

KLCC PROPERTY HOLDINGS BERHAD (641576-U)

(Incorporated in Malaysia)

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
FOR THE THREE MONTH PERIOD ENDED 31 MARCH 2015**

	INDIVIDUAL QUARTER		CUMULATIVE	
	THREE MONTHS ENDED		THREE MONTHS ENDED	
	31-Mar-15	31-Mar-14	31-Mar-15	31-Mar-14
	RM'000	RM'000	RM'000	RM'000
Revenue	326,894	340,882	326,894	340,882
Operating Expenses	(79,099)	(78,162)	(79,099)	(78,162)
Operating profit	247,795	262,720	247,795	262,720
Interest/Profit income	10,340	8,368	10,340	8,368
Finance costs	(29,313)	(30,307)	(29,313)	(30,307)
Share of profit of associated company	2,108	2,906	2,108	2,906
Profit before taxation	230,930	243,687	230,930	243,687
Taxation	(26,699)	(30,532)	(26,699)	(30,532)
Profit for the period, representing total comprehensive income	204,231	213,155	204,231	213,155
Profit attributable to:				
Equity holders of the Company	63,465	70,962	63,465	70,962
Non-controlling interests (NCI) relating to KLCC Real Estate Investment Trust (KLCC REIT)	115,042	113,001	115,042	113,001
Other NCI	25,724	29,192	25,724	29,192
	204,231	213,155	204,231	213,155
Dividend/Income distribution:				
Dividend/Income distribution to stapled security holders				
Quarter ended 31 March 2015/2014				
Realised distributable income - KLCCP	63,465	70,962	63,465	70,962
Realised distributable income - KLCC REIT	96,125	93,408	96,125	93,408
Total realised distributable income	159,590	164,370	159,590	164,370
Distribution rate (%)	94.43%	95.00%	94.43%	95.00%
Dividend/Income distribution	150,705	156,152	150,705	156,152
Total dividend/income distribution	150,705	156,152	150,705	156,152
Dividend/Income distribution per stapled security (sen)	8.34	8.65	8.34	8.65
Earnings per stapled security (sen)				
Basic	9.89	10.19	9.89	10.19

(The condensed consolidated statement of comprehensive income should be read in conjunction with the audited financial statements for the year ended 31 December 2014 and the accompanying explanatory notes attached to this interim financial report)

KLCC PROPERTY HOLDINGS BERHAD (641576-U)

(Incorporated in Malaysia)

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

AS AT 31 MARCH 2015

	31-Mar-15 RM'000	31-Dec-14 RM'000
ASSETS		
Non-current assets		
Property, plant and equipment	611,803	609,675
Investment properties	14,502,722	14,496,150
Investment in associate	262,678	260,570
Deferred tax assets	1,227	1,530
Trade and other receivables	239,180	219,608
	<u>15,617,610</u>	<u>15,587,533</u>
Current assets		
Inventories	1,728	2,004
Trade and other receivables	96,488	87,231
Cash and cash equivalents	1,125,981	1,127,072
	<u>1,224,197</u>	<u>1,216,307</u>
TOTAL ASSETS	<u>16,841,807</u>	<u>16,803,840</u>
EQUITY AND LIABILITIES		
Equity attributable to equity holders of the company		
Share capital	1,805,333	1,805,333
Capital redemption reserve	18,053	18,053
Capital reserve	2,484,919	2,484,919
Retained profits	146,569	153,331
	<u>4,454,874</u>	<u>4,461,636</u>
Equity attributable to unit holders of the KLCC REIT	<u>7,591,658</u>	<u>7,564,355</u>
Total equity attributable to holders of KLCCP and KLCC REIT	<u>12,046,532</u>	<u>12,025,991</u>
Other non-controlling interests	<u>1,816,329</u>	<u>1,822,038</u>
Total Equity	<u>13,862,861</u>	<u>13,848,029</u>
Non-current liabilities		
Deferred revenue	52,379	53,605
Other long term liabilities	69,177	68,147
Long term borrowings	2,153,738	2,155,000
Deferred taxation	35,814	35,885
	<u>2,311,108</u>	<u>2,312,637</u>
Current liabilities		
Trade and other payables	258,061	262,846
Short term borrowings	380,901	356,542
Taxation	28,876	23,786
	<u>667,838</u>	<u>643,174</u>
Total Liabilities	<u>2,978,946</u>	<u>2,955,811</u>
TOTAL EQUITY AND LIABILITIES	<u>16,841,807</u>	<u>16,803,840</u>
Net assets per stapled security (RM)	6.67	6.66

