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IOI PROPERTIES GROUP BERHAD

Q4 FY2026

GROUP UPDATE & FINANCIAL HIGHLIGHTS

27 Aug 2026

Property Development | Property Investment | Hospitality & Leisure

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: RM21.86 bil as at 26 August 2026

Core Business Segments

- Property Development
- Property Investment
- Hospitality & Leisure

Geographical Presence

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FY2026 Financial Highlights – Record Breaking Revenue of RM4.44 billion

Profit Before Tax	PATAMI
RM2.65bil	**RM2.15bil**
▲ 82%	▲ 102%
(FY2025: RM1.45bil)	(FY2025: RM1.06bil)

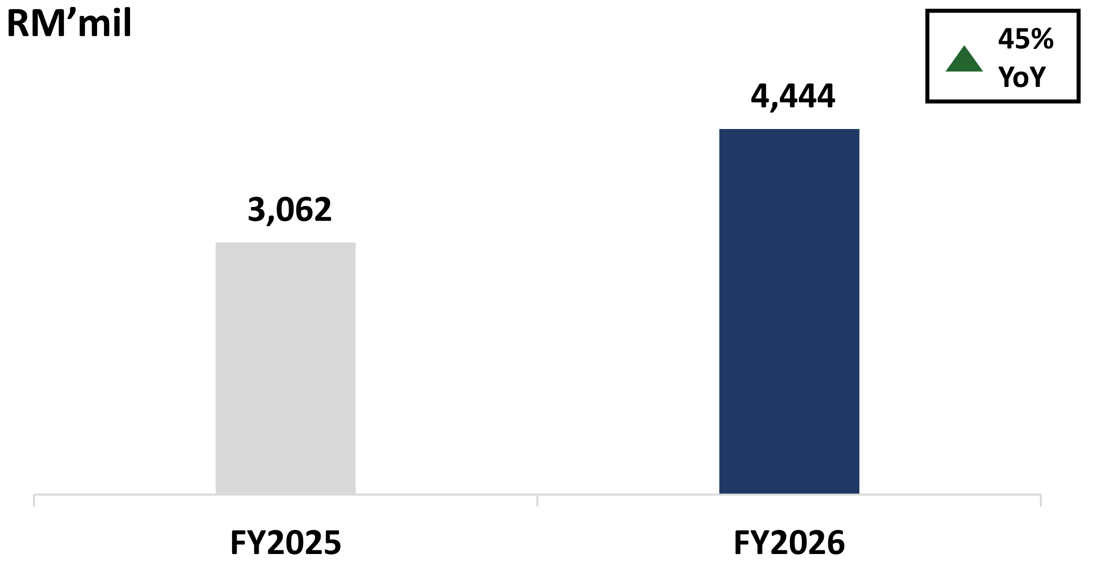
Earnings Per Share	Dividend Per Share
39.13 sen	**16.00 sen***
▲ 102%	▲ 100%
(FY2025: 19.32 sen)	(FY2025: 8.00 sen)
	*8 sen Interim and 8 sen Special dividend

Total Asset	Cash Balance
RM55.11bil	**RM3.53bil**
▲ 17%	▲ 42%
(FY2025: RM46.92bil)	(FY2025: RM2.49bil)

Net Gearing Ratio	Net Asset Per Share
0.85x	**RM4.67**
▲ 0.15x	▲ 5%
(FY2025: 0.70x)	(FY2025: RM4.44)

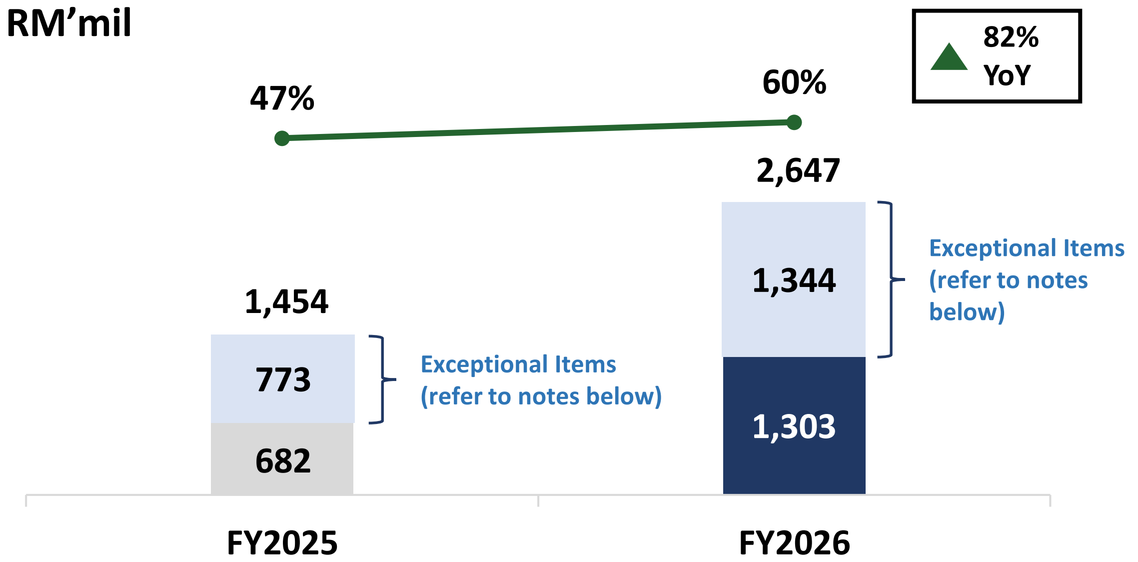
FY2026 Financial Performance

Revenue



- In FY2026, the Group registered a 45% increase in revenue to RM4.44 billion, compared to RM3.06 billion in FY2025.
- The growth was driven by stronger contributions across all three core business segments.

Profit Before Tax & Margin



- The Group's profit before tax rose by 82% to RM2.65 billion, compared to RM1.45 billion in FY2025, primarily driven by the remeasurement gain on South Beach.
- It should be noted that the PBT in both financial years included the following exceptional items:

No	Exceptional Items	FY2025 (RM'mil)	FY2026 (RM'mil)
1	Fair value gain on Investment Properties	916	855
2	Remeasurement gain on South Beach	-	503
3	Inventories written down	(158)	(14)
4	Impairment loss on PPE	(20)	-
5	Reversal on impairment loss on PPE	35	-

- Excluding the exceptional items, the Group's underlying PBT rose by 91% to RM1.30 billion, driven by stronger contributions across all three core business segments, coupled with the recognition of land sales in Jalan Ampang and Melaka.

