



CORPORATE PROFILE

KLCC Property Holdings Berhad (KLCCP) and KLCC Real Estate Investment Trust (KLCC REIT), collectively known as KLCCP Stapled Group is Malaysia's largest self-managed stapled security that invests, develops, owns and manages a stable of iconic and quality assets.

KLCCP Stapled Group became the first ever Shariah compliant stapled structure in Malaysia upon the listing of KLCC Stapled Securities (KLCCSS) on 9 May 2013. As a constituent of the FBMKLCI Index, KLCCSS trades under the REIT sector of the Index as a single price quotation.

With KLCCP Stapled Group's core business in property investment and development, the Group has a diverse property portfolio largely located within the Kuala Lumpur City Centre comprising prime Grade A office buildings, a premier retail mall and a luxury hotel.

With a market capitalisation of RM14.0 billion as at 31 August 2017, KLCCP Stapled Group constitutes 32% of the market capitalisation of the Malaysian REIT segment.

KEY STATISTICS (as at 31 August 2017)

Market Capitalisation (RM million)	14,082
NAV per stapled security ¹ (RM)	7.10
Consensus DPU (FY2017) (sen)	37.10
Distribution Yield ² (%)	4.76
YTD Total Return ³ (%)	-1.26

¹ NAV per stapled security as at 30 June 2017

² Computed based on consensus DPU and unit price as at 31 August 2017

³ For the period from 1 January 2017 – 31 August 2017

SALIENT FEATURES

Investment Objective

To provide the holders of stapled securities with regular and stable distributions, improving returns from property portfolio and capital growth, while maintaining an appropriate capital structure

Distribution Policy

- 95% of KLCC REIT's distributable income for FY2013 & FY2014 and at least 90% for each subsequent financial year
- Distributions are made on a quarterly basis

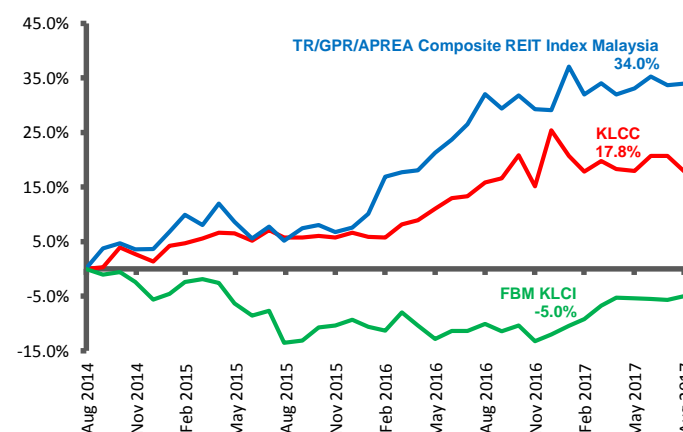
Financial Year End

31 December

TRADING INFORMATION

Stock Name	KLCC
Stock Code	5235SS
Unit Price (RM) as at 31 August 2017	7.80
52-weeks High (RM)	8.30
52-weeks Low (RM)	7.45
52-weeks Daily Average Trading Volume (Units)	782,049

Unit Performance (3-year)



Source: Bloomberg

ASSET PORTFOLIO

OFFICE ASSETS



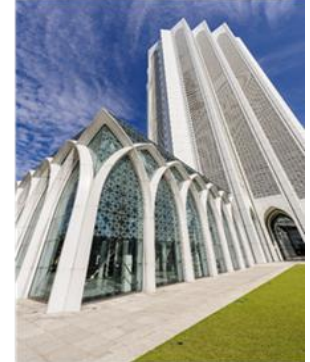
PETRONAS TWIN TOWERS



MENARA 3 PETRONAS



MENARA EXXONMOBIL



MENARA DAYABUMI

RETAIL ASSETS

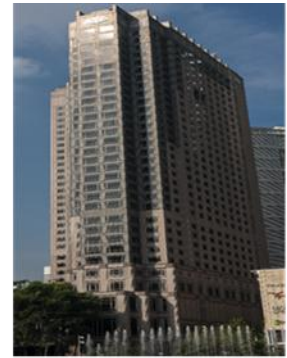


SURIA KLCC



MENARA 3 PETRONAS

HOTEL ASSET



MANDARIN ORIENTAL, KUALA LUMPUR

DISCLAIMER

This factsheet is for information purposes only and does not constitute an offer, solicitation or advertisement with respect to the purchase or sale of any security of the REIT and no part of it shall form the basis of, or be relied on in connection with, any contract, commitment or investment decision whatsoever. The information contained in this factsheet is strictly private and confidential and is being provided to you solely for your information. This factsheet may not be distributed or disclosed to any other person and may not be reproduced in any form, whole or in part. This factsheet may contain forward looking statements which are not subject to change due to a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions; interest rate trends; cost of capital and capital availability including availability of financing in the amounts and on the terms necessary to support future business; availability of real estate properties; competition from other companies; changes in operating expenses including employee wages, benefits and training and property expenses; and regulatory and public policy changes. You are cautioned not to place undue reliance on these forward looking statements which are based on Management's current view of future events. These forward looking statements speak only as at the date of which they are made and none of the REIT, its trustee, any of its or their respective agents, employees or advisors intends or has any duty or obligation to supplement, amend, update or revise any forward looking statement contained herein to reflect any change in circumstances, conditions, events or expectations upon which any such forward looking statement is based. Past performance is not necessarily indicative of its future performance. This factsheet does not constitute an offering circular or a prospectus in whole or in part. The information contained in this factsheet is provided as at the date of this factsheet and is subject to change without notice. No representation or warranty, express or implied, is made as to, and no reliance should be placed on, the accuracy, completeness or correctness of any information, including any projections, estimates, targets and opinions, contained herein. Accordingly, none of Sunway REIT, its trustee, officers or employees accept any liability, in negligence or otherwise, whatsoever arising directly or indirectly from the use of this factsheet.