



**IOI PROPERTIES**  
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**IOI PROPERTIES GROUP BERHAD 201301005964 (1035807-A)**  
(Incorporated in Malaysia)

**Quarterly Financial Report For The Financial Period Ended 30 September 2022**

(The figures have not been audited)

**Condensed Consolidated Statement of Profit or Loss**

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER	PRECEDING YEAR CORRESPONDING QUARTER	CURRENT YEAR TO DATE	PRECEDING YEAR CORRESPONDING PERIOD
	30/09/22	30/09/21	30/09/22	30/09/21
	RM'000	RM'000	RM'000	RM'000
<b>Revenue</b>	<b>691,519</b>	431,773	<b>691,519</b>	431,773
Cost of sales	(390,724)	(247,095)	(390,724)	(247,095)
<b>Gross profit</b>	<b>300,795</b>	184,678	<b>300,795</b>	184,678
Other operating income	28,853	103,187	28,853	103,187
Marketing and selling expenses	(15,147)	(10,639)	(15,147)	(10,639)
Administrative expenses	(58,478)	(34,825)	(58,478)	(34,825)
Other operating expenses	(37,568)	(30,394)	(37,568)	(30,394)
<b>Operating profit</b>	<b>218,455</b>	212,007	<b>218,455</b>	212,007
Share of result of an associate	355	605	355	605
Share of results of joint ventures	26,164	36,224	26,164	36,224
<b>Profit before interest and taxation</b>	<b>244,974</b>	248,836	<b>244,974</b>	248,836
Interest income	9,814	12,145	9,814	12,145
Interest expenses	(607)	(262)	(607)	(262)
Fair value gain on an investment property	470,411	-	470,411	-
Impairment loss on property, plant and equipment	(34,859)	-	(34,859)	-
<b>Profit before taxation</b>	<b>689,733</b>	260,719	<b>689,733</b>	260,719
Taxation	(49,003)	(52,178)	(49,003)	(52,178)
<b>Profit for the period</b>	<b>640,730</b>	208,541	<b>640,730</b>	208,541
Attributable to:				
Owners of the Company	640,287	208,813	640,287	208,813
Non-controlling interests	443	(272)	443	(272)
	<b>640,730</b>	208,541	<b>640,730</b>	208,541
<b>Earnings per share for profit attributable to owners of the Company (sen)</b>				
Basic	11.63	3.79	11.63	3.79
Diluted	11.63	3.79	11.63	3.79

(The Condensed Consolidated Statement of Profit or Loss should be read in conjunction with the audited financial statements for the financial year ended 30 June 2022 and the accompanying explanatory notes attached to this quarterly financial report.)



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**Condensed Consolidated Statement of Other Comprehensive Income**

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER	PRECEDING YEAR CORRESPONDING QUARTER	CURRENT YEAR TO DATE	PRECEDING YEAR CORRESPONDING PERIOD
	30/09/22	30/09/21	30/09/22	30/09/21
	RM'000	RM'000	RM'000	RM'000
<b>Profit for the period</b>	<b>640,730</b>	<b>208,541</b>	<b>640,730</b>	<b>208,541</b>
<b>Other comprehensive income that will be reclassified subsequently to profit or loss, net of tax</b>				
Exchange differences on translation of foreign operations, net of tax	169,296	(18,408)	169,296	(18,408)
Net change in cash flow hedge reserve	21,968	16,437	21,968	16,437
<b>Other comprehensive income for the period, net of tax</b>	<b>191,264</b>	<b>(1,971)</b>	<b>191,264</b>	<b>(1,971)</b>
<b>Total comprehensive income for the period</b>	<b>831,994</b>	<b>206,570</b>	<b>831,994</b>	<b>206,570</b>
<b>Total comprehensive income attributable to:</b>				
Owners of the Company	831,415	206,850	831,415	206,850
Non-controlling interests	579	(280)	579	(280)
	<b>831,994</b>	<b>206,570</b>	<b>831,994</b>	<b>206,570</b>

(The Condensed Consolidated Statement of Other Comprehensive Income should be read in conjunction with the audited financial statements for the financial year ended 30 June 2022 and the accompanying explanatory notes attached to this quarterly financial report.)