Segmental Breakdown

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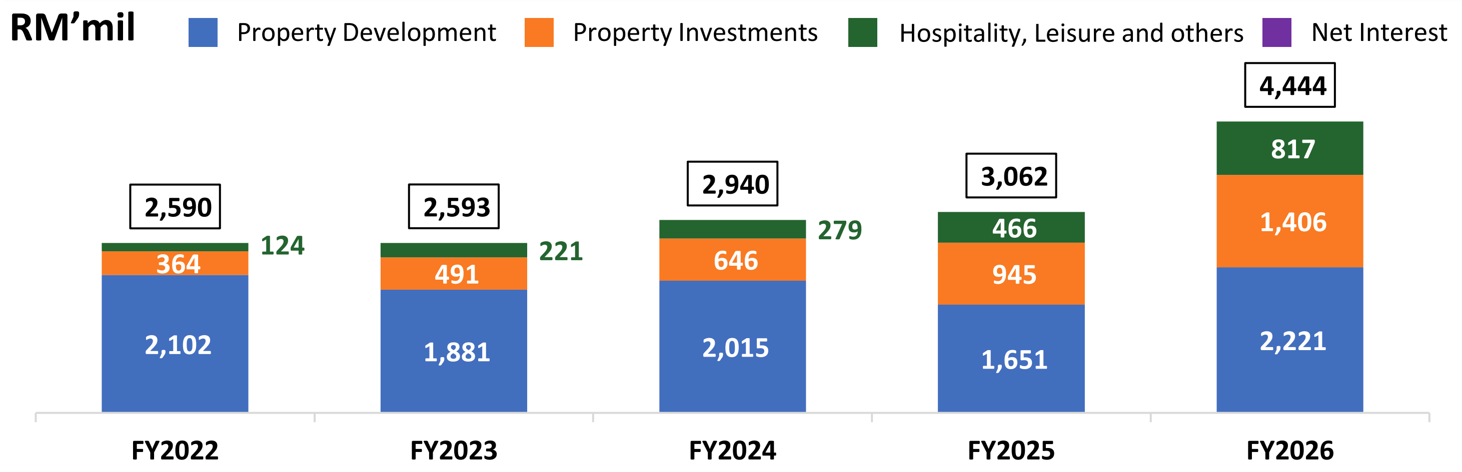
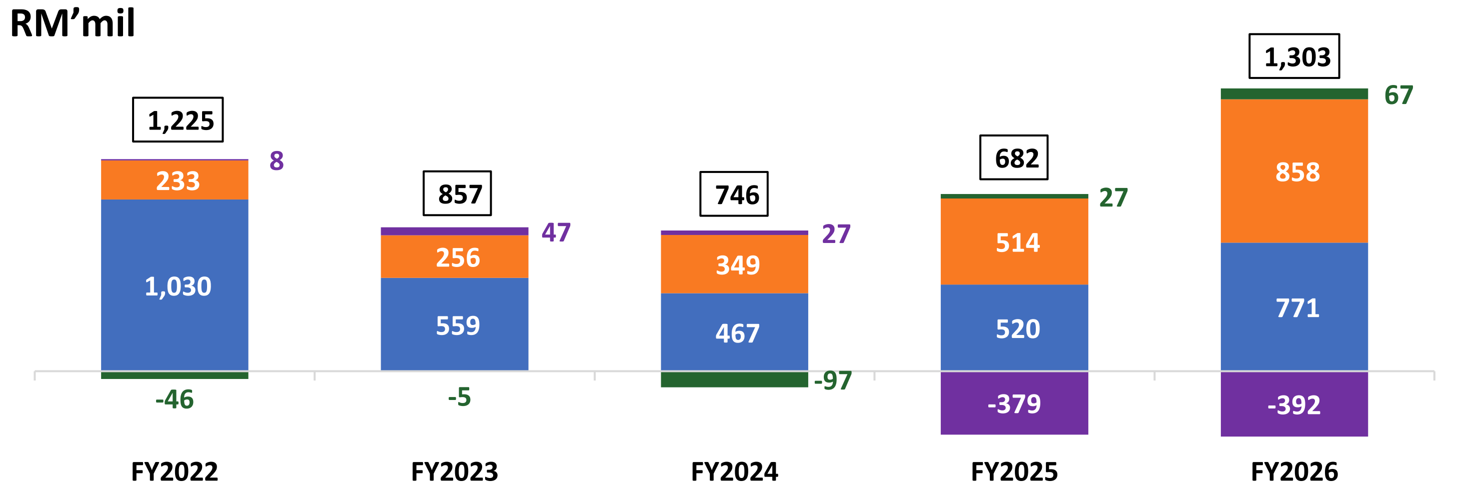
Revenue by Segments



Underlying Profit / (Loss) Before Tax by Segments *



Key Highlights

- In FY2026, Property Development remained the key revenue contributor at 50%, followed by Property Investment with 32%, and Hospitality, Leisure and Others contributing the remaining 18%.
- Over the years, the contribution from the Property Investment and Hospitality & Leisure segments has grown from a total contribution of 19% in FY2022 to 50% in 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 RM858 million, followed by Property Development with RM771 million and Hospitality, Leisure and Others with RM67 million.

** 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*

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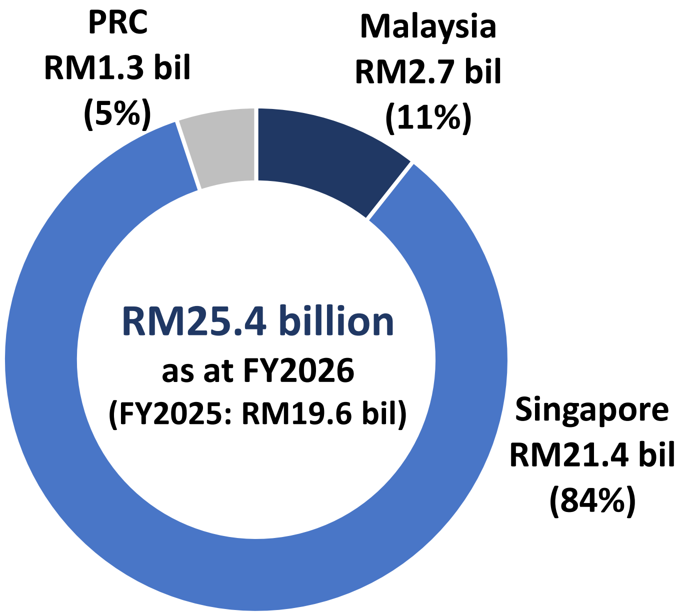
Financial Position

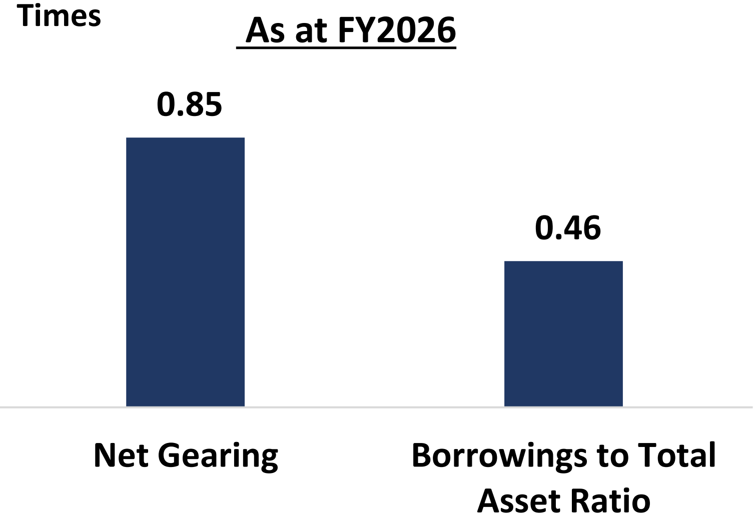
Total Borrowings



1-Month Compounded SORA

Source: Monetary Authority of Singapore

Gearing



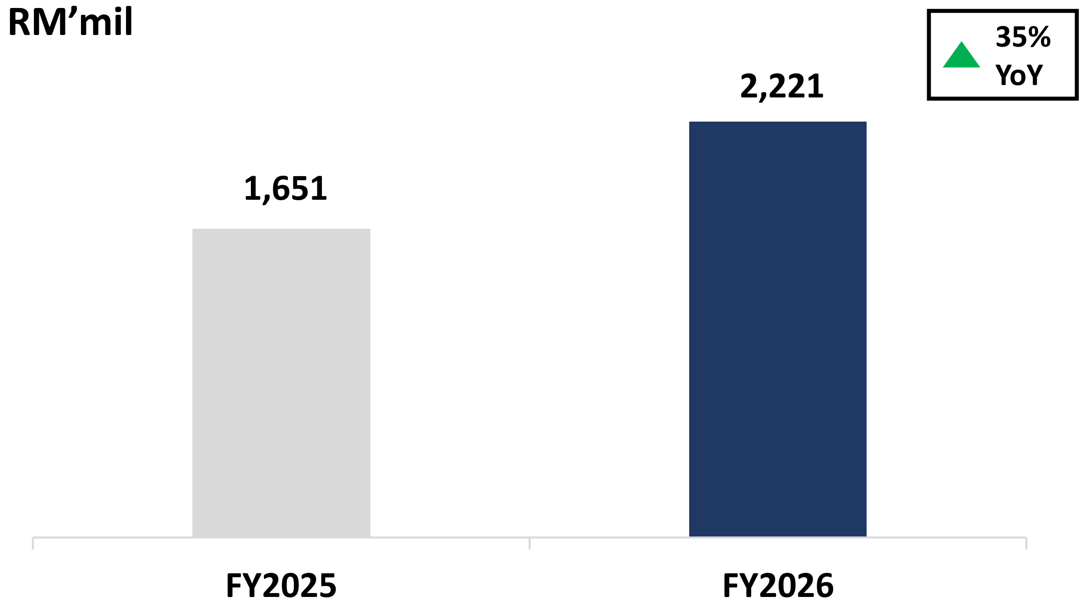
	Net Gearing	Borrowings to Total Asset Ratio
FY2025	0.70x	0.42x

