



PRESS RELEASE
26 August 2026

IGB Berhad Delivers Double-Digit Revenue and Profit Growth in 2Q2026, Driven by Robust Segment Performance

Highlights:

- *Group Revenue rose 16% to RM525.2 million and profit before tax surged 55% to RM265.5 million*
- Core recurring income segments recorded solid year-on-year growth for 2Q2026
- Property Development segment revenue jumped 171% to RM82.8 million, driven by the successful launch of The Batai in Bukit Damansara and associate asset sales.

KUALA LUMPUR, 26 August 2026 – IGB Berhad (“IGBB” or “the Group”) reported an increase in revenue and profit before tax (“PBT”) of 16% to RM525.2 million (2Q2025: RM452.4 million) and 55% to RM265.5 million (2Q2025: RM171.4 million) respectively. The strong growth was driven by improved contributions across all core segments, including retail, commercial office, hotel, and property development.

In 2Q2026, the retail segment under IGB REIT, contributed total revenue of RM241.0 million (2Q2025: RM229.2 million) and profit after tax (“PAT”) of RM133.6 million (2Q2025: RM115.8 million), reflecting increases of 5% and 15% respectively. The growth was primarily driven by higher rental income across the portfolio.

The commercial segment, primarily represented by IGB Commercial REIT, reported an increase total revenue of 10% to RM71.2 million (2Q2025: RM64.6 million) and PAT by 51% to RM22.1 million (2Q2025: RM14.6 million). The steady growth of the segment was fueled by improved occupancy rates, higher average rental rates, and lower finance costs.

The hotel segment recorded a 7% increase in revenue to RM88.5 million (2Q2025: RM82.6 million) driven by higher occupancy and improved average room rates. Segment PBT stood at RM18.4 million (2Q2025: RM23.0 million), with the decrease primarily attributable to impairment of an associate company arising from exceptional charges recognized during the quarter.

The property development segment delivered significant financial gains in the quarter, generating revenue of RM82.8 million (2Q2025: RM30.6 million) and PBT of RM64.6 million (2Q2025: RM12.0 million). This robust growth was buoyed by strong sales of residential units from the newly launched project, The Batai in Bukit Damansara, alongside a one-off disposal of overseas land by an associate company.

Prospects for 2026

Malaysia’s macroeconomic outlook remains firm, with Bank Negara Malaysia projecting full-year 2026 gross domestic product (“GDP”) growth between 4% and 5%. While global uncertainty and energy cost adjustments persist, inflation remains manageable, providing a stable baseline for the Group’s multi-asset business operations.

The retail sector is expected to remain resilient supported by continued domestic economic growth, tourism activity, and stable employment, although consumer spending is likely to remain selective. Against this backdrop, the Group’s portfolio of market-leading retail assets is well positioned to benefit from its prime locations, diversified tenant base, and active asset management approach.

In the commercial sector, our fully-certified green building portfolio remains well positioned through its prime locations, high-quality assets and active asset management strategies. The ongoing “flight-to-quality” trend within the market continues to benefit our commercial segment through sustained leasing momentum and tenant demand for quality office space.

To manage the broader external challenges from the global operational environment, the government has expanded its tourism enhancement initiatives, including the extension of Visit Malaysia 2026 until the end of 2027. Against this backdrop, the Group remains cautiously optimistic regarding the future performance of its hotel segment.

In property development, the successful launch of The Batai in Bukit Damansara paves the way for future launches within the Group’s pipeline. The Group, however, remains mindful of rising construction costs pressures across the industry.

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