



IOI Properties Group Berhad 201301005964(1035807-A)
Level 25, IOI City Tower 2, Lebuhr IRC
IOI Resort City, 62502 Putrajaya, Malaysia
T +603-8947 8888 F +603-8947 8919
W www.ioiproperties.com.my

PRESS RELEASE

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IOI Properties Group Ends FY2025 with a Commendable Performance

- **46% Growth in Property Investment Segment Revenue**
- **70% Growth in Hospitality & Leisure Segment Revenue**

Putrajaya - IOI Properties Group Berhad ("IOIPG" or "Group") registered a marginal growth in revenue, recording RM3.06 billion for the financial year ended 30 June 2025 ("FY2025"). The growth was underpinned by the robust performance of the Property Investment and Hospitality & Leisure segments, which registered significant growth of 46% and 70% respectively, mitigating the lower performance of the Property Development segment.

Profit before tax ("PBT") in FY2025 declined by 37% to RM1.45 billion, compared to the RM2.30 billion reported in the last financial year. The softer performance was primarily attributable to lower fair value gains from investment properties and higher interest expense following the commencement of operations of **IOI Central Boulevard Towers**. Nonetheless, this performance demonstrates the Group's resilience in navigating economic fluctuations and business cycles.

"We are pleased with the efforts and commitment shown by Team IOI in delivering a commendable result for FY2025 especially for our Property Investment and Hospitality & Leisure segments, despite challenges in the global business environment and trade uncertainties. While we recognize that these challenges may persist, the declining trend in interest rates bodes well for us. Looking ahead, 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. On that note, we are pleased to declare a dividend of 8.0 sen for FY2025" Mr. Lee Yeow Seng, Group Chief Executive Officer of IOIPG highlighted.

In FY2025, the Property Development segment achieved sales of RM1.81 billion. Local projects contributed RM1.62 billion, accounting for 89% of total sales, while projects in the People's Republic of China ("PRC") and Singapore contributed RM187.6 million, or 11% of the total sales. In Malaysia, sales were primarily driven by the Klang Valley region at RM946.8 million and this was led by our thriving and matured developments, namely **IOI Resort City** in Putrajaya and **16 Sierra** in Selangor. Meanwhile, the Johor region registered RM663.8 million in sales, contributed by our vibrant townships, **Bandar Putra Kulai** and **Taman Kempas Utama**.

Mr. Lee added, "In addition to the noteworthy sales performance, the Group's completed inventories continued to trend downwards, reducing from RM1.92 billion to RM1.27 billion over the last twelve months. The reduction was primarily attributed to the Group's concerted efforts in rolling out targeted marketing campaigns and strategic product positioning. The Group remains committed to further monetising these inventories to generate immediate cash flow to support the Group's ongoing development projects."

Trusted.

The Property Investment segment continues to deliver strong performance, underpinned by stable recurring income from the Group's investment properties, particularly **IOI City Mall** and **IOI Mall Puchong**. Reflecting the Group's proficiency in optimising mall operations, both IOI City Mall and IOI Mall Puchong registered a fair value gain of RM651.4 million and RM61.1 million, respectively. In addition, **IOI City Tower One**, which has achieved full commitment rate, is expected to drive footfall and thereby further complementing our assets within **IOI Resort City**.

In the Hospitality & Leisure segment, it is positive to note that Malaysia overtook Thailand for the first time as the top Southeast Asian destination for tourists, welcoming 16.9 million visitors between January and May 2025, compared to Thailand's 16.6 million. This has also benefited majority of the Group's hotels, which recorded higher occupancy and average room rates. Looking ahead, the higher influx of tourists for Visit Malaysia 2026 is expected to benefit the Hospitality & Leisure segment, while also creating a positive spillover effect for the Group's investment properties.

Over in PRC, prevailing economic headwinds and geopolitical tension continue to pose challenges. However, **Sheraton Grand Xiamen Jimei** which commenced its operations in March 2025, has witnessed a gradual increase in occupancy rate, resulting in an improved performance.

Over in Singapore, **IOI Central Boulevard Towers** continues to demonstrate strong leasing momentum, with commitment rate reaching 88%. Concurrently, the Group has commenced priority previews for **W Residences Marina View – Singapore**, while construction progress remains on track and has now reached the 14th floor. In addition, the Group recently announced the proposed acquisition of the remaining stake in **South Beach**, a landmark development co-developed with City Developments Limited, comprising **South Beach Tower**, **JW Marriott Hotel Singapore South Beach**, retail and F&B spaces. The acquisition will provide the Group with management control and this enables us to leverage on our extensive experience in managing investment properties and familiarity with the project to further optimise its operations and unlock the potential for value creation.

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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 four decades. Listed on the Main Market of Bursa Malaysia since 2014, IOIPG operates as 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 10.06 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 in the city-state now totals 1,891 residential units, including residential developments at Sentosa Cove and Marina View, a 51-storey mixed development. The latter will feature W Residences Marina View – Singapore, the first branded 683-unit residence of its kind in Singapore, integrated with a 5-star W Hotel. On the PI front, the Group manages 1.8 million sq ft of NLA, with premium Grade A office towers such as IOI Central Boulevard Towers and the South Beach Towers, 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 region.

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

For media enquiries, kindly contact:

Kim Teoh
Head, Group Corporate Communication
Mobile : +6 012 232 8086
Email : kimyen.teoh@ioigroup.com