	6
8	Kinokuniya Book Stores (M) Sdn Bhd	Suria KLCC Lot 170, Section 58 Town and District of Kuala Lumpur Kuala Lumpur Federal Territory	0.29	3
9	DNP Clothing Sdn Bhd	Suria KLCC Lot 170, Section 58 Town and District of Kuala Lumpur Kuala Lumpur Federal Territory	0.25	2
10	Espirit De Corp (Malaysia) Sdn Bhd	Suria KLCC Lot 170, Section 58 Town and District of Kuala Lumpur Kuala Lumpur Federal Territory	0.25	6

3.9 Tenants and Leases
(i) Arena Johan

Arena Johan has leased Menara ExxonMobil including the 560 covered car parking spaces to Esso Production Malaysia Inc. (now known as ExxonMobil Exploration and Production Malaysia Inc.) ("ExxonMobil").

The salient terms of the lease agreement are as follows:

- (a) to use the building for the purpose of an office only;
- (b) the tenure of the lease shall be for the duration of twelve (12) years, comprising three (3) years each ("Primary Term"). Upon expiry, Arena Johan shall provide ExxonMobil with two (2) successive options for renewal of the lease of the land and the building, the first option being for a period of three (3) years commencing from the expiry of the Primary Term ("First Option") and the second option being for a period of another five (5) years commencing from the expiry of the First Option term;

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

- (c) The rate of the gross monthly lease rental payable for the first three (3) years of the Primary Term shall be RM5.45 per sq. ft.. The gross monthly lease rental payable for the balance of the Primary Term shall be determined every three (3) year period; and
- (d) ExxonMobil shall be responsible for and keep Arena Johan fully indemnified against all third parties' damages, losses, costs, expenses, actions, demands, proceedings, claims and liabilities made against Arena Johan arising directly or indirectly out of:
 - (aa) any act, omission or negligence of ExxonMobil or its employees, agents, invitees, visitors or any persons at the building with its authority and under its control; and
 - (bb) any breach by ExxonMobil of the covenants, conditions or other provisions of the lease agreement.

The current gross monthly lease rental payable is RM5.00 per sq. ft..

(ii) Midciti

Both towers are leased to PETRONAS who is the sole occupant of Tower One. Tower Two is subleased by PETRONAS to third parties. The risk associated with any sub-leasing arrangements for Tower Two will be borne solely by PETRONAS.

The lease agreement between Midciti and PETRONAS is structured on a triple-net lease basis. The salient terms of the lease agreement are as follows:

- (a) The premises is to be used for offices of business;
- (b) The tenure of the lease shall be for an irrevocable term of fifteen (15) years commencing from 1 October 1997;
- (c) The rent for the initial term is RM245 million per annum and is to be reviewed upwards every three (3) years on the anniversary of the lease commencement date by 3% per annum compounded for the preceding three (3) years;
- (d) PETRONAS is responsible for all fit-out works of the premises;
- (e) PETRONAS is responsible for all services, maintenance and repairs to the premises; and
- (f) PETRONAS is responsible for the insurance for third party damage, property damage for the full insurable value of the premises and for the loss of profit equivalent to four (4) years rent of the premises or the unexpired term of the lease, whichever is shorter.

Midciti contributed approximately 44.89% and 60.00% of the Group's proforma consolidated revenue and PBT respectively for the financial year ended 31 March 2003 and 44.58% and 54.91% of the Group's proforma consolidated revenue and PBT respectively for the financial year ended 31 March 2004.

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

(iii) Impian Klasik

Menara Maxis is the corporate headquarters of the Tanjong Public Limited Company group of companies. The lease between Impian Klasik and Tanjong Public Limited Company ("Tanjong") is a triple-net lease agreement. Tanjong has nominated its subsidiary, Tanjong City Centre Property Management Sdn Bhd ("Tanjong City") as lessee. It is a term of the lease between Impian Klasik and Tanjong that Tanjong shall guarantee the performance of all the covenants and obligations of Tanjong City under the lease. The risks associated with any sub-leasing arrangements are thus borne by both Tanjong and Tanjong City. The salient terms of the lease agreement are as follows:

- (a) The premises is to be used for offices;
- (b) The tenure of the lease shall be for an irrevocable term of fifteen (15) years commencing from 1 June 1998;
- (c) The rent for the initial term is RM33,005,807 per annum and is to be reviewed upwards every three (3) years on the anniversary of the lease commencement date by 3% per annum compounded for the preceding three (3) years;
- (d) Tanjong City is responsible for all fit-out works of the premises;
- (e) Tanjong City is responsible for all services, maintenance and repairs to the premises; and
- (f) Tanjong City is responsible for the insurance for third party damage, property damage for the full insurable value of the premises and for the loss of profit equivalent to four (4) years rent of the premises.

