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IOI PROPERTIES GROUP BERHAD 201301005964 (1035807-A)

(Incorporated in Malaysia)

Quarterly Financial Report For The Financial Period Ended 30 June 2026
(The figures have not been audited)

Condensed Consolidated Statement of Profit or Loss

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER	PRECEDING YEAR CORRESPONDING QUARTER	CURRENT YEAR TO DATE	PRECEDING YEAR CORRESPONDING PERIOD
	30/06/26	30/06/25	30/06/26	30/06/25
	RM'000	RM'000	RM'000	RM'000
Revenue	**1,386,789**	890,209	**4,443,524**	3,062,220
Cost of sales	**(650,657)**	(602,276)	**(1,974,669)**	(1,703,495)
Gross profit	**736,132**	287,933	**2,468,855**	1,358,725
Other operating income	**325,494**	981,126	**1,469,188**	1,086,210
Marketing and selling expenses	**(37,186)**	(70,846)	**(150,385)**	(160,688)
Administrative expenses	**(96,127)**	(80,410)	**(385,592)**	(292,517)
Other operating expenses	**(135,367)**	(76,938)	**(400,869)**	(267,208)
Operating profit	**792,946**	1,040,865	**3,001,197**	1,724,522
Share of result of an associate	**502**	575	**1,452**	1,765
Share of results of joint ventures	**13,891**	62,363	**36,403**	107,379
Profit before interest and taxation	**807,339**	1,103,803	**3,039,052**	1,833,666
Interest income	**10,577**	9,395	**43,422**	38,946
Interest expenses	**(119,773)**	(89,655)	**(435,878)**	(418,164)
Profit before taxation	**698,143**	1,023,543	**2,646,596**	1,454,448
Taxation	**(174,451)**	(198,613)	**(486,806)**	(385,042)
Profit for the period	**523,692**	824,930	**2,159,790**	1,069,406
Attributable to:				
Owners of the Company	**523,111**	823,930	**2,154,396**	1,064,009
Non-controlling interests	**581**	1,000	**5,394**	5,397
	523,692	824,930	**2,159,790**	1,069,406
Earnings per share for profit attributable to owners of the Company (sen)				
Basic	**9.50**	14.96	**39.13**	19.32
Diluted	**9.50**	14.96	**39.13**	19.32

(The Condensed Consolidated Statement of Profit or Loss should be read in conjunction with the audited financial statements for the financial year ended 30 June 2025 and the accompanying explanatory notes attached to this quarterly financial report.)

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IOI PROPERTIES GROUP BERHAD 201301005964 (1035807-A)

(Incorporated in Malaysia)

Quarterly Financial Report For The Financial Period Ended 30 June 2026
(The figures have not been audited)

Condensed Consolidated Statement of Other Comprehensive Income

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER	PRECEDING YEAR CORRESPONDING QUARTER	CURRENT YEAR TO DATE	PRECEDING YEAR CORRESPONDING PERIOD
	30/06/26	30/06/25	30/06/26	30/06/25
	RM'000	RM'000	RM'000	RM'000
Profit for the period	**523,692**	824,930	**2,159,790**	1,069,406
Other comprehensive income/(loss) that will be reclassified subsequently to profit or loss				
Exchange differences on translation of foreign operations	**52,918**	13,802	**(438,043)**	(500,888)
Other comprehensive income/(loss) for the period	**52,918**	13,802	**(438,043)**	(500,888)
Total comprehensive income for the period	**576,610**	838,732	**1,721,747**	568,518
Total comprehensive income attributable to:				
Owners of the Company	**576,387**	837,822	**1,716,916**	563,622
Non-controlling interests	**223**	910	**4,831**	4,896
	576,610	838,732	**1,721,747**	568,518

(The Condensed Consolidated Statement of Other Comprehensive Income should be read in conjunction with the audited financial statements for the financial year ended 30 June 2025 and the accompanying explanatory notes attached to this quarterly financial report.)

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IOI PROPERTIES GROUP BERHAD 201301005964 (1035807-A)

(Incorporated in Malaysia)

Quarterly Financial Report For The Financial Period Ended 30 June 2026

(The figures have not been audited)

Condensed Consolidated Statement of Financial Position

	As at 30/06/26 RM'000	As at 30/06/25 RM'000
ASSETS		
Non-current assets		
Property, plant and equipment	**8,064,684**	4,358,762
Land held for property development	**4,846,182**	5,724,790
Investment properties	**28,133,643**	22,251,490
Goodwill on consolidation	**11,472**	11,472
Interest in an associate	**53,476**	52,024
Interests in joint ventures	**1,244,013**	3,558,070
Deferred tax assets	**285,844**	159,319
	42,639,314	36,115,927
Current assets		
Property development costs	**6,610,582**	6,167,142
Inventories	**1,171,852**	1,271,745
Trade and other receivables	**870,463**	584,584
Contract assets	**263,826**	250,761
Current tax assets	**16,140**	39,542
Short term funds	**58**	47
Deposits with financial institutions	**1,481,471**	583,983
Cash and bank balances	**2,053,270**	1,901,581
	12,467,662	10,799,385
TOTAL ASSETS	**55,106,976**	46,915,312

Quarterly Financial Report For The Financial Period Ended 30 June 2026
(The figures have not been audited)

Condensed Consolidated Statement of Financial Position (Continued)

