

KLCC PROPERTY HOLDINGS BERHAD

Registration No. 200401003073 (641576-U)

(Incorporated in Malaysia)

**CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 DECEMBER 2024**

	Fourth quarter ended		Financial year ended	
	31-Dec-24 RM'000 (Unaudited)	31-Dec-23 RM'000 (Unaudited)	31-Dec-24 RM'000 (Audited)	31-Dec-23 RM'000 (Audited)
Revenue	459,096	442,630	1,710,860	1,619,163
Operating expenses	(190,434)	(182,482)	(643,530)	(598,937)
Operating profit	268,662	260,148	1,067,330	1,020,226
Fair value adjustments to investment properties	234,731	221,914	234,731	221,914
Interest/profit income	16,420	13,258	52,313	42,391
Financing costs	(46,541)	(27,995)	(167,299)	(111,312)
Share of profit of an associate	3,097	3,061	14,290	14,204
Profit before taxation	476,369	470,386	1,201,365	1,187,423
Taxation	(45,741)	(35,881)	(144,142)	(121,041)
Profit for the period, representing total comprehensive income	430,628	434,505	1,057,223	1,066,382
Profit attributable to:				
Equity holders of the Company	248,067	187,436	498,214	396,662
Non-controlling interests relating to KLCC Real Estate Investment Trust (KLCC REIT)	182,842	197,157	518,319	534,632
	430,909	384,593	1,016,533	931,294
Other non-controlling interests	(281)	49,912	40,690	135,088
	430,628	434,505	1,057,223	1,066,382
Profit for the year, excluding fair value adjustments	204,235	221,911	830,830	853,788
Dividend/income distribution to stapled security holders:				
<u>Quarter ended 31 December 2024/2023</u>				
Realised distributable income - KLCCP	92,197	75,760	342,344	284,986
Realised distributable income - KLCC REIT	140,058	128,055	526,337	508,925
Total realised distributable income	232,255	203,815	868,681	793,911
Unrealised distributable income - KLCCP	155,870	111,676	155,870	111,676
Unrealised distributable income/(loss) - KLCC REIT	42,784	69,102	(8,018)	25,707
	430,909	384,593	1,016,533	931,294
Distribution rate (%) ¹	132.92%	127.55%	92.48%	92.10%
Dividend/income distribution	308,712	259,968	803,373	731,159
Dividend/income distribution per stapled security (sen)	17.10	14.40	44.50	40.50
Earnings per stapled security (sen)				
– Basic / Diluted	23.87	21.30	56.31	51.59

¹ 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)

**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2024**

	31-Dec-24 RM'000 (Audited)	31-Dec-23 RM'000 (Audited)
ASSETS		
Non-current assets		
Property, plant and equipment	540,579	547,763
Investment properties	16,200,530	15,953,114
Right-of-use assets	1,838	2,495
Investment in an associate	268,437	266,687
Deferred tax assets	2,791	1,513
Other receivables	196,238	270,954
	<u>17,210,413</u>	<u>17,042,526</u>
Current assets		
Inventories	2,089	1,607
Trade and other receivables	86,671	94,182
Tax recoverable	3,225	3,167
Cash and bank balances	1,360,879	1,192,076
	<u>1,452,864</u>	<u>1,291,032</u>
TOTAL ASSETS	<u>18,663,277</u>	<u>18,333,558</u>
EQUITY AND LIABILITIES		
Equity attributable to equity holders of the company		
Share capital	1,823,386	1,823,386
Capital reserve	3,164,736	3,008,866
Retained profits	576,708	435,883
	<u>5,564,830</u>	<u>5,268,135</u>
Equity attributable to unit holders of the KLCC REIT	<u>8,106,723</u>	<u>8,070,969</u>
Total equity attributable to equity holders of KLCCP and KLCC REIT	<u>13,671,553</u>	<u>13,339,104</u>
Other non-controlling interests	<u>33,031</u>	<u>2,050,350</u>
Total equity	<u>13,704,584</u>	<u>15,389,454</u>
Non-current liabilities		
Deferred revenue	85,539	83,951
Other long term liabilities	167,042	149,515
Financings	3,905,165	1,289,572
Deferred tax liabilities	79,014	62,850
	<u>4,236,760</u>	<u>1,585,888</u>
Current liabilities		
Trade and other payables	278,646	261,158
Financings	412,302	1,074,600
Taxation	30,985	22,458
	<u>721,933</u>	<u>1,358,216</u>
Total liabilities	<u>4,958,693</u>	<u>2,944,104</u>
TOTAL EQUITY AND LIABILITIES	<u>18,663,277</u>	<u>18,333,558</u>
Net asset value per stapled security (RM)	7.57	7.39

