



IOI PROPERTIES
Trusted.



IOI PROPERTIES GROUP BERHAD

Q2 FY2026

GROUP UPDATE & FINANCIAL HIGHLIGHTS

27 February 2026

Overview of IOI Properties Group

Mission Statement

TRUSTED... to deliver

TRUSTED... to build confidence

TRUSTED... to innovate

TRUSTED... to conduct our business with integrity

TRUSTED... to empower our people

TRUSTED... to safeguard our environment

TRUSTED... to build sustainable communities

Core Values



Integrity



Quality



Innovation
and creativity



Commitment
and Passion



Cost
effectiveness



People
first



Teamwork

Largest market capitalisation property company listed on Bursa Malaysia:
RM19.66 bil as at 26 February 2026

Core Business Segments



Property
Development



Property
Investment



Hospitality &
Leisure

Geographical Presence



6M FY2026 Financial Highlights

Revenue

RM2.01bil

▲ 42%
(6MFY25: RM1.42bil)

Profit Before Tax

RM1.60bil

▲ 463%
(6MFY25: RM285mil)

PATAMI

RM1.37bil

▲ 738%
(6MFY25: RM164mil)

Earnings Per Share

24.94 sen

▲ 737%
(6MFY25: 2.98 sen)

Total Asset

RM53.07bil

▲ 13%
(FY2025: RM46.92bil)

Cash Balance

RM2.52bil

▲ 1%
(FY2025: RM2.49bil)

Net Gearing Ratio

0.90x

▲ 0.20x
(FY2025: 0.70x)

Net Asset Per Share

RM4.53

▲ 2%
(FY2025: RM4.44)

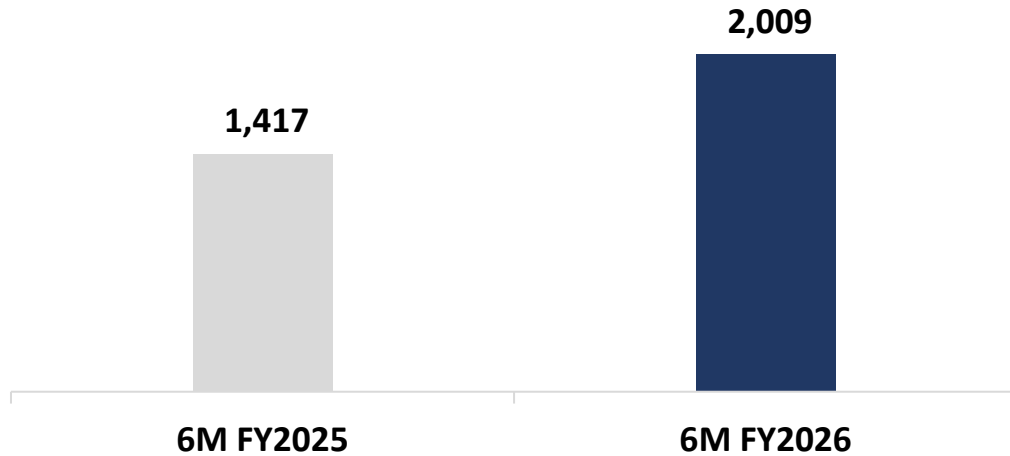


6M FY2026 Financial Performance

Revenue

RM'mil

▲ 42%
YoY

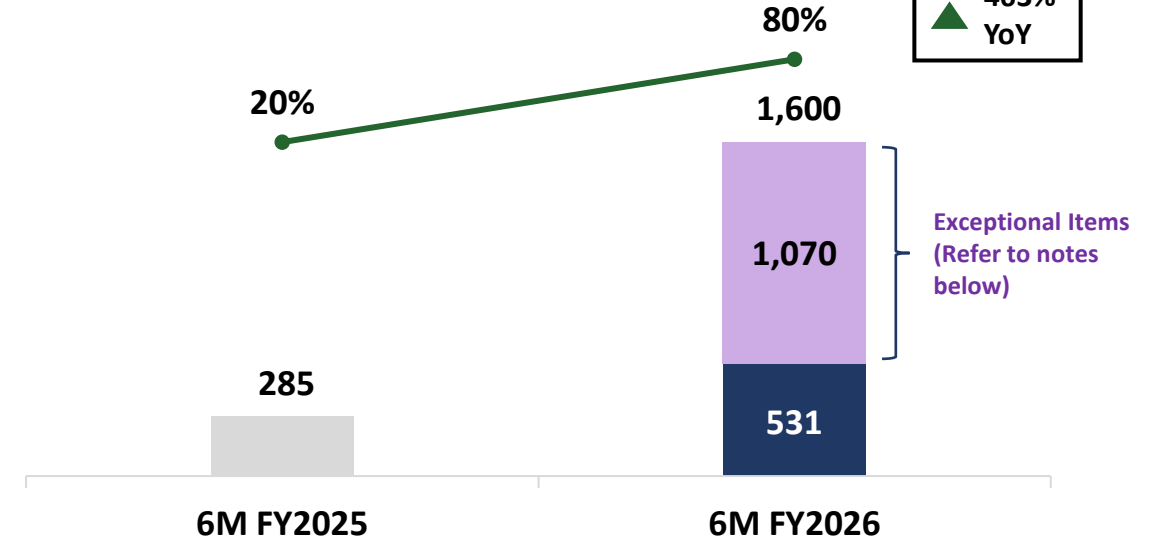


- In 6M FY2026, the Group registered a 42% increase in revenue to RM2.01 billion, compared to the RM1.42 billion in 6M FY2025.
- The growth was driven by stronger contributions across all three core business segments.

Profit Before Tax & Margin

RM'mil

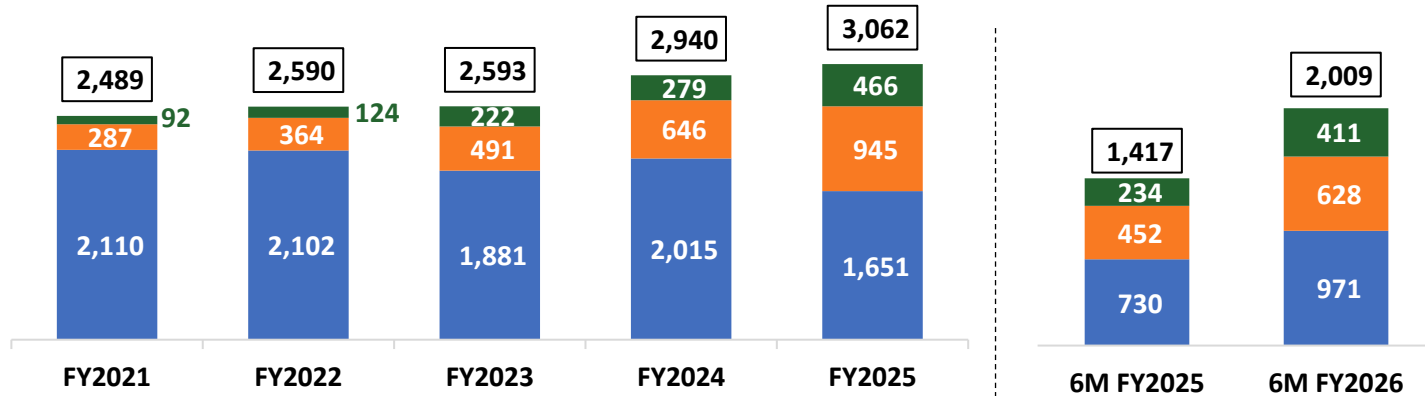
▲ 463%
YoY



- The Group's profit before tax increased more than fivefold to RM1.60 billion, compared to the RM285 million in 6M FY2025.
- The strong growth was primarily driven by a fair value gain on investment properties and remeasurement gain on South Beach, amounting to RM567 million and RM503 million, respectively.
- Excluding the exceptional items, the Group's underlying PBT rose by 87% to RM531 million, underpinned by stronger contributions across all segments.