	As at 30/06/26 RM'000	As at 30/06/25 RM'000
EQUITY AND LIABILITIES		
Equity		
Share capital	**18,514,233**	18,514,233
Reserves	**(61,019)**	376,461
Retained earnings	**15,691,470**	13,978,243
Reorganisation debit balance	**(8,440,152)**	(8,440,152)
Equity attributable to equity owners of the Company	**25,704,532**	24,428,785
Non-controlling interests	**66,450**	93,300
Total equity	**25,770,982**	24,522,085
Non-current liabilities		
Borrowings	**24,356,272**	16,926,254
Lease liabilities	**1,602**	1,595
Trade and other payables	**241,442**	73,697
Deferred tax liabilities	**1,217,464**	897,113
	25,816,780	17,898,659
Current liabilities		
Borrowings	**996,695**	2,663,394
Lease liabilities	**1,713**	1,972
Trade and other payables	**1,722,064**	1,696,183
Contract liabilities	**493,465**	61,959
Current tax liabilities	**305,277**	71,060
	3,519,214	4,494,568
Total liabilities	**29,335,994**	22,393,227
TOTAL EQUITY AND LIABILITIES	**55,106,976**	46,915,312
Net assets per share attributable to owners of the Company (RM)	**4.67**	4.44

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements for the financial year ended 30 June 2025 and the accompanying explanatory notes attached to this quarterly financial report.)

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Quarterly Financial Report For The Financial Period Ended 30 June 2026

(The figures have not been audited)

Condensed Consolidated Statement of Cash Flows

	12 Months Ended 30/06/26 RM'000	12 Months Ended 30/06/25 RM'000
Operating Activities		
Profit before taxation	**2,646,596**	1,454,448
Adjustments for:		
Interest expenses	**435,878**	418,164
Depreciation and amortisation	**207,635**	122,548
Impairment losses on receivables	**29,137**	3,780
Inventories written down	**14,031**	158,020
Foreign currency translation loss	**3,274**	656
Property, plant and equipment written off	**1,690**	1,188
Bad debts written off	**1,261**	64
Share of result of an associate	**(1,452)**	(1,765)
Share of results of joint ventures	**(36,403)**	(107,379)
Interest income	**(43,422)**	(38,946)
Gain on remeasurement of previously held interest in a joint venture	**(502,789)**	-
Fair value gain on investment properties	**(855,177)**	(915,580)
Impairment loss on property, plant and equipment	**-**	19,658
Reversal of impairment losses on property, plant & equipment	**-**	(34,859)
Other non-cash items	**12**	(338)
Operating profit before working capital changes	**1,900,271**	1,079,659
Inventories	**560,644**	512,015
Receivables and other assets	**(361,688)**	(497,148)
Payables and other liabilities	**593,111**	150,337
Cash generated from operations	**2,692,338**	1,244,863
Interest received	**20,439**	21,219
Tax paid	**(373,727)**	(208,955)
Tax refunded	**52,166**	2,975
Net cash inflow from operating activities	**2,391,216**	1,060,102
Investing Activities		
Interest received	**21,757**	16,084
Redemption of redeemable preference shares of a joint venture	**11,500**	656,873
Dividend received from a joint venture	**6,500**	26,750
Proceeds from disposal of property, plant and equipment	**349**	2,751
Advance to joint ventures	**(1,294)**	(1,351)
Additions to investment properties	**(154,894)**	(785,622)
Additions to land held for property development	**(214,689)**	(154,972)
Additions to property, plant and equipment	**(241,437)**	(453,761)
Deposit paid for new asset acquisitions	**(388,843)**	-
Acquisition of remaining interest in a joint venture, resulting in a subsidiary	**(2,379,128)**	-
Deposit paid for acquisition of controlling interest in a joint venture	**-**	(140,003)
Net cash outflow from investing activities	**(3,340,179)**	(833,251)

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Quarterly Financial Report For The Financial Period Ended 30 June 2026
(The figures have not been audited)

Condensed Consolidated Statement of Cash Flows (Continued)

	12 Months Ended 30/06/26 RM'000	12 Months Ended 30/06/25 RM'000
Financing Activities		
Drawdown of borrowings	**11,446,518**	2,047,626
Consideration paid for acquisition of additional shares from non-controlling interests	**(50)**	-
Dividend paid to non-controlling interests	**(354)**	(5,646)
Payment of lease liabilities	**(2,419)**	(2,753)
Consideration paid for capital reduction from non-controlling interests	**(3,154)**	-
Redemption of redeemable preference shares of a subsidiary issued to non-controlling interest	**(28,800)**	(40,050)
Banking facilities paid	**(37,358)**	(8,884)
Dividend paid	**(440,492)**	(275,307)
Interest paid	**(705,872)**	(856,194)
Repayment of borrowings	**(8,188,855)**	(773,054)
Net cash inflow from financing activities	**2,039,164**	85,738
Net increase in cash and cash equivalents	**1,090,201**	312,589
Cash and cash equivalents at beginning of financial period	**2,485,611**	2,223,596
Effect of exchange rate changes	**(41,013)**	(50,574)
Cash and bank balances	**3,534,799**	2,485,611
Less: Cash and cash equivalents not available for use	**(165)**	(11,310)
Cash and cash equivalents at end of financial period	**3,534,634**	2,474,301

(The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the audited financial statements for the financial year ended 30 June 2025 and the accompanying explanatory notes attached to this quarterly financial report.)