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**Condensed Consolidated Statement of Financial Position**

	As at 30/09/22 RM'000	As at 30/06/22 RM'000
<b>ASSETS</b>		
<b>Non-current assets</b>		
Property, plant and equipment	3,103,332	3,054,120
Land held for property development	5,316,430	9,076,819
Investment properties	16,709,300	15,778,422
Goodwill on consolidation	11,472	11,472
Interest in an associate	54,028	53,673
Interests in joint ventures	4,521,126	4,390,152
Deferred tax assets	202,096	197,614
	<b>29,917,784</b>	<b>32,562,272</b>
<b>Current assets</b>		
Property development costs	4,541,276	568,462
Inventories	2,803,749	3,051,666
Derivative financial assets	32,915	7,785
Trade and other receivables	398,381	723,214
Contract assets	190,488	177,756
Current tax assets	66,586	59,130
Short term funds	1,012,484	735,444
Deposits with financial institutions	511,940	510,576
Cash and bank balances	1,001,160	1,105,064
	<b>10,558,979</b>	<b>6,939,097</b>
<b>TOTAL ASSETS</b>	<b>40,476,763</b>	<b>39,501,369</b>



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**Condensed Consolidated Statement of Financial Position (Continued)**

	As at 30/09/22 RM'000	As at 30/06/22 RM'000
<b>EQUITY AND LIABILITIES</b>		
<b>Equity</b>		
Share capital	18,514,233	18,514,233
Reserves	337,013	145,885
Retained earnings	10,872,933	10,232,646
Reorganisation debit balance	(8,440,152)	(8,440,152)
<b>Equity attributable to equity owners of the Company</b>	<b>21,284,027</b>	<b>20,452,612</b>
<b>Non-controlling interests</b>	<b>158,537</b>	<b>157,958</b>
<b>Total equity</b>	<b>21,442,564</b>	<b>20,610,570</b>
<b>Non-current liabilities</b>		
Borrowings	15,446,513	3,330,735
Lease liabilities	1,666	1,882
Trade and other payables	60,799	55,936
Deferred tax liabilities	721,725	668,428
	<b>16,230,703</b>	<b>4,056,981</b>
<b>Current liabilities</b>		
Borrowings	1,436,417	13,485,923
Lease liabilities	1,482	1,257
Trade and other payables	1,244,509	1,116,533
Contract liabilities	68,224	101,999
Current tax liabilities	52,864	128,106
	<b>2,803,496</b>	<b>14,833,818</b>
<b>Total liabilities</b>	<b>19,034,199</b>	<b>18,890,799</b>
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>40,476,763</b>	<b>39,501,369</b>
<b>Net assets per share attributable to owners of the Company (RM)</b>	<b>3.87</b>	<b>3.71</b>

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements for the financial year ended 30 June 2022 and the accompanying explanatory notes attached to this quarterly financial report.)



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**Quarterly Financial Report For The Financial Period Ended 30 September 2022**

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**Condensed Consolidated Statement of Cash Flows**