Revenue by Segments

RM'mil ■ Property Development ■ Property Investments ■ Hospitality, Leisure and others ■ Net Interest

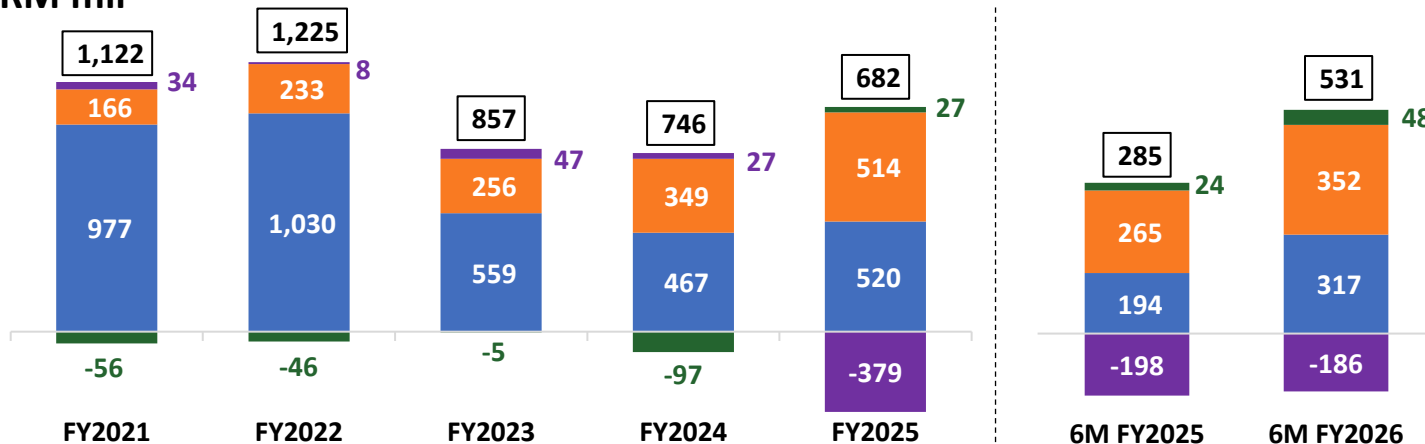


Key Highlights

- In 6M FY2026, Property Development remained the key revenue contributor at 48%, followed by Property Investment with 31%, and Hospitality, Leisure and Others contributing the remaining 21%.
- Over the years, the contribution from the Property Investment and Hospitality & Leisure segments has grown from a total contribution of 15% in FY2021 to 52% in 6M FY2026.
- This shift in revenue mix strengthens the Group's recurring income stream, providing resilience against the cyclical nature of the Property Development segment.
- In terms of underlying PBT by segments, Property Investment contributed RM352 million, followed by Property Development with RM317 million and Hospitality, Leisure and Others with RM48 million.

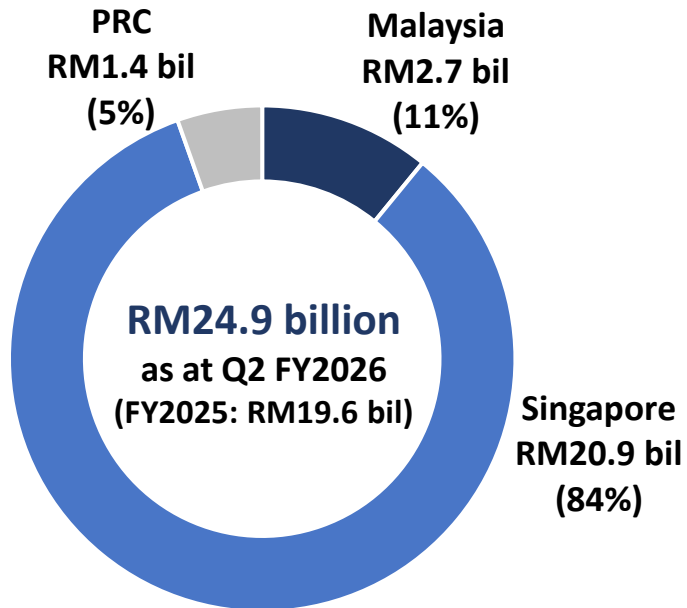
Underlying Profit / (Loss) Before Tax by Segments *

RM'mil

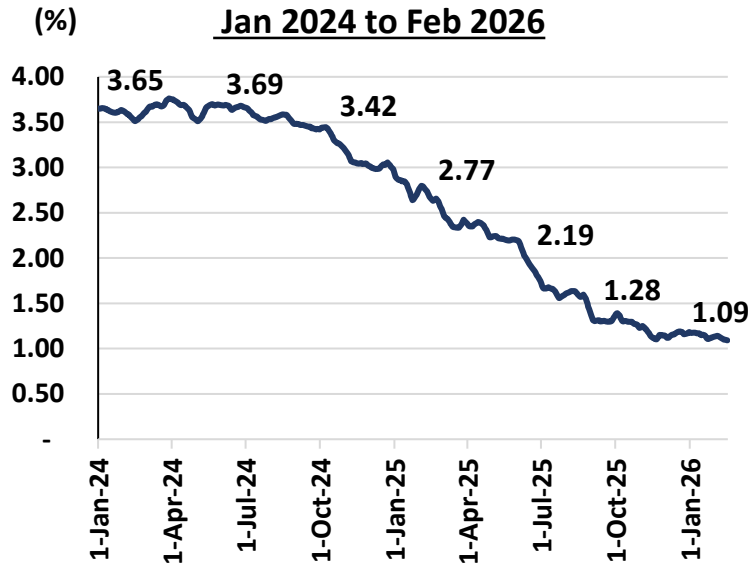


* Adjusted for non-core items such as fair value gain on investment properties, remeasurement gain on previously held interest in a joint venture, inventories written down, impairment loss on investment properties, impairment loss on PPE, reversal of impairment on PPE and reversal of inventories written down from share of results of JV