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(Incorporated in Malaysia)

Quarterly Financial Report For The Financial Period Ended 30 June 2026

(The figures have not been audited)

Condensed Consolidated Statement of Changes in Equity
(RM'000)

	Share capital	Foreign currency translation reserve	Reorganisation debit balance	Retained earnings	Total equity attributable to owners of the Company	Non-controlling interests	Total equity
As at 1 July 2025	**18,514,233**	**376,461**	**(8,440,152)**	**13,978,243**	**24,428,785**	**93,300**	**24,522,085**
Profit for the financial period	-	-	-	2,154,396	2,154,396	5,394	2,159,790
Exchange differences on translation of foreign operations	-	(437,480)	-	-	(437,480)	(563)	(438,043)
Total comprehensive income	-	(437,480)	-	2,154,396	1,716,916	4,831	1,721,747
Transactions with owners							
Changes in equity interests in a subsidiary	-	-	-	(677)	(677)	(2,527)	(3,204)
Redemption of redeemable preference shares of a subsidiary issued to non-controlling interest	-	-	-	-	-	(28,800)	(28,800)
Dividend paid	-	-	-	(440,492)	(440,492)	(354)	(440,846)
As at 30 June 2026	**18,514,233**	**(61,019)**	**(8,440,152)**	**15,691,470**	**25,704,532**	**66,450**	**25,770,982**
As at 1 July 2024	**18,514,233**	**876,848**	**(8,440,152)**	**13,189,541**	**24,140,470**	**134,100**	**24,274,570**
Profit for the financial period	-	-	-	1,064,009	1,064,009	5,397	1,069,406
Exchange differences on translation of foreign operations	-	(500,387)	-	-	(500,387)	(501)	(500,888)
Total comprehensive income	-	(500,387)	-	1,064,009	563,622	4,896	568,518
Transactions with owners							
Redemption of redeemable preference shares of a subsidiary issued to non-controlling interest	-	-	-	-	-	(40,050)	(40,050)
Dividend paid	-	-	-	(275,307)	(275,307)	(5,646)	(280,953)
As at 30 June 2025	**18,514,233**	**376,461**	**(8,440,152)**	**13,978,243**	**24,428,785**	**93,300**	**24,522,085**

(The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited financial statements for the financial year ended 30 June 2025 and the accompanying notes attached to this quarterly financial report.)

Explanatory Notes

a) Basis of Preparation

The quarterly financial report of the IOIPG Group is unaudited and has been prepared in accordance with Malaysian Financial Reporting Standard ("MFRS") 134 "Interim Financial Reporting" and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad. The report should be read in conjunction with the audited financial statements for the financial year ended 30 June 2025. Those explanatory notes attached to this quarterly financial report provide an explanation of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Group since the financial year ended 30 June 2025.

b) Changes in Accounting Policies

The accounting policies and methods of computation adopted for the interim financial report are consistent with those adopted for the annual audited financial statements for the financial year ended 30 June 2025, except for the adoption of the following new Amendments to MFRS that is effective for the Group.

Title
Amendments to MFRS 121 ‘Lack of Exchangeability’

The adoption of this amendment to MFRS does not have any significant financial impact on the financial statements of the Group for the current financial period.

c) Seasonal or Cyclical Factors

There were no significant seasonal or cyclical factors that affect the business of the Group for the quarter under review.

d) Unusual Items

There were no unusual items affecting assets, liabilities, equity, net income, and cash flows for the quarter under review.

e) Material Changes in Estimates of Amounts Reported

There were no material changes in estimates of amounts reported in prior financial year that have a material effect in the current financial quarter.

f) Details of Changes in Debt and Equity Securities

There was no issuance, cancellation, repurchase, resale or repayment of debt and/or equity securities, share buy-back, share cancellation, shares held as treasury shares and/or resale of treasury shares for the current financial year ended 30 June 2026.

g) Dividend Paid

	CURRENT YEAR TO DATE RM'000	PRECEDING YEAR CORRESPONDING PERIOD RM'000
Interim single tier dividend of 8.0 sen per ordinary share in respect of the financial year ended 30 June 2025, paid on 25 September 2025	**440,492**	-
Interim single tier dividend of 5.0 sen per ordinary share in respect of the financial year ended 30 June 2024, paid on 1 November 2024	-	275,307
	440,492	275,307

Quarterly Financial Report For The Financial Period Ended 30 June 2026
(The figures have not been audited)

Explanatory Notes

h) Segment Revenue & Results

(RM'000)	Property Development	Property Investment	Hospitality & Leisure	Other Operations	Elimination	Consolidated
3 Months Ended 30/06/26						
REVENUE						
External	**779,167**	**413,102**	**194,616**	**(96)**	**-**	**1,386,789**
Inter-segment	**-**	**5,453**	**-**	**96,099**	**(101,552)**	**-**
Total revenue	**779,167**	**418,555**	**194,616**	**96,003**	**(101,552)**	**1,386,789**
RESULT						
Segment operating profit	**235,801**	**272,837**	**233**	**9,982**	**-**	**518,853**
Fair value gain on investment properties	**-**	**288,124**	**-**	**-**	**-**	**288,124**
Inventories written down	**(14,031)**	**-**	**-**	**-**	**-**	**(14,031)**
Share of result of an associate	**502**	**-**	**-**	**-**	**-**	**502**
Share of results of joint ventures	**13,891**	**-**	**-**	**-**	**-**	**13,891**
Segment results	**236,163**	**560,961**	**233**	**9,982**	**-**	**807,339**
Interest income						**10,577**
Interest expenses						**(119,773)**
Profit before taxation						**698,143**
Taxation						**(174,451)**
Profit for the period						**523,692**
3 Months Ended 30/06/25						
REVENUE						
External	526,034	241,764	117,658	4,753	-	890,209
Inter-segment	-	2,200	-	61,263	(63,463)	-
Total revenue	526,034	243,964	117,658	66,016	(63,463)	890,209
RESULT						
Segment operating profit/(loss)	152,501	68,354	(929)	11,496	-	231,422
Fair value gain on investment properties	-	915,580	-	-	-	915,580
Reversal of impairment loss on property, plant and equipment	-	34,859	-	-	-	34,859
Impairment loss on property, plant and equipment	-	-	(19,658)	-	-	(19,658)
Inventories written down	(121,338)	-	-	-	-	(121,338)
Share of result of an associate	575	-	-	-	-	575
Share of results of joint ventures	25,590	38,604	(1,831)	-	-	62,363
Segment results	57,328	1,057,397	(22,418)	11,496	-	1,103,803
Interest income						9,395
Interest expenses						(89,655)
Profit before taxation						1,023,543
Taxation						(198,613)
Profit for the period						824,930

