

**KLCC PROPERTY HOLDINGS BERHAD**

Registration No. 200401003073 (641576-U)

(Incorporated in Malaysia)

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME  
FOR THE PERIOD ENDED 31 MARCH 2024**

	First quarter ended		Cumulative 3 months ended	
	31-Mar-24 RM'000	31-Mar-23 RM'000	31-Mar-24 RM'000	31-Mar-23 RM'000
Revenue	408,901	380,744	408,901	380,744
Operating expenses	(142,671)	(129,361)	(142,671)	(129,361)
<b>Operating profit</b>	<b>266,230</b>	<b>251,383</b>	<b>266,230</b>	<b>251,383</b>
Interest/profit income	10,474	9,301	10,474	9,301
Financing costs	(28,293)	(27,597)	(28,293)	(27,597)
Share of profit of an associate	3,707	3,679	3,707	3,679
<b>Profit before taxation</b>	<b>252,118</b>	<b>236,766</b>	<b>252,118</b>	<b>236,766</b>
Taxation	(32,089)	(28,163)	(32,089)	(28,163)
<b>Profit for the period, representing total comprehensive income</b>	<b>220,029</b>	<b>208,603</b>	<b>220,029</b>	<b>208,603</b>
<b>Profit attributable to:</b>				
Equity holders of the Company	75,319	66,940	75,319	66,940
Non-controlling interests relating to KLCC Real Estate Investment Trust (KLCC REIT)	112,715	113,621	112,715	113,621
	<b>188,034</b>	<b>180,561</b>	<b>188,034</b>	<b>180,561</b>
Other non-controlling interests	31,995	28,042	31,995	28,042
	<b>220,029</b>	<b>208,603</b>	<b>220,029</b>	<b>208,603</b>
<b>Dividend/income distribution to stapled security holders:</b>				
<u>Quarter ended 31 March 2024/2023</u>				
Realised distributable income - KLCCP	75,319	66,940	75,319	66,940
Realised distributable income - KLCC REIT	129,259	128,061	129,259	128,061
Total realised distributable income	204,578	195,001	204,578	195,001
Unrealised distributable loss - KLCC REIT	(16,544)	(14,440)	(16,544)	(14,440)
	<b>188,034</b>	<b>180,561</b>	<b>188,034</b>	<b>180,561</b>
Distribution rate (%) <sup>1</sup>	79.42%	78.69%	79.42%	78.69%
Dividend/income distribution	162,480	153,453	162,480	153,453
<b>Dividend/income distribution per stapled security (sen)</b>	<b>9.00</b>	<b>8.50</b>	<b>9.00</b>	<b>8.50</b>
<b>Earnings per stapled security (sen)</b>				
– Basic / Diluted	10.42	10.00	10.42	10.00

<sup>1</sup> Rounded to two decimal points.

(The condensed consolidated statement of comprehensive income should be read in conjunction with the audited financial statements for the year ended 31 December 2023 and the accompanying explanatory notes attached to this interim financial report.)

**KLCC PROPERTY HOLDINGS BERHAD**  
**Registration No. 200401003073 (641576-U)**  
(Incorporated in Malaysia)

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**  
**AS AT 31 MARCH 2024**