Key Highlights:

- **Total borrowings** increased from RM19.6 billion as at FY2025 to RM25.4 billion as at FY2026, primarily due to the additional borrowings from the acquisition of South Beach.
- The low SORA rates environment bodes well for the Group given its borrowings are predominantly in Singapore, which is to fund the Group's key projects, namely IOI Central Boulevard Towers (RM8.4 billion), Marina View (RM6.6 billion), South Beach (RM6.0 billion).
- **Net gearing** increased from 0.70x to 0.85x as at FY2026 following the completion of the acquisition of South Beach.
- **Borrowings to total asset ratio** remains at a healthy level of 0.46x.

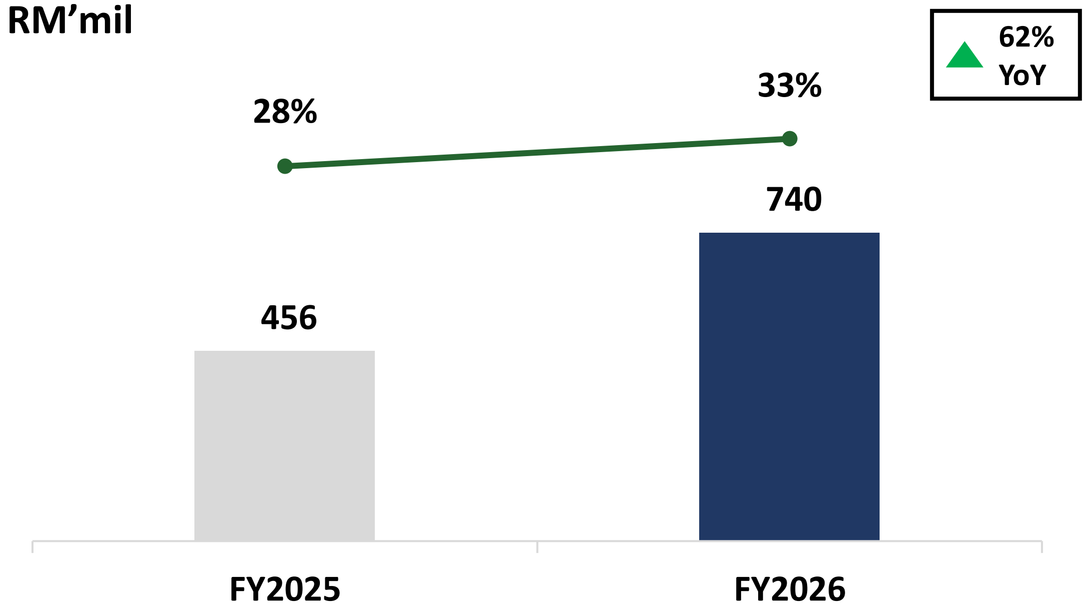
Property Development: Financial Highlights

Revenue



- In FY2026, the property development segment revenue increased by 35% to RM2.22 billion, compared to RM1.65 billion in FY2025.
- The stronger performance was underpinned by higher sales recognition across all three regions, alongside contributions from the recognition of land sales in Jalan Ampang and Melaka amounting to RM258 million and RM130 million, respectively.

Operating Profit & Margin



- The segment’s operating profit grew by 62% to RM740 million, while its operating margin improved from 28% in FY2025 to 33% in FY2026.
- The stronger performance was primarily driven by contributions from the recognition of land sales in Jalan Ampang and Melaka amounting to RM155 million and RM119 million, respectively.

Property Development: Sales Highlights

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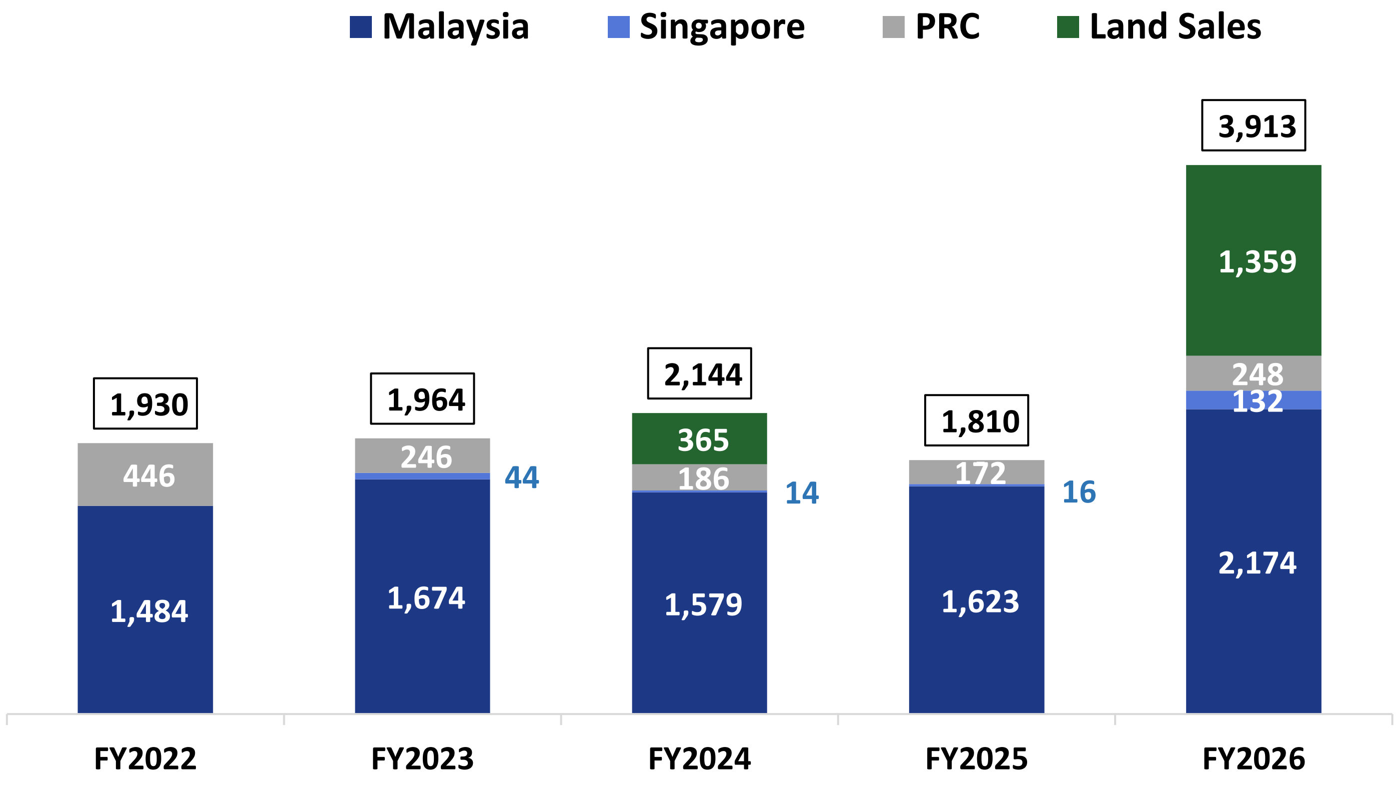
Consistent Sales Performance

Sales Trend by Country (RM'mil)



RM2.51 bil — **Unbilled Sales**
As at 30 Jun 2026

RM331 mil — **Bookings**
As at 30 Jun 2026

Property Sales highlights:

- The Group achieved a sales of RM3.91 billion in FY2026, increasing by 116% compared to RM1.81 billion in FY2025.
- The strong sales was primarily driven by the land sales amounting to RM1.36 billion. Excluding this, FY2026 sales increased by 41% on the back of the stronger contribution across Malaysia, Singapore and PRC.
- Malaysia remained the primary sales contributor, accounting for 91% of FY2026 sales, followed by PRC with 6% and Singapore with the remaining 3%.