	<b>3 Months Ended</b> <b>30/09/22</b> <b>RM'000</b>	<b>3 Months Ended</b> <b>30/09/21</b> <b>RM'000</b>
<b>Operating Activities</b>		
Profit before taxation	689,733	260,719
Adjustments for:		
Impairment loss on property, plant and equipment	34,859	-
Depreciation and amortisation	15,209	10,559
Interest expenses	607	-
Share of result of an associate	(355)	(605)
Foreign currency translation gain	(3,916)	520
Interest income	(9,814)	(12,145)
Share of results of joint ventures	(26,164)	(36,224)
Fair value gain on an investment property	(470,411)	-
Gain on disposal of a subsidiary	-	(85,982)
Other non-cash items	(344)	908
Operating profit before working capital changes	229,404	137,750
Inventories	240,876	132,202
Receivables and other assets	264,930	139,631
Payables and other liabilities	108,723	16,220
Cash generated from operations	843,933	425,803
Tax paid	(82,597)	(48,634)
Tax refunded	4	22,561
<b>Net cash inflow from operating activities</b>	<b>761,340</b>	<b>399,730</b>
<b>Investing Activities</b>		
Interest received	6,957	10,083
Dividend received from a joint venture	2,500	-
Proceeds from disposal of property, plant and equipment	102	-
Additions to land held for property development	(11,573)	(9,882)
Additions to property, plant and equipment	(53,034)	(32,785)
Additions to investment properties	(155,115)	(83,469)
Proceeds from disposal of a subsidiary	-	101,592
Repayments from joint ventures	-	33,655
<b>Net cash (outflow)/inflow from investing activities</b>	<b>(210,163)</b>	<b>19,194</b>
<b>Financing Activities</b>		
Drawdown of borrowings	121,127	3,500
Payment of lease liabilities	(183)	(384)
Banking facilities paid	(3,655)	-
Interest paid	(144,274)	(97,987)
Repayment of borrowings	(353,677)	-
Proceeds from issuance of redeemable preference shares to non-controlling interests in subsidiaries	-	1,746
Dividend paid	-	(110,123)
<b>Net cash outflow from financing activities</b>	<b>(380,662)</b>	<b>(203,248)</b>
<b>Net increase in cash and cash equivalents</b>	<b>170,515</b>	<b>215,676</b>
<b>Cash and cash equivalents at beginning of financial period</b>	<b>2,351,084</b>	<b>1,848,208</b>
<b>Effect of exchange rate changes</b>	<b>3,985</b>	<b>5,053</b>
<b>Cash and cash equivalents at end of financial period</b>	<b>2,525,584</b>	<b>2,068,937</b>

(The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the audited financial statements for the financial year ended 30 June 2022 and the accompanying explanatory notes attached to this quarterly financial report.)



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**Condensed Consolidated Statement of Changes in Equity**  
**(RM'000)**

	Share capital	Foreign currency translation reserve	Cash flow hedge reserve	Reorganisation debit balance	Retained earnings	Total equity attributable to owners of the Company	Non-controlling interests	Total equity
<b>As at 1 July 2022</b>	<b>18,514,233</b>	<b>135,391</b>	<b>10,494</b>	<b>(8,440,152)</b>	<b>10,232,646</b>	<b>20,452,612</b>	<b>157,958</b>	<b>20,610,570</b>
Profit for the financial period	-	-	-	-	640,287	640,287	443	640,730
Exchange differences on translation of foreign operations, net of tax	-	169,160	-	-	-	169,160	136	169,296
Net change in cash flow hedge reserve	-	-	21,968	-	-	21,968	-	21,968
<b>Total comprehensive income</b>	<b>-</b>	<b>169,160</b>	<b>21,968</b>	<b>-</b>	<b>640,287</b>	<b>831,415</b>	<b>579</b>	<b>831,994</b>
<b>As at 30 September 2022</b>	<b>18,514,233</b>	<b>304,551</b>	<b>32,462</b>	<b>(8,440,152)</b>	<b>10,872,933</b>	<b>21,284,027</b>	<b>158,537</b>	<b>21,442,564</b>
<b>As at 1 July 2021</b>	<b>18,514,233</b>	<b>(51,088)</b>	<b>(120,658)</b>	<b>(8,440,152)</b>	<b>9,656,034</b>	<b>19,558,369</b>	<b>160,339</b>	<b>19,718,708</b>
Profit for the financial period	-	-	-	-	208,813	208,813	(272)	208,541
Exchange differences on translation of foreign operations, net of tax	-	(18,398)	-	-	-	(18,398)	(10)	(18,408)
Net change in cash flow hedge reserve	-	-	16,435	-	-	16,435	2	16,437
<b>Total comprehensive income</b>	<b>-</b>	<b>(18,398)</b>	<b>16,435</b>	<b>-</b>	<b>208,813</b>	<b>206,850</b>	<b>(280)</b>	<b>206,570</b>
Transactions with owners								
Changes in equity interests in a subsidiary	-	-	-	-	-	-	(411)	(411)
Dividend paid	-	-	-	-	(110,123)	(110,123)	-	(110,123)
<b>As at 30 September 2021</b>	<b>18,514,233</b>	<b>(69,486)</b>	<b>(104,223)</b>	<b>(8,440,152)</b>	<b>9,754,724</b>	<b>19,655,096</b>	<b>159,648</b>	<b>19,814,744</b>