	<b>31-Mar-24</b>	<b>31-Dec-23</b>
	<b>RM'000</b>	<b>RM'000</b>
<b>ASSETS</b>		
<b>Non-current assets</b>		
Property, plant and equipment	542,628	547,763
Investment properties	15,953,872	15,953,114
Right-of-use assets	2,237	2,495
Investment in an associate	270,394	266,687
Deferred tax assets	1,513	1,513
Other receivables	254,808	270,954
	<b>17,025,452</b>	<b>17,042,526</b>
<b>Current assets</b>		
Inventories	1,453	1,607
Trade and other receivables	67,984	94,182
Tax recoverable	2,888	3,167
Cash and bank balances	1,134,583	1,192,076
	<b>1,206,908</b>	<b>1,291,032</b>
<b>TOTAL ASSETS</b>	<b>18,232,360</b>	<b>18,333,558</b>
<b>EQUITY AND LIABILITIES</b>		
<b>Equity attributable to equity holders of the company</b>		
Share capital	1,823,386	1,823,386
Capital reserve	3,008,866	3,008,866
Retained profits	366,775	435,883
	<b>5,199,027</b>	<b>5,268,135</b>
<b>Equity attributable to unit holders of the KLCC REIT</b>	<b>8,068,143</b>	<b>8,070,969</b>
<b>Total equity attributable to equity holders of KLCCP and KLCC REIT</b>	<b>13,267,170</b>	<b>13,339,104</b>
<b>Other non-controlling interests</b>	<b>2,050,912</b>	<b>2,050,350</b>
<b>Total equity</b>	<b>15,318,082</b>	<b>15,389,454</b>
<b>Non-current liabilities</b>		
Deferred revenue	85,340	83,951
Other long term liabilities	153,041	149,515
Financings	1,288,897	1,289,572
Deferred tax liabilities	62,850	62,850
	<b>1,590,128</b>	<b>1,585,888</b>
<b>Current liabilities</b>		
Trade and other payables	198,472	261,158
Financings	1,096,157	1,074,600
Taxation	29,521	22,458
	<b>1,324,150</b>	<b>1,358,216</b>
<b>Total liabilities</b>	<b>2,914,278</b>	<b>2,944,104</b>
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>18,232,360</b>	<b>18,333,558</b>
<b>Net asset value per stapled security (RM)</b>	<b>7.35</b>	<b>7.39</b>

(The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the year ended 31 December 2023 and the accompanying explanatory notes attached to this interim financial report.)

# KLCC PROPERTY HOLDINGS BERHAD

Registration No. 200401003073 (641576-U)

(Incorporated in Malaysia)

## UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE PERIOD ENDED 31 MARCH 2024

	← Attributable to equity holders of the Company →			Total equity attributable to equity holders of KLCCP RM'000	Equity attributable to unit holders of KLCC REIT <sup>2</sup> RM'000	Other non- controlling interests RM'000	Total Equity RM'000
	Share capital RM'000	Retained profits RM'000	Capital reserve <sup>1</sup> RM'000				
<b>As at 1 January 2023</b>	1,823,386	392,812	2,897,190	<b>5,113,388</b>	8,018,361	2,035,529	<b>15,167,278</b>
Total comprehensive income for the period	–	66,940	–	<b>66,940</b>	113,621	28,042	<b>208,603</b>
Dividends paid	–	(138,830)	–	<b>(138,830)</b>	(113,917)	(32,800)	<b>(285,547)</b>
<b>As at 31 March 2023</b>	<b>1,823,386</b>	<b>320,922</b>	<b>2,897,190</b>	<b>5,041,498</b>	<b>8,018,065</b>	<b>2,030,771</b>	<b>15,090,334</b>
<b>As at 1 January 2024</b>	1,823,386	435,883	3,008,866	<b>5,268,135</b>	8,070,969	2,050,350	<b>15,389,454</b>
Total comprehensive income for the period	–	75,319	–	<b>75,319</b>	112,715	31,995	<b>220,029</b>
Dividends paid	–	(144,427)	–	<b>(144,427)</b>	(115,541)	(31,433)	<b>(291,401)</b>
<b>As at 31 March 2024</b>	<b>1,823,386</b>	<b>366,775</b>	<b>3,008,866</b>	<b>5,199,027</b>	<b>8,068,143</b>	<b>2,050,912</b>	<b>15,318,082</b>

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

<sup>2</sup> Equity attributable to unit holders of KLCC REIT consists of Unitholders' Fund (RM7,212,684,000), Merger Reserve (RM6,212,000), Capital Reserve (RM457,861,000) and Retained Profit (RM391,386,000).

(The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the year ended 31 December 2023 and the accompanying explanatory notes attached to this interim financial report.)

**KLCC PROPERTY HOLDINGS BERHAD**  
**Registration No. 200401003073 (641576-U)**  
(Incorporated in Malaysia)

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS**  
**FOR THE PERIOD ENDED 31 MARCH 2024**