Property launches

	Units	GDV (RM'mil)
Q1 FY2026	965	911
Q2 FY2026	408	1,235
Q3 FY2026	320	2,110
Q4 FY2026	295	290
Total	**1,988**	**4,546**

Property Development: Q4 FY2026 Launches

RM290 million GDV Launched in Q4 FY2026

Carillon 3A, Bandar Putra Kulai
168 Units | RM113 mil GDV

Marvela 3A, Bandar Putra Kulai
91 Units | RM77 mil GDV

Senna Square 1, Senna Puteri @ Salak Tinggi
30 Units | RM64 mil GDV

Industrial Lot, IOI Industrial Park Iskandar Malaysia
6 Unit | RM36 mil GDV

Property Development: Completed Inventories

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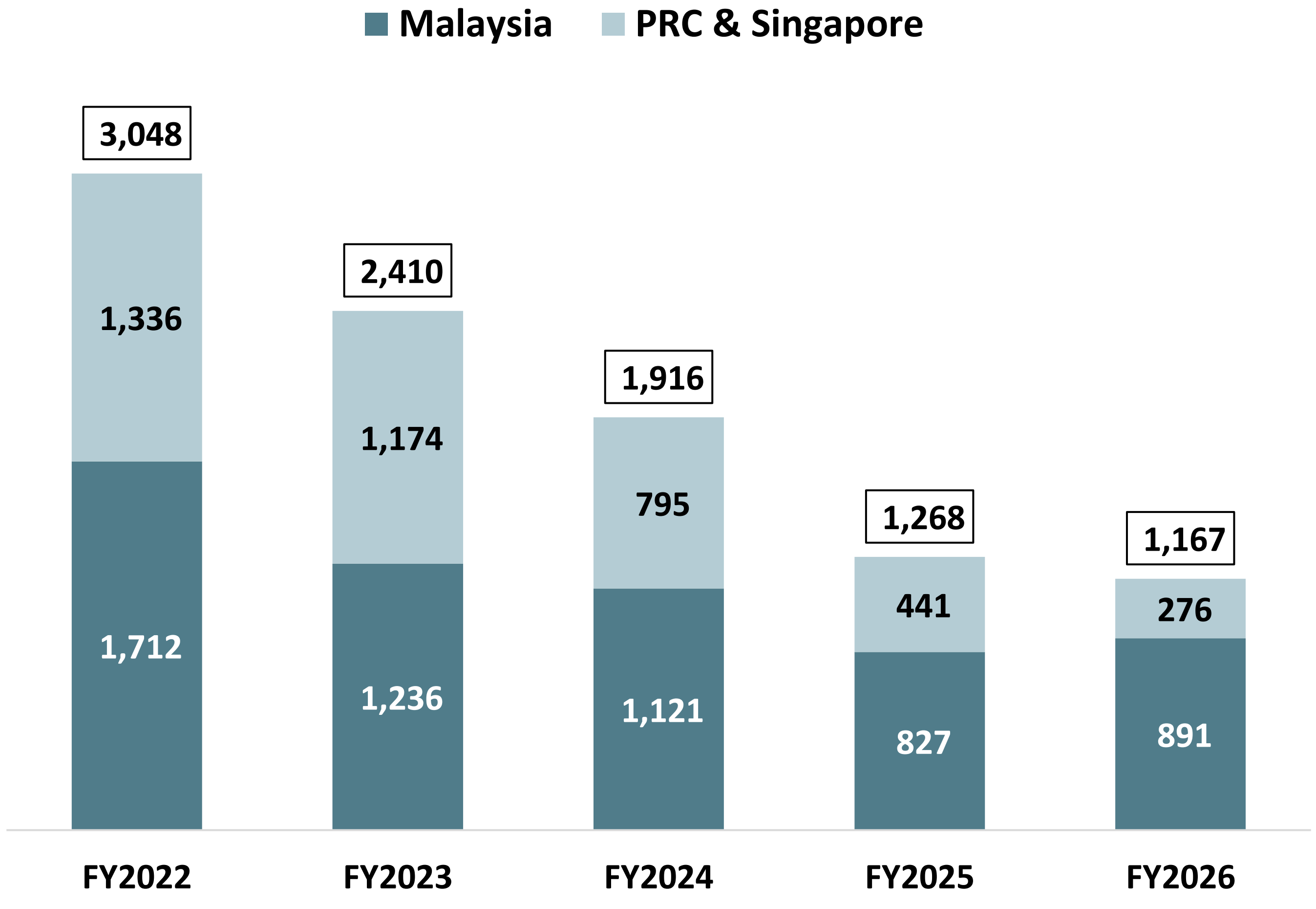
Concerted effort to clear completed inventories

Completed Inventories (RM'mil)



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 RM1.17 billion as at FY2026.
- In FY2026, completed inventories continued to trend lower, primarily driven by the reduction in PRC, on the back of improved sales performance following the price adjustment exercise undertaken. Completed inventories in Klang Valley increased marginally due to addition of newly completed inventories, which was partially offset by the clearance of existing inventories.
- Malaysia* accounts for 76% of the total completed inventories, followed by PRC with the remaining 24%.

***Breakdown of completed inventories in Malaysia:**

	Completed Inventories (RM'mil)	% of Total
Klang Valley	704	60%
Johor	149	13%
Others	38	3%
Total	**891**	**76%**

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Property Development: Our Presence

