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## PRESS RELEASE

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### IOI Properties Delivers Robust Performance

- **The Group's Revenue Grew by 42% to RM2.01 billion**
- **Hospitality & Leisure Segment Operating Profit Grew More than Fourfold**
- **Property Development Segment Operating Profit Rose by 78%**

**Putrajaya** - IOI Properties Group Berhad ("IOIPG" or "Group") registered a 42% increase in revenue to RM2.01 billion for the first half of the financial year ending 30 June 2026 ("6M FY2026"), compared to the RM1.42 billion in 6M FY2025. The strong growth was driven by robust performance across all three core business segments, with the Property Development, Property Investment and Hospitality & Leisure segments registering commendable growth of 33%, 39% and 77% respectively.

Profit before tax ("PBT") in 6M FY2026 increased by more than fivefold to RM1.60 billion, compared to the RM284.5 million in 6M FY2025. The strong performance was primarily attributed to a fair value gain on investment properties and remeasurement gain on **South Beach**, amounting to RM567.1 million and RM502.8 million, respectively. Excluding these exceptional items, the Group's underlying PBT rose by 87% to RM530.6 million, underpinned by stronger contributions across all segments.

*"We are pleased to announce the strong financial performance, underscoring the strength of the Group's core businesses. Barring any unforeseen events, the Group is confident of its performance for the financial year. The prospects are well supported by our diversified development offerings across three countries, ongoing developments in the industrial segment as well as the activation of data centre activities, sizeable recurring income streams from our established Property Investment portfolio, positive outlook of the Hospitality & Leisure segment, and the favourable interest rate environment in Singapore."* Dato' Lee Yeow Seng, Group Chief Executive Officer of IOIPG highlighted.

In 6M FY2026, the Property Development segment achieved sales of RM1.00 billion. Local projects contributed RM803.7 million, accounting for 80% of total sales, while projects in the People's Republic of China ("PRC") contributed RM134.8 million, or 14%, and Singapore accounted for the remaining RM63.8 million, or 6%. In Malaysia, sales were primarily driven by the Klang Valley region at RM512.5 million and this was led by our well-established township of **16 Sierra** in Puchong South, followed by **Senna Puteri**, the Group's latest township development in Salak Tinggi, Sepang. Meanwhile, the Johor region registered RM290.1 million in sales, led by our vibrant townships of **Bandar Putra Kulai** and **Taman Kempas Utama**.

Dato' Lee added, "In addition to Property Development sales, on 29 January 2026, the Group entered into an agreement to dispose 136 acres of land in IOI Industrial Park @ Banting for a total consideration of RM740.7 million. Launched in December 2025, the industrial park, which spans 322 acres, has attracted interest from Bridge Data Centres Malaysia VII Sdn Bhd, reflecting ongoing demand and confidence in the Group's industrial offerings. Following this milestone, the remainder of the development is expected to command greater market appeal and draw heightened interest from potential buyers going forward."

**Trusted.**

The Property Investment segment continues to outperform, underpinned by high occupancy rates of the Group's retail malls and offices. In Malaysia, **IOI City Mall** and **IOI Mall Puchong** maintained its strong performances, supported by robust footfall. Amid the ongoing rental reversion cycle at IOI City Mall, the mall contributed a substantial portion of the total Group's fair value gain recorded in the current financial period. This valuation uplift reflects the Group's continuous efforts in optimising mall operations and provides supportive context for the upcoming proposed REIT exercise.

Over in Singapore, performance was driven by the growing contribution from **IOI Central Boulevard Towers**, alongside the additional contribution from the newly acquired **South Beach Tower** effective 1 Sept 2025. With IOI Central Boulevard Towers and South Beach Tower having secured committed occupancy rates of 96% and 100% respectively, contributions from both assets are expected to continue its upward trajectory as actual occupancy progressively ramps up, further strengthening the Group's recurring income stream.

The Hospitality & Leisure segment delivered a strong performance, largely attributable to the additional contribution from **JW Marriott Singapore South Beach**. In Malaysia, the tourism sector remained resilient, with the country surpassing Thailand for the second consecutive year as the leading tourist destination in Southeast Asia, which translated into sustained high occupancy and average room rates for the Group's domestic hotels. Meanwhile, in PRC, **Sheraton Grand Xiamen Jiamei**, which commenced operations in March 2025, witnessed further improvement in occupancy rates for its third consecutive quarter. Looking ahead, the ongoing tourism activities under Visit Malaysia 2026 are expected to provide further support to the Hospitality & Leisure segment.

**END**

## **About IOI Properties Group Berhad**

IOI Properties Group Berhad (“IOIPG” or “Group”) is one of Malaysia’s largest property entities by market capitalisation, with a legacy spanning over four decades.

Listed on the Main Market of Bursa Malaysia since 2014, IOIPG is a Top 10 award-winning property group in Malaysia, distinguished by its three synergistic segments: Property Development (PD), Property Investment (PI), and Hospitality & Leisure (H&L). With a landbank of approximately 8,300 acres, the Group features flagship and state-of-the-art projects and developments across Malaysia, Singapore, and the People’s Republic of China (PRC). IOIPG’s extensive portfolio includes 10.08 million sq ft of net lettable area (NLA), comprising eight retail assets and six office buildings, nine hotels with 3,075 rooms, and two award-winning golf courses.

Since venturing into Singapore in 1996, the Group has significantly expanded its presence in the Republic. The PD portfolio comprises the 151-unit Seascape and 302-unit Cape Royale at Sentosa Cove, as well as the 51-storey mixed development, Marina View. Marina View will feature W Residences Marina View – Singapore, the first branded 683-unit hotel-home concept of its kind in Singapore, on top of the upcoming 5-star hotel, W Singapore – Marina View. On the PI front, the Group manages 1.8 million sq ft of NLA, with premium Grade A office towers, namely IOI Central Boulevard Towers and South Beach Tower, both holding BCA Green Mark Platinum certifications. Furthermore, the H&L portfolio is set for further growth with the addition of the 360-room W Singapore – Marina View, estimated to commence operations by 2029, complementing the existing 634-room JW Marriott Singapore.

In Xiamen, PRC, IOIPG made its first foray in June 2010 with the development of the 7.7-acre IOI Park Bay. Today, the Group has ongoing developments and projects, including the 6.2-acre IOI International Park House and the 44-acre IOI Palm City, which proudly features IOI Mall Xiamen, the Group’s first retail mall in the PRC comprising 639,000 sq ft of NLA, and the 370-room Sheraton Grand Xiamen Jimei, marking the Group’s first hotel in the country.

For more information, kindly log on to our corporate website [www.ioiproperties.com.my](http://www.ioiproperties.com.my)

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