	Cumulative 3 months ended	
	31-Mar-24 RM'000	31-Mar-23 RM'000
<b>Cash flows from operating activities</b>		
Profit before tax	252,118	236,766
Adjustments for:		
Interest/profit income	(10,474)	(9,301)
Financing costs	28,294	27,598
Accrued rental income	14,338	13,123
Depreciation	7,401	9,557
Reversal for impairment losses on receivables	(60)	(60)
Loss/(gain) on disposal of property, plant and equipment	13	(54)
Share of profit of an associate	(3,707)	(3,679)
	<u>35,805</u>	<u>37,184</u>
Operating profit before changes in working capital	<u>287,923</u>	<u>273,950</u>
Changes in working capital:		
Trade and other receivables	1,962	(6,510)
Amount due from/to ultimate holding company	717	6,904
Amount due from/to immediate holding company	23,267	33,021
Amount due from/to related companies	(565)	1,262
Trade and other payables	(54,661)	(72,740)
Inventories	154	211
	<u>(29,126)</u>	<u>(37,852)</u>
Interest/profit income received	10,200	9,415
Tax paid	(24,752)	(21,382)
<b>Net cash generated from operating activities</b>	<u>244,245</u>	<u>224,131</u>
<b>Cash flows from investing activities</b>		
Purchase of property, plant and equipment	(2,050)	(551)
Subsequent expenditure on investment properties	(759)	(65)
Proceeds from disposal of property, plant and equipment	30	54
<b>Net cash used in investing activities</b>	<u>(2,779)</u>	<u>(562)</u>

**KLCC PROPERTY HOLDINGS BERHAD**  
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**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS**  
**FOR THE PERIOD ENDED 31 MARCH 2024**

	Cumulative 3 months ended	
	31-Mar-24 RM'000	31-Mar-23 RM'000
<b>Cash flows from financing activities</b>		
Dividends paid to shareholders	(144,427)	(138,830)
Dividends paid to non-controlling interests relating to KLCC REIT	(117,400)	(115,988)
Dividends paid to other non-controlling interests	(31,433)	(32,800)
Interest/profit expense paid	(5,400)	(5,221)
Payment of principal portion of lease liabilities	(299)	(510)
Increase/(decrease) in deposits restricted	405	(2,518)
<b>Net cash used in financing activities</b>	<u>(298,554)</u>	<u>(295,867)</u>
<b>Net decrease in cash and cash equivalents</b>	<b>(57,088)</b>	<b>(72,298)</b>
<b>Cash and cash equivalents at the beginning of the year</b>	<b>1,189,670</b>	<b>1,102,810</b>
<b>Cash and cash equivalents at the end of period</b>	<u><b>1,132,582</b></u>	<u><b>1,030,512</b></u>
<b>Cash and cash equivalents at the end of period comprises:</b>		
Cash and bank balances	769,881	748,386
Deposits	<u>364,702</u>	<u>286,806</u>
	<b>1,134,583</b>	<b>1,035,192</b>
Less: Deposits restricted <sup>1</sup>	<u>(2,001)</u>	<u>(4,680)</u>
	<u><b>1,132,582</b></u>	<u><b>1,030,512</b></u>

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

(The unaudited condensed consolidated statement of cash flows should be read in conjunction with the audited financial statements for the year ended 31 December 2023 and the accompanying explanatory notes attached to this interim financial report.)

**NOTES ON THE QUARTERLY REPORT — 31 MARCH 2024**

**A EXPLANATORY NOTES PURSUANT TO MFRS 134**

**A1 Corporate information**

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

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

These condensed consolidated interim financial statements were approved by the Board of Directors on 23 May 2024.

**A2 Basis of preparation**

These condensed consolidated interim financial statements, for the year ended 31 December 2023, are unaudited and have been prepared in compliance with the requirements of paragraph 9.22 and 9.44 of the *Main Market Listing Requirements* of Bursa Malaysia Securities Berhad, MFRS 134 *Interim Financial Reporting* issued by Malaysian Accounting Standards Board (“MASB”) and with IAS 34 *Interim Financial Reporting* issued by the International Accounting Standards Board.

The consolidated financial statements of the Group for the year ended 31 December 2023 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 2024 did not give rise to any significant effects on the financial statements of the Group and the Company.

**A4 Audit Report of Preceding Financial Year**

The auditors’ report on the financial statements for the year ended 31 December 2023 was not qualified.

