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PRESS RELEASE

27 August 2026

IOI Properties Records All-Time High Revenue of RM4.44 billion for FY2026

- **Group Revenue Surged by 45%**
- **Property Development Segment Operating Profit Rose by 62%**
- **Property Investment Segment Operating Profit Rose by 82%**

Putrajaya - IOI Properties Group Berhad ("IOIPG" or "Group") registered a 45% increase in revenue to RM4.44 billion for the financial year ended 30 June 2026 ("FY2026"), compared to RM3.06 billion in FY2025. The strong growth in revenue was driven by robust performance across all three core business segments, with the Property Development, Property Investment and Hospitality & Leisure segments registering growth of 35%, 49% and 79% respectively.

Profit before tax ("PBT") in FY2026 rose by 82% to RM2.65 billion, compared to RM1.45 billion in FY2025. The strong performance was mainly attributable to a RM502.8 million remeasurement gain on **South Beach**. Excluding exceptional items, the Group's underlying PBT surged by 91% to RM1.30 billion, primarily driven by commendable contributions from the Property Development and Property Investment segments. Notably, the Property Development segment benefitted from the recognition of land sales in Jalan Ampang and Melaka, while the Property Investment segment was bolstered by higher physical occupancy at **IOI Central Boulevard Towers** and the addition of **South Beach Tower**.

"The admirable FY2026 results come from each team's efforts and working together to achieve a common objective, despite the challenges in the global economic environment and ongoing geopolitical tensions. The performance is a testament of our strategies to diversify income stream, capitalising on industrial demand and rolling out market-driven products while enhancing productivity and efficiency across all three core business segments. As we move into FY2027, we recognise 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. On that note, we are pleased to declare an interim dividend of 8.0 sen and a special dividend of 8.0 sen, totalling 16.0 sen for FY2026" Dato' Lee Yeow Seng, Group Chief Executive Officer of IOIPG highlighted.

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 exceptional 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 its industrial land sales.

Dato’ Lee added, **“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 almost 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**.

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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 8,000 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 10.17 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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