(Incorporated in Malaysia)

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE THREE MONTH PERIOD ENDED 31 MARCH 2013

	INDIVIDUAL QUARTER		CUMUL	ATIVE
	THREE MON	THS ENDED	THREE MON	THS ENDED
	31-Mar-13	31-Mar-12	31-Mar-13	31-Mar-12
	RM'000	RM'000	RM'000	RM'000
Revenue	310,432	275,842	310,432	275,842
Operating Expenses	(73,268)	(72,174)	(73,268)	(72,174)
Operating profit	237,164	203,668	237,164	203,668
Other expense	(11,371)	-	(11,371)	-
Interest income	8,414	5,717	8,414	5,717
Finance costs	(30,414)	(30,133)	(30,414)	(30,133)
Share of profit of associated company	2,718	15,492	2,718	15,492
Profit before taxation	206,511	194,744	206,511	194,744
Taxation	(56,398)	(45,912)	(56,398)	(45,912)
Profit for the period, representing total comprehensive income	150,113	148,832	150,113	148,832
Profit attributable to:				
Equity holders of the company	87,962	101,464	87,962	101,464
Non-controlling interests	62,151	47,368	62,151	47,368
	150,113	148,832	150,113	148,832
Earnings per share attributable to				
equity holders of the company (sen):				
Basic	9.42	10.86	9.42	10.86
Diluted	6.82	7.87	6.82	7.87

(The condensed consolidated statement of comprehensive income should be read in conjunction with the audited financial statements for the year ended 31 December 2012 and the accompanying explanatory notes attached to this interim financial report)

(Incorporated in Malaysia)

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 31 MARCH 2013

	31-Mar-13 RM'000	31-Dec-12 RM'000
ASSETS		
Non-current assets		
Property, plant and equipment	599,065	598,235
Investment properties	13,811,641	13,807,130
Investment in associate	263,564	260,846
Deferred tax assets	203	783
	14,674,473	14,666,994
Current assets		
Inventories	1,110	1,333
Trade and other receivables	141,366	101,875
Cash and bank balances	1,106,881	1,020,422
	1,249,357	1,123,630
TOTAL ASSETS	15,923,830	15,790,624
EQUITY AND LIABILITIES		
Equity attributable to equity holders of the company		
Share capital	934,074	934,074
Share premium	562,324	562,324
Redeemable convertible unsecured loan stocks (RCULS)	687,990	687,990
Capital reserve	5,025,915	5,025,915
Retained profits	1,269,689	1,223,761
•	8,479,992	8,434,064
Non-controlling interests	4,620,392	4,558,241
Total Equity	13,100,384	12,992,305
Non-current liabilities		
Redeemable convertible unsecured loan stocks (RCULS)	13,181	12,870
Other long term liabilities	77,517	76,509
Long term borrowings	2,229,402	2,298,577
Deferred taxation	44,378	35,628
	2,364,478	2,423,584
Current liabilities		
Trade and other payables	254,852	246,881
Short term borrowings	108,461	48,548
Taxation	95,655	79,306
	458,968	374,735
Total Liabilities	2,823,446	2,798,319
TOTAL EQUITY AND LIABILITIES	15,923,830	15,790,624
Net assets (excl. RCULS) per share (RM)	8.34	8.29
Diluted net assets per share (RM)	6.52	6.52

(The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the year ended 31 December 2012 and the accompanying explanatory notes attached to this interim financial report)

(Incorporated in Malaysia)

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE THREE MONTH PERIOD ENDED 31 MARCH 2013