(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)

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 DECEMBER 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 ² RM'000	Other non-controlling interests RM'000	Total Equity RM'000
	Share capital RM'000	Retained profits RM'000	Capital reserve ¹ RM'000				
(Audited)							
As at 1 January 2023	1,823,386	392,812	2,897,190	5,113,388	8,018,361	2,035,529	15,167,278
Total comprehensive income for the year	–	396,662	–	396,662	534,632	135,088	1,066,382
Transfer of fair value surplus	–	(111,676)	111,676	–	–	–	–
Dividends paid	–	(241,915)	–	(241,915)	(482,024)	(120,267)	(844,206)
As at 31 December 2023	1,823,386	435,883	3,008,866	5,268,135	8,070,969	2,050,350	15,389,454
As at 1 January 2024	1,823,386	435,883	3,008,866	5,268,135	8,070,969	2,050,350	15,389,454
Total comprehensive income for the year	–	498,214	–	498,214	518,319	40,690	1,057,223
Transfer of fair value surplus	–	(155,870)	155,870	–	–	–	–
Dividends paid	–	(272,064)	–	(272,064)	(482,565)	(31,433)	(786,062)
Acquisition of non-controlling interests	–	70,545	–	70,545	–	(2,026,576)	(1,956,031)
As at 31 December 2024	1,823,386	576,708	3,164,736	5,564,830	8,106,723	33,031	13,704,584

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

² Equity attributable to unit holders of KLCC REIT consists of Unitholders' Fund (RM7,212,684,000), Merger Reserve (RM6,212,000), Capital Reserve (RM528,383,000) and Retained Profit (RM359,444,000).

(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)

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 DECEMBER 2024

	Financial year ended	
	31-Dec-24 RM'000 (Audited)	31-Dec-23 RM'000 (Audited)
Cash flows from operating activities		
Profit before tax	1,201,365	1,187,423
Adjustments for:		
Interest/profit income	(52,313)	(42,391)
Financing costs	167,208	111,314
Amortisation of attributable transaction cost	91	–
Accrued rental income	67,277	50,972
Gain on fair value adjustments on investment properties	(234,731)	(221,914)
Depreciation	30,008	32,877
Net reversal for impairment losses on receivables	(440)	(205)
Loss/(gain) on disposal of property, plant and equipment	380	(27)
Property, plant and equipment written off	39	–
Investment properties written off	75	–
Share of profit of an associate	(14,290)	(14,204)
	<u>(36,696)</u>	<u>(83,578)</u>
Operating profit before changes in working capital	1,164,669	1,103,845
Changes in working capital:		
Trade and other receivables	10,227	(674)
Amount due from/to ultimate holding company	(4,213)	4,387
Amount due from/to immediate holding company	(6,871)	12,168
Amount due from/to related companies	3,513	1,726
Trade and other payables	38,287	(6,983)
Inventories	(482)	(49)
	40,461	10,575
Interest/profit income received	51,757	42,343
Tax paid	(120,787)	(104,477)
Tax refund received	–	503
Net cash generated from operating activities	<u>1,136,100</u>	<u>1,052,789</u>
Cash flows from investing activities		
Dividends received	12,540	12,540
Purchase of property, plant and equipment	(22,082)	(9,255)
Subsequent expenditure on investment properties	(8,073)	(5,435)
Proceeds from disposal of property, plant and equipment	63	126
Acquisition of other non-controlling interests	(1,950,000)	–
Cost incidental to acquisition of other non-controlling interests	(6,031)	–
Increase in deposits with tenure more than 3 months	(27,744)	(65,169)
Net cash used in investing activities	<u>(2,001,327)</u>	<u>(67,193)</u>