Total Borrowings

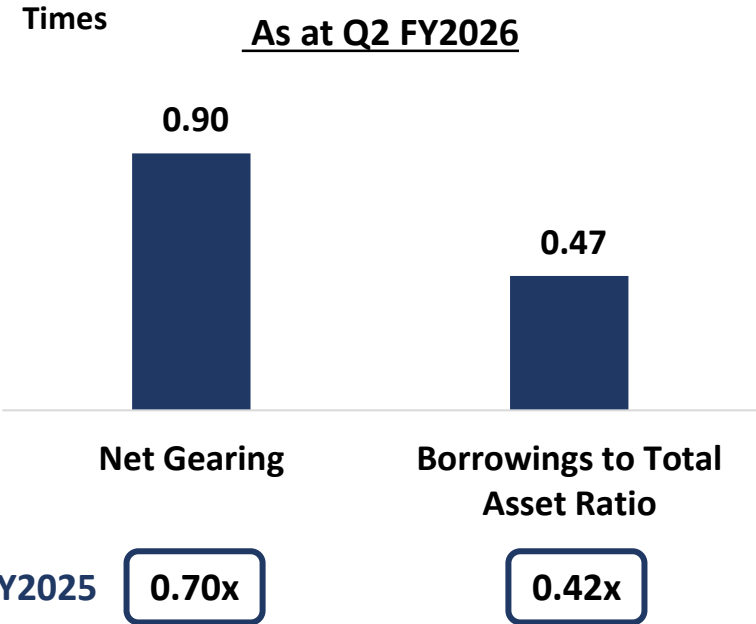


1-Month Compounded SORA



Source: Monetary Authority of Singapore

Gearing



Key Highlights:

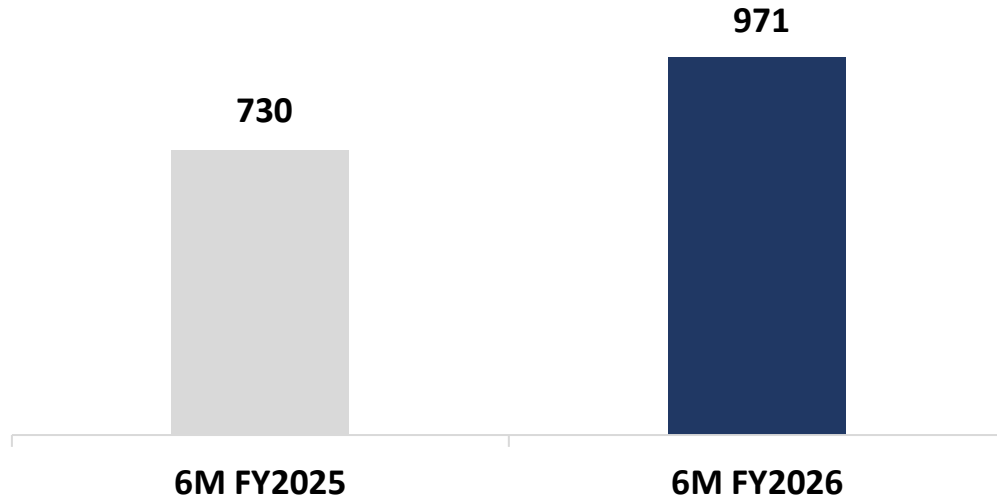
- **Total borrowings** increased from RM19.6 billion as at FY2025 to RM24.9 billion as at Q2 FY2026, primarily due to the additional borrowings from the acquisition of South Beach.
- The declining SORA rates bodes well for the Group given that its borrowings are predominantly in Singapore, which is to fund three of the Group’s key projects, namely IOI Central Boulevard Towers (RM8.5 billion), Marina View (RM6.4 billion) and South Beach (RM6.0 billion).
- **Net gearing** increased from 0.70x to 0.90x as at Q2 FY2026 following the completion of the acquisition of South Beach.
- **Borrowings to total asset ratio** remains at a healthy level of 0.47x.

Property Development: Financial Highlights

Revenue

RM'mil

▲ 33%
YoY

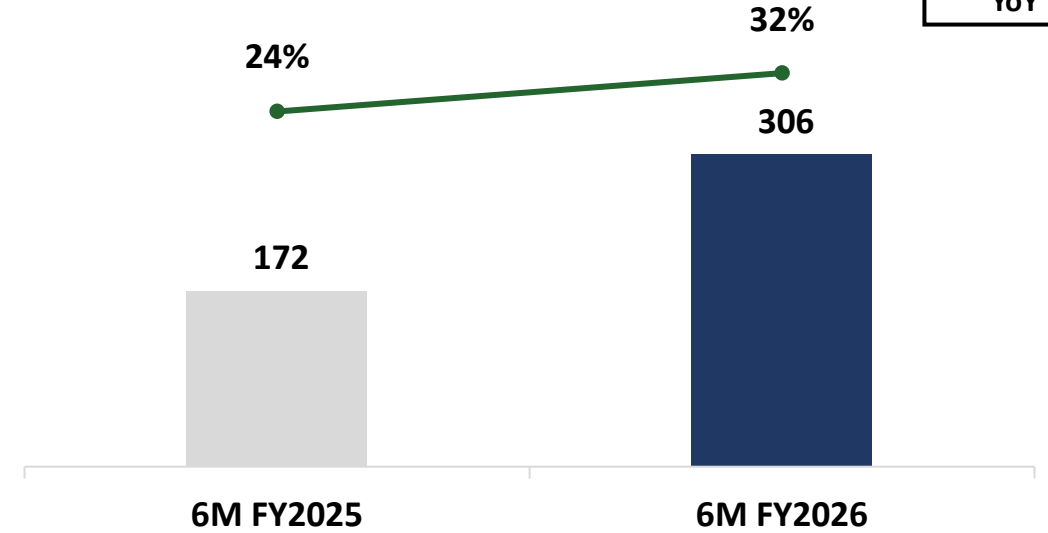


- In 6M FY2026, the property development segment revenue rose by 33% to RM971 million, compared to the RM730 million in 6M FY2025.
- The stronger performance was mainly driven by higher sales recognition from Malaysia and PRC.