(The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the year ended 31 December 2014 and the accompanying explanatory notes attached to this interim financial report)

KLCC PROPERTY HOLDINGS BERHAD (641576-U)

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**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE THREE MONTH PERIOD ENDED 31 MARCH 2015**

	← Attributable to Equity Holders of the Company →				Total equity attributable to holders of KLCCP RM'000	Equity attributable to unit holders of KLCC REIT # RM'000	Other non - controlling Interests RM'000	Total Equity RM'000
	Share Capital RM'000	Capital Redemption Reserve RM'000	Retained Profits RM'000	Capital Reserve @ RM'000				
As at 1 January 2014	1,805,333	18,053	130,561	2,300,729	4,254,676	7,439,979	1,711,711	13,406,366
Total comprehensive income for the period	-	-	70,962	-	70,962	113,001	29,192	213,155
Dividends paid	-	-	(69,866)	-	(69,866)	(87,378)	-	(157,244)
As at 31 March 2014	1,805,333	18,053	131,657	2,300,729	4,255,772	7,465,602	1,740,903	13,462,277
As at 1 January 2015	1,805,333	18,053	153,331	2,484,919	4,461,636	7,564,355	1,822,038	13,848,029
Total comprehensive income for the period	-	-	63,465	-	63,465	115,042	25,724	204,231
Dividends paid	-	-	(70,227)	-	(70,227)	(87,739)	(31,433)	(189,399)
As at 31 March 2015	1,805,333	18,053	146,569	2,484,919	4,454,874	7,591,658	1,816,329	13,862,861

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

Equity attributable to unit holders of KLCC REIT consist of Unitholders' Fund (RM7,212,684,000), Merger Reserve (RM6,212,000), Capital Reserve (RM119,268,000) and Retained Profit (RM253,494,000).

(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 2014 and the accompanying explanatory notes attached to this interim financial report)

KLCC PROPERTY HOLDINGS BERHAD (641576-U)

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UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS**FOR THE THREE MONTH PERIOD ENDED 31 MARCH 2015**

	THREE MONTHS ENDED	
	31-Mar-15	31-Mar-14
	RM'000	RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Cash receipts from customers	301,315	298,040
Cash payments to suppliers and employees	(75,382)	(73,032)
Interest income from fund and other investments	7,507	8,373
Tax paid	(23,278)	(22,960)
Net cash generated from operating activities	210,162	210,421
CASH FLOWS FROM INVESTING ACTIVITIES		
Dividends received	-	6,450
Purchase of property, plant and equipment	(10,070)	(3,522)
Cost incurred for investment properties	(7,456)	(11,082)
Proceeds from disposal of property, plant and equipment	15	7
Net cash used in investing activities	(17,511)	(8,147)
CASH FLOWS FROM FINANCING ACTIVITIES		
Drawdown of borrowings	-	6,000
Repayment of borrowings	-	(78,000)
Dividends paid to equity holders of the company	(70,227)	(69,866)
Dividends paid to other non-controlling interests	(31,433)	-
Interest expenses paid	(4,343)	(19,762)
Dividends paid to non-controlling interests relating to KLCC REIT	(87,739)	(89,339)
(Increase)/Decrease in deposits restricted	(9,549)	1,356
Net cash used in financing activities	(203,291)	(249,611)
NET DECREASE IN CASH AND CASH EQUIVALENTS	(10,640)	(47,337)
CASH AND CASH EQUIVALENTS		
AT THE BEGINNING OF THE PERIOD	1,121,900	1,074,277
CASH AND CASH EQUIVALENTS		
AT THE END OF THE PERIOD	1,111,260	1,026,940
CASH AND CASH EQUIVALENTS AT THE END OF THE FINANCIAL PERIOD COMPRISE:		
CASH AND BANK BALANCES	78,901	21,119
DEPOSITS	1,047,080	1,012,058
	1,125,981	1,033,177
LESS: DEPOSITS RESTRICTED *	(14,721)	(6,237)
	1,111,260	1,026,940

* Relates to monies held on behalf of clients in designated accounts which represent cash calls less payments in the course of rendering management services on behalf of clients.