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

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 DECEMBER 2024

	Financial year ended	
	31-Dec-24 RM'000 (Audited)	31-Dec-23 RM'000 (Audited)
Cash flows from financing activities		
Drawdown of financings	3,005,000	–
Repayment of financings	(1,065,000)	(10,000)
Transaction cost incidental to the drawdown of financings	(615)	–
Dividends paid to shareholders	(272,064)	(241,915)
Dividends paid to non-controlling interests relating to KLCC REIT	(482,525)	(482,235)
Dividends paid to other non-controlling interests	(31,433)	(120,267)
Interest/profit expense paid	(145,883)	(107,864)
Payment of principal portion of lease liabilities	(1,194)	(1,380)
Decrease/(increase) in deposits restricted	213	(244)
Net cash generated from/(used in) financing activities	1,006,499	(963,905)
Net decrease in cash and cash equivalents	141,272	21,691
Cash and cash equivalents at the beginning of the year	990,423	968,732
Cash and cash equivalents at the end of the year	1,131,695	990,423
Cash and cash equivalents at the end of the year comprises:		
Cash and bank balances	941,287	843,640
Deposits	419,592	348,436
	1,360,879	1,192,076
Less: Deposits restricted ¹	(2,193)	(2,406)
Less: Deposits with tenure more than 3 months	(226,991)	(199,247)
	1,131,695	990,423

¹ 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 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 DECEMBER 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 5 February 2025.

A2 Basis of preparation

These condensed consolidated interim financial statements, for the year ended 31 December 2024, are audited 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 DECEMBER 2024

A EXPLANATORY NOTES PURSUANT TO MFRS 134 (CONTD.)

A5 Segmental information

	Fourth quarter ended			Financial year ended		
	31-Dec-24			31-Dec-24		
	KLCCP	KLCC REIT	Group	KLCCP	KLCC REIT	Group
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Revenue						
Property investment:						
Office	10,524	135,818	146,342	42,192	542,908	585,100
Retail	130,906	8,705	139,611	527,392	36,123	563,515
Hotel operations	67,891	-	67,891	239,823	-	239,823
Management services	125,480	-	125,480	403,707	-	403,707
	<u>334,801</u>	<u>144,523</u>	<u>479,324</u>	<u>1,213,114</u>	<u>579,031</u>	<u>1,792,145</u>
Eliminations & Others			<u>(20,228)</u>			<u>(81,285)</u>
			<u>459,096</u>			<u>1,710,860</u>
Operating profit						
Property investment:						
Office	7,875	119,634	127,509	33,384	478,823	512,207
Retail	107,481	5,766	113,247	442,777	21,602	464,379
Hotel operations	10,028	-	10,028	31,429	-	31,429
Management services	22,644	-	22,644	81,461	-	81,461
	<u>148,028</u>	<u>125,400</u>	<u>273,428</u>	<u>589,051</u>	<u>500,425</u>	<u>1,089,476</u>
Eliminations & Others			<u>(4,766)</u>			<u>(22,146)</u>
			<u>268,662</u>			<u>1,067,330</u>
Fair value adjustment on investment properties	156,372	78,359	234,731	156,372	78,359	234,731
Interest/profit income	14,238	2,182	16,420	45,022	7,291	52,313
Finance cost	(31,278)	(15,263)	(46,541)	(107,379)	(59,920)	(167,299)
Share of profit of an associate company	3,097	-	3,097	14,290	-	14,290
Taxation	(45,741)	-	(45,741)	(144,142)	-	(144,142)
Profit for the period / Total comprehensive income for the period			<u>430,628</u>			<u>1,057,223</u>

NOTES ON THE QUARTERLY REPORT — 31 DECEMBER 2024

A EXPLANATORY NOTES PURSUANT TO MFRS 134 (CONTD.)

A5 Segmental information (contd.)

	As at 31-Dec-24		Group
	KLCCP	KLCC REIT	
	RM'000	RM'000	RM'000
Total assets			
Property investment — Office	1,205,221	9,220,774	10,425,995
Property investment — Retail	6,008,698	505,294	6,513,992
Hotel operations	581,364	—	581,364
Management services	255,736	—	255,736
	<u>8,051,019</u>	<u>9,726,068</u>	<u>17,777,087</u>
Eliminations & Others			<u>886,190</u>
			<u>18,663,277</u>
Total liabilities			
Property investment — Office	14,327	1,604,960	1,619,287
Property investment — Retail	808,430	14,382	822,812
Hotel operations	449,862	—	449,862
Management services	108,923	—	108,923
	<u>1,381,542</u>	<u>1,619,342</u>	<u>3,000,884</u>
Eliminations & Others			<u>1,957,809</u>
			<u>4,958,693</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 DECEMBER 2024

A EXPLANATORY NOTES PURSUANT TO MFRS 134 (CONTD.)