Operating Profit & Margin

RM'mil

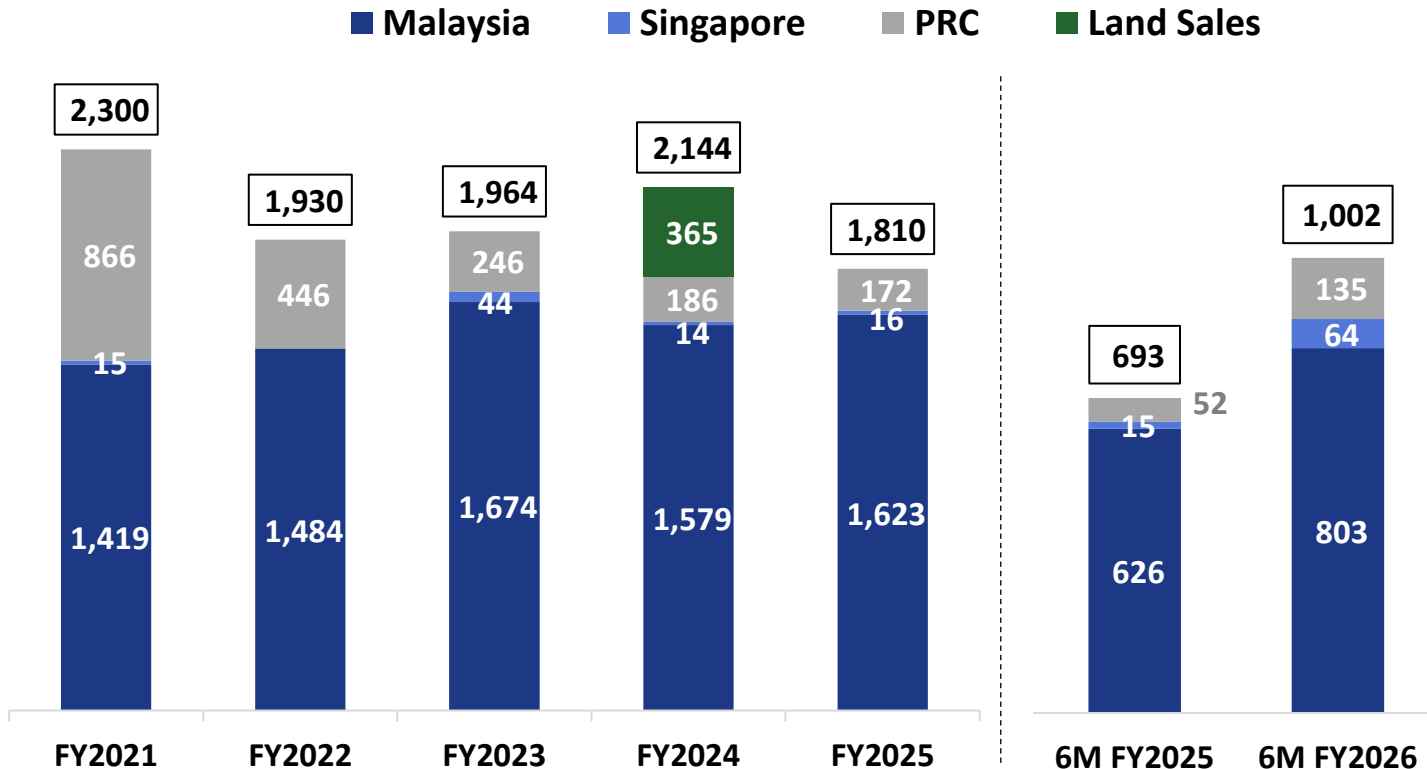
▲ 78%
YoY



- The segment's operating profit grew by 78% to RM306 million primarily due to higher operating margin of 32% in 6M FY2026, as compared to the 24% in 6M FY2025.
- The higher operating margin was primarily due to a shift in product mix towards projects with higher profit margins.

Consistent Sales Performance

Sales Trend by Country (RM'mil)



RM853 mil **Unbilled Sales**
As at 31 Dec 2025

RM424 mil **Bookings**
As at 31 Dec 2025

Property Sales highlights:

- The Group achieved a sales of RM1.00 billion in 6M FY2026, increasing by 45% compared to the RM693 million in 6M FY2025.
- The stronger sales was driven by the higher contributions across Malaysia, Singapore and PRC, reflecting the Group's proactive efforts in rolling out targeted marketing initiatives and strategic product positioning.
- Malaysia remained the primary sales contributor, accounting for 80% of 6M FY2026 sales, followed by PRC with 14% and Singapore with the remaining 6%.

Property launches

	Units	GDV (RM'mil)
Q1 FY2026	965	911
Q2 FY2026	408	1,235
Total	1,373	2,146

RM1.23 billion GDV Launched in Q2 FY2026

Klang Valley



Burwood, 16 Sierra
102 Units | RM195 mil GDV



Singapore



W Residences Marina View, Singapore
69 Units | RM943 mil GDV

Johor



Industrial Land, IOI Industrial Park Iskandar Malaysia
1 Unit | RM30 mil GDV



Kedai Putra Indah 2, Bandar Putra Kulai
168 Units | RM34 mil GDV

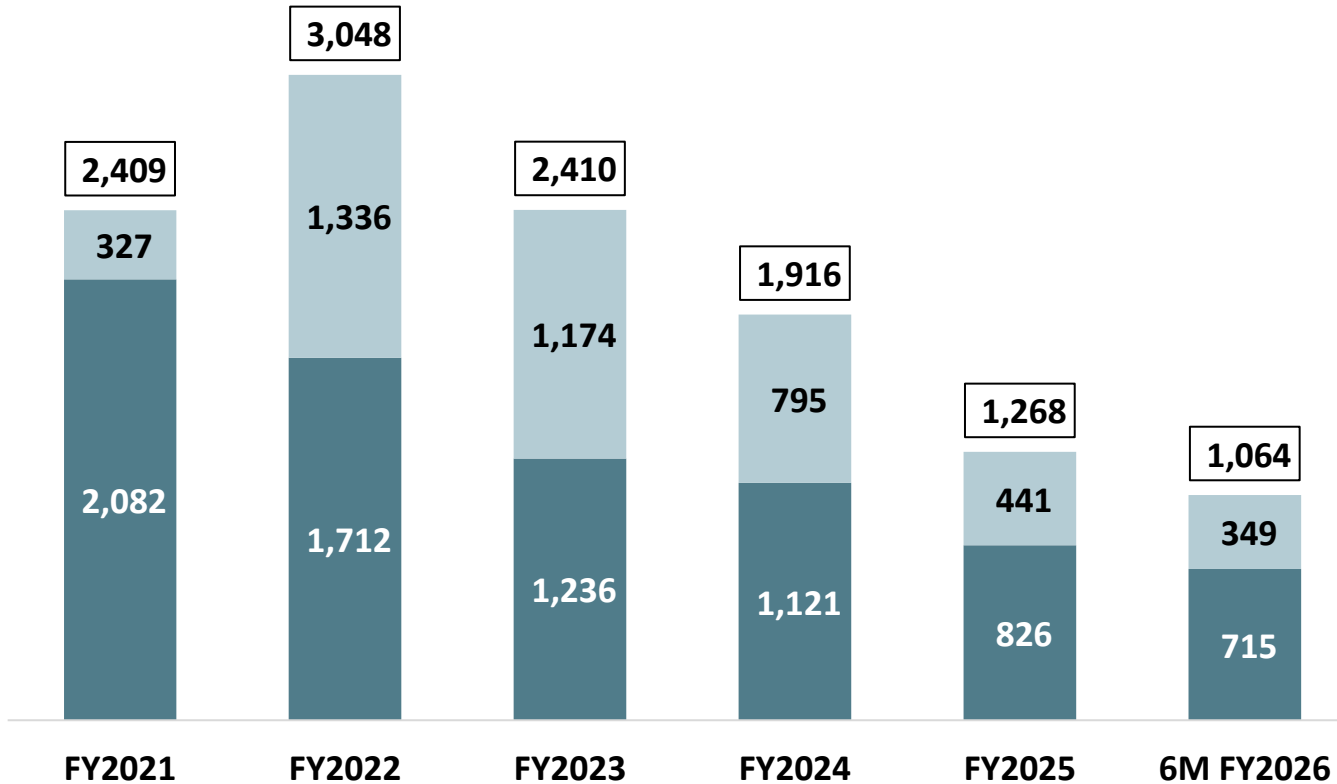


Orchid II, Bandar IOI Segamat
68 Units | RM33 mil GDV

Concerted effort to clear completed inventories

Completed Inventories (RM'mil)