(The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited financial statements for the financial year ended 30 June 2022 and the accompanying notes attached to this quarterly financial report.)



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## **Quarterly Financial Report For The Financial Period Ended 30 September 2022**

(The figures have not been audited)

### **Explanatory Notes**

#### **a) Basis of Preparation**

The quarterly financial report of the IOIPG Group is unaudited and has been prepared in accordance with Malaysian Financial Reporting Standard ("MFRS") 134 "Interim Financial Reporting" and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad. The report should be read in conjunction with the audited financial statements for the financial year ended 30 June 2022. Those explanatory notes attached to this quarterly financial report provide an explanation of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Group since the financial year ended 30 June 2022.

#### **b) Changes in Accounting Policies**

The accounting policies and methods of computation adopted for the interim financial report are consistent with those adopted for the annual audited financial statements for the financial year ended 30 June 2022, except for the adoption of the following new MFRSs, Amendments to MFRS and IC Interpretations that are effective for the Group.

##### **Title**

Amendments to MFRS 3 'Reference to Conceptual Framework'  
Amendments to MFRS 116 'Proceeds before Intended Use'  
Amendments to MFRS 137 'Onerous Contracts – Costs of Fulfilling a Contract'  
Amendments to Annual Improvements to MFRS Standards 2018 – 2020

The adoption of these amendments to MFRSs do not have any significant financial impact on the financial statements of the Group for the current financial period.

#### **c) Seasonal or Cyclical Factors**

There were no significant seasonal or cyclical factors that affect the business of the Group for the quarter under review.

#### **d) Unusual Items**

There were no unusual items affecting assets, liabilities, equity, net income and cash flows for the quarter under review.

#### **e) Material Changes in Estimates of Amounts Reported**

There were no material changes in estimates of amounts reported in prior financial year that have a material effect in the current financial quarter.

#### **f) Details of Changes in Debt and Equity Securities**

There was no issuance, cancellation, repurchase, resale or repayment of debt and/or equity securities, share buy-back, share cancellation, shares held as treasury shares and/or resale of treasury shares for the current financial period ended 30 September 2022.



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**Explanatory Notes**

**g) Dividend Paid**

	<b>CURRENT YEAR TO DATE RM'000</b>	<b>PRECEDING YEAR CORRESPONDING PERIOD RM'000</b>
Interim single tier dividend of 2.0 sen per ordinary share in respect of the financial year ended 30 June 2021, paid on 24 September 2021	-	110,123





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**Quarterly Financial Report For The Financial Period Ended 30 September 2022**  
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**Explanatory Notes**