	★ Attributable to Equity Holders of the Company → Non-Distributable → Distributable → Redeemable Convertible					Non -		
	Share	Share	Unsecured Loan Stocks	Retained Profits	Capital Reserve @	controlling Interests	Total	
	Capital RM'000	Premium RM'000	RM'000	RM'000	RM'000	RM'000	Equity RM'000	
As at 1 January 2012	934,074	562,324	687,990	1,000,623	3,943,749	4,185,599	11,314,359	
Total comprehensive income for the year	-	-	-	101,464	-	47,368	148,832	
Transfer	-	-	-	(12,756)	12,756	-	-	
Dividends paid		-	-	(46,704)	-	-	(46,704)	
As at 31 March 2012	934,074	562,324	687,990	1,042,627	3,956,505	4,232,967	11,416,487	
As at 1 January 2013	934,074	562,324	687,990	1,223,761	5,025,915	4,558,241	12,992,305	
Total comprehensive income for the period	-	-	-	87,962	-	62,151	150,113	
Dividends paid		-	-	(42,034)	-	-	(42,034)	
As at 31 March 2013	934,074	562,324	687,990	1,269,689	5,025,915	4,620,392	13,100,384	

[@] Capital Reserve arises from the surplus of revaluation of investment properties that will be distributed upon the sale of investment properties.

(The unaudited condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the year ended 31 December 2012 and the accompanying explanatory notes attached to this interim financial report)

(Incorporated in Malaysia)

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE THREE MONTH PERIOD ENDED 31 MARCH 2013

	THREE MONTHS ENDED		
	31-Mar-13 RM'000	31-Mar-12 RM'000	
CASH FLOWS FROM OPERATING ACTIVITIES			
Cash receipts from customers	283,149	317,865	
Cash payments to suppliers and employees	(76,212)	(63,608)	
Interest income from fund and other investments	8,341	5,038	
Tax paid	(30,721)	(35,101)	
Net cash generated from operating activities	184,557	224,194	
CASH FLOWS FROM INVESTING ACTIVITIES			
Purchase of property, plant and equipment	(8,025)	(1,290)	
Cost incurred for investment properties	(9,712)	(10,268)	
Proceeds from disposal of property, plant and equipment	11	-	
Net cash used in investing activities	(17,726)	(11,558)	
CASH FLOWS FROM FINANCING ACTIVITIES			
Drawdown of borrowings	-	14,000	
Repayment of borrowings	(18,000)	(18,000)	
Dividends paid to shareholders	(42,034)	(46,704)	
Interest expenses paid	(20,338)	(21,337)	
(Increase)/Decrease in deposits restricted	6,328	(7,301)	
Net cash used in financing activities	(74,044)	(79,342)	
NET INCREASE IN CASH AND CASH EQUIVALENTS	92,787	133,294	
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE QUARTER	1,010,370	699,692	
CASH AND CASH EQUIVALENTS	2,020,010	022,022	
AT THE END OF THE QUARTER	1,103,157	832,986	
CASH AND CASH EQUIVALENTS AT THE END OF THE FINANCIAL PER	RIOD COMPRISE:		
CASH AND BANK BALANCES	9,510	30,543	
DEPOSITS	1,097,371	810,470	
	1,106,881	841,013	
LESS: DEPOSITS RESTRICTED *	(3,724)	(8,027)	
	1,103,157	832,986	

^{*} Monies held on behalf of clients relate to restricted monies held in designated accounts which represent cash calls less payments in the course of rendering management services on behalf of clients.

(The unaudited condensed consolidated statement of cash flows should be read in conjunction with the audited financial statements for the year ended 31 December 2012 and the accompanying explanatory notes attached to this interim financial report)

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Notes on the quarterly report – 31 March 2013

A. EXPLANATORY NOTES PURSUANT TO MFRS 134

A1. Corporate Information

KLCC Property Holdings Berhad is a public limited liability company incorporated and domiciled in Malaysia, and is listed on Bursa Malaysia Securities Berhad.

These condensed consolidated interim financial statements were approved by the Board of Directors on 23 May 2013.