Impian Klasik contributed to approximately 3.28% and 2.86% of the Group's proforma consolidated PBT for the financial years ended 31 March 2003 and 31 March 2004 respectively.

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

4. SHARE CAPITAL

The authorised, and issued and fully paid-up share capital of KLCCProperty as at the date of this Prospectus are as follows:

	No. of shares	Par value RM	Amount RM
Authorised			
Ordinary shares	5,000,000,000	1.00	5,000,000,000
Issued and fully paid-up			
Ordinary shares	189,276,674	1.00	189,276,674

The details of the changes in the issued and fully paid-up share capital of KLCCProperty since its incorporation until the date of this Prospectus are as follows:

Date of allotment	No. of Shares	Type of issue/Consideration	Issued and paid-up share capital RM
07.02.04	3	Subscribers' shares	3
31.05.04	189,276,671	Issued pursuant to Acquisitions I	189,276,674

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

5. LANDED PROPERTIES

5.1 Landed Properties Owned by the Group

A summary of the information on landed properties owned by the Group is as follows:

Title/ Location	Registered/ Beneficial owner	Existing use/ Description of property	Express condition/ Restriction in interest	Encumbrances	Date of issuance of certificate of fitness	Land area/ Gross floor area/Net lettable area sq. m.	Tenure/ Approximate age of building years	Other remarks	NBV as at 31 March 2004 RM 000	OMV as at 5 February 2004 RM 000	Valuation approved by SC RM 000
PETRONAS Twin Towers Geran 43697 Lot 169, Section 58 Town and District of Kuala Lumpur Wilayah Persekutuan Kuala Lumpur	Midciti	Building/ Two 88- storey office towers with a podium	The land shall be used as a site for commercial building only/ Nil	Nil.	14.07.01	21,740/ 510,901 (including four (4) levels of car park)/ 296,876	Interest in perpetuity/ 6		2,814,500	4,200,000	4,200,000
Suria KLCC Geran 43698 Lot 170, Section 58 Town and District of Kuala Lumpur Wilayah Persekutuan Kuala Lumpur	Suria	Building/ 6-storey retail centre	The land shall be used as a site for commercial building only/ Nil	Charged twice to Lembaga Kumpulan Wang Simpanan Pekerja.	14.07.01	28,160/ 143,564/ 93,634	Interest in perpetuity/ 6	Range of rental rates: RM6.30 per sq. ft. - RM55.84 per sq. ft.	1,121,700	1,500,000	1,500,000

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

Title/ Location	Registered/ Beneficial owner	Existing use/ Description of property	Express condition/ Restriction in interest	Encumbrances	Date of issuance of certificate of fitness	Land area/ Gross floor area/Net lettable area sq. m.	Tenure/ Approximate age of building years	Other remarks	NBV as at 31 March 2004 RM 000	OMV as at 5 February 2004 RM 000	Valuation approved by SC RM 000
								Major lessees/ tenants:			
								<ul style="list-style-type: none"> Isetan of Japan Sdn Bhd Parkson Corporation Sdn Bhd Tanjong Golden Village Sdn Bhd Littles (Malaysia) Sdn Bhd (Marks & Spencer) Dairy Farm Giant Retail Sdn Bhd (Cold Storage Supermarket) Mon 'i Kiara Medical City Sdn Bhd (Twin Towers Medical Centre) Best Denki (M) Sdn Bhd 			