A10 Dividends paid

The Board of Directors declared interim dividends comprising 2.41 sen and 6.79 sen relating to KLCCP and KLCC REIT respectively in respect of the three month period ended 30 September 2024 totaling 9.20 sen per stapled security.

The KLCCP dividend of 2.41 sen per share (tax exempt under the single-tier tax system) amounting to RM43.5 million and the KLCC REIT income distribution of 6.79 sen per unit amounting to RM122.6 million were paid on 30 December 2024.

A11 Debt and equity securities

There is no issuance, repurchases and repayments of debt and equity securities for the current quarter ended 31 December 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 December 2024 is as follows:

	RM'000
Approved and contracted for	6,919
Approved but not contracted for	34,805
	<u>41,724</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 DECEMBER 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.

	Level 1 RM'000	Level 2 RM'000	Level 3 RM'000	Total RM'000
At 31 December 2024				
<u>Financial liabilities</u>				
Sukuk Murabahah	-	1,929,268	-	1,929,268
Sukuk Wakalah	-	1,878,485	-	1,878,485
At 31 December 2023				
<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.

A19 Valuations of Property, Plant and Equipment and Investment Properties

The property, plant and equipment were stated at cost less accumulated depreciation and accumulated impairment losses as at 31 December 2024, if any.

The investment properties are being valued annually by independent professional valuers. The carrying value as at the end of the quarter were based on independent valuation as at 31 December 2024 and subsequent capital expenditure incurred up to the reporting date.

NOTES ON THE QUARTERLY REPORT — 31 DECEMBER 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 results reflect the acquisition of the remaining 40% stake in Suria KLCC, with profit attributable to equity holders ("PATMI") increased by 12.0%, from RM384.6 million to RM430.9 million during the quarter.

The Group's revenue increased by 3.7% from RM442.6 million to RM459.1 million. Profit before tax (PBT) of RM476.4 million was also higher by 1.3% during the quarter despite the inclusion of the financing cost of the acquisition. Overall, better performance was recorded in all segments with a slight decrease in hotel's PBT.

The Group achieved year-to-date revenue of RM1.7 billion, reflecting a growth of 5.7%. The higher fair value gains on investment properties contributed to the increase in PBT by 1.2% at RM1.2 billion, resulting in yet another strong Group performance in 2024.

B1 Performance review - Quarterly Results (Q4 2024 vs Q4 2023)

	Fourth quarter ended			Financial year ended		
	31-Dec-24 RM'000	31-Dec-23 RM'000	Change %	31-Dec-24 RM'000	31-Dec-23 RM'000	Change %
Revenue:						
Property investment:						
Office	146,342	146,514	(0.12)	585,100	583,895	0.21
Retail	139,611	137,075	1.85	563,515	528,613	6.60
Hotel operations	67,891	65,173	4.17	239,823	210,932	13.70
Management services	125,480	113,774	10.29	403,707	372,867	8.27
Eliminations & Others	(20,228)	(19,906)		(81,285)	(77,144)	
	459,096	442,630	3.72	1,710,860	1,619,163	5.66
Profit before tax ("PBT"):						
Property investment:						
Office *	120,108	114,479	4.92	481,180	473,716	1.58
Retail	107,653	104,044	3.47	438,798	402,630	8.98
Hotel operations	5,445	6,232	(12.63)	11,980	3,002	>100
Management services	24,015	22,800	5.33	84,913	83,330	1.90
Eliminations & Others	(15,583)	917		(50,237)	2,831	
	241,638	248,472	(2.75)	966,634	965,509	0.12
Fair value adjustments on investment properties	234,731	221,914	0.06	234,731	221,914	5.78
	476,369	470,386	1.27	1,201,365	1,187,423	1.17
Profit attributable to equity holders:	430,909	384,593	12.04	1,016,533	931,294	9.15

* Includes share of profit of an associate.