A2. Basis of Preparation

These condensed consolidated interim financial statements, for the period ended 31 March 2013 are unaudited and have been prepared in compliance with the requirements of paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad and MFRS 134: Interim Financial Reporting 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 2012 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 significant accounting policies adopted in preparing these condensed consolidated interim financial statements are consistent with those of the audited financial statements for the year ended 31 December 2012 except for the following:

Effective for annual periods beginning on or after 1 July 2012

Amendments to MFRS 101 Presentation of Items of Other Comprehensive Income

Effective for annual periods beginning on or after 1 January 2013

MFRS 10 MFRS 11	Consolidated Financial Statements Joint Arrangements
MFRS 12	Disclosure of Interests in Other Entities
MFRS 13	Fair Value Measurement
MFRS 119	Employee Benefits (revised)
MFRS 127	Separate Financial Statements
MFRS 128	Investments in Associates and Joint Ventures
Amendments to MFRS 7	Financial Instruments: Disclosures – Offsetting Financial
	Assets and Financial Liabilities
Amendments to MFRS 1	First-time Adoption of Malaysian Financial Reporting
	Standards - Government Loans
Amendments to MFRS 1	First-time Adoption of Malaysian Financial Reporting
	Standards (Annual Improvements 2009-2011 Cycle)
Amendments to MFRS 101	Presentation of Financial Statements (Annual
	Improvements 2009-2011 Cycle)
Amendments to MFRS 116	Property, Plant and Equipment (Annual Improvements
	2009-2011 Cycle)
Amendments to MFRS 132	Financial Instruments: Presentation (Annual
	Improvements 2009-2011 Cycle)
Amendments to MFRS 134	Interim Financial Reporting (Annual Improvements 2009-
	2011 Cycle)
Amendments to MFRS 10	Consolidated Financial Statements: Transition Guidance
Amendments to MFRS 11	Joint Arrangements: Transition Guidance

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Notes on the quarterly report – 31 March 2013

Amendments to MFRS 12 Disclosure of Interests in Other Entities: Transition Guidance

The adoption of the above MFRSs and Amendments to MFRSs did not have any significant financial impact to the Group and the Company.

A4. Audit report

The auditors' report on the financial statements for the year ended 31 December 2012 was not qualified.

A5. Segmental Information

	Individ	ual Quarter	Cum	ulative
	3 Mont	3 Months Ended		l Ended
	31-	Mar-13	31-N	lar-13
Business segments	Revenue	<u>Total</u>	Revenue	<u>Total</u>
		comprehensive		comprehensive
	D141000	<u>income</u>	D141000	income
	RM'000	RM'000	RM'000	RM'000
Property investment - Office	148,117	140,438	148,117	140,438
Property investment - Retail	116,362	99,746	116,362	99,746
Hotel operations	35,838	6,175	35,838	6,175
Management services	26,746	6,956	26,746	6,956
	327,063	253,315	327,063	253,315
Eliminations / Adjustments	(16,631)	(16,151)	(16,631)	(16,151)
Revenue /				
Operating profit	310,432	237,164	310,432	237,164
Other expenses		(11,371)		(11,371)
Interest income		8,414		8,414
Finance cost		(30,414)		(30,414)
Share of profit of				
associated company		2,718		2,718
Taxation		(56,398)		(56,398)
Profit for the period /				
Total comprehensive				
income for the period		150,113		150,113
				, -

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.

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Notes on the quarterly report – 31 March 2013

A8. Changes in statutory tax rate

There were no changes to the corporate tax rate during the quarter under review.

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.

A10. Dividends paid

An interim dividend in respect of the 3 month period ended 31 December 2012, of 4.5 sen per share tax exempt under the single tier tax system on 934,074,279 shares amounting to RM42.03 million was paid on 20 March 2013.

A11. Debt and equity securities

There were no issuances, cancellations, repurchases, resale and repayments of debt and equity securities during the quarter under review.

A12. Changes in the composition of the Group

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

A13. Discontinued operation

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 31 March 2013 is as follows:-

	RM'000
Approved and contracted for	71,731
Approved but not contracted for	100,672
	172,403
	

A15. Changes in contingent liabilities and contingent assets

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

A16. Material subsequent events

There were no material events subsequent to the end of the quarter under review that have not been reflected in the interim financial statements.