**NOTES ON THE QUARTERLY REPORT — 31 MARCH 2024**

**A EXPLANATORY NOTES PURSUANT TO MFRS 134 (CONTD.)**

**A5 Segmental information**

	First quarter ended			Cumulative 3 months ended		
	31-Mar-24			31-Mar-24		
	KLCCP	KLCC REIT	Group	KLCCP	KLCC REIT	Group
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
<b>Revenue</b>						
Property investment:						
Office	10,480	135,674	<b>146,154</b>	10,480	135,674	<b>146,154</b>
Retail	130,696	9,830	<b>140,526</b>	130,696	9,830	<b>140,526</b>
Hotel operations	58,316	-	<b>58,316</b>	58,316	-	<b>58,316</b>
Management services	82,506	-	<b>82,506</b>	82,506	-	<b>82,506</b>
	281,998	145,504	<b>427,502</b>	281,998	145,504	<b>427,502</b>
Eliminations			<b>(18,601)</b>			<b>(18,601)</b>
			<b>408,901</b>			<b>408,901</b>
<b>Operating profit</b>						
Property investment:						
Office	8,784	120,045	<b>128,829</b>	8,784	120,045	<b>128,829</b>
Retail	109,979	5,924	<b>115,903</b>	109,979	5,924	<b>115,903</b>
Hotel operations	6,908	-	<b>6,908</b>	6,908	-	<b>6,908</b>
Management services	19,421	-	<b>19,421</b>	19,421	-	<b>19,421</b>
	145,092	125,969	<b>271,061</b>	145,092	125,969	<b>271,061</b>
Eliminations			<b>(4,831)</b>			<b>(4,831)</b>
			<b>266,230</b>			<b>266,230</b>
Interest/profit income	9,124	1,350	<b>10,474</b>	9,124	1,350	<b>10,474</b>
Finance cost	(13,689)	(14,604)	<b>(28,293)</b>	(13,689)	(14,604)	<b>(28,293)</b>
Share of profit of an associate company	3,707	-	<b>3,707</b>	3,707	-	<b>3,707</b>
Taxation	(32,089)	-	<b>(32,089)</b>	(32,089)	-	<b>(32,089)</b>
<b>Profit for the period / Total comprehensive income for the period</b>			<b>220,029</b>			<b>220,029</b>

**NOTES ON THE QUARTERLY REPORT — 31 MARCH 2024**

**A EXPLANATORY NOTES PURSUANT TO MFRS 134 (CONTD.)**

**A5 Segmental information (contd.)**

	<b>As at 31-Mar-24</b>		<b>Group</b>
	<b>KLCCP</b>	<b>KLCC REIT</b>	
	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>
<b>Total assets</b>			
Property investment — Office	1,185,117	9,142,032	<b>10,327,149</b>
Property investment — Retail	5,834,821	516,194	<b>6,351,015</b>
Hotel operations	569,257	—	<b>569,257</b>
Management services	249,718	—	<b>249,718</b>
	<u>7,838,913</u>	<u>9,658,226</u>	<u><b>17,497,139</b></u>
Eliminations and adjustments			<u><b>735,221</b></u>
			<u><b>18,232,360</b></u>
<b>Total liabilities</b>			
Property investment — Office	13,591	1,563,813	<b>1,577,404</b>
Property investment — Retail	806,385	26,267	<b>832,652</b>
Hotel operations	441,404	—	<b>441,404</b>
Management services	82,334	—	<b>82,334</b>
	<u>1,343,714</u>	<u>1,590,080</u>	<u><b>2,933,794</b></u>
Eliminations and adjustments			<u><b>(19,516)</b></u>
			<u><b>2,914,278</b></u>

**A6 Unusual items**

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

**A7 Changes in estimates**

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

**A8 Changes in statutory tax rate**

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

**A9 Seasonal or cyclical factors**

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

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

**NOTES ON THE QUARTERLY REPORT — 31 MARCH 2024**

**A EXPLANATORY NOTES PURSUANT TO MFRS 134 (CONTD.)**

**A10 Dividends paid**

The Board of Directors declared interim dividends comprising 8.00 sen and 6.40 sen relating to KLCCP and KLCC REIT respectively in respect of the three month period ended 31 December 2023 totaling 14.40 sen per stapled security.

The KLCCP dividend of 8.00 sen per share (tax exempt under the single-tier tax system) amounting to RM144.4 million and the KLCC REIT income distribution of 6.40 sen per unit amounting to RM115.5 million were paid on 29 February 2024.

**A11 Debt and equity securities**

There is no issuance, repurchases and repayments of debt and equity securities for the current quarter ended 31 March 2024, except as disclosed in Note B9.