■ Malaysia ■ PRC & Singapore



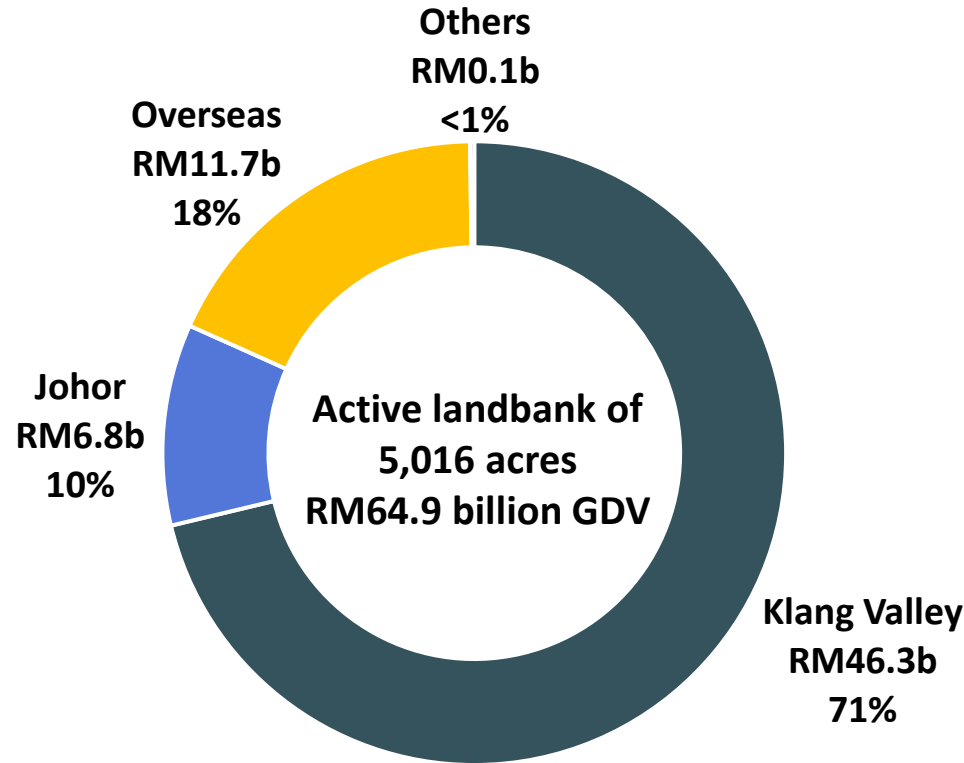
Trend of Completed Inventories:

- The Group's completed inventories have been on a declining trend, reducing from a peak of RM3.0 billion in FY2022 to RM1.06 billion as at 6M FY2026.
- In 6M FY2026, completed inventories further reduced by RM203 million or 16%, primarily driven by the clearance in Klang Valley and PRC.
- Malaysia* accounts for 67% of the total completed inventories, followed by PRC with the remaining 33%.

*Breakdown of completed inventories in Malaysia:

	Completed Inventories (RM'mil)	% of Total
Klang Valley	555	52%
Johor	118	11%
Others	42	4%
Total	715	67%

Ample Land Bank for Future Developments



The above breakdown does not include future land bank of approximately 3,200 acres which IOIPG has no development plans at this juncture:

- Bandar IOI Segamat : 1,208 acres (37%)
- Melaka : 851 acres (26%)
- Bahau : 758 acres (23%)
- Tangkak : 273 acres (9%)
- Others : 176 acres (5%)

*Updated as at June 2025

Our Presence - 22 Projects -



Malaysia

Klang Valley

1. Bandar Puchong Jaya
2. IOI Resort City
3. Bandar Puteri Puchong
4. 16 Sierra @ Puchong South
5. Bandar Puteri Bangi
6. Warisan Puteri @ Sepang
7. Senna Puteri @ Sepang
8. IOI Industrial Park @ Banting
9. PJ Midtown (JV)

Johor

1. Bandar Putra Kulai
2. Bandar IOI Segamat
3. Taman Lagenda Putra, Kulai
4. Taman Kempas Utama
5. IOI Industrial Park @ Iskandar Malaysia
6. The Platino

Others

1. Desaria, Sungai Ara, Penang
2. Bandar IOI, Bahau, Negeri Sembilan



Singapore

1. Seascape, Sentosa Cove (JV)
2. Cape Royale, Sentosa Cove (JV)
3. Marina View (Under Construction)



PRC

1. IOI Palm City, Xiamen
2. IOI Palm International Parkhouse, Xiamen

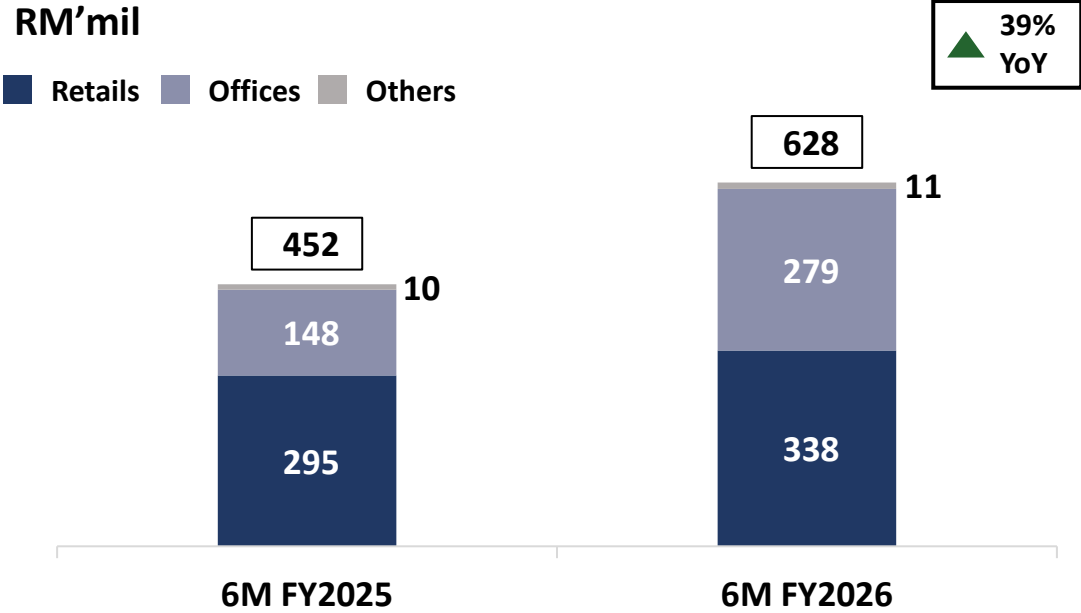
IOI Properties Group Sells 136 acres of Industrial Land in Banting for RM741 million



On 29 January 2026, IOI Properties Group has entered into an agreement to sell 136 acres of land at its 322-acre IOI Industrial Park @ Banting for RM741 million to Bridge Data Centres