NOTES ON THE QUARTERLY REPORT — 31 DECEMBER 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 (Q4 2024 vs Q4 2023) (contd.)

Variance analysis by segment

Property investment — Office

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

Property investment — Retail

Occupancy and rental rates remained high and stable, coupled with prudent operational spending, resulting in a 1.9% increase in revenue and a 3.5% improvement in PBT during the quarter.

Throughout the year, the retail malls experienced higher footfall compared to the previous year, attributable to the continuous efforts in curating an appealing tenant mix and hosting engaging events. Year-to-date revenue grew 6.6% to RM563.5 million and PBT of RM438.8 million rose by 9.0%. These accomplishments demonstrate the Group's commitment to provide enhanced retail experiences and ensuring sustainable growth.

Hotel operations

Mandarin Oriental KL (MOKL) reported a 4.2% increase in revenue, attributed to effective marketing strategies and a strong brand presence in the precinct, which led to higher Revenue Per Available Room (RevPar). PBT was slightly lower by RM0.8 million in line with the maintenance work aimed at enhancing the guest experience.

Year-to-date, the hotel's PBT has quadrupled, rising from RM3.0 million last year to RM12.0 million this year. The commendable performance was driven by several factors; enhanced F&B operations, the successful securing of group bookings, and improved room rates underscored by the continuous effort in improving customer service experience.

Management services

Revenue and PBT increased by 10.3% and 5.3%, respectively, primarily driven by higher maintenance service activities undertaken by KLCC Urusharta during the quarter.

Similarly for YTD, management services segment achieved higher revenue & PBT by 8.3% and 1.9% respectively.

Eliminations & Others

Eliminations & Others represents the elimination of transactions between segments and includes the cost incurred in investment holding company. The increase in cost was mainly due to the financing cost for Sukuk Wakalah to fund the acquisition of the remaining shares in Suria KLCC.

Fair value adjustment on Investment Properties

Fair value adjustments of RM234.7 million was recognised, mainly on the improvements in value of retail properties during the year.

NOTES ON THE QUARTERLY REPORT — 31 DECEMBER 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-Dec-24 RM'000	30-Sep-24 RM'000	
Revenue:			
Property investment:			
Office	146,342	146,336	0.00
Retail	139,611	144,607	(3.45)
Hotel operations	67,891	63,307	7.24
Management services	125,480	97,717	28.41
Eliminations & Others	(20,228)	(22,349)	
	459,096	429,618	6.86
Profit before tax:			
Property investment:			
Office *	120,108	120,391	(0.24)
Retail	107,653	114,203	(5.74)
Hotel operations	5,445	6,135	>100
Management services	24,015	20,626	16.43
Eliminations & Others	(15,583)	(19,945)	
	241,638	241,410	0.09
Fair value adjustments on investment properties	234,731	–	
	476,369	241,410	97.33
Profit attributable to equity holders:	430,909	206,531	>100

* Includes share of profit of an associate.

The Group's performance was stable with an increase of 6.9% & 0.1% respectively in revenue and PBT (excluding fair value adjustments) compared to Q3 2024, reflecting the Group's resilience amidst competitive and challenging business environment.

Hotel and management services segments reflected strong performance whilst the office remained stable.

NOTES ON THE QUARTERLY REPORT — 31 DECEMBER 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 GDP growth in 2024 exceeded expectations, surpassing both initial budget targets and BNM's projections. Ministry of Finance anticipates that this positive trend to continue, with the economy expected to maintain steady growth in 2025 above 5.0%.

With expectations of robust consumer spending, a recovering tourism industry, and a stable labor market, the challenges remain with the potential interest rate and foreign exchange fluctuations as well as other economic pressures that could affect consumer confidence. The Directors are cautiously optimistic in delivering another positive performance in 2025, underpinned by the stability of the office segment which is backed by long-term leases and triple net lease arrangements.

Suria KLCC is committed to maintaining its presence within the iconic PETRONAS Twin Towers by prioritising customer-centric strategies and sustainable growth. The mall's efforts in enhancing customer experiences and innovation are crucial to navigate the competitive landscape and fostering a supportive environment for all stakeholders.

