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PRESS RELEASE

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IOI Properties Group Records Sustainable Revenue of RM2.17 billion

- **56% Growth in Property Investment Segment Revenue**
- **84% Growth in Hospitality & Leisure Segment Revenue**

Putrajaya - IOI Properties Group Berhad ("IOIPG" or "Group") registered a marginal increase in revenue to RM2.17 billion for the nine months period ended 31 March 2025 ("9M FY2025"). The growth was underpinned by the robust performance of the Property Investment and Hospitality & Leisure segments, which registered a growth of 56% and 84% respectively, mitigating the softer performance of the Property Development segment, which saw a 26% decline in revenue.

Profit before tax ("PBT") in 9M FY2025 declined by 35% to RM430.9 million, compared to the RM658.7 million reported in the corresponding period last year. The muted performance was primarily attributed to the higher interest expense following the commencement of operations of **IOI Central Boulevard Towers**.

"While challenges in the global business environment and trade uncertainties persist, we remain confident that our diversified product offerings across three countries, sizeable recurring income stream from our established property investment portfolio, and the favourable outlook of the hospitality & leisure segment provides the Group with a solid foundation for sustained earnings ahead." Mr. Lee Yeow Seng, Group Chief Executive Officer of IOIPG highlighted.

In 9M FY2025, the Property Development segment achieved sales of RM1.14 billion. Local projects contributed RM1.02 billion, accounting for 90% of total sales, while projects in the People's Republic of China ("PRC") and Singapore contributed RM114.5 million, or 10% of the total sales. In Malaysia, sales were primarily driven by the Klang Valley region at RM641.7 million and this was led by our thriving and matured integrated developments, namely **IOI Resort City** in Putrajaya and **Bandar Puteri Puchong** in Selangor. Meanwhile, the Johor region registered RM367.9 million in sales, contributed by our vibrant townships, **Bandar Putra Kulai** and **Taman Kempas Utama**.

Mr. Lee added, **"The Group recently launched our "30 Years Together" campaign in Johor, offering attractive promotional packages for participating projects and a chance to win a holiday getaway that covers up to 30 international destinations. The campaign commemorates three decades of sustained growth in the Southern Region. The Group will continue to align our diverse product offerings to both owner occupiers and investors alike for the years to come."**

The Property Investment segment maintains its resilience, underpinned by strong recurring income from the Group's retail and office assets. Notably, **IOI City Mall** continues to record high occupancy rates, supported by strong footfall. On the office front, **IOI City Tower One – a premium Grade A office building in IOI Resort City** has made significant progress by achieving close to 100% leasing commitment. These positive developments underscore the Group's expertise in managing its investment properties.

Trusted.

The Hospitality & Leisure segment has embarked on its most comprehensive initiative with the launch of the “Visit IOI Resort City” campaign, uniting all our hotels, leisure attractions and **IOI City Mall** within our flagship township of **IOI Resort City (“IRC”)**. This dynamic campaign aims to raise brand awareness, drive footfalls and establish IRC as the premier tourism destination for both domestic and international markets. Together with ongoing efforts by Tourism Malaysia in preparation for Visit Malaysia 2026, these targeted marketing efforts are expected to benefit the Hospitality & Leisure segment moving forward.

Over in PRC, geopolitical risks and prevailing economic headwinds continue to pose challenges. In response, the Group strategically re-aligned the pricing for its completed inventories at **IOI Palm International Parkhouse** and this has led to a gradual pick-up in sales. Meanwhile, the 370-room **Sheraton Grand Xiamen Jimei** hotel held its grand opening in March 2025, signaling the full suite offerings of all three core business segments in Xiamen. The hotel is expected to complement **IOI Mall Xiamen** and **IOI Business Park**, thereby elevating the overall appeal of the whole 44-acre integrated development of IOI Palm City.

