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PRESS RELEASE
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IGB Berhad Profit Before Tax Rises 23% Driven by Strong Performance in the Final Quarter of 2025

Highlights:

- *Revenue grew 14% to RM499.6 million and profit before tax (PBT) rose 23% to RM202.1 million in 4Q2025.*
- *Successfully achieved GreenRE Certification for five properties in 4Q2025.*

Kuala Lumpur, 27 February 2026 – IGB Berhad (IGBB or the Group) reported an increase in revenue and PBT by 14% to RM499.6 million (4Q2024: RM438.1 million) and 23% to RM202.1 million (4Q2024: RM164.0 million) respectively. The quarter's growth was primarily attributed to higher contributions from the property investment-retail, property investment-commercial, and property development segments.

In 4Q2025, the retail segment under IGB REIT posted a 33% growth in total revenue to RM208.3 million (4Q2024: RM156.9 million) and a 41% growth in net property income to RM112.6 million (4Q2024: RM80.0 million). The Mall, Mid Valley Southkey (MVS Mall) reported total revenue and PBT of RM32.3 million (4Q2024: RM67.4 million) and RM7.4 million (4Q2024: RM23.0 million), reflecting its standalone performance prior to the completion of its disposal to IGB REIT on 20 November 2025. The overall increase in the segment's total revenue and net property income was mainly due to higher rental income.

The commercial segment, represented by IGB Commercial REIT, reported total revenue and net property income of RM68.8 million (4Q2024: RM59.1 million) and RM15.4 million (4Q2024: RM5.6 million). The higher total revenue and net property income were mainly due to higher occupancy and average rental rates.

The hotel segment's revenue increased by 4% to RM102.0 million (4Q2024: RM98.0 million) supported by higher occupancy rates and an improvement in the average room rate. PBT was recorded at RM53.8 million, a decrease compared to RM74.7 million in the preceding year's corresponding quarter. This is mainly attributed to the temporary closure of one hotel for renovation and the depreciation of overseas exchange rates.

The property development segment recorded revenue growth of 129% to RM36.2 million (4Q2024: RM15.8 million) and PBT of RM3.8 million (4Q2024: RM6.4 million loss). The increase was driven mainly by the sale of completed condominium units at Southpoint Residences in Mid Valley City, Kuala Lumpur.

Prospects for 2026

Malaysia's economic outlook remains resilient, with the International Monetary Fund (IMF) projecting Gross Domestic Product (GDP) growth of 4.3% for 2026 and 2027.

The Group expects continued growth across its core segments. Retail performance is supported by steady domestic spending. With a further five properties receiving GreenRE certification in this quarter, the commercial property segment continues to see positive leasing momentum, underpinned by stable economic conditions and demand for high-quality assets. The hospitality sector is poised to benefit from the Visit Malaysia 2026 campaign, with the Group's portfolio bolstered by the planned reopening of St Giles Mid Valley Kuala Lumpur in April 2026. The Group's property development arm is also preparing to launch 3 projects featuring 48 strata villas at Damansara Heights, industrial land parcels at Labu, and Merbau Hub & Residences, a mixed-use development comprising office spaces, SOHO units, and serviced apartments.

To reward shareholders for their continued support, IGBB announced a bonus issue proposal in January 2026 on the basis of one bonus share for every two existing IGBB shares held. Aside from rewarding shareholders, the exercise is intended to enhance the trading liquidity of IGBB shares and encourage greater investor participation. Shareholders approved the ordinary resolution for the proposed bonus issue at the Extraordinary General Meeting held earlier today.

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