**h) Segment Revenue & Results**

<b>(RM'000)</b>	<b>Property Development</b>	<b>Property Investment</b>	<b>Hospitality &amp; Leisure</b>	<b>Other Operations</b>	<b>Elimination</b>	<b>Consolidated</b>
<b><u>3 Months Ended 30/09/22</u></b>						
<b>REVENUE</b>						
External	529,888	110,145	48,719	2,767	-	691,519
Inter-segment	-	1,592	-	45,557	(47,149)	-
Total revenue	<u>529,888</u>	<u>111,737</u>	<u>48,719</u>	<u>48,324</u>	<u>(47,149)</u>	<u>691,519</u>
<b>RESULT</b>						
Segment operating profit/(loss)	165,702	48,650	(14)	4,117	-	218,455
Fair value gain on an investment property	-	470,411	-	-	-	470,411
Impairment loss on property, plant and equipment	-	(34,859)	-	-	-	(34,859)
Share of result of an associate	355	-	-	-	-	355
Share of results of joint ventures	18,526	9,110	(1,472)	-	-	26,164
Segment PBIT	<u>184,583</u>	<u>493,312</u>	<u>(1,486)</u>	<u>4,117</u>	<u>-</u>	<u>680,526</u>
Interest income						9,814
Interest expenses						(607)
Profit before taxation						<u>689,733</u>
Taxation						<u>(49,003)</u>
Profit for the period						<u>640,730</u>
<b><u>3 Months Ended 30/09/21</u></b>						
<b>REVENUE</b>						
External	363,235	59,157	7,550	1,831	-	431,773
Inter-segment	-	1,166	-	24,620	(25,786)	-
Total revenue	<u>363,235</u>	<u>60,323</u>	<u>7,550</u>	<u>26,451</u>	<u>(25,786)</u>	<u>431,773</u>
<b>RESULT</b>						
Segment operating profit/(loss)	201,331	25,012	(15,278)	942	-	212,007
Share of result of an associate	605	-	-	-	-	605
Share of results of joint ventures	29,557	13,628	(6,961)	-	-	36,224
Segment PBIT	<u>231,493</u>	<u>38,640</u>	<u>(22,239)</u>	<u>942</u>	<u>-</u>	<u>248,836</u>
Interest income						12,145
Interest expenses						(262)
Profit before taxation						<u>260,719</u>
Taxation						<u>(52,178)</u>
Profit for the period						<u>208,541</u>

Other operations consist mainly of project and building services management and other activities unrelated to any of the abovementioned major operation segments.



**Quarterly Financial Report For The Financial Period Ended 30 September 2022**  
(The figures have not been audited)

**Explanatory Notes**

**h) Material Events Subsequent to the End of Financial Period**

There were no material events subsequent to the end of the financial period.

**i) Changes in the Composition of the Group**

During the current quarter under review, there were no new changes in the composition of the Group.

**j) Contingent Liabilities**

There were no material contingent liabilities for the Group as at 30 September 2022.

**k) Capital Commitments**

Capital commitments not provided for in the quarterly financial report as at the end of the financial period are as follows:

<b>Contracted</b>	<b>RM'000</b>
Additions of land held for property development	81,359
Additions of property, plant and equipment	214,062
Additions of investment properties	1,117,058
	<u>1,412,479</u>



**Quarterly Financial Report For The Financial Period Ended 30 September 2022**

(The figures have not been audited)

**Additional Information As Required By Appendix 9b Of Bursa Malaysia Listing Requirements**

**1) Review of Group's Performance**

**(a) Performance of 1Q FY2023 vs 1Q FY2022**

The Group recorded revenue of RM691.5 million for the current year quarter, which is RM259.7 million or 60% higher than the preceding year corresponding quarter of RM431.8 million. The Group recorded underlying profit before taxation ("PBT") of RM254.2 million (excluding fair value gain on an investment property and impairment loss on property, plant and equipment) for the current year quarter, which is RM79.5 million or 46% higher than preceding year corresponding quarter of RM174.7 million (excluding gain on disposal of a subsidiary). The increase in both revenue and underlying PBT is attributable to better performance contributed from all business segments.

In the current year quarter, the Group recognised a fair value gain of RM470.4 million pursuant to the completion of IOI City Mall Phase 2.

The financial performance is analysed as follows:-

	Revenue				Underlying PBT			
	Q1 FY2023	Q1 FY2022	+ / (-)		Q1 FY2023	Q1 FY2022	+ / (-)	
	RM'mil	RM'mil	RM'mil	%	RM'mil	RM'mil	RM'mil	%
Property development segment	529.9	363.2	166.7	+46%	165.7	115.3	50.4	+44%
Property investment segment	110.1	59.2	50.9	+86%	48.7	25.0	23.7	+95%
Hospitality & leisure segment	48.7	7.6	41.1	+541%	-	(15.3)	15.3	-100%
Other operations	2.8	1.8	1.0	+56%	4.1	0.9	3.2	+356%
Share of results of joint ventures and associate	-	-	-	-	26.5	36.8	(10.3)	-28%
Net interest income / (expense)	-	-	-	-	9.2	11.9	(2.7)	-23%
	691.5	431.8	259.7	+60%	254.2	174.6	79.6	+46%

