Corporate Update

KLCCP Stapled Group

(5235 | KLCCSS MK) Main | REIT

3 Stars

SHARIAH Compliant

Maintain **NEUTRAL**

Unchanged Target Price **RM8.40**

3QFY25 Results Review
Recovery of Hotel Division

9MFY25 earnings within expectations. KLCCP Stapled Group 9MFY25 core net income of RM611.6m came in within expectations, making up 74% and 72% of our and consensus full year estimates respectively. KLCCP Stapled Group announced distribution per unit (DPU) of 9.5sen for 3QFY25, bringing total DPU to 27.9sen in 9MFY25.

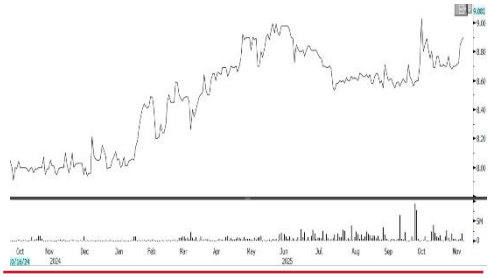
Stronger sequential earnings. Sequentially, 3QFY25 core net income was higher at RM208.9m (+4.5%qoq), in line with higher topline (+4.7%qoq). The earnings growth was mainly due to higher contribution from hotel and retail divisions. Profit before tax (PBT) of hotel division surged to RM6m in 3QFY25 from RM0.8m in 2QFY25 due to higher contribution from ballroom of Mandarin Oriental KL following completion of upgrading works. Meanwhile, the retail division recorded higher PBT of RM113.9m (+4%qoq) which was lifted by the recovery of shopper footfall after a quieter 2Q.

Solid earnings in 9MFY25. On a yearly basis, 3QFY25 core net income was flattish at RM208.9m (+1.2%yoy). That brought cumulative 9MFY25 core net income higher at RM611.6m (+4.3%yoy). The earnings growth was mainly driven by retail division which underpinned by positive rental reversion and following acquisition of remaining 40% in Suria KLCC in April 2024. Meanwhile, PBT of office segment was largely flattish due to long-term leases agreement. On the other hand, hotel division registered lower contribution in 9MFY25 mainly due to losses in 1QFY25 as a result of ballroom upgrading works. Nevertheless, earnings of hotel division staged recovery since 2QFY25 following completion of ballroom upgrading works.

Maintain NEUTRAL with an unchanged TP of RM8.40. We maintain our earnings forecast for FY25/26/27. We also maintain our TP of RM8.40 for KLCCP Stapled Group, based on Dividend Discount Model. We continue to see stable outlook for KLCCP Stapled Group due to positive rental reversion for retail division and stable rental from office assets. Besides, its retail and hotel divisions are expected to benefit from higher tourist arrivals amid Visit Malaysia 2026. Nevertheless, we see that the positives are largely priced in with limited upside, hence we maintain our **NEUTRAL** call on KLCCP Stapled Group. Meanwhile, distribution yield is estimated at 4.8%.

RETURN STATISTICS	
Price @ 20th Nov 2025 (RM)	8.90
Expected share price return (%)	-5.6
Expected dividend yield (%)	+4.8
Expected total return (%)	-0.8

SHARE PRICE CHART



Price performance (%)	Absolute	Relative
1 month	0.6	-0.2
3months	3.4	1.0
12 months	11.8	10.3

INVESTMENT STATISTICS

FYE Dec	2025E	2026F	2027F
Revenue	1,729	1,750	1,782
Operating Profit	1,083	1,107	1,128
PBT	918	943	966
Core Net Income	829	838	856
Core EPU (sen)	45.91	46.40	47.40
Net DPU (sen)	42.37	42.84	43.31
Dividend Yield	4.8%	4.8%	4.9%

KEY STATISTICS

FBM KLCI	1,619.96
Issue shares (m)	1805.33
Estimated free float (%)	24.84
Market Capitalisation (RM'm)	16,067
52-wk price range	RM7.7 – RM9.13
3-mth average daily volume (m)	1.17
3-mth average daily value (RM'm)	10.15
Top Shareholders (%)	
Petroliam Nasional Bhd	64.68
EPF	10.66
Amanah Saham Nasional Bhd	7.46

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KLCCP Stapled Group: 2QFY25 RESULTS SUMMARY

FYE Dec (RM'm, unless otherwise stated)	Quarterly Results			Cumulative	
	3QFY25	%YoY	%QoQ	FY25	%YoY
Revenue	429.7	0.0%	4.7%	1,246.9	-0.4%
Operating Profit	272.8	-0.1%	4.1%	797.2	-0.2%
Profit Before Tax	244.6	1.3%	4.7%	711.8	-1.8%
Core PBT	244.5	1.3%	4.9%	712.3	-1.8%
Net Income	209.1	1.3%	4.3%	611.1	4.3%
Core Net Income	208.9	1.2%	4.5%	611.6	4.4%
Basic EPS (sen)	11.6	1.2%	4.3%	33.8	4.3%
Core EPS (sen)	11.6	1.1%	4.5%	33.9	4.4%
Gross Dividend (sen)	9.5	3.3%	3.3%	27.9	1.8%