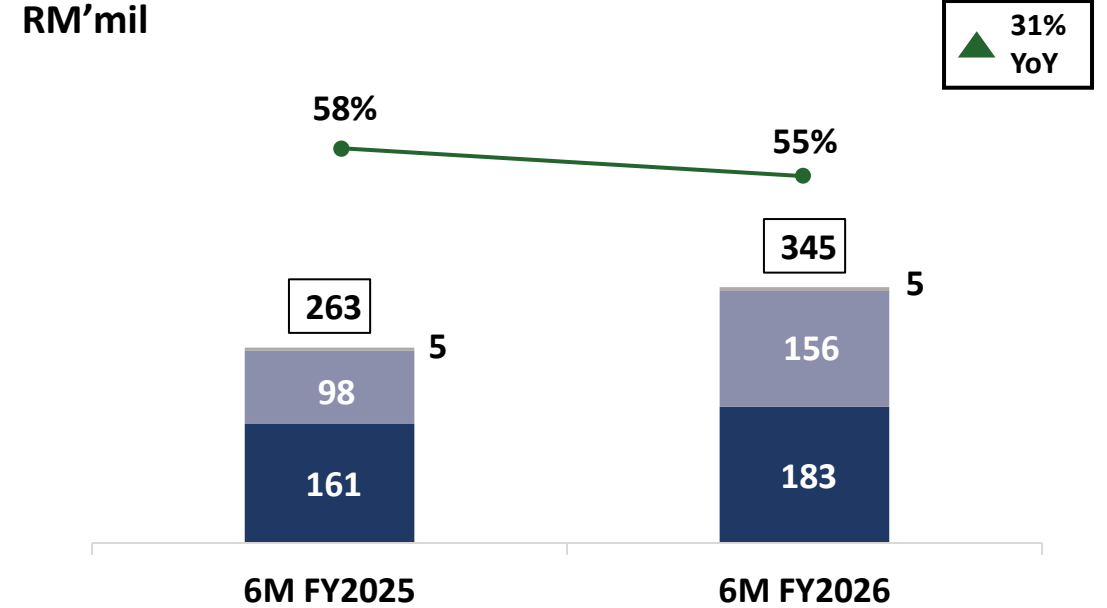
- The land is strategically located with **strong connectivity to major highways, proximity to Kuala Lumpur International Airport and Port Klang, alongside complete and ready infrastructure.**
- Launched in **December 2025**, the industrial park has attracted interest from Bridge Data Centres, reflecting **ongoing demand and confidence** in the Group's industrial parks.
- The Group's IOI Industrial Park series which was launched in September 2024, comprises **three locations**, including **IOI Industrial Park @ Banting**. The other two locations include the **1,100 acres in IOI Industrial Park @ Iskandar Malaysia** and the **250 acres IOI Industrial Park @ Melaka**.

Revenue




- In 6M FY2026, the property investment segment registered a revenue of RM628 million, representing an increase of 39% compared to the RM452 million in 6M FY2025.
- The robust performance was supported by the higher contribution of the retail and office segments, driven by:
 - Additional contribution from the newly acquired South Beach.
 - Higher occupancy rates of IOI Central Boulevard Towers.
 - Strong performance of IOI City Mall, on the back of the high occupancy rates.


Operating Profit & Margin




- The property investment segment's operating profit surged by 31% to RM345 million in 6M FY2026, in tandem with the higher revenue.
- Operating margin remains healthy at 55%.


Property Investment: Retail Portfolio

 **8**
Retails

 **5.65m** sft
Net Lettable Area



 **PRC**



IOI Mall, Xiamen
639k sft (59k sqm)

 **Malaysia**



IOI City Mall
2,540k sft (236k sqm)



IOI Mall Puchong
894k sft (83k sqm)



IOI Mall Kulai
283k sft (26k sqm)




Puteri Mart, Puchong
50k sft (5k sqm)



IOI Mall Damansara
1,050k sft (98k sqm)




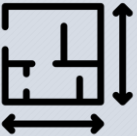
Lotus's Bangi
101k sft (9k sqm)

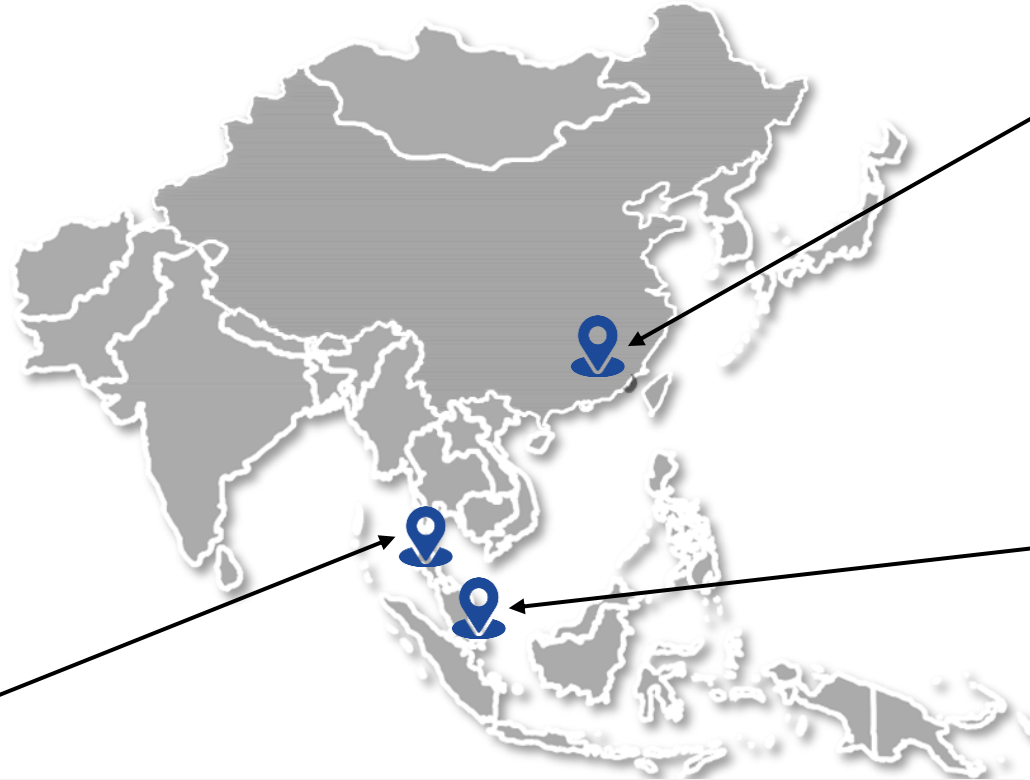


IOI Mart, Kulai
96k sft (9k sqm)

Property Investment: Office Portfolio

 **6**
Offices

 **4.43m** sft
Net Lettable Area



 **PRC**



IOI Business Park, Xiamen
371k sft (34k sqm)

 **Singapore**



IOI Central Boulevard Towers
1,258k sft (117k sqm)

 **Malaysia**




IOI City Tower 1 & 2, Putrajaya
968k sft (90k sqm)



IOI Square 1 & 2, Putrajaya
434k sft (40k sqm)



Puchong Financial Corporate Centre 1, 2, 4 & 5
858k sft (80k sqm)



South Beach Tower
541k sft (50k sqm)