**A12 Changes in the composition of the Group**

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

**A13 Discontinued operations**

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

**A14 Capital commitments**

The amount of capital commitments not provided for in the interim financial statements as at 31 March 2024 is as follows:

	<b>RM'000</b>
Approved and contracted for	30,006
Approved but not contracted for	46,389
	<u>76,395</u>

**A15 Contingent liabilities and contingent assets**

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

**A16 Property development activities**

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

**A17 Material and subsequent events**

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

**NOTES ON THE QUARTERLY REPORT — 31 MARCH 2024**

**A EXPLANATORY NOTES PURSUANT TO MFRS 134 (CONTD.)**

**A18 Fair Value Information**

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

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

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

The analysis assumes that all other variables remain constant.

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

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

	<b>Level 1 RM'000</b>	<b>Level 2 RM'000</b>	<b>Level 3 RM'000</b>	<b>Total RM'000</b>
<b>At 31 March 2024</b>				
<u>Financial liabilities</u>				
Sukuk Murabahah	-	1,936,905	-	1,936,905
<b>At 31 December 2023</b>				
<u>Financial liabilities</u>				
Sukuk Murabahah	-	1,933,265	-	1,933,265

There has been no transfer between Level 1, 2 and 3 fair values during the financial year.

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

**NOTES ON THE QUARTERLY REPORT — 31 MARCH 2024**

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

The Group's revenue and profit before tax (PBT) increased by 7.4% and 6.5% respectively, compared to the same period last year.

The hotel segment has successfully turned around from a loss position into a profit, supported by higher occupancy and Average Room Rate (ARR). Additionally, the retail segment registered outstanding performance bolstered by an upward revision in base rents and service charges, coupled with improvements in occupancy rates.

The Group's overall profitability improved across all segments, demonstrating its resilience and operational efficiency.

**B1 Performance review - Quarterly Results (Q1 2024 vs Q1 2023)**

	First quarter ended			Cumulative 3 months ended		
	31-Mar-24 RM'000	31-Mar-23 RM'000	Change %	31-Mar-24 RM'000	31-Mar-23 RM'000	Change %
Revenue:						
Property investment:						
Office	146,154	146,314	(0.11)	146,154	146,314	(0.11)
Retail	140,526	129,774	8.29	140,526	129,774	8.29
Hotel operations	58,316	46,099	26.50	58,316	46,099	26.50
Management services	82,506	77,413	6.58	82,506	77,413	6.58
Eliminations/Adjustments	(18,601)	(18,856)		(18,601)	(18,856)	
	<b>408,901</b>	<b>380,744</b>	7.40	<b>408,901</b>	<b>380,744</b>	7.40
Profit before tax ("PBT"):						
Property investment:						
Office *	120,781	120,625	0.13	120,781	120,625	0.13
Retail	108,941	99,658	9.31	108,941	99,658	9.31
Hotel operations	1,762	(2,307)	>100	1,762	(2,307)	>100
Management services	19,925	19,155	4.02	19,925	19,155	4.02
Eliminations/Adjustments	709	(365)		709	(365)	
	<b>252,118</b>	<b>236,766</b>	6.48	<b>252,118</b>	<b>236,766</b>	6.48

\* Includes share of profit of an associate.

**NOTES ON THE QUARTERLY REPORT — 31 MARCH 2024**

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

**B1 Performance review - Quarterly Results (Q1 2024 vs Q1 2023) (contd.)**

**Variance analysis by segment**

**Property investment — Office**

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

**Property investment — Retail**

Retail revenue and PBT recorded notable increase of 8.3% and 9.3% respectively. These gains were the reflection of a well-executed strategy in the management of retail spaces, leading to the upward revisions of base rents and improvement in occupancy.

Additionally, a 4% increase in mall footfall demonstrates the management's ability in curating attractive tenant mix despite the heightened competition in the market. This growth not only enhances the mall's profile but also supports tenant sales, contributing to sustainable profitability and reinforcing the mall's position in the retail market.

**Hotel operations**

Mandarin Oriental KL (MOKL) revenue increased by 27%, transitioning from a loss before tax of RM2.3 million to PBT of RM1.8 million. The hotel's successful marketing efforts at the back of strong brand presence in the precinct led to higher Average Room Rates (ARR) and occupancy (Q1 2024: 58%; Q1 2023: 50%)

Additionally, food and beverage (F&B) segment recorded a boost in sales, primarily driven by group and social events, with banquets being the major contributor.