(The unaudited condensed consolidated statement of cash flows should be read in conjunction with the audited financial statements for the year ended 31 December 2014 and the accompanying explanatory notes attached to this interim financial report)

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A. EXPLANATORY NOTES PURSUANT TO MFRS 134

A1. Corporate Information

KLCC Property Holdings Berhad (“KLCCP”) is a public limited liability company incorporated and domiciled in Malaysia. As part of the corporate exercise, the ordinary shares of KLCCP and the units of the newly created KLCC REIT are stapled together to create the stapled securities. These stapled securities are listed on Bursa Malaysia Securities Berhad.

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

These condensed consolidated interim financial statements were approved by the Board of Directors on 5 May 2015.

A2. Basis of Preparation

These condensed consolidated interim financial statements, for the period ended 31 March 2015 are unaudited and have been prepared in compliance with the requirements of paragraph 9.22 of the Main Market 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 2014 are available upon request from the Company’s registered office at Level 54, Tower 2, PETRONAS Twin Towers, Kuala Lumpur City Centre, 50088 Kuala Lumpur.

A3. Accounting Policies

The new and revised MFRSs, Amendments to MFRS and IC Interpretations which are mandatory for companies with financial periods beginning on or after 1 January 2015 did not give rise to any significant effects on the financial statements of the Group and the Company.

A4. Audit report

The auditors’ report on the financial statements for the year ended 31 December 2014 was not qualified.

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A5. Segmental Information

<u>Business segments</u>	Individual Quarter Ended 31-Mar-15			Cumulative Period Ended 31-Mar-15		
	<u>Revenue</u>					
	<u>KLCCP</u>	<u>KLCC REIT</u>	<u>Total</u>	<u>KLCCP</u>	<u>KLCC REIT</u>	<u>Total</u>
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Property investment - Office	9,042	138,691	147,733	9,042	138,691	147,733
Property investment - Retail	110,755	9,982	120,737	110,755	9,982	120,737
Hotel operations	31,530	-	31,530	31,530	-	31,530
Management services	43,791	-	43,791	43,791	-	43,791
	<u>195,118</u>	<u>148,673</u>	<u>343,791</u>	<u>195,118</u>	<u>148,673</u>	<u>343,791</u>
Eliminations / Adjustments			(16,897)			(16,897)
Revenue			<u><u>326,894</u></u>			<u><u>326,894</u></u>

<u>Business segments</u>	Individual Quarter Ended 31-Mar-15			Cumulative Period Ended 31-Mar-15		
	<u>Total Comprehensive Income</u>					
	<u>KLCCP</u>	<u>KLCC REIT</u>	<u>Total</u>	<u>KLCCP</u>	<u>KLCC REIT</u>	<u>Total</u>
	RM'000			RM'000		
Property investment - Office	6,934	124,719	131,653	6,934	124,719	131,653
Property investment - Retail	93,834	6,490	100,324	93,834	6,490	100,324
Hotel operations	226	-	226	226	-	226
Management services	18,849	-	18,849	18,849	-	18,849
	<u>119,843</u>	<u>131,209</u>	<u>251,052</u>	<u>119,843</u>	<u>131,209</u>	<u>251,052</u>
Eliminations / Adjustments			(3,257)			(3,257)
Operating profit			247,795			247,795
Interest income	8,360	1,980	10,340	8,360	1,980	10,340
Finance cost	(11,166)	(18,147)	(29,313)	(11,166)	(18,147)	(29,313)
Share of profit of associated company	2,108	-	2,108	2,108	-	2,108
Taxation	(26,699)	-	(26,699)	(26,699)	-	(26,699)
Profit for the period / Total comprehensive income for the period			<u><u>204,231</u></u>			<u><u>204,231</u></u>

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A6. Unusual items

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

A7. Changes in estimates

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

A8. Changes in statutory tax rate

There were no changes to the corporate tax rate during the quarter under review. However, Section 61A of the Malaysian Income Tax Act, 1967 exempts KLCC REIT from the normal corporate tax in a year of assessment (“YA”) if KLCC REIT distributes at least 90% of its total taxable income in the same YA.

