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PRESS RELEASE

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IOI Properties 9M FY2026 Revenue Soared by 41% to RM3.06 billion

- **Property Development Segment Operating Profit Rose by 66%**
- **Property Investment Segment Operating Profit Rose by 45%**

Putrajaya - IOI Properties Group Berhad (“IOIPG” or “Group”) registered a 41% increase in revenue to RM3.06 billion for the first nine months of the financial year ending 30 June 2026 (“9M FY2026”), compared to the RM2.17 billion in 9M 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 28%, 41% and 83% respectively.

Profit before tax (“PBT”) in 9M FY2026 increased by more than fourfold to RM1.95 billion, compared to the RM430.9 million in 9M 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 88% to RM878.6 million, underpinned by stronger contributions across all segments.

“Our financial year 2026 nine months’ results are testaments of our strategies to balance revenue portfolio, capitalising on industrial demand and rolling out market-driven products while improving productivity and efficiency across all three business segments, despite the challenging global economic environment and the ongoing geopolitical tensions. Looking ahead, the Group’s Property Investment segment is poised to continue its upward trajectory, supported by the improving physical occupancy levels at IOI Central Boulevard Towers and South Beach Tower. In tandem, the Group’s recurring income portfolio has expanded significantly and is approaching the scale of its Property Development segment upon the inclusion of Asia Square Tower 2 (“AST2”), thereby strengthening earnings stability and enhancing resilience amid market uncertainties. Complementing the growing Property Investment segment, the Group’s diversified product offerings across three countries, the positive outlook of the Hospitality & Leisure segment, and the favourable interest rate, are anticipated to provide a strong foundation for sustained earnings for the fourth quarter of the financial year.” Dato’ Lee Yeow Seng, Group Chief Executive Officer of IOIPG highlighted.

In 9M FY2026, the Property Development segment achieved sales of RM2.71 billion. Local projects contributed RM2.48 billion, accounting for 92% of total sales, while projects in the People’s Republic of China (“PRC”) contributed RM148.6 million, or 5%, and Singapore accounted for the remaining RM82.3 million, or 3%. In Malaysia, sales were primarily driven by the Klang Valley region at RM1.80 billion and this was led by industrial land sales in **IOI Industrial Park Banting** and Jalan Ampang, alongside the steady contributions from the Group’s well-established townships of **16 Sierra** in Puchong South and **Bandar Puteri Puchong**. Meanwhile, the Johor region registered RM675.3 million in sales, mainly driven by industrial land sales in **IOI Industrial Park Iskandar Malaysia**, while our vibrant townships of **Bandar Putra Kulai** and **Taman Kempas Utama** continued to outperform. Consequently, unbilled sales rose by RM1.25 billion during the period, bringing it to a new high of RM2.10 billion, ensuring strong earnings visibility in the near to medium term.

Trusted.

Dato' Lee added, **“Adding to the strong sales momentum, the Group’s recently launched The Cube Plus, a 4-storey Semi-D Shop Offices development in Bandar Puteri Puchong with a total gross development value of RM738.3 million, achieved full take-up during the launch in March 2026. This underscores the resilient demand for quality commercial offerings within the matured township of Bandar Puteri Puchong and is expected to contribute positively to the Group’s revenue in the coming quarters.”**

The Property Investment segment continued to demonstrate good performance, anchored by the addition of **South Beach Tower** and higher occupancy rates at **IOI Central Boulevard Towers**, while in Malaysia, **IOI City Mall** and **IOI Mall Puchong** maintained their robust performance, coupled with stronger contributions from **IOI City Towers** following the gradual ramp-up in physical occupancy. In addition, the Group recently announced the proposed acquisition of **AST2**, a premium Grade A office located in the heart of Singapore’s Marina Bay financial district, with a net lettable area (“NLA”) of 773,460 square feet. The acquisition reflects the Group’s continued conviction in prime Singapore assets, which offer stable recurring income and are well-positioned to benefit from resilient demand, limited supply and ongoing urban transformation. Upon completion by Q1 FY2027, the addition of AST2 will bring the Group’s total commercial assets under management in Singapore to approximately 2.57 million square feet of NLA and 634 hotel rooms, with a combined value of close to S\$10 billion. This is expected to complement the Group’s existing prime portfolio of IOI Central Boulevard Towers and South Beach Tower, further solidifying our position as one of the largest prime office owners in the Marina Bay precinct.

The tourism sector in Malaysia remained resilient despite ongoing geopolitical tensions, as it recorded a new milestone in the first quarter of 2026 with 10.65 million international visitor arrivals. In PRC, **Sheraton Grand Xiamen Jiamei** is expected to continue to register higher occupancy rates for the coming quarter, leading to further improvements in its performance. Despite the ongoing conflicts in the Middle East, the Group’s hospitality segment is expected to remain resilient, supported by the Government’s initiatives and efforts to promote domestic and regional tourism.

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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 five 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 South Beach.

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

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