**Management services**

Revenue and PBT increased by 6.6% and 4.0% respectively, reflecting the maintenance activities undertaken during the quarter. Additionally, higher interest income enhanced the overall performance.

**NOTES ON THE QUARTERLY REPORT — 31 MARCH 2024**

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

**B2 Variation of results against preceding quarter**

	Quarter ended		Change %
	31-Mar-24 RM'000	31-Dec-23 RM'000	
Revenue:			
Property investment:			
Office	146,154	146,514	(0.25)
Retail	140,526	137,075	2.52
Hotel operations	58,316	65,173	(10.52)
Management services	82,506	113,774	(27.48)
Eliminations/Adjustments	(18,601)	(19,906)	
	<b>408,901</b>	<b>442,630</b>	<b>(7.62)</b>
Profit before tax:			
Property investment:			
Office *	120,781	114,479	5.50
Retail	108,941	104,044	4.71
Hotel operations	1,762	6,232	(71.73)
Management services	19,925	22,800	(12.61)
Eliminations/Adjustments	709	917	
	<b>252,118</b>	<b>248,472</b>	<b>1.47</b>
Fair value adjustments on investment properties	–	221,914	
	<b>252,118</b>	<b>470,386</b>	<b>(46.40)</b>

\* Includes share of profit of an associate.

The Group's profitability demonstrated continued growth, with PBT excluding fair value adjustments, reaching RM252.1 million this quarter.

This robust performance was supported by the office segment with the absence of one-off expenses related to Phase 3 Dayabumi. The retail segment showed improvement driven by increase in occupancy and upward revisions in base rent.

This was partially offset by lower PBT at MOKL owing to better performance in Q4 FY2023 from the festive season and year-end celebrations.

Management services segment achieved lower revenue and PBT due to lower maintenance activities undertaken.

**NOTES ON THE QUARTERLY REPORT — 31 MARCH 2024**

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

**B3 Prospects for financial year 2024**

Malaysia's economic forecast for 2024 remains positive, bolstered by a steady Overnight Policy Rate (OPR) of 3.0% and an anticipated Gross Domestic Product (GDP) growth ranging between 4% to 5%. This resilience underscores Malaysia's dynamic economic momentum. The strategic relaxation of visa regulations for key markets such as China and India is expected to further stimulate this upward trajectory.

Suria KLCC is committed to maintaining its prominent presence in the precinct by prioritizing both consumers and tenants, ensuring sustainable growth. The mall maintains a positive outlook despite the heightened competition, continually striving for excellence and nurturing a supportive environment for all stakeholders.

Mandarin Oriental is strategically positioned to leverage this favorable economic climate, strengthening its collaboration with the KLCC precinct partners.

While fiscal adjustments such as subsidy recalibration, service tax base expansion, and fluctuations in foreign exchange rates will continue to shape the economic landscape, the Directors maintain a buoyant outlook, supported by the Group's assets and strategic long-term leasing agreements. The Group is poised to sustain its commendable performance throughout 2024.

**B4 Profit forecast**

No profit forecast was issued for the financial period.

**B5 Tax expense**

Taxation comprises the following:

	First quarter ended		Cumulative 3 months ended	
	31-Mar-24 RM'000	31-Mar-23 RM'000	31-Mar-24 RM'000	31-Mar-23 RM'000
In respect of the current period:				
Malaysian income tax	<b>32,090</b>	28,162	<b>32,090</b>	28,162
Deferred tax	<b>(1)</b>	1	<b>(1)</b>	1
	<b>32,089</b>	28,163	<b>32,089</b>	28,163

Overall effective tax rate of 12.73% is lower as income from KLCC REIT is not subject to tax in accordance with Section 61A of the Malaysian Income Tax Act 1967.

**B6 Sales of unquoted investments and/or properties**

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

**B7 Quoted and marketable securities**

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

**NOTES ON THE QUARTERLY REPORT — 31 MARCH 2024**

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

**B8 Status of corporate proposal announced**

Proposed acquisition of the remaining 40% equity interest in Suria KLCC Sdn Bhd (SKSB) not already owned by KLCCP for a cash consideration of RM1,950,000,000

On 26 January 2024, the Company entered into a share purchase agreement to acquire the remaining 136,666,668 ordinary shares representing 40% of the issued share capital of SKSB from Ocmador (Malaysia) City Retail Centre Sdn. Bhd., Port Moresby Investments Limited and Bold Peak Sdn. Bhd., for a cash consideration of RM1,950,000,000.