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

Title/ Location	Registered/ Beneficial owner	Existing use/ Description of property	Express condition/ Restriction in interest	Encumbrances	Date of issuance of certificate of fitness	Land area/ Gross floor area/Net lettable area sq. m.	Tenure/ Approximate age of building years	Other remarks	NBV as at 31 March 2004 RM 000	OMV as at 5 February 2004 RM 000	Valuation approved by SC RM 000
Menara Maxis Geran 43696 Lot 168, Section 58 Town and District of Kuala Lumpur Wilayah Persekutuan Kuala Lumpur	Impian Klasik	Building/ 49-storey purpose- built office building with a lower ground concourse level	The land shall be used as a site for commercial building only/ Nil	Charged to Arab- Malaysian Merchant Bank Berhad. (A discharge of charge in favour of Arab- Malaysian Merchant Bank Berhad was presented on 14 June 2004 and is currently pending registration by the Federal Territory Kuala Lumpur Land Office. A charge in favour of United Overseas Bank (Malaysia) Berhad ("UOB") was presented on 14 June 2004 and is currently pending registration by the Federal Territory Kuala Lumpur Land Office.)	21.08.01	4,329/ 74,874/ 49,054	Interest in perpetuity/ 6		470,000	470,000	470,000
				There is a private caveat entered by UOB which was registered on 17 May 2004 and a withdrawal of private caveat was presented on 14 June 2004 pending registration by the Federal Territory Kuala Lumpur Land Office.							

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

Title/ Location	Registered/ Beneficial owner	Existing use/ Description of property	Express condition/ Restriction in interest	Encumbrances	Date of issuance of certificate of fitness	Land area/ Gross floor area/Net lettable area sq. m.	Tenure/ Approximate age of building years	Other remarks	NBV as at 31 March 2004 RM 000	OMV as at 5 February 2004 RM 000	Valuation approved by SC RM 000
Mandarin Oriental Kuala Lumpur Geran 43700 Lot 172, Section 58 Town and District of Kuala Lumpur Wilayah Persekutuan Kuala Lumpur	Asas Klasik	Building/ An international class hotel comprising 592 hotel rooms and 51 service apartments	The land shall be used as a site for commercial building only/ Nil	Charged three times to Public Bank Berhad.	14.05.02	8,094/ 92,783/ Not applicable	Interest in perpetuity/ 5	Average room rate of RM357 as at 31 March 2004.	583,563	600,000	600,000
Menara ExxonMobil Geran 43685 Lot 157, Section 58 Town and District of Kuala Lumpur Wilayah Persekutuan Kuala Lumpur	Arena Johan	Building/ 29-storey purpose- built office building	The land shall be used as a site for commercial building only/ Nil	Charged twice to Great Eastern Life Assurance (Malaysia) Berhad.	19.04.02	3,999/ 74,313/ 35,297	Interest in perpetuity/ 7		202,900	280,000	280,000

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

Title/ Location	Registered/ Beneficial owner	Existing use/ Description of property	Express condition/ Restriction in Interest	Encumbrances	Date of issuance of certificate of fitness	Land area/ Gross floor area/Net lettable area sq. m.	Tenure/ Approximate age of building years	Other remarks	NBY as at 31 March 2004 RM 000	OMV as at 5 February 2004 RM 000	Valuation approved by SC RM 000
Dayabumi Pajakan Negeri (WP) 2395, Lot No. 38 Pajakan Negeri (WP) 4073, Lot No. 39 PN32233, Lot No. 51 <i>(original title details: HS(D) 75326, P.T. No. 21) and HS(D) 49279, P.T. No. 45</i> All within Section 70 Town and District of Kuala Lumpur Wilayah Persekutuan Kuala Lumpur	Kompleks Dayabumi	Building/ 36-storey purpose- built office building with an annexed 6-storey office cum retail podium	Express Condition: <i>In respect of Lots 38 and 51:</i> 1. The land shall be used as a site for commercial building only. 2. Development on this land must comply with the Development Order issued by the Mayor of City of Kuala Lumpur.	Nil, in respect of all titles.	19.04.87	29,339/ 162,488/ 62,751	Tenure: <i>In respect of Lots 38, 39 and P.T. No. 45:</i> Leasehold interest for a term of 99-year, expiring on 27 January 2079 <i>In respect of Lot 51:</i> Leasehold interest for a term of 98-year, expiring on 21 January 2079 Age of building: 20	Range of rental rates: RM3.00 per sq. ft. – RM5.00 per sq. ft. Major tenants: • Malaysia International Shipping Corporation • Ministry of Primary Industries • Ministry of Domestic Trade and Consumers Affairs • PETRONAS Dagangan Bhd • Jabatan Keretapi Malaysia	270,000*	280,000	280,000
			<i>In respect of Lot 39:</i> 1. This land shall be used for the purpose of amalgamation with the land PN 499 Lot 37, Section 70, Town of Kuala Lumpur and HS(D) 34660, P.T. 1, Section 70, Town of Kuala Lumpur only. 2. The land alienated herein together with its air space shall be made as open space and no building can be built on it, whether permanent or temporary.								