Other operations consist mainly of project and building services management and other activities unrelated to any of the abovementioned major operation segments.

Quarterly Financial Report For The Financial Period Ended 30 June 2026
(The figures have not been audited)

Explanatory Notes

h) Segment Revenue & Results

(RM'000)	Property Development	Property Investment	Hospitality & Leisure	Other Operations	Elimination	Consolidated
12 Months Ended 30/06/26						
REVENUE						
External	**2,220,882**	**1,406,230**	**803,179**	**13,233**	**-**	**4,443,524**
Inter-segment	**-**	**14,392**	**-**	**282,814**	**(297,206)**	**-**
Total revenue	**2,220,882**	**1,420,622**	**803,179**	**296,047**	**(297,206)**	**4,443,524**
RESULT						
Segment operating profit	**739,676**	**850,737**	**32,626**	**34,223**	**-**	**1,657,262**
Fair value gain on investment properties	**-**	**855,177**	**-**	**-**	**-**	**855,177**
Gain on remeasurement of previously held interest in a joint venture	**-**	**-**	**502,789**	**-**	**-**	**502,789**
Inventories written down	**(14,031)**	**-**	**-**	**-**	**-**	**(14,031)**
Share of result of an associate	**1,452**	-	**-**	**-**	**-**	**1,452**
Share of results of joint ventures	**29,380**	**7,093**	**(70)**	**-**	**-**	**36,403**
Segment results	**756,477**	**1,713,007**	**535,345**	**34,223**	**-**	**3,039,052**
Interest income						**43,422**
Interest expenses						**(435,878)**
Profit before taxation						**2,646,596**
Taxation						**(486,806)**
Profit for the period						**2,159,790**
12 Months Ended 30/06/25						
REVENUE						
External	1,651,066	944,898	449,684	16,572	-	3,062,220
Inter-segment	-	7,657	-	236,930	(244,587)	-
Total revenue	1,651,066	952,555	449,684	253,502	(244,587)	3,062,220
RESULT						
Segment operating profit/(loss)	455,972	466,808	(4,627)	33,608	-	951,761
Fair value gain on investment properties	-	915,580	-	-	-	915,580
Reversal of impairment loss on property, plant and equipment	-	34,859	-	-	-	34,859
Impairment loss on property, plant and equipment	-	-	(19,658)	-	-	(19,658)
Inventories written down	(158,020)	-	-	-	-	(158,020)
Share of result of an associate	1,765	-	-	-	-	1,765
Share of results of joint ventures	62,094	47,255	(1,970)	-	-	107,379
Segment results	361,811	1,464,502	(26,255)	33,608	-	1,833,666
Interest income						38,946
Interest expenses						(418,164)
Profit before taxation						1,454,448
Taxation						(385,042)
Profit for the period						1,069,406

Other operations consist mainly of project and building services management and other activities unrelated to any of the abovementioned major operation segments.

Explanatory Notes

i) Material Events Subsequent to the End of Financial Period

There were no material events subsequent to the end of the financial period.

j) Changes in the Composition of the Group

The Company incorporated the following wholly-owned subsidiaries during the financial period:

i. On 14 April 2026, IOI Marina Bay Pte. Ltd. ("IMBPL") was incorporated in Singapore under the Singapore Companies Act 1967 with an issued and paid-up share capital of SGD100, divided into 100 ordinary shares. IMBPL's principal activity is investment holding.

ii. On 18 June 2026, IOIPG REIT Capital Sdn. Bhd. ("IRCSB") was incorporated under the Companies Act 2016 with an issued and paid-up share capital of RM100, divided into 100 ordinary shares. IRCSB's principal activity is investment holding.

iii. On 30 June 2026, IOI Marina View Capital Pte. Ltd. ("IMVCPL") was incorporated in Singapore under the Singapore Companies Act 1967 with an issued and paid-up share capital of SGD100, divided into 100 ordinary shares. IMVCPL's principal activity is investment holding.

k) Contingent Liabilities

There were no material contingent liabilities for the Group as at 30 June 2026.

l) Capital Commitments

Capital commitments not provided for in the quarterly financial report as at the end of the financial period are as follows:

Contracted	**RM'000**
Additions of property, plant and equipment	491,827
Additions of investment properties	7,500,146
	7,991,973

Quarterly Financial Report For The Financial Period Ended 30 June 2026
(The figures have not been audited)

Additional Information As Required By Appendix 9b Of Bursa Malaysia Listing Requirements

1) Review of Group's Performance

(a) Performance of 4Q FY2026 vs 4Q FY2025

The Group reported revenue of RM1.4 billion for the current year quarter, which is RM494.6 million or 56% higher than the preceding year corresponding quarter of RM890.2 million. The increase is primarily attributed to improved performance across all segments.