Subsequent to the quarter end, the acquisition was completed on 23 April 2024 and SKSB has become a wholly owned subsidiary of KLCCP.

The Purchase Consideration was funded through external borrowings.

**B9 Financings**

	As at 31-Mar-24		
	KLCCP RM'000	KLCC REIT RM'000	Group RM'000
Short term:			
<u>Secured</u>			
Term loans	11,911	–	11,911
Sukuk Murabahah	607,232	475,290	1,082,522
Lease liabilities	1,724	–	1,724
	<u>620,867</u>	<u>475,290</u>	<u>1,096,157</u>
Long term:			
<u>Secured</u>			
Term loans	388,182	–	388,182
Sukuk Murabahah	–	900,000	900,000
Lease liabilities	715	–	715
	<u>388,897</u>	<u>900,000</u>	<u>1,288,897</u>
	<u>1,009,764</u>	<u>1,375,290</u>	<u>2,385,054</u>

Repayment schedule:

	Within 1 year RM'000	1–2 years RM'000	2–5 years RM'000	More than 5 years RM'000	Group total RM'000
<u>KLCCP</u>					
Term loans	11,911	388,182	–	–	400,093
Sukuk Murabahah	607,232	–	–	–	607,232
Lease liabilities	1,724	149	566	–	2,439
	<u>620,867</u>	<u>388,331</u>	<u>566</u>	<u>–</u>	<u>1,009,764</u>
<u>KLCC REIT</u>					
Sukuk Murabahah	475,290	–	500,000	400,000	1,375,290
	<u>1,096,157</u>	<u>388,331</u>	<u>500,566</u>	<u>400,000</u>	<u>2,385,054</u>

**NOTES ON THE QUARTERLY REPORT — 31 MARCH 2024**

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

**B9 Financings (contd.)**

The RM455 million Sukuk Murabahah matured on 25 April 2024 has been successfully refinanced on the same date subsequent to the quarter end.

Whilst the RM600 million Sukuk Murabahah will mature on 31 December 2024 and the Group has plans in place for the repayment of the Sukuk Murabahah on the respective maturity date.

**B10 Material litigation**

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

**B11 Dividend/income distribution**

The Board of Directors has declared the following dividend/income distribution for the quarter ended 31 March 2024:

	<b>Total stapled securities</b>	<b>Dividend/ income distribution per stapled securities Sen</b>	<b>Total dividend/ income distribution payable RM'000</b>
KLCCP <sup>1</sup>	1,805,333,083	2.20	39,717
KLCC REIT <sup>2, 3</sup>	1,805,333,083	6.80	122,763
Group		<u>9.00</u>	<u>162,480</u>

The dividend and income distribution for KLCCP and KLCC REIT will be paid on 28 June 2024. The book closure date in respect of both the aforesaid interim dividend and income distribution is 10 June 2024.

<sup>1</sup> Dividend declared under KLCCP is tax exempt under the single-tier system.

<sup>2</sup> Income distribution to unitholders will be subjected to withholding tax at the following rates:

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

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

**B11 Dividend/income distribution (contd.)**

<sup>3</sup> Distribution by KLCC REIT to unitholders are from the following sources:

	First quarter ended		Cumulative 3 months ended	
	31-Mar-24 RM'000	31-Mar-23 RM'000	31-Mar-24 RM'000	31-Mar-23 RM'000
<b>Revenue</b>				
Property investment - Office	135,674	135,883	135,674	135,883
Property investment - Retail	9,830	10,186	9,830	10,186
	<b>145,504</b>	146,069	<b>145,504</b>	146,069
Profit income	1,350	1,223	1,350	1,223
	<b>146,854</b>	147,292	<b>146,854</b>	147,292
Expenses	(34,139)	(33,671)	(34,139)	(33,671)
<b>Profit for the period</b>	<b>112,715</b>	113,621	<b>112,715</b>	113,621
Adjustments	16,544	14,440	16,544	14,440
<b>Total realised income available for the period</b>	<b>129,259</b>	128,061	<b>129,259</b>	128,061
Brought forward undistributed realised income available for distribution	118,595	93,318	118,595	93,318
<b>Total realised income available for distribution *</b>	<b>247,854</b>	221,379	<b>247,854</b>	221,379
Income to be distributed for the quarter	(122,763)	(127,998)	(122,763)	(127,998)
<b>Balance undistributed realised income available for distribution</b>	<b>125,091</b>	93,381	<b>125,091</b>	93,381
<b>Distribution per unit (sen)</b>	<b>6.80</b>	7.09	<b>6.80</b>	7.09