Over in Singapore, both the residential and office markets continue to demonstrate resilience. At **IOI Central Boulevard Towers (“ICBT”)**, the momentum remains strong with 80% lease commitments attained. Given the scarcity of premium Grade A office space within Singapore’s Central Business District, the remaining net lettable area in ICBT is expected to attract further interest in the coming months. Concurrently, the development of **W Residences Marina View - Singapore** is progressing steadily, with construction work having reached the 10th floor.

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About IOI Properties Group Berhad

IOI Properties Group Berhad (“IOIPG”) is an award-winning top ten property developer with a heritage of more than four decades in the property industry. The Group’s three core businesses are Property Development, Property Investment, and Hospitality & Leisure.

Over the years, IOIPG’s Property Development segment has strategically developed sustainable townships, industrial parks and commercial enclaves, with leading developments such as IOI Resort City in Putrajaya, Bandar Puteri Puchong and Bandar Putra Kulai in Johor. Beyond Malaysia, the Group has achieved notable success in Singapore and the People's Republic of China (PRC), boasting a total landbank of approximately 8,300 acres across all regions.

Under its Property Investment portfolio, IOIPG manages 10.06 million square feet of net lettable area (NLA), comprising 8 retails and 6 offices across Malaysia, Singapore, and the PRC. The Group's reputed retail portfolio, totalling 5.63 million square feet of NLA, is anchored by the success of IOI City Mall, the largest mall in Malaysia, and now includes the newly acquired IOI Mall Damansara (formerly Tropicana Gardens Mall). Apart from retail malls, IOIPG features 6 offices: IOI Central Boulevard Towers, its latest Grade A office which has received the BCA (Building and Construction Authority) Green Mark Platinum certification in Singapore; IOI Business Park in Xiamen, PRC, a certified green office building in Xiamen, PRC; and IOI City Towers 1 & 2, its Green Building Index (GBI) Silver corporate headquarters in Malaysia among others with a total NLA of 4.43 million square feet.

The Group’s Hospitality & Leisure segment features nine hotels with a total of 3,075 rooms, namely Le Méridien Putrajaya, Putrajaya Marriott Hotel, Four Points by Sheraton Puchong, Palm Garden Hotel, A Tribute Portfolio Hotel, Moxxy Hotel, W Kuala Lumpur, Courtyard by Marriott Penang, inclusive of the joint-ventured (JV) JW Marriott Hotel Singapore South Beach and the newly opened 370-room Sheraton Grand Xiamen Jimei in the PRC. Complementing the hotel sub-segment, IOIPG features two 18-hole golf courses, namely Palm Garden Golf Club in IOI Resort City, Putrajaya and Palm Villa Golf and Country Resort in Johor, as well as 6 leisure attractions completing its retail malls in Malaysia and Xiamen, PRC.

In recognition of IOIPG’s commitment to delivering quality and excellence, the Group ranked 4th in the Top-of-the-Chart Top 10 Award for the category of Market Capitalisation of RM1 billion & Above at the recent Malaysian Developer Awards 2024 as well as ranking 6th in the Top Property Developer Awards 2024 during The Edge Malaysia Property Excellence Awards 2024. Other notable awards include the All-Stars Award (3rd Ranking) at the StarProperty Awards 2024 and the Top 10 Developers Award during BCI Asia Awards 2024 Singapore and Kuala Lumpur. Meanwhile, IOI City Mall received the Bronze Award in the category of Excellence in Content Marketing during the Marketing Excellence Awards 2024. Furthermore, IOIPG secured the Gold Award in the Property Sector for The Edge ESG Awards 2024. Additionally, the Group was Ranked 21st among the Top 50 Public Listed Companies during the National Corporate Governance & Sustainability Awards 2024 as well as being recognised at the National Energy Awards 2024 and ASEAN Energy Awards 2024 with Energy Efficient Awards for IOI City Mall and IOI Galleria @ Bandar Putra Kulai.

For more information, kindly log on to our corporate website www.ioiproperties.com.my

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