The Group's underlying profit before tax ("PBT") of RM424.0 million (excluding one off items such as fair value gain on investment properties and inventories written down) for the current quarter is RM209.9 million or 98% higher compared to the preceding year's corresponding quarter of RM214.1 million (excluding one off items such as fair value gain on investment properties and reversal of impairment loss on property, plant, and equipment ("PPE"), inventories written down and impairment loss on PPE). The improvement is primarily driven by the contribution from the newly consolidated South Beach office tower and JW Marriott operations in Singapore following the acquisition of the remaining 50.1% equity interest, together with higher contributions from the property development segment following the recognition of sale of Ampang land. The property investment segment also recorded higher contributions, supported by higher occupancy at IOI Central Boulevard Tower.

The Group recorded a total fair value gain of RM288.1 million on the investment properties for the current quarter. This positive revaluation was largely attributable to the continued strong performance of IOI City Mall and IOI Mall Puchong.

The financial performance is analysed as follows:-

	Revenue				Underlying PBT			
	Q4 FY2026	Q4 FY2025	+/(-)		Q4 FY2026	Q4 FY2025	+/(-)	
	RM'mil	RM'mil	RM'mil	%	RM'mil	RM'mil	RM'mil	%
Property development segment	779.2	526.0	253.2	+48%	235.8	152.5	83.3	+55%
Property investment segment	413.1	241.8	171.3	+71%	272.8	68.4	204.4	+299%
Hospitality & leisure segment	194.6	117.7	76.9	+65%	0.2	(0.9)	1.1	+122%
Other operations	(0.1)	4.7	(4.8)	-102%	10.0	11.5	(1.5)	-13%
Share of results of joint ventures and associate					14.4	62.9	(48.5)	-77%
Net interest expense					(109.2)	(80.3)	(28.9)	-36%
Total revenue/PBT	1,386.8	890.2	496.6	+56%	424.0	214.1	209.9	+98%

<u>Property Development Segment</u>

The property development segment recorded revenue of RM779.2 million and operating profit of RM235.8 million for the current quarter, representing an increase of RM253.2 million, or 48%, in revenue and RM83.3 million, or 55%, in operating profit compared to the corresponding period of the preceding year. The improved financial performance was primarily driven by the recognition of the sale of Ampang land amounting to RM257.9 million in the current quarter.

<u>Property Investment Segment</u>

The property investment segment recorded revenue of RM413.1 million and operating profit of RM272.8 million for the current quarter, representing an increase of RM171.3 million, or 71%, in revenue and RM204.4 million, or 299%, in operating profit compared to the corresponding period of the preceding year. The improved financial performance was primarily attributable to the leasing income contribution from South Beach office tower following the consolidation of Scottsdale with effect from 1 September 2025 coupled with the higher occupancy at IOI Central Boulevard Tower. Higher operating profit recorded in the current quarter is primarily due to higher leasing commission incurred in the corresponding period of the preceding year.

Additional Information As Required By Appendix 9b Of Bursa Malaysia Listing Requirements

1) Review of Group's Performance

Hospitality and Leisure Segment

The hospitality and leisure segment recorded revenue of RM194.6 million and operating profit of 0.2 million for the current quarter, reflecting an increase of RM76.9 million of 65% in revenue and an increase of RM1.1 million or 122% in operating profit compared to the preceding year corresponding period. This improvement was primarily attributable to the income contribution from JW Marriott following the consolidation of Scottsdale with effect from 1 September 2025.

(b) Performance of current year to date against the preceeding year to corresponding period

The Group reported revenue of RM4.4 billion and underlying profit before tax of RM1.3 billion for the current year-to-date period, (excluding fair value gain on investment properties, gain on remeasurement of the previously held interest in a joint venture and inventories written down). This represents an increase of RM1.4 billion, or 45%, in revenue and RM621.0 million, or 91%, in underlying profit before tax compared to the corresponding period of the preceding year of RM681.7 million (excluding one off items such as fair value gain on investment properties and reversal of impairment loss on property, plant, and equipment (“PPE”), inventories written down and impairment loss on PPE).

The strong performance was attributable to the consolidation of Scottsdale Properties following the acquisition of the remaining 50.1% equity interest, as well as higher contributions from the properties development segment arising from the recognition of the sales of Ampang and Malacca land, and from the properties investment segment due to higher occupancy at IOI Central Boulevard Tower.

The Group recorded a total fair value gain of RM855.1 million on the investment properties for the current year-to-date period. This represents a decrease of RM60.5 million, or 7% compared to the corresponding period of the preceding year of RM915.6 million. The lower fair value gain in current year-to-date is mainly due to higher fair value gain recognised in the preceding year, particularly for IOI City Tower 1 and 2, following the securing of new major tenants.

2) Material Change in Profit Before Taxation ("PBT") for 4Q FY2026 vs 3Q FY2026

The Group reported revenue of RM1.4 billion and underlying PBT of RM424.0 million (excluding fair value gain on investment properties, gain on remeasurement of the previously held interest in a joint venture and inventories written down) for the current quarter. This represents an increase of RM339.4 million and RM76.0 million, respectively, compared to the immediate preceding quarter, which recorded revenue of RM1.0 billion and PBT of RM348.0 million. This improvement was mainly attributable to stronger performance from the properties development segment arising from the recognition of the sale of Ampang land, coupled with higher occupancy at IOI Central Boulevard Tower.