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

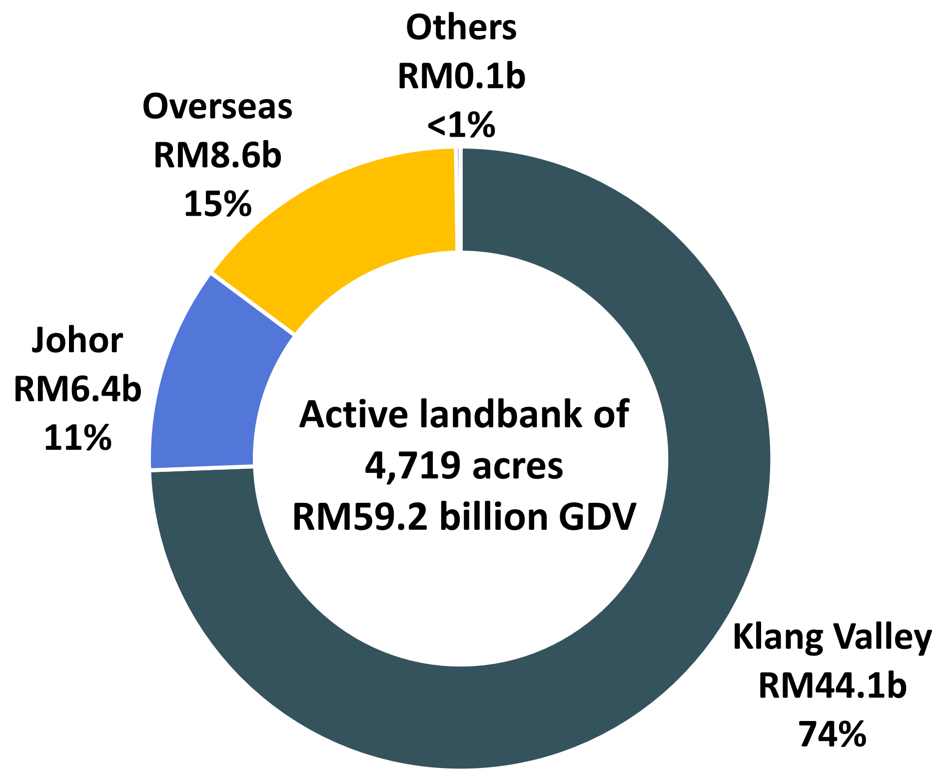
Singapore

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

Ample Land Bank for Future Developments



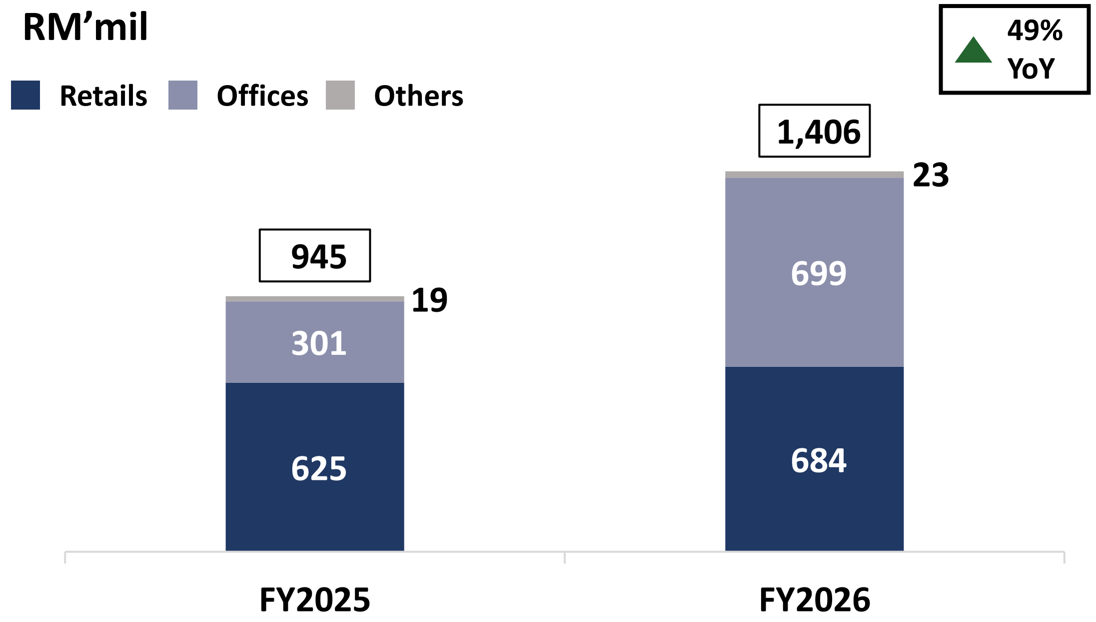
The above breakdown does not include future land bank of approximately 3,300 acres which IOIPG has no development plans at this juncture:

- Bandar IOI Segamat : 1,208 acres (37%)
- Melaka : 850 acres (26%)
- Bahau : 758 acres (23%)
- Tangkak : 273 acres (9%)
- Others : 173 acres (5%)

Updated as at June 2026

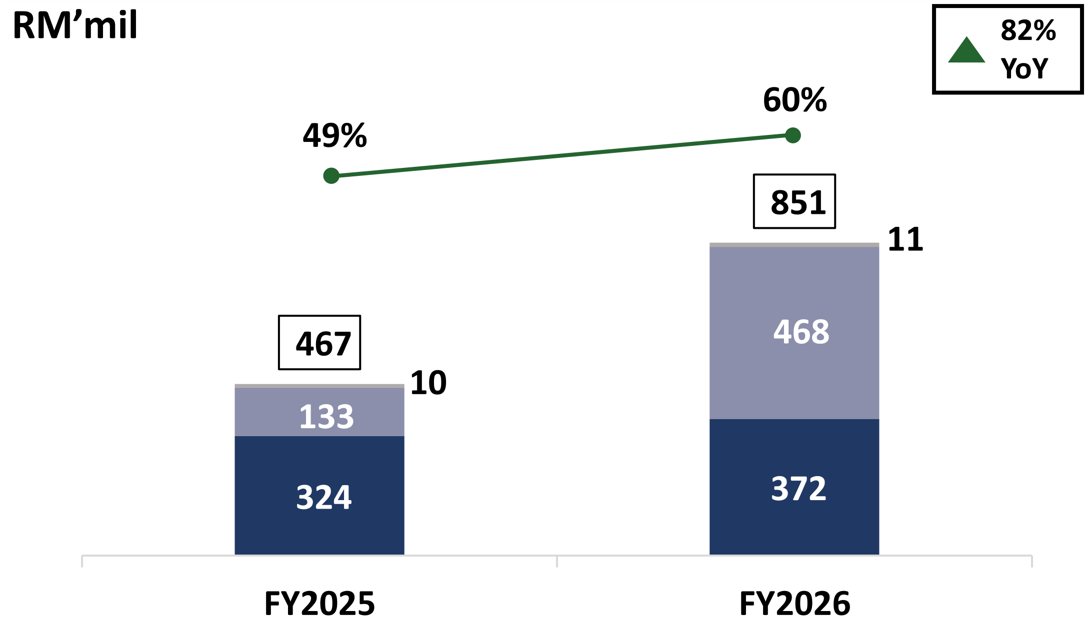
Property Investment: Financial Highlights

Revenue



- In FY2026, the property investment segment registered a revenue of RM1.41 billion, representing an increase of 49% compared to RM945 million in FY2025.
- The robust performance was supported by the higher contribution of the office and retail segments, driven by:
  - Additional contribution from the newly acquired South Beach.
  - Higher occupancy rates at IOI Central Boulevard Towers.
  - Strong performance of IOI City Mall, supported by high occupancy rates.

Operating Profit & Margin

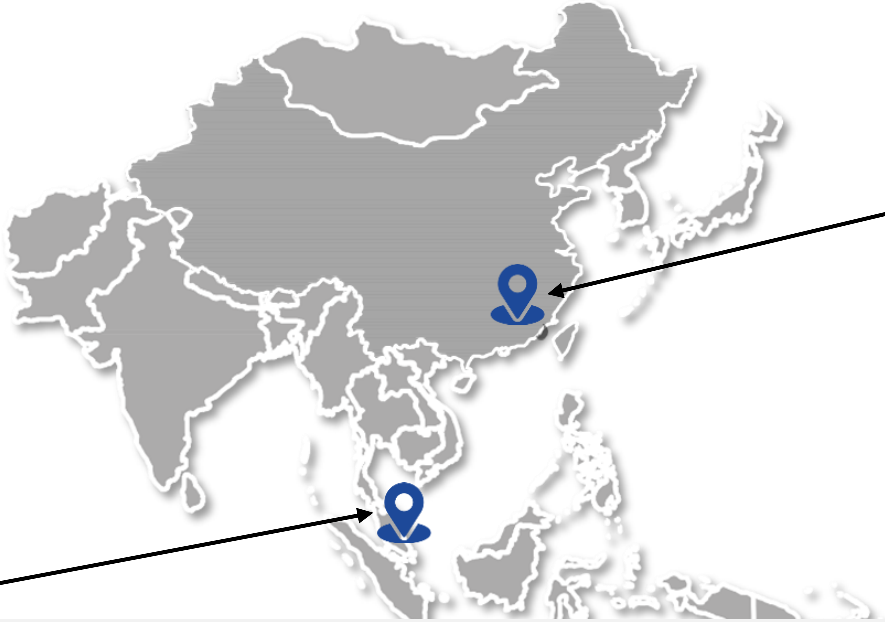


- The property investment segment's operating profit surged by 82% to RM851 million in FY2026, in tandem with the higher revenue.
- Operating margin remains healthy at 60%.