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

Title/ Location	Registered/ Beneficial owner	Existing use/ Description of property	Express condition/ Restriction in interest	Encumbrances	Date of issuance of certificate of fitness	Land area/ Gross floor area/Net lettable area sq. m.	Tenure/ Approximate age of building years	Other remarks	NBY as at 31 March 2004 RM 000	OMV as at 5 February 2004 RM 000	Valuation approved by SC RM 000
			3. Department of Drainage and Irrigation has the authority to enter this land for the purpose of repairing and maintaining the cleanliness of the Klang River at any time necessary.	Nil.							
			4. Development on this land shall comply with the Development Order issued by the Mayor of City of Kuala Lumpur.								
			<i>In respect of P.T. No. 45:</i>								
			1. The land shall be used as a site for commercial building only.								
			2. Development on this land shall comply with the Development Order issued by the Mayor of City of Kuala Lumpur.								
			Restriction in Interest:								
			<i>In respect of Lots 38 and 39:</i>								
			This land cannot be transferred or leased except with the permission of Jawatankuasa Kerja Tanah, Wilayah Persekutuan.								

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

Title/ Location	Registered/ Beneficial owner	Existing use/ Description of property	Express condition/ Restriction in interest	Encumbrances	Date of issuance of certificate of fitness	Land area/ Gross floor area/Net lettable area sq. m.	Tenure/ Approximate age of building years	Other remarks	NBV as at 31 March 2004 RM 000	OMV as at 5 February 2004 RM 000	Valuation approved by SC RM 000
Geran No. 43699 Lot 171, Section 58, Town and District of Kuala Lumpur Wilayah Persekutuan Kuala Lumpur	Arena Merdu		<i>In respect of Lot 51 and P.T. No. 45:</i> This land cannot be transferred or leased or charged except with the permission of Federal Government. The land shall be used as a site for commercial building only/ Nil	Nil.	Not applicable	4,302/ Not applicable/ Not applicable	Interest in perpetuity/ Not applicable		79,555	83,000	66,400
Geran No. 43701 Lot 173, Section 58, Town and District of Kuala Lumpur Wilayah Persekutuan Kuala Lumpur	Impian Cemerlang		The land shall be used as a site for commercial building only/ Nil	Nil.	Not applicable	5,726/ Not applicable/ Not applicable	Interest in perpetuity/ Not applicable		67,621	88,000	74,800

Notes:

The amount stated above is based on the consideration paid to PETRONAS.

The valuation of the above landed properties were carried out by Jones Lang Wootton, a firm of independent Valuers. The Valuation Certificate is set out in Part XIV of this Prospectus.

Save for Lot 171 and Lot 173, the market value ascribed by the Valuers for the above landed properties were approved by the SC on 27 May 2004. As for Lot 171 and Lot 173, the SC has approved a valuation of RM66.4 million and RM74.8 million, respectively. The respective subsidiaries do not intend to revalue their properties. As such, there is no revaluation surplus to be incorporated into the accounts of the respective subsidiaries.

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

5.2 Landed Properties Purchased during the Preceding Two (2) Years

Details of properties purchased during the two (2) years preceding the date of this Prospectus which are still owned by the Group are as follows:

Title/Location	Vendor	Purchaser	Date of sale and purchase agreement	Acquisition price RM 000
Dayabumi Pajakan Negeri (WP) 2395, Lot No. 38 Pajakan Negeri (WP) 4073, Lot No. 39 PN32233, Lot No. 51 <i>(original title details: HS(D) 75326, P.T. No. 21) and HS(D) 49279, P.T. No. 45 All within Section 70 Town and District of Kuala Lumpur Wilayah Persekutuan Kuala Lumpur</i>	PETRONAS	Kompleks Dayabumi	20 January 2004	270,000

6. OTHER INFORMATION

6.1 Management and Employees

The management team of the KLCCProperty Group is spearheaded by its Chief Executive Officer, Datuk Ishak bin Imam Abas who has experience in the property industry ranging for more than ten (10) years. The Group is supported by a team of qualified management staff who bring with them vast experience in their respective fields. Their expertise and effective management styles, coupled with their diligence and in-depth understanding of the industry, contribute significantly to the progress of the KLCCProperty Group. The employees do not belong to any labour union and enjoy a cordial relationship with the management.