Additional Information As Required By Appendix 9b Of Bursa Malaysia Listing Requirements

3) Prospects

For FY2026, the Property Development segment delivered robust sales of RM3.91 billion. Local projects remained the key contributor at RM3.53 billion, accounting for 91% of total sales, while projects in the People's Republic of China ("PRC") contributed RM247.7 million, or 6%, and Singapore accounted for the remaining RM132.3 million, or 3%. In Malaysia, sales were led by the Klang Valley region at RM2.65 billion and this was primarily driven by the industrial land sales in IOI Industrial Park Banting and commercial land in Jalan Ampang, alongside steady contributions from the Group's established townships. Notably, Bandar Puteri Puchong was the largest contributor among our townships, bolstered by the strong take-up of The Cube Plus. Meanwhile, the Johor region registered RM875.5 million in sales, underpinned by our matured and thriving townships of Bandar Putra Kulai and Taman Kempas Utama, coupled with the contribution from industrial land sales.

The strong sales momentum translated to a record high unbilled sales of RM2.51 billion, providing strong earnings visibility over the near to medium term. At the same time, completed inventories continued to trend lower, reducing by RM100.6 million to RM1.17 billion. The reduction was primarily attributable to PRC, where sales performance improved following the price alignment exercise undertaken. The Group remains focused on further monetising these inventories through strategic product positioning and targeted marketing initiatives.

The Property Investment segment maintained its upward trajectory, anchored by higher physical occupancy at IOI Central Boulevard Towers and the commendable performance of South Beach Tower and the Group's flagship retail malls. In Malaysia, IOI City Mall and IOI Mall Puchong continued to record robust footfall and high occupancy rates, while IOI City Towers and Puchong Financial Corporate Centre saw a gradual ramp-up in physical occupancy. The strong performance provides a favourable backdrop for the Group's proposed Real Estate Investment Trust, which recently received the approval from Securities Commission Malaysia and is on track for listing by Q4 CY2026. Over in Singapore, the office market outlook remains positive, supported by resilient demand and limited supply. This has contributed to the strong performance of IOI Central Boulevard Towers and South Beach Tower, both of which have achieved close to full commitment rates. Looking ahead, the Property Investment segment's financial performance is expected to see further growth, driven by improving physical occupancy at IOI Central Boulevard Towers and additional contribution from Asia Square Tower 2, with the acquisition targeted to complete by Q3 CY2026.

The tourism sector in Malaysia remained resilient despite ongoing geopolitical tensions in the Middle East, supported by the Visit Malaysia 2026 ("VM2026") campaign. In the first half of 2026, Malaysia retained its position as Southeast Asia's most visited country with 21.1 million international visitor arrivals, which translated into sustained occupancy and average room rates across the Group's hotels. To keep up the momentum, Tourism Malaysia has lined up a series of major events and flagship campaigns under the VM2026 calendar. Together with the Formula One Grand Prix scheduled in October 2026, these events are expected to further drive tourism activity in the second half of the year. This is expected to uplift the occupancy and room rate of the Group's hotels while generating spillover benefits for our retail malls. Looking ahead, the Group's hospitality portfolio is set to expand further with the recently introduced The Westin Puchong, a 324-room five-star hotel located within its 100-acre IOI Rio City masterplan in Bandar Puteri Puchong. Scheduled to open by June 2030, The Westin Puchong will be the first internationally branded five-star hotel in Puchong and is expected to complement the upcoming IOI Mall Rio.

Moving into FY2027, the Group recognises that global economic headwinds and geopolitical risks may persist. Nevertheless, the Group remains cautiously optimistic of its financial performance for the financial year, underpinned by the strong demand for our diversified product offerings in the Property Development segment and growing contribution from the Property Investment segment.

Quarterly Financial Report For The Financial Period Ended 30 June 2026
(The figures have not been audited)

Additional Information As Required By Appendix 9b Of Bursa Malaysia Listing Requirements

4) Achievability of Forecast Results

Not applicable.

5) Variance of Actual Profit from Forecast Results or Profit Guarantee

Not applicable.

6) Taxation

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER	PRECEDING YEAR CORRESPONDING QUARTER	CURRENT YEAR TO DATE	PRECEDING YEAR CORRESPONDING PERIOD
	RM'000	RM'000	RM'000	RM'000
The tax expense comprises the following:				
Current taxation	**288,517**	76,821	**562,540**	234,839
Deferred taxation	**(114,066)**	121,792	**(75,734)**	150,203
	174,451	198,613	**486,806**	385,042

The effective tax rate of the Group for the current year quarter is 25%, which is slightly higher than the prevailing statutory tax rate in Malaysia of 24%. The increase in the effective tax rate is mainly attributable to non-deductible inventory write-downs and impairment losses on receivables, along with fair value losses on investment properties in Singapore and China, which do not have a corresponding tax impact.

Additional Information As Required By Appendix 9b Of Bursa Malaysia Listing Requirements

7) Corporate Proposal

The following is the status of corporate proposals that have been announced by the Company but have not been completed as at 20 August 2026, being the latest practicable date which is not earlier than 7 days from the date of issuance of this interim financial report.