Property Investment: Retail Portfolio

8
Retail Assets

5.7m sft
Net Lettable Area



PRC

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

Malaysia

IOI City Mall
2,603k sft (242k sqm)

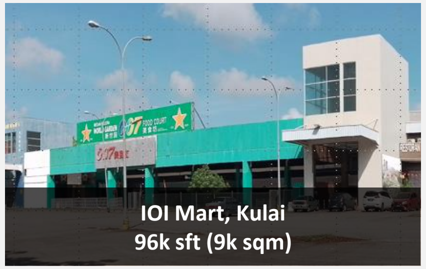
IOI Mall Puchong
913k sft (85k sqm)

IOI Mall Kulai
298k sft (28k sqm)

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

IOI Mall Damansara
1,025k sft (95k sqm)

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

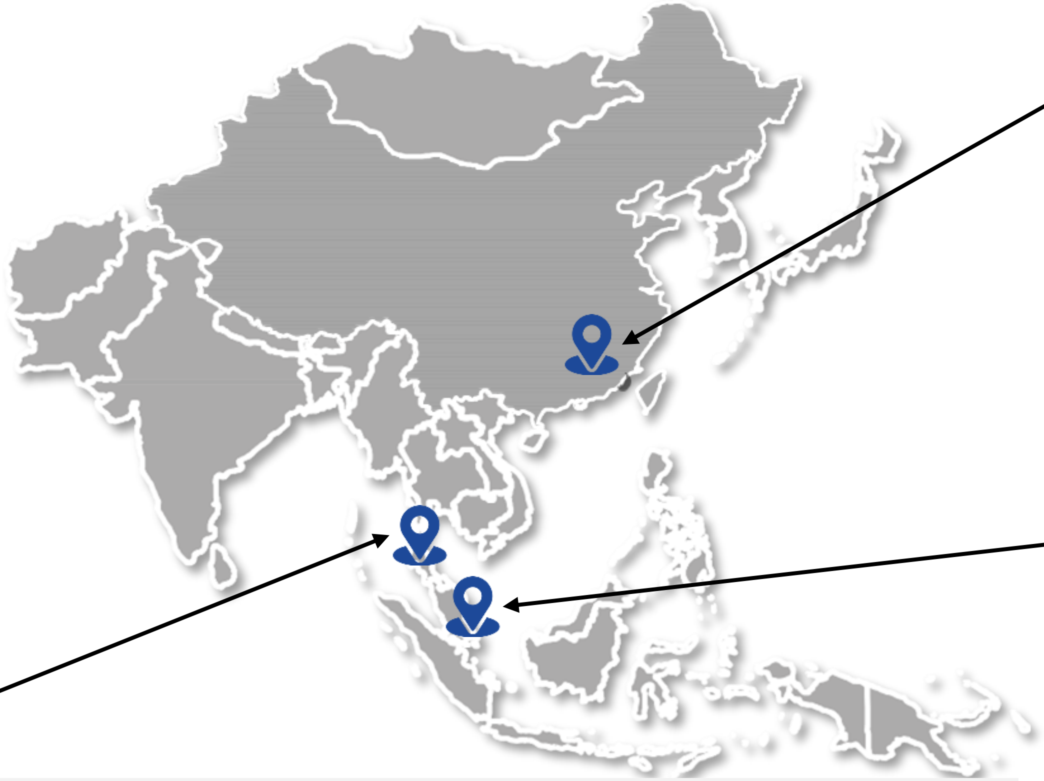


IOI Mart, Kulai
96k sft (9k sqm)

Property Investment: Office Portfolio

6
Offices

4.4m sft
Net Lettable Area

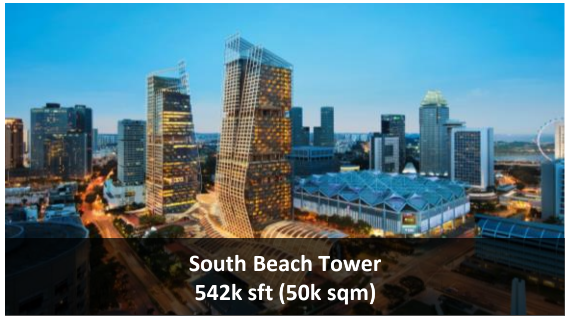


PRC


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

Singapore


IOI Central Boulevard Towers
1,260k sft (117k sqm)


South Beach Tower
542k sft (50k sqm)

Malaysia


IOI City Tower 1 & 2, Putrajaya
983k sft (91k sqm)


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

Puchong Financial Corporate Centre 1, 2, 4 & 5
850k sft (79k sqm)

Property Investment: Asset Pipeline

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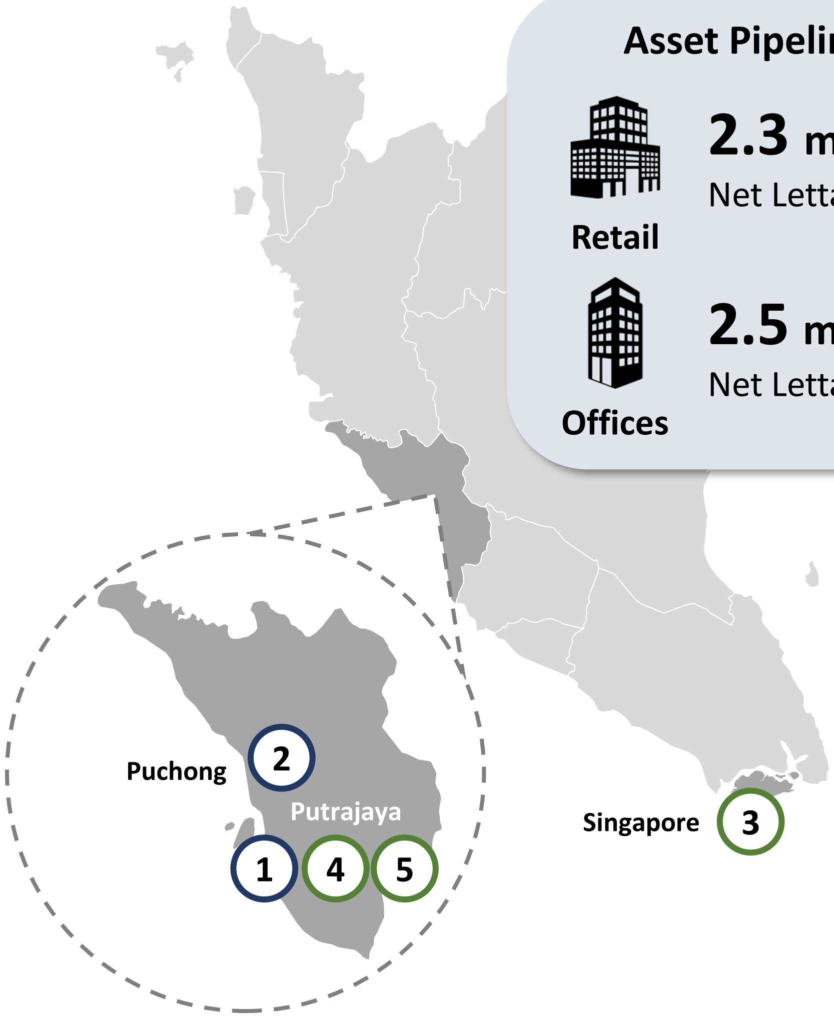
The Group is expected to expand its Property Investment portfolio to an asset under management of approximately 15.0 million sft of net lettable area by FY2032