A9. Seasonal or cyclical factors

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

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

A10. Dividends paid

The Board has declared interim dividends comprising 3.89 sen and 4.86 sen relating to KLCCP and KLCC REIT respectively in respect of 3 months period ended 31 December 2014 totalling 8.75 sen per stapled securities. The KLCCP dividend of 3.89 sen per share (tax exempt under the single tier tax system) amounting to RM70.23 million and the KLCC REIT income distribution of 4.86 sen per unit were paid on 27 February 2015.

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 quarter 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 2015 is as follows:-

	RM'000
Approved and contracted for	92,416
Approved but not contracted for	195,881
	<u>288,297</u>

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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 other 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

Financial Highlights	Individual Quarter			Cumulative		
	3 Months Ended		%	Period Ended		%
	31-Mar-15	31-Mar-14	Change	31-Mar-15	31-Mar-14	Change
	RM'000	RM'000		RM'000	RM'000	
Revenue						
Property investment - Office	147,733	148,771	(0.7)	147,733	148,771	(0.7)
Property investment - Retail	120,737	122,642	(1.6)	120,737	122,642	(1.6)
Hotel operations	31,530	49,415	(36.2)	31,530	49,415	(36.2)
Management services	43,791	37,721	16.1	43,791	37,721	16.1
Intercompany Eliminations/ Adjustments	(16,897)	(17,667)	-	(16,897)	(17,667)	-
Total	326,894	340,882	(4.1)	326,894	340,882	(4.1)
Profit Before Tax	230,930	243,687	(5.2)	230,930	243,687	(5.2)
Less: Fair Value Adjustment [^]	-	-	-	-	-	-
Adjusted Profit Before Tax	230,930	243,687	(5.2)	230,930	243,687	(5.2)
Analysis of Adjusted Profit/(Loss) Before Tax						
Property investment - Office*	117,671	117,243	0.4	117,671	117,243	0.4
Property investment - Retail	94,123	97,424	(3.4)	94,123	97,424	(3.4)
Hotel operations	(3,198)	9,568	(133.4)	(3,198)	9,568	(133.4)
Management services	19,041	16,589	14.8	19,041	16,589	14.8
Intercompany Eliminations/ Adjustments	3,293	2,864	-	3,293	2,864	-
	230,930	243,688	(5.2)	230,930	243,688	(5.2)

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

Variance Analysis by Segments – Quarter and Period Ended

Property Investment – Office

Revenue from office rental decreased marginally due to closure of City Point Kompleks Dayabumi for new development.

Property Investment - Retail

Revenue from retail in Q1 2014 includes a one off back charging of percentage rental by Suria KLCC. Excluding the one off amount above, rental from retail shows a marginal increase with Q1 2014.

Hotel Operations

The hotel operations continued to trade in challenging conditions primarily as a result of:

- (i) overall weaker market demand; and
- (ii) commencement of scheduled renovation works of the common areas and facilities during the current quarter.

Consequently, revenue from the hotel operations declined by approximately RM18 million or 36%.

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Management Services

Management Services recorded higher revenue mainly due to additional services for facilities management.

B2. Variation of results against preceding quarter

RM'000	31-Mar-15	31-Dec-14	Variance
Profit Before Taxation	230,930	601,388	(370,458)
Fair Value Adjustment	-	(367,771)	367,771
Adjusted Profit Before Tax	230,930	233,617	(2,687)

Profit before taxation of RM230.9 million is lower than the preceding quarter mainly due to decreased in hotel operations profit.

B3. Prospects for financial year 2015

The Directors expect that the office and retail segments will remain stable for the remainder of this year. However, as a result of the overall weak market and the scheduled renovation works of the hotel, this segment will continue to trade in a challenging environment.

B4. Profit forecast

No profit forecast was issued for the financial period.

B5. Tax expense

Taxation comprises the following:

	3 Months Ended		Cumulative Period Ended	
	31-Mar-15 RM'000	31-Mar-14 RM'000	31-Mar-15 RM'000	31-Mar-14 RM'000
Within Malaysia In respect of the current period:				
Taxation	26,325	27,425	26,325	27,425
Deferred taxation	374	3,107	374	3,107
	<u>26,699</u>	<u>30,532</u>	<u>26,699</u>	<u>30,532</u>

Overall the effective tax rate is lower as income from KLCC REIT is not being subject to tax in accordance with S61A of the ITA.