Property Development Segment

The property development segment recorded revenue and operating profit of RM529.9 million and RM165.7 million respectively in the current year quarter, which is RM166.7 million or 46% and RM50.4 million or 44% higher than the preceding year corresponding quarter. Better financial performance in the current year quarter is mainly attributable to higher sales contribution from Malaysia operation despite the property industry being impacted by the inflationary pressures and global supply chain disruptions.

Property Investment Segment

The property investment segment recorded revenue and operating profit of RM110.1 million and RM48.7 million respectively for the current year quarter. It is RM50.9 million or 86% and RM23.7 million or 95% respectively higher than the preceding year corresponding quarter. Better financial performance in the current year quarter is mainly due to commencement of recurring lease income from IOI City Mall Phase 2, Putrajaya following its business commencement on 25 August 2022. In the preceding year corresponding quarter, retail and office segments had to provide rental relief assistance to tenants during the lockdown period. With the resurgence of the economy, the retail segment has seen a higher level of activity in the malls which has augmented the earnings significantly.

Hospitality and Leisure Segment

The hospitality and leisure segment revenue increased from RM7.6 million to RM48.7 million and operating loss narrowed by RM15.3 million. The better financial performance was held up by resilient domestic tourism has which boosted the hospitality industry to gradually regain its momentum.



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**Additional Information As Required By Appendix 9b Of Bursa Malaysia Listing Requirements**

**2) Material Change in Profit Before Taxation ("PBT") for 1Q FY2023 vs 4Q FY2022**

The Group recorded underlying PBT of RM254.2 million (excluding fair value gain on an investment property and impairment loss on property, plant and equipment) for the current quarter, which is RM52.7 million or 17% lower than immediate preceding quarter of RM306.9 million (excluding fair value gain on investment properties and property development costs written down). Lower financial performance in the current quarter is mainly due to lower operating profit contribution from property development segment and lower share of joint ventures profit attributable to the fair value gain on South Beach office towers in the immediate preceding quarter.



## Quarterly Financial Report For The Financial Period Ended 30 September 2022

(The figures have not been audited)

### Additional Information As Required By Appendix 9b Of Bursa Malaysia Listing Requirements

#### 3) Prospects

Malaysia's Gross Domestic Product ("GDP") registered record growth of 14.2% in the third quarter of 2022 compared to the second quarter of 2022 at 8.9%. The strong recovery was underpinned by continued expansion in domestic demand and steady recovery in the labour market and income conditions as well as the full reopening of economies and international borders. Notwithstanding the strong recovery in 2022, the momentum and outlook for the longer term will hinge on political stability and the ending of the interest rate upcycle. Meanwhile, the global business environment remains challenging and uncertain due to rising cost pressures, tighter financial conditions and geopolitical tensions.

Amidst these challenges, the Group will focus on offering products that are able to capitalise on Government-driven support initiatives for the property development sector. To boost its sales strategy and enhance its product offerings, the Group has launched **IOI Buy with Tenant**, the latest marketing campaign for its commercial properties. On the residential front, we are preparing to launch our latest mid-priced range of products within Klang Valley in tandem with market demands. In order to mitigate the impact of rising building material costs, the Group will intensify its efforts in the sourcing of building materials and implement Industrialised Building System to ensure that our range of products offered remain affordable and competitive. Additionally, the Group has a pipeline of projects comprising mainly affordable landed and high rise developments worth RMI billion to be launched in Malaysia in the coming quarters.