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

**NOTES ON THE QUARTERLY REPORT — 31 MARCH 2024**

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

**B12 Summary of Net Asset Value ("NAV")**

	No. of units listed	NAV RM'000	NAV per unit	
			before distribution RM	after distribution RM
KLCC REIT <sup>1</sup>	1,805,333,083	8,068,143	4.47	4.40
KLCCP Stapled Group	1,805,333,083	13,267,170	7.35	7.26

<sup>1</sup> An analysis of KLCC REIT's performance based on changes in NAV and NAV per unit, after distribution, since 31 December 2023 is as follows:

	As at 31-Mar-24	As at 31-Dec-23	Changes
NAV (after distribution) (RM'000)	<b>7,945,380</b>	7,955,428	(10,048)
NAV per unit (after distribution) (RM)	<b>4.40</b>	4.41	(0.01)

The increase in NAV and NAV per unit (after distribution) primarily resulted from profit generated during the quarter of RM109.4 million, net-off against income distribution for the quarter of RM108.5 million.

**B13 Profit for the period**

	First quarter ended		Cumulative 3 months ended	
	31-Mar-24 RM'000	31-Mar-23 RM'000	31-Mar-24 RM'000	31-Mar-23 RM'000
Profit for the period is arrived after charging:				
Depreciation of property, plant and equipment <sup>1</sup>	<b>7,401</b>	9,557	<b>7,401</b>	9,557
Reversal for impairment losses on trade receivables	<b>(60)</b>	(60)	<b>(60)</b>	(60)
Loss/(gain) on disposal of property, plant and equipment	<b>13</b>	(54)	<b>13</b>	(54)

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

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

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

**B14 Earnings per stapled securities ("EPSS")**

	First quarter ended		Cumulative 3 months ended	
	31-Mar-24	31-Mar-23	31-Mar-24	31-Mar-23
Profit attributable to ordinary equity holders of the Company (RM'000)	75,319	66,940	75,319	66,940
Profit attributable to unitholders of KLCC REIT (RM'000)	112,715	113,621	112,715	113,621
	<u>188,034</u>	<u>180,561</u>	<u>188,034</u>	<u>180,561</u>
Weighted average number of stapled securities in issue ('000 units)	1,805,333	1,805,333	1,805,333	1,805,333
Basic EPSS (Sen)	<u>10.42</u>	<u>10.00</u>	<u>10.42</u>	<u>10.00</u>

**B15 Trade receivables**

	As at 31-Mar-24 RM'000	As at 31-Dec-23 RM'000
Property investment		
- Office	619	495
- Retail	8,814	8,459
Hotel operations	3,256	5,716
Management services	585	626
	<u>13,274</u>	<u>15,296</u>
Less: Allowance for impairment losses	<u>(6,141)</u>	<u>(6,197)</u>
	<u>7,133</u>	<u>9,099</u>

**NOTES ON THE QUARTERLY REPORT — 31 MARCH 2024**

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

**B15 Trade receivables (contd.)**

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

	<b>As at 31-Mar-24 RM'000</b>	<b>As at 31-Dec-23 RM'000</b>
At net:		
Not past due	3,542	5,769
Past due 1 to 30 days	2,218	2,367
Past due 31 to 60 days	991	604
Past due 61 to 90 days	65	104
Past due more than 90 days	6,458	6,452
	<u>9,732</u>	<u>9,527</u>
Allowance for impairment losses	<u>(6,141)</u>	<u>(6,197)</u>
	<u>7,133</u>	<u>9,099</u>

The movement in the allowance account is as follows:

	<b>As at 31-Mar-24 RM'000</b>	<b>As at 31-Dec-23 RM'000</b>
At 1 January	6,197	7,574
Reversal for impairment	(56)	(1,377)
At 31 March/December	<u>6,141</u>	<u>6,197</u>

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

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

**BY ORDER OF THE BOARD**

Hanida Hanum binti Jamon (SSM PC No. 201908001412) (LS0007099)  
 Company Secretary  
 Kuala Lumpur