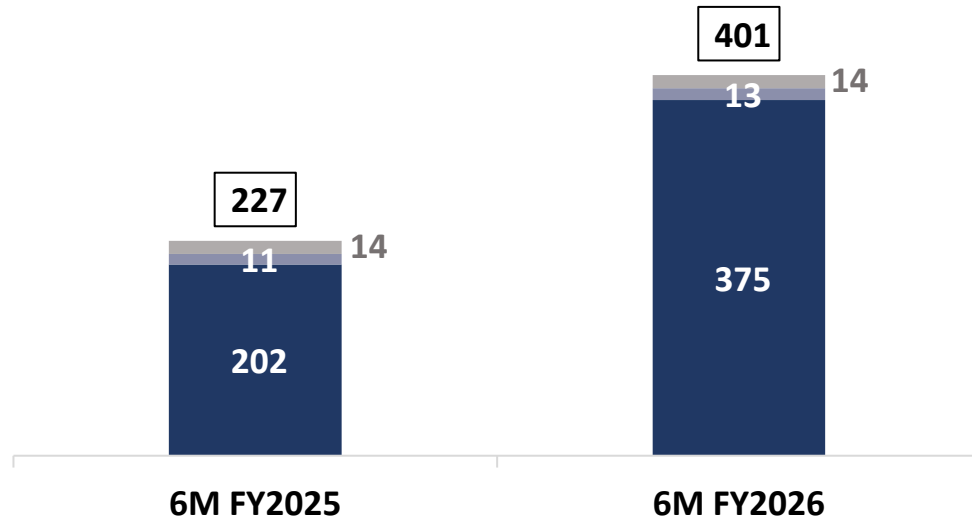
Hospitality & Leisure: Financial Highlights

Revenue

RM'mil

▲ 77%
YoY

■ Hotels ■ Golf Courses ■ Leisure

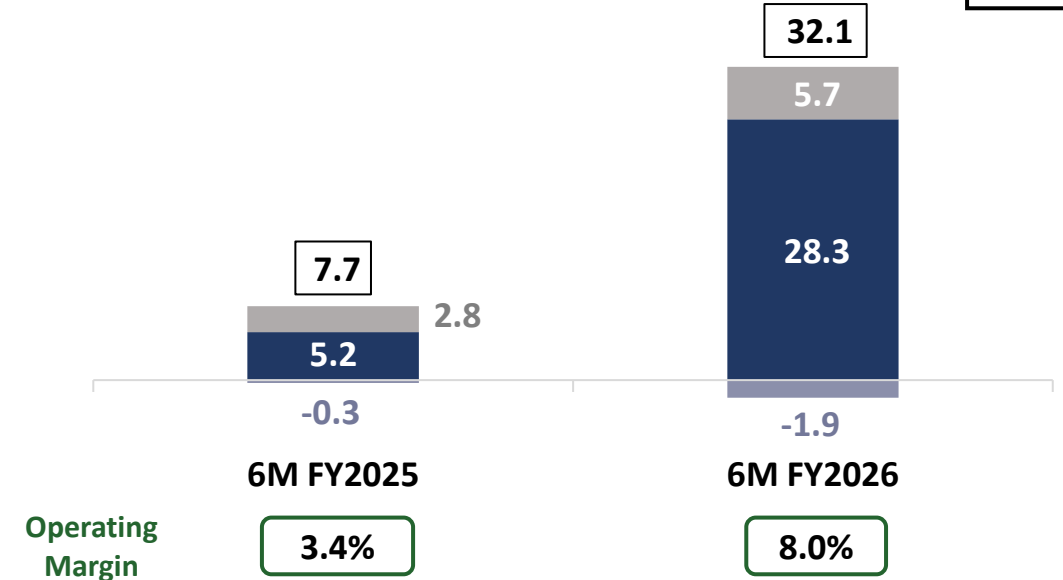


- In 6M FY2026, the hospitality & leisure segment registered an increase in revenue of 77% to RM401 million, compared to the RM227 million in 6M FY2025. The strong growth was mainly driven by:
 - Additional contributions from the recently acquired JW Marriott Singapore South Beach and the newly opened Sheraton Grand Xiamen Jimei.
 - Stronger contributions from Moxy Hotel, W Kuala Lumpur and Le Meridien, underpinned by strong occupancy and average room rates.

Operating Profit / (Loss)