We continue to see a strong recovery in the retail sub-segment, hospitality and leisure segments in Malaysia since the full withdrawal of movement restrictions which augurs well for the Group. Following the completion and commencement of IOI City Mall Phase 2, the Group's retail sub-segment has recorded a fair value gain of RM470 million for IOI City Mall, the largest mall in Malaysia with a net lettable area of 2.5 million square feet in the current quarter. The income stream from IOI City Mall is expected to enhance the Group's recurring income which is in tandem with the progressive opening of new tenants at IOI City Mall Phase 2. For the leisure segment, we have added IOI City Farm, an edutainment park and IOI Sports Centre Mall in addition to the existing attractions such as District 21 Adventure Park, the Olympic sized ice-skating rink and a 38-lane bowling centre in IOI City Mall to further improve the overall attractions of IOI Resort City as a lifestyle destination. As for the hospitality segment, the refurbishment of two hotels, Putrajaya Marriott Hotel and Palm Garden Hotel, Putrajaya, a Tribute Portfolio Hotel, is well poised to meet any increase in international and domestic tourism.

In China, the property sector is still suffering from the Government's strict zero-Covid policy. The Chinese Government has recently unveiled sweeping measures to support the property sector, as regulators seek to offset years of harsh pandemic curbs which has stalled the Chinese economy. These measures include credit support and financial support to ensure the completion and handover of projects to homeowners and homebuyers. Our marketing campaign in conjunction with the new financial policies rolled out by Chinese government is anticipated to drive sales of our completed developments in Xiamen. Separately, in response to the current challenges arising from the strict operating procedures and movement control which have affected our mall operations in Xiamen, we continue to adopt a pragmatic tenant retention strategy to maintain occupancy rates and to support our tenants as business partners.

Down south in Singapore, Singapore's efforts to build an international financial hub enjoys a post-Covid resurgence, attracting investors drawn to its stability. However, interest rate hikes coupled with increase in Goods and Services Tax ("GST") starting January 2023 may induce softer growth in the shorter term. IOI Central Boulevard Towers, a Grade A commercial development slated for completion in Year 2023 has secured a significant international anchor tenant which is expected to promote a strong tenant mix for this exciting development. Moving over to our site at Marina Bay, the Group is in the midst of preparing for the development and sale plan for the residential development in the near term.

The Board acknowledges that going forward into 2023, the operating environment both within and outside Malaysia will continue to face substantial headwinds. Our new planned launches in the pipeline and recurring earnings from various property investment portfolios will provide us with a strong foundation to assure the earnings sustainability of the Group.

#### 4) Achievability of Forecast Results

Not applicable.

#### 5) Variance of Actual Profit from Forecast Results or Profit Guarantee

Not applicable.



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(The figures have not been audited)

**Additional Information As Required By Appendix 9b Of Bursa Malaysia Listing Requirements**

**6) Taxation**

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER	PRECEDING YEAR CORRESPONDING QUARTER	CURRENT YEAR TO DATE	PRECEDING YEAR CORRESPONDING PERIOD
	RM'000	RM'000	RM'000	RM'000
The tax expense comprises the following:				
Current taxation	65	48,393	65	48,393
Deferred taxation	48,938	3,785	48,938	3,785
	<b>49,003</b>	<b>52,178</b>	<b>49,003</b>	<b>52,178</b>

The effective tax rate of the Group for the current year quarter is 7%. The lower effective tax rate is predominately driven by utilisation of tax losses by the People's Republic of China operations and lower tax applied to the fair value gain on an investment property of RM470.4 million, that is subject to real property gain tax in the current year quarter.

**7) Corporate Proposal**

There was no outstanding corporate proposal for the current quarter under review.