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B. EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

B1. Performance Review

	Individual	Quarter		Cumula	tive	
Financial Highlights	3 Months	3 Months Ended		Period E	Period Ended	
	31-Mar-13	31-Mar-12	Change	31-Mar-13	31-Mar-12	Change
	RM'000	RM'000		RM'000	RM'000	
Revenue						
Property investment - Office	148,117	122,238	21.2	148,117	122,238	21.2
Property investment - Retail	116,362	91,303	27.4	116,362	91,303	27.4
Hotel operations	35,838	41,367	(13.4)	35,838	41,367	(13.4)
Management services	26,746	24,118	10.9	26,746	24,118	10.9
Intercompany Eliminations/ Adjustments	(16,631)	(3,184)	-	(16,631)	(3,184)	-
Total	310,432	275,842	12.5	310,432	275,842	12.5
Profit Before Tax						
As Per Announcement	206,511	194,744	6.0	206,511	194,744	6.0
Less: Fair Value Adjustment ^	-	(12,757)	-	-	(12,757)	-
Adjusted Profit Before Tax	206,511	181,987	13.5	206,511	181,987	13.5
Analysis of Adjusted Profit Before Tax						
Property investment - Office*	117,115	101,858	15.0	117,115	101,858	15.0
Property investment - Retail	92,751	66,569	39.3	92,751	66,569	39.3
Hotel operations	3,076	6,065	(49.3)	3,076	6,065	(49.3)
Management services	7,045	7,697	(8.5)	7,045	7,697	(8.5)
Intercompany Eliminations/ Adjustments	(13,476)	(202)	-	(13,476)	(202)	-
	206,511	181,987	13.5	206,511	181,987	13.5

^{*} includes Share of Associate

Variance Analysis by Segments – Quarter and Period Ended

Property Investment - Office

Revenue from office rental increased by RM25.9 million (21.2%) in Q1, FY 2013 primarily due to the renewal of the triple net lease for the PETRONAS Twin Towers for another 15 years effective 1 October 2012.

Property Investment - Retail

Revenue from retail rental increased by RM25.1 million in Q1 FY 2013 resulting from higher rates from renewals, improved occupancy and higher percentage rents. This is further complemented by a one off receipt related to the renovations to the mall.

Hotel Operations

Revenue from hotel operations decreased by RM5.6 million in Q1, FY 2013 mainly due to the overall softer market and renovation of the ballrooms.

The decrease in the segment was partially offset by lower operating costs, which is in line with the lower revenue generated for the quarter.

[^] includes fair value adjustment of Investment Property in an associated company.

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Notes on the quarterly report – 31 March 2013

Management Services

Management Services recorded higher revenue in Q1, FY 2013 mainly due to additional income from new facilities management contracts and increase in car park revenue.

The operating costs for the management services segment has also increased in line with the increase in revenue.

B2. Variation of results against preceding guarter

RM'000	31-Mar-13	31-Dec-12	Variance
Profit Before Taxation			
As Per Announcement	206,511	246,420	(39,909)
Fair Value Adjustment		-	-
Adjusted Profit Before Tax	206,511	246,420	(39,909)

Profit before taxation of RM206.5 million achieved in this quarter was lower by RM39.9 million or 16.2% than the preceding quarter mainly due to:

- non recurring income of about RM21 million recognised in Q4 FY 2012
- effect of soft trading conditions affecting the earnings of the hotel

B3. Prospects for financial year 2013

The Directors are of the view that the performance for the remainder of FY 2013 will be in line with expectation. However, the hotel segment will continue to trade in a challenging environment.

B4. Profit forecast

No profit forecast was issued for the financial period expect for the information contained in the Prospectus – Stapled Securities dated 7 May 2013.

B5. Tax expense

Taxation comprises the following:

	3 Months	3 Months Ended		ear Ended
	31-Mar-13 RM'000	31-Mar-12 RM'000	31-Mar-13 RM'000	31-Mar-12 RM'000
Within Malaysia				
In respect of the				
current period:				
Taxation	47,068	41,193	47,068	41,193
Deferred taxation	9,330	4,719	9,330	4,719
	56,398	45,912	56,398	45,912
				·

B6. Sale of unquoted investments and/or properties

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

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Notes on the quarterly report – 31 March 2013

B7. Quoted and marketable securities

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

B8. Status of corporate proposal announced

On 9 May 2013, the creation of Stapled Securities comprising units in a Real Estate Investment Trust to be stapled together with the existing ordinary shares of the company has been completed and listed on the main market of Bursa Malaysia Securities Berhad.