(i) Proposals Comprising:-

(a) Proposed REIT Establishment;
(b) Proposed Disposals;
(c) Proposed Offering;
(d) Proposed Listing; and
(e) Proposed Leases

On behalf of the Board of Directors of IOI Properties Group Berhad ("**IOIPG**") ("**Board**"), Maybank Investment Bank Berhad ("**Maybank IB**") and AmInvestment Bank Berhad (collectively, the "**Joint Principal Advisers**") had, on 10 April 2026, announced that the Company proposed to undertake the following:

(a) proposed establishment of IOIPG Malaysia Real Estate Investment Trust ("**IOIPG REIT**") ("**Proposed REIT Establishment**");

(b) proposed disposal by the vendors of certain properties comprising retail, hotels and offices (collectively "**Subject Properties**") to MTrustee Berhad (on behalf of IOIPG REIT) for a total disposal consideration of approximately RM7.58 billion ("**Disposal Consideration**") to be satisfied via the issuance of 5,500,000,000 undivided interest in IOIPG REIT ("**Units**") ("**Consideration Units**") at an indicative issue price of approximately RM0.90 per Consideration Unit and cash consideration of approximately RM2.65 billion ("**Cash Consideration**") ("**Proposed Disposals**");

(c) proposed offering of up to 2,200,000,000 Units ("**Offer Units**") comprising:
   (i) proposed retail offering to the entitled shareholders of IOIPG pursuant to the proposed restricted offering, the eligible persons of the manager and IOIPG and its subsidiaries ("**IOIPG Group**") pursuant to the proposed restricted pink form offering and the Malaysian public pursuant to the proposed public offering, and
   (ii) proposed institutional offering to Bumiputera investors approved by the Ministry of Investment, Trade and Industry of Malaysia, and the other Malaysian and foreign institutional and selected investors,

   (collectively "**Proposed Offering**");

(d) proposed admission of IOIPG REIT to the official list of the Main Market of Bursa Malaysia Securities Berhad ("**Bursa Securities**") ("**Official List**") and the listing of and quotation for 5,500,000,000 Units on the Main Market of Bursa Securities ("**Proposed Listing**"); and

(e) proposed leases of certain hotel properties by the respective master lessees ("**Proposed Leases**"),

(collectively, the "**Proposals**").

On 30 April 2026, the Joint Principal Advisers had, on behalf of our Board, announced that the Company had submitted an application to the Securities Commission Malaysia ("SC") in relation to the Proposals on even date.

7) Corporate Proposal (cont'd)

On 23 July 2026, the Joint Principal Advisers had, on behalf of the Board, announced the following updates in relation to, and variations of, the Proposals:

(a) Knight Frank, being the Independent Property Valuer, had conducted and completed an update valuation of the Subject Properties based on the material valuation date of 31 May 2026 which has resulted in an increase in the overall appraised value of the Subject Properties by RM86.0 million or 1.1%, to RM7.66 billion, as compared to the appraised value of RM7.58 billion based on the material valuation date of 31 October 2025.

The increase in the appraised value is attributable to an increase in the market value of IOI City Mall, IOI City Towers, PFCC Towers, Putrajaya Marriott Hotel and Moxy Putrajaya between the material valuation dates of 31 October 2025 and 31 May 2026, which has been partially offset by a decrease in the market value of Courtyard by Marriott Penang. Further, the market value of W Kuala Lumpur has reduced by RM3.0 million due to, among others, the revision of the valuation assumptions adopted for the proposed lease arrangement in relation to an additional improvement area measuring 3,649 sq ft, which is currently a void area and does not form part of the existing strata titles of W Kuala Lumpur; and

(b) the number of pink form units under the proposed restricted pink form offering has increased with the allocation of pink form units under the proposed restricted pink form offering to the eligible business associates of the IOIPG Group who have contributed to the success of the IOIPG Group. This resulted in a corresponding decrease in the Offer Units allocated to other institutional and selected investors under the proposed institutional offering.

On 7 August 2026, the Joint Principal Advisers had, on behalf of the Board, announced that the SC had, via its letter 6 August 2026 (received on 7 August 2026), granted its approval for the Proposed REIT Establishment and Proposed Listing.

On 19 August 2026, the Joint Principal Advisers had, on behalf of the Board, announced that the SC had, via its letter dated 18 August 2026, granted its approval for the application by IOIPG REIT Management Sdn Bhd ("**IRMSB**") for the regulated activity of fund management in relation to asset management restricted to REIT, subject to certain terms and conditions.

Barring unforeseen circumstances and subject to all requisite approvals being obtained, the Proposals are expected to be completed by the fourth quarter of calendar year 2026.

(ii) PROPOSED ACQUISITION OF MVKIMI (BVI) LIMITED ("MVKIMI")

On behalf of the Board, Maybank IB had on, 20 April 2026, announced that IOI Marina View Pte. Ltd. (formerly known as IOI Orchard Pte. Ltd.) ("Purchaser"), a direct wholly-owned subsidiary of the Company, had, on 17 April 2026, entered into a put and call option agreement ("PCOA") with HSBC Institutional Trust Services (Singapore) Limited ("Seller"), in its capacity as trustee of CapitaLand Commercial Trust, being a wholly-owned sub-trust of CapitaLand Integrated Commercial Trust.

Pursuant to the PCOA, the Purchaser has granted to the Seller the right to require the Purchaser ("Put Option") and the Seller has granted to the Purchaser the right to require the Seller ("Call Option") to enter into the SPA (as defined below) based on an agreed property value for a 46-storey integrated commercial development located at 12 Marina View, 018961 Singapore, comprising premium Grade A offices with ancillary retail space known as "Asia Square Tower 2" of Singapore Dollar ("SGD") 2,476.00 million, subject to the fulfillment of the conditions precedent of the PCOA.