Source: Company, MBSB Research

FINANCIAL SUMMARY

Profit or Loss (RM'm)	2023A	2024A	2025E	2026F	2027F
Revenue	1,619	1,711	1,729	1,750	1,782
Operating Profit	1,020	1,067	1,083	1,107	1,128
PBT	1,187	1,201	918	943	966
Net Income	931	1,017	831	843	862
Core Net Income	726	782	829	838	856
Core EPU (sen)	40.2	43.3	45.9	46.4	47.4
Core PER (x)	22.1	20.5	19.4	19.2	18.8
NAV/unit (RM)	8.52	7.59	7.76	7.78	7.80
P/NAV (x)	1.04	1.17	1.15	1.14	1.14

Balance Sheet (RM'm)	2023A	2024A	2025E	2026F	2027F
Investment Properties	15,953	16,201	16,355	16,551	16,749
Total non-current assets	17,043	17,210	17,514	17,718	17,927
Cash	1,192	1,361	1,106	887	685
Other Assets	99	92	278	325	371
Total Assets	**18,334**	**18,663**	**18,897**	**18,930**	**18,983**
LT Borrowings	1,290	3,905	3,958	4,012	4,067
ST Borrowings	1,075	412	398	346	301
Other Liability	580	641	523	527	534
Total Liability	2,944	4,959	4,879	4,886	4,902
Unitholders' capital	1,823	1,823	1,823	1,823	1,823
Capital Reserve	3,009	3,165	3,169	3,174	3,180
Other Equity	12,820	11,020	9,026	9,047	9,078
Total Equity	17,652	16,008	14,018	14,044	14,081
Equity + Liability	**18,334**	**18,663**	**18,897**	**18,930**	**18,983**

Cash Flow (RM'm)	2023A	2024A	2025E	2026F	2027F
Cash flows from operating activities	1187	1201	918	943	966
Net income before taxation	1053	1136	906	923	950
Net cash from operating activities					
Cash flows from investing activities	-5	-8	-30	-31	-32
Expenditure on investment properties	-2	-2001	-26	-27	-28
Net cash used in investing activities					
Cash flows from financing activities	-964	1006	-1106	-1116	-1124
Net cash from/(used in) financing activities					
	87	142	-226	-219	-201
Net increase/(decrease) in cash and cash equivalents	1103	1190	1331	1106	887
Cash and cash equivalent at 1 January	1190	1331	1106	887	685
Cash and cash equivalent at 1 December	1187	1201	918	943	966

Profitability Ratios (%)	2023A	2024A	2025E	2026F	2027F
PBT margin	73.3%	70.2%	53.1%	53.9%	54.2%
Core net income margin	44.9%	45.7%	47.9%	47.9%	48.0%
ROE	4.8%	5.4%	6.0%	6.0%	6.1%
ROA	4.0%	4.2%	4.4%	4.4%	4.5%

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STOCK RECOMMENDATIONS

BUY	Total return is expected to be >10% over the next 12 months.
TRADING BUY	The stock price is expected to rise by >10% within 3 months after a Trading Buy rating has been assigned due to positive news flow.
NEUTRAL	Total return is expected to be between -10% and +10% over the next 12 months.
SELL	Total return is expected to be <-10% over the next 12 months.
TRADING SELL	The stock price is expected to fall by >10% within 3 months after a Trading Sell rating has been assigned due to negative news flow.

SECTOR RECOMMENDATIONS

POSITIVE	The sector is expected to outperform the overall market over the next 12 months.
NEUTRAL	The sector is to perform in line with the overall market over the next 12 months.
NEGATIVE	The sector is expected to underperform the overall market over the next 12 months.

ESG RECOMMENDATIONS* - source Bursa Malaysia and FTSE Russell

☆☆☆☆	Top 25% by ESG Ratings amongst PLCs in FBM EMAS that have been assessed by FTSE Russell
☆☆☆	Top 26-50% by ESG Ratings amongst PLCs in FBM EMAS that have been assessed by FTSE Russell
☆☆	Top 51%- 75% by ESG Ratings amongst PLCs in FBM EMAS that have been assessed by FTSE Russell
☆	Bottom 25% by ESG Ratings amongst PLCs in FBM EMAS that have been assessed by FTSE Russell

* ESG Ratings of PLCs in FBM EMAS that have been assessed by FTSE Russell in accordance with FTSE Russell ESG Ratings Methodology