Mandarin Oriental continues to strengthen its collaboration with KLCC precinct partners to achieve sustainable performance. In aligning to its prestigious brand, Mandarin Oriental remains dedicated to deliver exceptional service, solidifying its status as the premier destination for stays and events.

The Group remains dedicated to asset enhancements, aiming to further elevate service excellence and enhance customer experience in the KLCC Precinct.

B4 Profit forecast

No profit forecast was issued for the financial period.

B5 Tax expense

Taxation comprises the following:

	Fourth quarter ended		Financial year ended	
	31-Dec-24	31-Dec-23	31-Dec-24	31-Dec-23
	RM'000	RM'000	RM'000	RM'000
In respect of the current period:				
Malaysian income tax	30,851	27,065	129,256	112,222
Deferred tax	14,890	8,816	14,886	8,819
	45,741	35,881	144,142	121,041

Overall effective tax rate of 15.65% 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 DECEMBER 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

There was no corporate proposal announced but not completed as at the date of this report.

B9 Financings

	As at 31-Dec-24		Group RM'000
	KLCCP RM'000	KLCC REIT RM'000	
Short term:			
<u>Secured</u>			
Term loans	388,451	–	388,451
Sukuk Murabahah	–	5,537	5,537
Sukuk Wakalah	17,197	–	17,197
Lease liabilities	1,117	–	1,117
	406,765	5,537	412,302
Long term:			
<u>Secured</u>			
Sukuk Murabahah	599,672	1,355,000	1,954,672
Sukuk Wakalah	1,949,597	–	1,949,597
Lease liabilities	896	–	896
	2,550,165	1,355,000	3,905,165
	2,956,930	1,360,537	4,317,467

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	388,451	–	–	–	388,451
Sukuk Murabahah	–	–	–	599,672	599,672
Sukuk Wakalah	17,197	–	1,949,597	–	1,966,794
Lease liabilities	1,117	330	566	–	2,013
	406,765	330	1,950,163	599,672	2,956,930
<u>KLCC REIT</u>					
Sukuk Murabahah	5,537	500,000	–	855,000	1,360,537
	412,302	500,330	1,950,163	1,454,672	4,317,467

The first issuance of Sukuk Wakalah was successfully issued on 5 April 2024, amounting to RM1.95 billion to finance the acquisition of 40% equity interest in SKSB.

The RM455 million and RM600 million of Sukuk Murabahah, which matured on 25 April 2024 and 31 December 2024 respectively was also successfully refinanced on the same date.

Whilst the RM388 million term loan which will mature in Q2 2025 has been reclassified to short term financings.

NOTES ON THE QUARTERLY REPORT — 31 DECEMBER 2024

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

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 December 2024:

	Total stapled securities	Dividend/ income distribution per stapled securities Sen	Total dividend/ income distribution payable RM'000
KLCCP ¹	1,805,333,083	9.73	175,659
KLCC REIT ^{2,3}	1,805,333,083	7.37	133,053
Group		<u>17.10</u>	<u>308,712</u>

The dividend and income distribution for KLCCP and KLCC REIT will be paid on 28 February 2025. The book closure date in respect of both the aforesaid interim dividend and income distribution is 20 February 2025.

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

² Income distribution to unitholders will be subjected to withholding tax at the following rates:

<u>Unitholders</u>	Withholding tax rate
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%

NOTES ON THE QUARTERLY REPORT — 31 DECEMBER 2024

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.)

³ Distribution by KLCC REIT to unitholders are from the following sources:

	Fourth quarter ended		Financial year ended	
	31-Dec-24 RM'000	31-Dec-23 RM'000	31-Dec-24 RM'000	31-Dec-23 RM'000
Revenue				
Property investment - Office	135,818	135,988	542,908	541,959
Property investment - Retail	8,705	9,953	36,123	40,210
	144,523	145,941	579,031	582,169
Profit income	2,182	1,674	7,291	6,138
Fair value adjustments on investment properties	78,359	93,200	78,359	93,200
	225,064	240,815	664,681	681,507
Expenses	(34,386)	(34,338)	(138,526)	(137,555)
Taxation	(7,836)	(9,320)	(7,836)	(9,320)
Profit for the period	182,842	197,157	518,319	534,632
Adjustments	(42,784)	(69,102)	8,018	(25,707)
Total realised income available for the period	140,058	128,055	526,337	508,925
Brought forward undistributed realised income available for distribution	137,850	106,081	118,595	93,318
Total realised income available for distribution *	277,908	234,136	644,932	602,243
Less: Total income distributed for the period	–	–	(367,024)	(368,107)
Income to be distributed for the quarter	(133,053)	(115,541)	(133,053)	(115,541)
Balance undistributed realised income available for distribution	144,855	118,595	144,855	118,595
Distribution per unit (sen)	7.37	6.40	27.70	26.79