B9. Borrowings

	RM'000	RM'000
Short term :		
Secured		
Term loans	89,501	
Revolving credit	400	
Islamic debt facility	1,394	
Private debt securities	17,166	
		108,461
Long term :		
Secured		
Term loans	715,493	
Islamic debt facility	660,000	
Private debt securities	853,909	
		2,229,402
		2,337,863

B10. Off balance sheet financial instruments

There were no off balance sheet financial instruments as at the date of this report.

B11. Material litigation

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

B12. Dividends

An interim dividend in respect of three month period ended 31 March 2013, of 4.5 sen per share, tax exempt under the single tier tax system on 1,805,333,083 shares amounting to RM81.2 million is payable on 20 June 2013. The book closure date in respect of the aforesaid interim dividend is 10 June 2013.

Dividends for ensuing quarters will be consistent with the disclosure in the Prospectus – Stapled Securities dated 7 May 2013.

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Notes on the quarterly report – 31 March 2013

B13. Profit for the Period

3 Months	Ended	Cumulative Period Ended		
31-Mar-13 RM'000	31-Mar-12 RM'000	31-Mar-13 RM'000	31-Mar-12 RM'000	
7,184	7,030	7,184	7,030	
-	(2)	-	(2)	
	31-Mar-13 RM'000	RM'000 RM'000 7,184 7,030	31-Mar-13 RM'000 RM'000 RM'000 7,184 7,030 7,184	

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

B14. Realised and Unrealised Profit

The breakdown of the retained profits of the Group as at 31 March 2013 into realised and unrealised profits is as follows:

Total retained profits of KLCCP Group and its subsidiaries:		
	31-Mar-13	31-Mar-12
	RM'000	RM'000
- Realised	3,026,018	2,578,637
- Unrealised	10,970	22,078
_	3,036,988	2,600,715
Total share of retained profits from associate:		
- Realised	76,909	58,510
- Unrealised		-
_	76,909	58,510
Total Group retained profits	3,113,897	2,659,225
Less: Consolidation adjustments	(1,844,208)	(1,616,598)
Total Group retained profits as per consolidated accounts	1,269,689	1,042,627

The fair value gain on the remeasurement of investment properties is regarded as an unrealised gain and has been charged under capital reserve in the financial statements.

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Notes on the quarterly report – 31 March 2013

B15. Earnings per share ("EPS")

	3 Months Ended		Period	Period Ended	
	31-Mar-13	31-Mar-12	31-Mar-13	31-Mar-12	
(i) Basic earnings per share					
Total comprehensive income attributable to ordinary equity holders of the company (RM'000)	87,962	101,464	87,962	101,464	
Weighted average number of ordinary shares in issue ('000)	934,074	934,074	934,074	934,074	
Basic earnings per share (sen)	9.42	10.86	9.42	10.86	
(ii) Diluted earnings per share					
Total comprehensive income attributable to ordinary equity holders of the company (RM'000)	87,962	101,464	87,962	101,464	
Interest on RCULS (RM'000)	310	444	310	444	
Total comprehensive income attributable to ordinary equity holders of the company including assumed conversion (RM'000)	88,272	101,908	88,272	101,908	
Weighted average number of ordinary shares in issue ('000)	934,074	934,074	934,074	934,074	
Effect of dilution – RCULS	360,662	360,662	360,662	360,662	
Adjusted weighted average number of ordinary shares in issue and issuable ('000)	1,294,736	1,294,736	1,294,736	1,294,736	
Diluted earnings per share (sen)	6.82	7.87	6.82	7.87	

BY ORDER OF THE BOARD

Abd Aziz Bin Abd Kadir (LS0001718) Yeap Kok Leong(MAICSA0862549) Company Secretaries Kuala Lumpur