As at 7 July 2004, the Group has a total workforce of 1,199 employees, all employed either on a permanent or contract basis. Twelve (12) employees are foreign nationals. The breakdown of the total number of employees and average number of years of service are as follows:

Category	Total number of employees	Average number of years of service
Managerial/Professional	103	7
Technical/Supervisory	216	6
Clerical and Related occupation	868	5
Expatriates	12	2
Total	1,199	

The Group's employee training programmes are conducted through various in-house training, external training and development programmes. Key employees are also provided with local and overseas training.

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

6.2 Interruption in Business Operations

There was no interruption in the business which had a significant effect on the operations of the Group in the twelve (12) months preceding the date of this Prospectus.

6.3 Key Certification and Corporate Awards Obtained by the KLCCProperty Group

The table below sets out the list of accreditation and awards obtained by the KLCCProperty Group as at 7 July 2004:

Year	Awarded by	Accreditation/Awards
PETRONAS Twin Towers		
2002	FIABCI (The International Real Estate Federation)	FIABCI Prix D'Excellence - Most Outstanding Office/Industrial Property Development
2001	FIABCI Malaysian Chapter	Award of Distinction - Special Award for National Contribution/Special Project
2001	National Landscape Department, Ministry of Housing and Local Government	Award of National Landscape
2000	The American Institute of Architects, New York	Honour Award for Architecture - Excellence in Architectural Design
1999	The American Institute of Architects, Connecticut	AIA Connecticut Design Award
1998	Institution of Engineers Malaysia	IEM Outstanding Engineering Achievement Award
Suria KLCC		
2004	FIABCI (The International Real Estate Federation)	FIABCI Prix D' Excellence - Retail Development
2003	Ministry of Housing and Local Government	Pertandingan Penyelenggaraan Bangunan dan Taman Perumahan
2003	Dewan Bandaraya Kuala Lumpur	Pertandingan Kebersihan Tandas Awam
2001	Dewan Bandaraya of Kuala Lumpur	Pertandingan kebersihan premis- premis makanan dan kompleks pemiagaan Wilayah Persekutuan Kuala Lumpur
2000	Social Welfare Department Malaysia	Award of Recognition - Building with amenities for the disabled
1999	FIABCI (The International Real Estate Federation)	Award of Distinction - Retail Development
1998/ 1999	Tourism Malaysia	Best Shopping Complex

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

Year	Awarded by	Accreditation/Awards
Mandarin Oriental Kuala Lumpur		
<i>International Awards</i>		
2003	Institutional Investor	23rd Annual Hotel Survey - World's Best Hotel by City (Kuala Lumpur)
2003	Conde' Nast Traveller Readers' Travel	Premier Choice by Frequent Travellers
2003	Finance Asia	Annual Business Travel Poll - Best Hotel in Kuala Lumpur
2002	Institutional Investor	42nd World's Best Hotel
2002	Asiamoney	Business Travel Poll Award - Best Business Hotel in Kuala Lumpur
2001	Euromoney	Business Travel Award - Top Hotel in Kuala Lumpur - 4th World's Favourite Hotel
2000-2002	Business Traveller Asia Pacific	Travel Award - Best Hotel in Asia Pacific by City (Kuala Lumpur)
2000-2003	The American Academy of Hospitality Sciences	Five Star Diamond Award - Hospitality Excellence - Culinary Excellence
1999	Meeting & Conventions Asia Pacific	M&C Gold Award - Best Meeting Venue (City Hotel)
<i>Regional Awards</i>		
2003/2004	Hospitality Asia Platinum Awards	Special Award: - Hotel of the Year - Chef of the Year The Award for Excellence: - Best Purchasing Department - Best Chinese Cuisine Restaurant Excellence in Hospitality Personality: - 5-Star Property General Manager - Food & Beverage Expatriate
2001	Chef Association of Malaysia	Chef of the Year
2001	World Asia Media	Millennium Gold Award - Best 5-star Luxury Hotel, Malaysia - Best Executive Club Lounge Concept, Malaysia
2000/2002	Meat & Livestock Australia (MLA)	Winner of the Black Box Culinary Challenge's First Regional Finals