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

NOTES ON THE QUARTERLY REPORT — 31 DECEMBER 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 ¹	1,805,333,083	8,106,723	4.49	4.42
KLCCP Stapled Group	1,805,333,083	13,671,553	7.57	7.40

¹ An analysis of KLCC REIT's performance based on changes in NAV and NAV per unit, after distribution, since 30 September 2024 is as follows:

	As at 31-Dec-24	As at 30-Sep-24	Changes
NAV (after distribution) (RM'000)	7,973,670	7,923,882	49,788
NAV per unit (after distribution) (RM)	4.42	4.39	0.03

B13 Profit for the period

	Fourth quarter ended		Financial year ended	
	31-Dec-24 RM'000	31-Dec-23 RM'000	31-Dec-24 RM'000	31-Dec-23 RM'000
Profit for the period is arrived after charging:				
Depreciation of property, plant and equipment ¹	7,839	7,526	30,008	32,877
Net reversal for impairment losses of receivables	(245)	(100)	(440)	(205)
Loss/(gain) on disposal of property, plant and equipment	183	10	380	(27)
Write off of property, plant and equipment	39	—	39	—
Write off of investment properties	56	—	75	—

¹ 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.

NOTES ON THE QUARTERLY REPORT — 31 DECEMBER 2024

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")

	Fourth quarter ended		Financial year ended	
	31-Dec-24	31-Dec-23	31-Dec-24	31-Dec-23
With fair value adjustments				
Profit attributable to ordinary equity holders of the Company (RM'000)	248,067	187,436	498,214	396,662
Profit attributable to unitholders of KLCC REIT (RM'000)	182,842	197,157	518,319	534,632
	<u>430,909</u>	<u>384,593</u>	<u>1,016,533</u>	<u>931,294</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>23.87</u>	<u>21.30</u>	<u>56.31</u>	<u>51.59</u>
Without fair value adjustments				
Profit attributable to ordinary equity holders of the Company (RM'000)	248,067	187,436	498,214	396,662
Profit attributable to unitholders of KLCC REIT (RM'000)	182,842	197,157	518,319	534,632
Less: Fair value adjustments	(234,229)	(204,876)	(234,229)	(204,876)
	<u>196,680</u>	<u>179,717</u>	<u>782,304</u>	<u>726,418</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>10.89</u>	<u>9.95</u>	<u>43.33</u>	<u>40.24</u>

B15 Trade receivables

	As at 31-Dec-24 RM'000	As at 31-Dec-23 RM'000
Property investment		
- Office	539	495
- Retail	5,666	8,459
Hotel operations	3,914	5,716
Management services	167	626
	<u>10,286</u>	<u>15,296</u>
Less: Allowance for impairment losses	(4,458)	(6,197)
	<u>5,828</u>	<u>9,099</u>

NOTES ON THE QUARTERLY REPORT — 31 DECEMBER 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:

	As at 31-Dec-24 RM'000	As at 31-Dec-23 RM'000
At gross:		
Not past due	4,366	5,769
Past due 1 to 30 days	1,116	2,367
Past due 31 to 60 days	152	604
Past due 61 to 90 days	97	104
Past due more than 90 days	4,555	6,452
	<hr/> 5,920	<hr/> 9,527
Allowance for impairment losses	(4,458)	(6,197)
	<hr/> 5,828	<hr/> 9,099

The movement in the allowance account is as follows:

	As at 31-Dec-24 RM'000	As at 31-Dec-23 RM'000
At 1 January	6,197	7,574
Net reversal for impairment	(436)	(212)
Bad debt written off	(1,303)	(1,165)
At 31 December	<hr/> 4,458	<hr/> 6,197

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