RM'mil

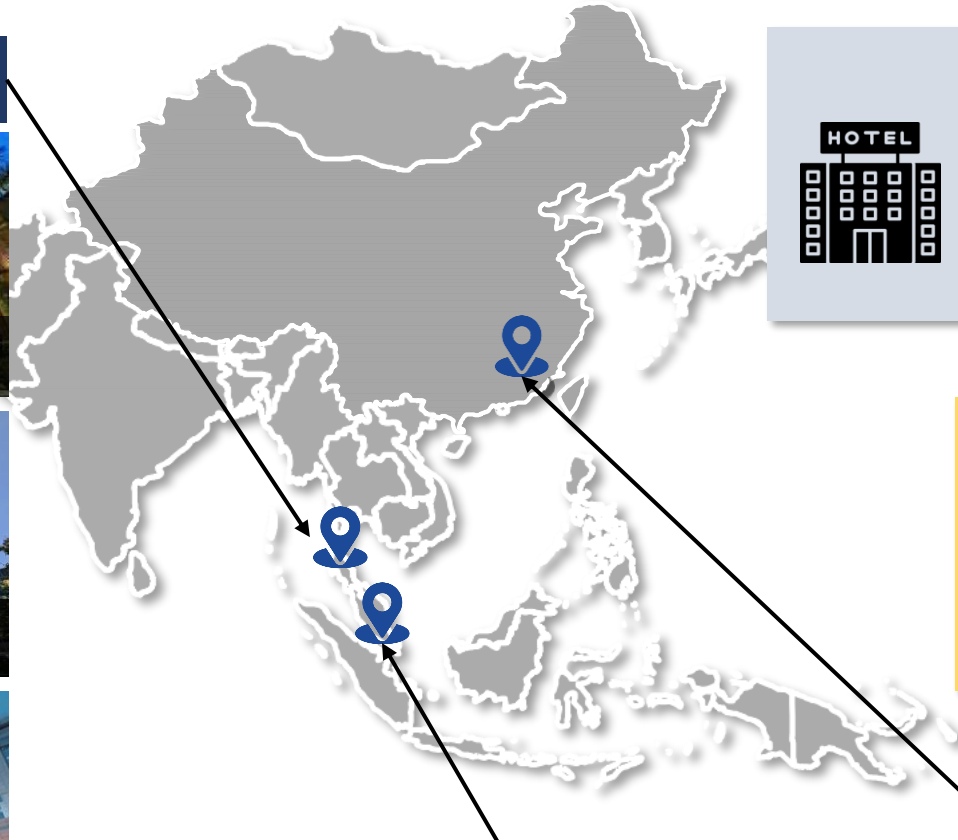
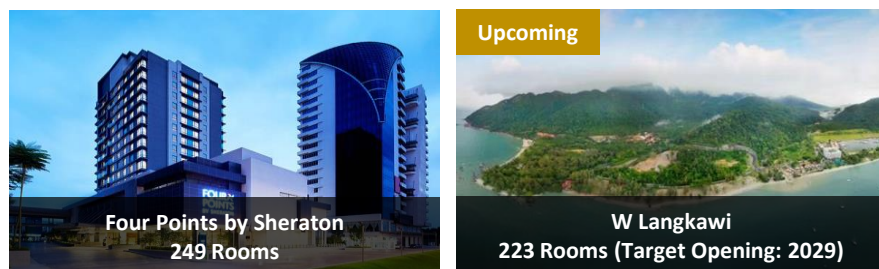
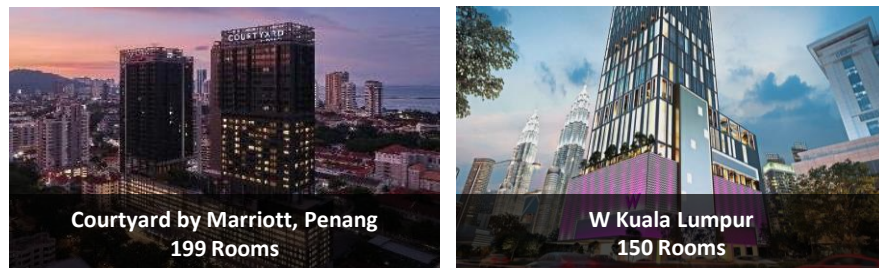
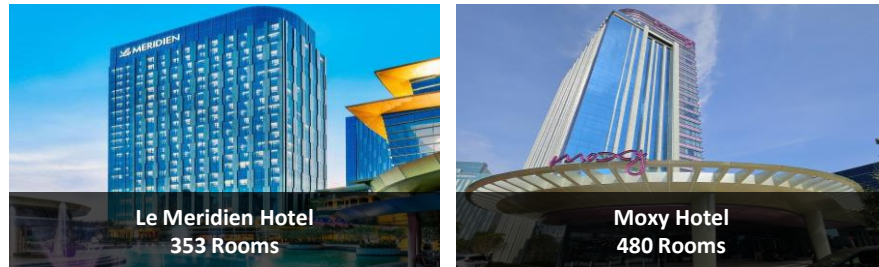
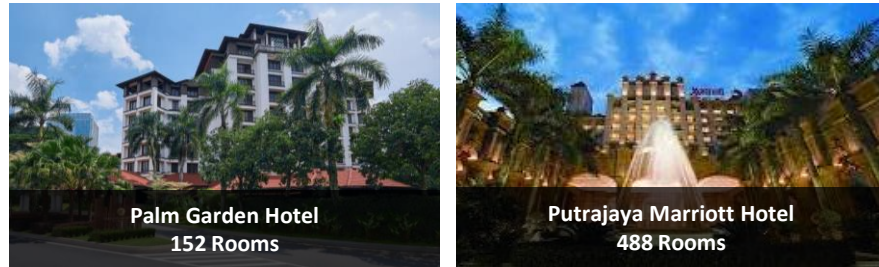
▲ 316%
YoY



- The hospitality and leisure segment's operating increased more than fourfold to RM32 million, compared to the RM8 million in 6M FY2025.
- The strong performance was primarily due to the additional contribution from JW Marriott Singapore South Beach.
- Notably, Sheraton Grand Xiamen Jimei recorded further improvement in its occupancy rate during the quarter, which led to its operating loss narrowing to near breakeven.

Diversified Portfolio of Hospitality Offerings


Malaysia



Existing Portfolio

 **9** Hotels

 **3,075** Hotel Rooms

 **3,658** rooms
by 2029

Singapore



PRC



Enhancing Township Appeal With a Variety of Leisure Offerings

2 Golf Courses



Palm Garden Golf Club, IOI Resort City
18 holes course | 146 acres



IOI Palm Villa Golf & Country Club, Kulai
18 holes course | 247 acres

6 Leisure Attractions



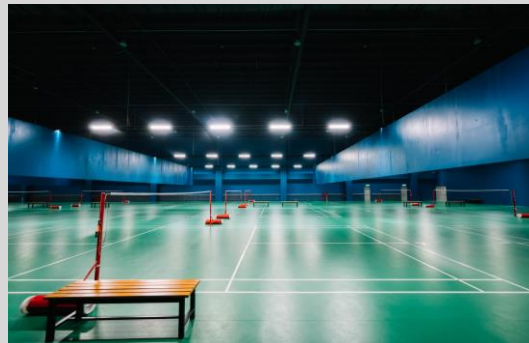
Icescape Ice Rink, IOI City Mall



District 21, IOI City Mall



IOI City Farm, IOI City Mall



IOI Sports Centre, IOI City Mall



**Golden Screen Cinemas,
IOI Mall Kulai**



District 36, Xiamen

Awards and Recognitions – A Testament to Our Commitment to Excellence



QUEST Awards 2025

Excellence Awards:-

- **Valeria**, Taman Kempas Utama
- **Jade**, Bandar IOI Segamat
- **Arcela**, Bandar Putra Kulai
- **Mahkota**, Bandar Putra Kulai



Marketing Excellence Awards 2025

IOI Mall Damansara

- Excellence in Marketing Innovation - **Bronze**
- Excellence in Interactive Marketing / Augmented Reality (AR) & Virtual Reality (VR)



HR Asia Awards 2025

Best Companies to Work For in Asia



KWSP Best Employer Awards 2025

Best Employer Award – IOI Properties Group Southern



The Edge Property Excellence Awards 2025

- **Ranked 5th** among the Top 10 Developers
- Affordable Urban Housing Excellence – **Rumah Bandar Idaman Putra**



World Halal Excellence Awards 2025

- Halal Gourmet F&B Excellence Awards – **The Eatery, Four Points by Sheraton Puchong**
- Muslim-Friendly Tourism Excellence Awards – **Palm Garden Hotel**



National Corporate Governance & Sustainability Awards 2025

Overall Excellence Award Top 50 – Ranked 34



The Edge Malaysia ESG Awards 2025

Property Sector (Public Listed Company) – Gold

IOI Properties Group is Committed to Achieving Net Zero by 2050



In alignment with:



<p>MSCI ESG Rating: AA (FY2024: AA)</p>	<p>FTSE RUSSELL ESG Score: 4.3 out of 5.0 (Top 3%) (FY2024: 4.1)</p>
---	--

Strategic Priorities of the Group



Continue to strengthen our recurring income portfolio to maintain a diversified income stream



Capitalise on the growing demand for Industrial developments



Institutionalising ESG in pursuit of the Group's Net Zero ambition



Exploration of a Real Estate Investment Trust (REIT)

Property Development

- 1 Development of W Residences Singapore – Marina View
- 2 Development of IOI Industrial Park Series
- 3 Monetisation of completed inventories and land bank

Property Investment

- 1 Turnaround of IOI Mall Damansara
- 2 Construction of IOI City Mall Phase 3 and IOI Mall Rio
- 3 Unlock value of investment properties through a REIT

Hospitality & Leisure

- 1 Continue to roll-out targeted marketing and promotional initiatives to capture pent-up demand opportunities
- 2 Construction of W Singapore and W Langkawi



IOI PROPERTIES
Trusted.



Thank You