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

Year	Awarded by	Accreditation/Awards
Mandarin Oriental Kuala Lumpur (cont'd)		
<i>National Awards</i>		
2004	Tourism Malaysia	Best 5-Star Luxury Hotel, Malaysia Best Western Cuisine Restaurant: - Pacifica Grill & Bar Best Chinese Cuisine Restaurant: - Lai Po Heen
2003	ISO Certification	ISO 9001 (Quality), ISO 14001 (Environment), OSHAS 18001 (Occupational Safety & Health)
2003	National Productivity Corporation	Prime Minister's Quality Award (Runners Up)
2002	Dewan Bandaraya Kuala Lumpur (DBKL) Award/Kuala Lumpur Mayor's Office	Best Landscape for Resort category
2002	Ministry of Human Resources	National Human Resources Minister's Award - Best Company in Service Industry
2001/ 2002	Tourism Malaysia	Best 5-Star Luxury Hotel, Malaysia
2000	Tourism Malaysia	Best Chinese Restaurant: - Lai Po Heen
2000	National Council for Occupational Safety and Health ("Council")	The only hotel in Malaysia meeting the requirements of the Council
2000 - 2003	Wine & Dine	Kuala Lumpur's Top Restaurants: - Pacifica Grill & Bar - Lai Po Heen - Biba's Café
2000 - 2003	Malaysia Tatler	Malaysia's Best Restaurants: - Pacifica Grill & Bar - Lai Po Heen

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

6.4 Corporate Philosophy

The corporate philosophy of KLCCProperty is to own and manage high quality trophy buildings in prime areas. Towards this end, it has acquired interests in choice buildings in Kuala Lumpur. The Company has also acquired KLCCUH, which has an ISO 9000 certification in facilities management.

6.5 Location of Principal Place of Business and Principal Assets

The location of principal place of business and principal assets of the KLCCProperty Group are as follows:

Location	Company	Description
Level 36, Tower 2 PETRONAS Twin Towers KLCC 50088 Kuala Lumpur	KLCCProperty	Principal place of business
Mandarin Oriental Kuala Lumpur KLCC 50088 Kuala Lumpur	Asas Klasik	Principal place of asset
PETRONAS Twin Towers KLCC 50088 Kuala Lumpur	Midciti	Principal place of asset
Suria KLCC KLCC 50088 Kuala Lumpur	Suria	Principal place of asset
Menara Maxis Jalan Ampang 50088 Kuala Lumpur	Impian Klasik	Principal place of asset
Menara ExxonMobil KLCC 50088 Kuala Lumpur	Arena Johan	Principal place of asset
Dayabumi Jalan Sultan Hishamuddin 50050 Kuala Lumpur	Kompleks Dayabumi	Principal place of asset

VI. INFORMATION ON THE KLCCPROPERTY GROUP (CONT'D)
6.6 Major Approvals, Licences and Permits

As at 7 July 2004, being the latest practicable date prior to the printing of this Prospectus, KLCCProperty and its subsidiaries have obtained the approvals, licences and permits described in the table below which sets out the details of such approvals, licences and permits, the equity conditions imposed and the status of compliance by the respective subsidiaries. Other than these approvals, licences and permits, KLCCProperty and its subsidiaries do not have or require any other approvals, major licences or permits.

Company	Authority	Type of licence	Date of issuance/ Date of expiry	Equity, employment and/or other major conditions imposed	Status of compliance
Asas Klasik	Pesuruhjaya Pelancongan	Sijil pendaftaran sebagai premis penginapan pelancong	From 05.08.03	None	Not applicable
	Dewan Bandaraya Kuala Lumpur	Lesen tumpangan kelas satu	02.01.04/31.12.04	None	Not applicable
KLCCUH	Construction Industry Development Board ("CIDB") Malaysia	Registration as a contractor	16.12.03/15.12.06	(i) The licence is non-transferable (ii) CIDB reserves the right to review the registration grade of the contractor from time to time	Complied Not applicable

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

Company	Authority	Type of licence	Date of issuance/ Date of expiry	Equity, employment and/or other major conditions imposed	Status of compliance
KLCCParking	Dewan Bandaraya Kuala Lumpur	Private Parking Licence: (i) Lot 167, Section 58, Jalan Ampang / Jalan P. Ramlee Kuala Lumpur (ii) Lot NWD, Section 58, Petronas Twin Towers KLCC Kuala Lumpur (iii) Lot 173, Section 58 Jalan Pinang Kuala Lumpur (iv) Lot 164, 165 and 166 Section 58 Jalan Ampang / Jalan P. Ramlee Kuala Lumpur (v) Lot 37 Seksyen 70 Jalan Sultan Hishamuddin Kuala Lumpur	12.04.04/31.12.04 12.03.04/31.12.04 12.04.04/31.12.04 12.04.04/31.12.04 22.03.04/31.12.04	None	Not applicable