Asset Pipeline

Retail
2.3 mil sft
Net Lettable Area

Offices
2.5 mil sft
Net Lettable Area

1 IOI City Mall Phase 3 (IOI Resort City)

968k sft
Target Completion: FY2030

2 IOI Mall Rio (Bandar Puteri Puchong)

1,376k sft
Target Completion: FY2031

3 Asia Square Tower 2 (Singapore)

773k sft
Target Completion: 1QFY27

4 IOI City Tower 3 (IOI Resort City)

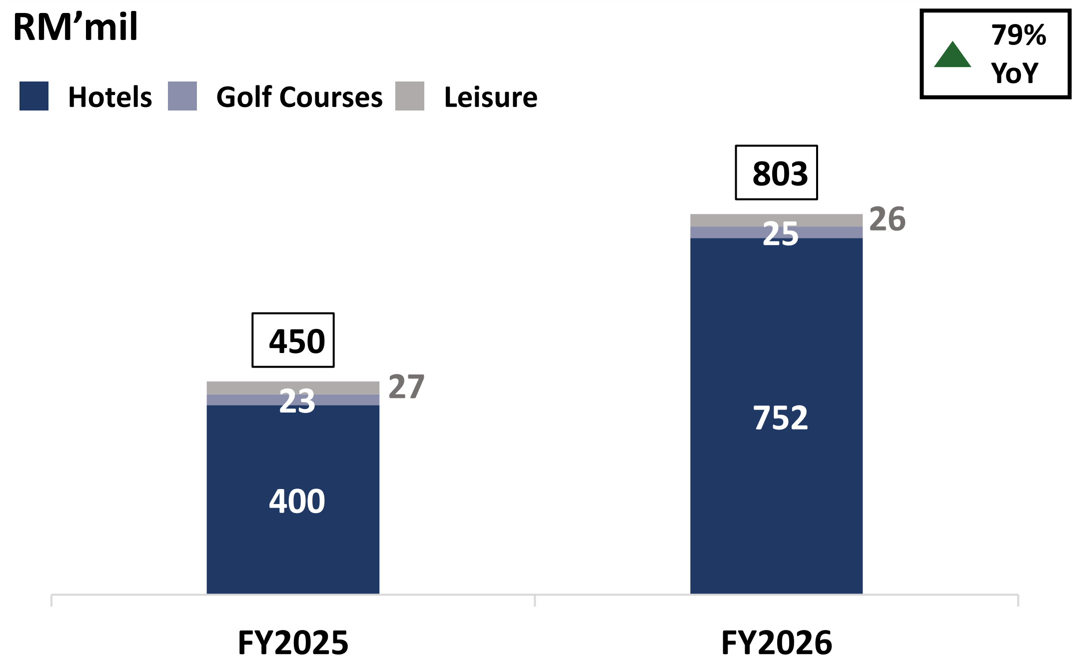
534k sft
Target Completion: FY2029

5 Iconic Tower Office (IOI Resort City)

1,200k sft
Target Completion: FY2032

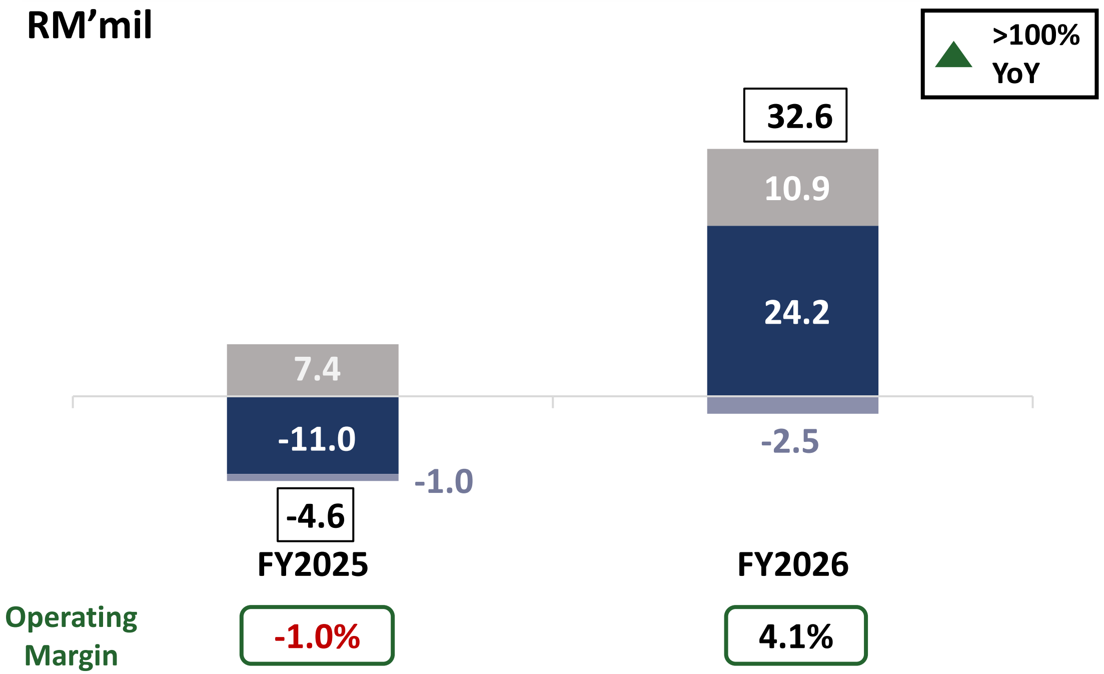
Hospitality & Leisure: Financial Highlights

Revenue



- In FY2026, the hospitality & leisure segment registered an increase in revenue of 79% to RM803 million, compared to RM450 million in FY2025.
- The strong growth was primarily driven by the additional contribution from the recently acquired JW Marriott Singapore South Beach, coupled with the improved performance of Sheraton Grand Xiamen Jimei and Moxy Hotel.

Operating Profit / (Loss)



- The hospitality and leisure segment turnaround from an operating loss in FY2025 to an operating profit of RM33 million in FY2026.
- The strong performance was in tandem with the higher revenue.

Hospitality: Diversified Portfolio of Hospitality Offerings

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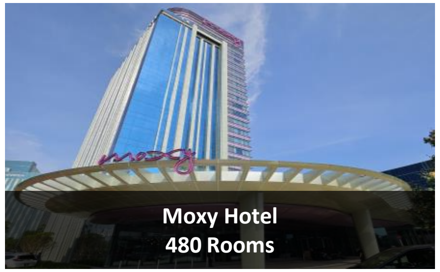
Malaysia