In the event that the Put Option or the Call Option is exercised, a sale and purchase agreement ("SPA") shall be deemed to be entered into by the Purchaser and the Seller on the exercise date of the Put Option or the Call Option, for the proposed acquisition by the Purchaser of one ordinary share in MVKimi, representing 100% of the issued share capital of MVKimi, for a purchase consideration of SGD1,196.78 million, subject to the adjustments as may be applicable in the SPA, to be satisfied entirely in cash ("Proposed Acquisition").

MVKimi is an investment holding company which, through its wholly-owned subsidiary, Asia Square Tower 2 Pte Ltd, owns the Asia Square Tower 2.

7) Corporate Proposal

The circular to shareholders in relation to the Proposed Acquisition, together with the notice of extraordinary general meeting ("EGM"), was announced on Bursa Securities and published on IOIPG's website on 31 July 2026. At the EGM held on 27 August 2026, the Ordinary Resolution in relation to the Proposed Acquisition was duly passed by the shareholders.

Barring any unforeseen circumstances and subject to the fulfilment of the conditions precedent under the PCOA and/or SPA, the estimated timeframe for completion of the Proposed Acquisition is anticipated to be in the third quarter of calendar year 2026.

8) Group Borrowings and Debt Securities

Group borrowings and debt securities as at 30 June 2026 are as follows:

	As at 30/06/26 RM'000	As at 30/06/25 RM'000
a) **Short term borrowings**		
Unsecured		
Denominated in RM	**255,383**	1,044,133
Denominated in SGD (SGD144 million) (2025: SGD200 million)	**450,964**	662,700
Denominated in RMB (RMB486 million) (2025: RMB1,623 million)	**290,348**	956,561
	996,695	2,663,394
b) **Long term borrowings**		
Secured		
Denominated in SGD (SGD6,076 million) (2025: SGD4,057 million)	**19,085,399**	13,443,389
Unsecured		
Denominated in RM	**2,447,316**	1,701,349
Denominated in SGD (SGD580 million) (2025: SGD400 million)	**1,820,246**	1,325,400
Denominated in RMB (RMB1,681 million) (2025: RMB774 million)	**1,003,311**	456,116
	24,356,272	16,926,254
Total borrowings	**25,352,967**	19,589,648

Additional Information As Required By Appendix 9b Of Bursa Malaysia Listing Requirements

9) Derivative Financial Instrument

As at 30 June 2026, there were no derivatives.

10) Notes to the Condensed Consolidated Statement of Comprehensive Income

Profit for the period has been arrived after (crediting)/charging:

	CURRENT YEAR QUARTER RM'000	CURRENT YEAR TO DATE RM'000
Depreciation and amortisation	54,489	207,635
Fair value gain on investment properties	(288,124)	(855,177)
Gain on remeasurement of previously held interest in a joint venture	-	(502,789)
Interest expenses	119,773	435,878
Interest income	(10,577)	(43,422)
Inventories written down	14,031	14,031
Net impairment losses on receivables	27,653	29,137
Net loss on foreign currency translation differences	1,022	3,274
Property, plant and equipment written off	81	1,690

Other than as per disclosed above, the Group does not have other material items that is recognised as profit/loss in the consolidated statement of profit or loss and statement of other comprehensive income.

11) Material Litigation

There is no pending material litigation as at the date of this announcement.

Additional Information As Required By Appendix 9b Of Bursa Malaysia Listing Requirements

12) Dividends

The Board declared an interim single tier dividend of 8.0 sen and a special single tier dividend of 8.0 sen per ordinary share, totalling 16.0 sen per ordinary share, in respect of the financial year ended 30 June 2026. Both dividends are not taxable in the hands of the shareholders pursuant to paragraph 12B of Schedule 6 of the Income Tax Act 1967.

The dividends will be payable on 24 September 2026 to shareholder whose name appear in the Record Depositors and Register of Members of the Company at the close of business on 15 September 2026.

A Depositor shall qualify for entitlement only in respect of:
a) Shares transferred into the Depositor's Securities Account before 4.30p.m. on 15 September 2026 in respect of transfers;

b) Shares deposited into the Depositor's Securities Account before 12.30p.m. on 11 September 2026 (in respect of shares which are exempted from mandatory deposit); and

c) Shares bought on Bursa Malaysia Securities Berhad on a cum entitlement basis according to the Rules of Bursa Malaysia Securities Berhad.

The total dividend declared to date for the current financial year comprise interim and special single tier dividends totalling 16.0 sen (30 June 2025: 8.0 sen) per ordinary share.

13) Earnings Per Share

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER	PRECEDING YEAR CORRESPONDING QUARTER	CURRENT YEAR TO DATE	PRECEDING YEAR CORRESPONDING PERIOD
	RM'000	RM'000	RM'000	RM'000
Basic earnings per share				
Net profit for the period	**523,111**	823,930	**2,154,396**	1,064,009
Weighted average number of ordinary shares in issue ('000)	**5,506,145**	5,506,145	**5,506,145**	5,506,145
Basic earnings per share (sen)	**9.50**	14.96	**39.13**	19.32

Diluted earnings per share

The Group has no dilution in its EPS for the financial period under review as there are no dilutive potential ordinary shares.

14) Audit Qualification

The audit report on the Group's preceding year's financial statements is not qualified.

By Order of the Board

Joanne Swee Hui Cheng
Company
Secretary

Putrajaya
27 August 2026