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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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

There were no corporate proposals announced but not completed as at the date of this report.

B9. Borrowings

	RM'000	RM'000
Short term :		
<u>Secured</u>		
<u>KLCCP</u>		
Term loans	331,766	
Sukuk Murabahah	6,998	
<u>KLCC REIT</u>		
Sukuk Murabahah	<u>30,737</u>	
		369,501
<u>Unsecured</u>		
<u>KLCCP</u>		
Revolving credit		11,400
Total short term		<u>380,901</u>
Long term :		
<u>Secured</u>		
<u>KLCCP</u>		
Sukuk Murabahah	598,738	
<u>KLCC REIT</u>		
Sukuk Murabahah	<u>1,555,000</u>	
Total long term		<u>2,153,738</u>
Total borrowings		<u>2,534,639</u>

B10. Material litigation

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

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B11. Dividend/Income Distribution

The Board has declared the following dividend/income distribution for the quarter ended 31 March 2015:

	Total stapled securities	Dividend/Income Distribution per stapled security (sen)	Total dividend payable (RM'000)
KLCCP	1,805,333,083	3.02	54,521 ¹
KLCC REIT	1,805,333,083	5.32	96,044 ²
Total		8.34	150,565

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

² Income distributions to unitholders will be subject to withholding tax at the following rates:

Unitholders	Withholding tax rate
Individuals & All Other Non-Corporate Investors such as institutional investors (resident and non-resident)	10%
Non-resident corporate investors	25%
Resident corporate investors	0%

The dividend and income distribution for KLCCP and KLCC REIT will be paid on 12 June 2015. The book closure date in respect of both the aforesaid interim dividend and income distribution is 20 May 2015.

B12. Profit for the Period

	3 Months Ended		Cumulative Period Ended	
	31-Mar-15	31-Mar-14	31-Mar-15	31-Mar-14
	RM'000	RM'000	RM'000	RM'000
Profit for the period is arrived at after charging:				
Depreciation of property, plant and equipment	7,709	7,760	7,709	7,760

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

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B13. Realised and Unrealised Profit

The breakdown of the retained profits of the Group as at 31 March 2015 into realised and unrealised profits is as follows:

Total retained profits of KLCCP Group and its subsidiaries:			
	KLCCP RM'000	KLCC REIT RM'000	Total RM'000
- Realised	431,700	253,494	685,194
- Unrealised	18,942	-	18,942
	<u>450,642</u>	<u>253,494</u>	<u>704,136</u>
Total share of retained profits from associate:			
- Realised	92,694	-	92,694
- Unrealised	-	-	-
	<u>92,694</u>	<u>-</u>	<u>92,694</u>
Total Group retained profits	543,336	253,494	796,830
Less: Consolidation adjustments			(650,261)
Total Group retained profits as per consolidated accounts			<u>146,569</u>

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

B14. Summary of NAV

	As at 31 March 2015	
	KLCC REIT	KLCCP Stapled Group
Number of units listed	1,805,333,083	1,805,333,083
Net Asset Value (RM'000)	7,591,658	12,046,532
Net Asset Value per unit holder (RM)	4.2051	6.6727

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B15. Earnings per stapled security (“EPSS”)

	3 Months Ended		Period Ended	
	31-Mar-15	31-Mar-14	31-Mar-15	31-Mar-14
Basic earnings per stapled security				
Profit attributable to ordinary equity holders of the company (RM'000)	63,465	70,962	63,465	70,962
Profit attributable to unit holders of KLCC REIT (RM'000)	<u>115,042</u>	<u>113,001</u>	<u>115,042</u>	<u>113,001</u>
	<u>178,507</u>	<u>183,963</u>	<u>178,507</u>	<u>183,963</u>
Weighted average number of stapled securities in issue ('000)	1,805,333	1,805,333	1,805,333	1,805,333
Basic earnings per stapled security (sen)	<u>9.89</u>	<u>10.19</u>	<u>9.89</u>	<u>10.19</u>

BY ORDER OF THE BOARD

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