Le Meridien Hotel
353 Rooms


Putrajaya Marriott Hotel
488 Rooms

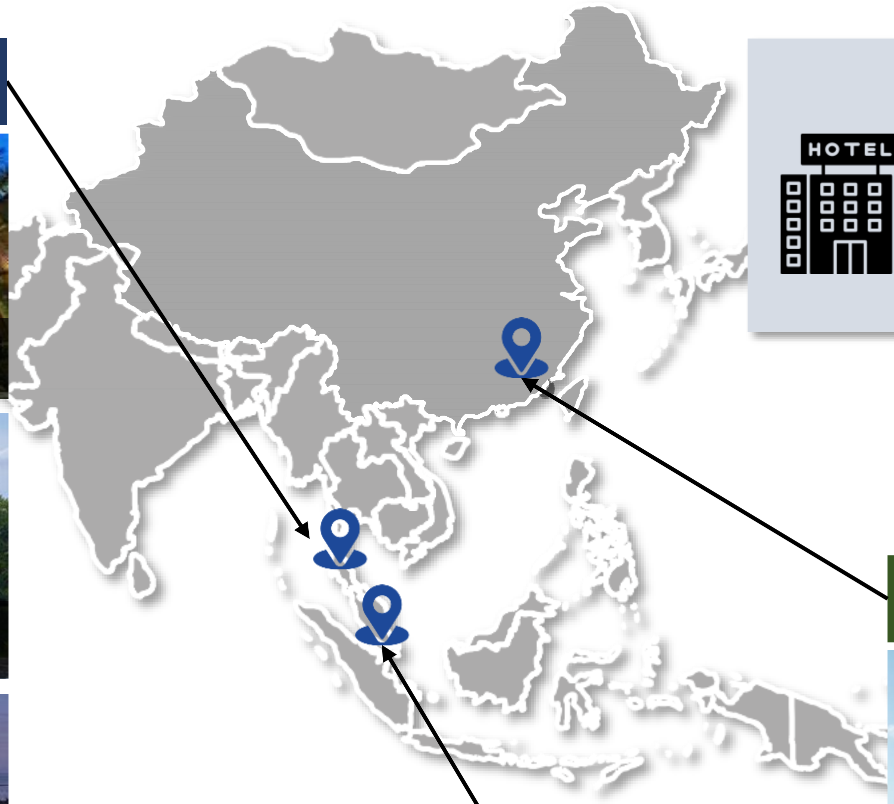

Moxy Hotel
480 Rooms


Palm Garden Hotel
152 Rooms


W Kuala Lumpur
150 Rooms


Courtyard by Marriott, Penang
199 Rooms


Four Points by Sheraton
249 Rooms



Existing Portfolio

HOTEL

9
Hotels

3,075
Hotel Rooms

PRC


Sheraton Grand Xiamen Jimei
370 Rooms

Singapore


JW Marriott Singapore South Beach
634 Rooms

Inked Agreement with Marriott International for The Westin Puchong

324
Rooms

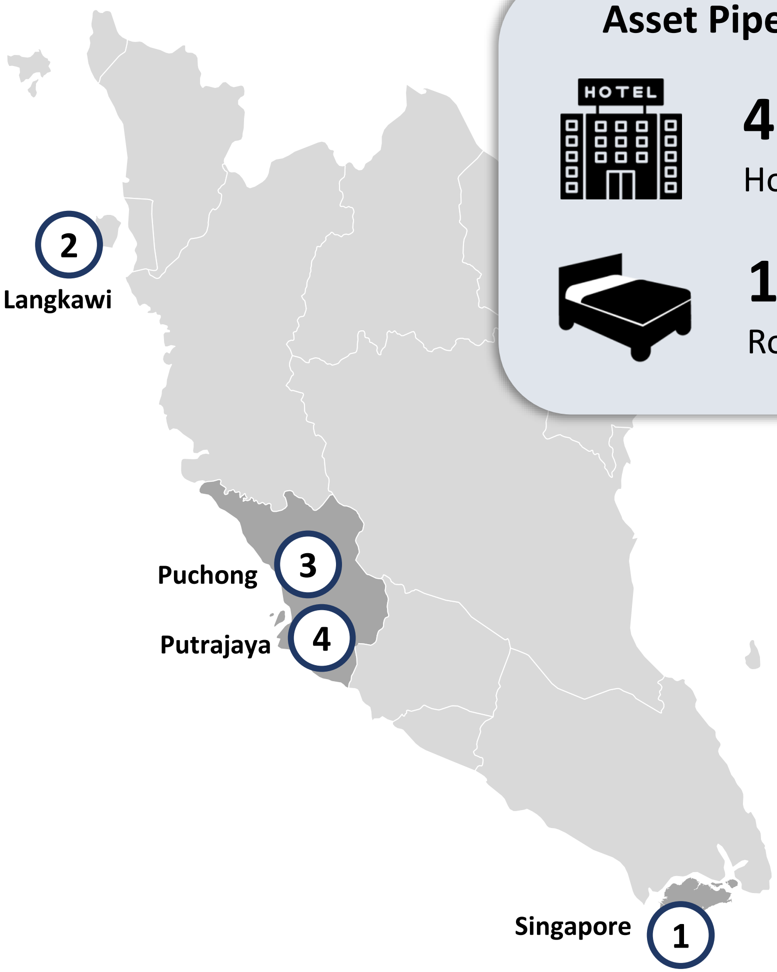
Target Opening
FY2030

On 30 July 2026, IOI Properties Group signed a hotel operations and management agreement with Marriott International to open **The Westin Puchong**, which will be located within **IOI Rio City**, its 100-acre masterplan development in **Bandar Puteri Puchong**.

- ✓ **First internationally branded 5-star hotel** in Puchong
- ✓ **Complements IOI Mall Rio** by catering to the rising need for premium hospitality, while the mall is set to fulfil the demand for diverse retail, entertainment and gastronomic experiences.
- ✓ **Elevates the Puchong area** as a top choice for upscale corporate and leisure travellers
- ✓ **Well-positioned to capture MICE (meetings, incentives, conventions, and exhibitions)** and **business travellers**

Hospitality: Asset Pipeline

The Group is expected to expand its hotel portfolio to 4,202 rooms by FY2032



Asset Pipeline

4 Hotels

1,127 Rooms

1 W Singapore Marina View (Singapore)

360 Rooms
Target Opening: FY2029

2 W Langkawi (Langkawi)

223 Rooms
Target Opening: FY2030

3 The Westin Puchong (Bandar Puteri Puchong)

324 Rooms
Target Opening: FY2030

4 Renowned 5-star Hotel (IOI Resort City)

220 Rooms
Target Opening: FY2032

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

Updates on IOIPG Malaysia Real Estate Investment Trust

Proposed Components
(Combined Valuation of RM7.66 billion)

Retail Mall (67%)

IOI City Mall
RM5.2 billion

Note: Valuation as of 31 May 2026

Hotels (20%)

W Kuala Lumpur
RM391 million

Le Meridien
RM343 million

Putrajaya Marriott
RM266 million

Moxy Putrajaya
RM222 million

Courtyard by Marriott Penang
RM166 million

Four Points by Sheraton Puchong
RM128 million

Offices (13%)

IOI City Tower 1 and 2
RM551 million

Puchong Financial Corporate Centre
RM447 million

Indicative Timeline of Key Milestones

- **6 August 2026** — Approval from Securities Commission ✓
- **September 2026** — EGM for Shareholders Approval
- **October 2026** — Launch of Prospectus
- **November 2026** — Initial Public Offering

Sustainability Journey

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IOI Properties Group is Committed to Achieving Net Zero by 2050

FY 2017	FY 2019	FY 2021	FY 2022	FY 2024	FY 2025
Established Sustainability, Governance Structure, Strategy & Framework	Expanded Reporting Scope beyond Klang Valley	Established Sustainability Targets	Initiated TCFD Roadmap	Launched The IOI Sustain Roadmap 2030 (ISR 2030)	Assessed climate physical and transition risks, and initiated decarbonisation planning towards net zero.

In alignment with:

GRI · Sustainable Development Goals · FTSE4Good · Integrated Reporting · UN Global Compact · MSCI · TCFD · IFRS International Financial Reporting Standards · National Sustainability Reporting Framework

Three consecutive years of Gold Awards at **The Edge Malaysia ESG Awards** (2023-2025)

MSCI ESG Rating:
AA
(FY2025: AA)

FTSE RUSSELL ESG Score:
4.3 out of 5.0 (Top 3%)
(FY2025: 4.3)

Strategic Priorities Ahead

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 upcoming retail malls and offices
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 the upcoming hotels

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Thank You