**8) Group Borrowings and Debt Securities**

Group borrowings and debt securities as at 30 September 2022 are as follows:

	As at 30/09/22 RM'000	As at 30/06/22 RM'000
<b>a) Short term borrowings</b>		
Unsecured		
Denominated in RM	369,769	369,745
Denominated in SGD (SGD Nil) (2022: SGD3,765 million)	-	12,043,204
Denominated in RMB (RMB1,636 million) (2022: RMB1,639 million)	1,066,648	1,072,974
	<b>1,436,417</b>	<b>13,485,923</b>
<b>b) Long term borrowings</b>		
Unsecured		
Denominated in RM	2,155,982	2,152,372
Denominated in SGD (SGD3,938 million) (2022: SGD200 million)	12,742,522	631,920
Denominated in RMB (RMB841 million) (2022: RMB835 million)	548,009	546,443
	<b>15,446,513</b>	<b>3,330,735</b>
<b>Total borrowings</b>	<b>16,882,930</b>	<b>16,816,658</b>



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**9) Derivative Financial Instrument**

(i) Details of derivative financial instrument outstanding as at 30 September 2022 are as follows:

<b>Type of derivative</b>	<b>Fair value assets RM'000</b>
Cash flow hedge derivative	
Interest rate swap	
<i>SGD denominated borrowing (RM5,248 million)*:</i>	
- less than one year	<u><b>32,915</b></u>
<b>Total derivative financial assets</b>	<u><b>32,915</b></u>

\* represents notional amounts throughout the facility periods.

The above derivative was entered to hedge its long term floating rate borrowing that are denominated in foreign currency to fixed interest rate in order to minimise the exposure to the volatility of the interest rate.

The Group's derivative financial instrument is subject to market and credit risk as follows:

i. Market risk

Market risk on derivative is the potential fluctuation in the value of this contract arising from the change in price of the underlying items such as interest rates or other indices. The market risk to the Group is mitigated as the Group's SGD floating interest rate borrowing was swapped to fixed interest rate borrowing to serve as a cash flow hedge for the Group's interest settlement for the foreign currency borrowing obtained.

ii. Credit risk

Credit risk exposure arises from the possibility that a counter-party may be unable to meet the terms of a contract in which the Group and or the Bank has entered into. There is minimal credit risk to the Group as the swap was entered into with reputable financial institution which is governed by appropriate policies and procedures.

(i) Cash requirement of the derivative

There is no cash requirement for this derivative other than the repayment obligation for the underlying bank borrowing.

(ii) Related accounting policies

There have been no changes to the accounting policies since the end of the previous financial year ended 30 June 2022.



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**10) Fair Value Changes of Financial Assets**

As at 30 September 2022, the Group has recognised derivative financial asset of RM32.9 million in respect of interest rate swap, with the corresponding fair value gain of RM22 million in the cash flow hedge reserve for the current financial period under review.

The fair value gain is mainly due to the floating interest rate has moved favourably for the Group from the last measurement date.

The fair value of the abovementioned derivative is calculated based on the present value of estimated cash flow using an appropriate market-based yield curve.

**11) Notes to the Condensed Consolidated Statement of Comprehensive Income**

Profit for the period has been arrived after (crediting)/charging:

	CURRENT YEAR QUARTER RM'000	CURRENT YEAR TO DATE RM'000
Depreciation and amortisation	15,209	15,209
Fair value gain on an investment property	(470,411)	(470,411)
Impairment loss on property, plant and equipment	34,859	34,859
Impairment losses on receivables	139	139
Impairment losses on receivables written back	(500)	(500)
Interest expenses	607	607
Interest income	(9,814)	(9,814)
Net gain on foreign currency translation differences	(3,916)	(3,916)
Property, plant and equipment written off	4	4

Other than as per disclosed above, the Group does not have other material items that recognised as profit/loss in the consolidated statement of profit or loss and statement of other comprehensive income.

**12) Material Litigation**

There is no pending material litigation as at the date of this announcement.





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**13) Dividends**

On 23 September 2022, the Board of Directors proposed a first and final single tier dividend of 4.0 sen per ordinary share in respect of the financial year ended 30 June 2022 to be approved by the shareholders at the forthcoming Annual General Meeting of the Company. Based on the issued and paid-up ordinary shares of the Company as at 23 September 2022 of 5,506,145,375, the proposed first and final dividend amounted to RM220,245,815.

The shareholders had, at the Annual General Meeting of the Company held on 8 November 2022, approved the payment of first and final single tier dividend of 4.0 sen per ordinary share. The dividend will be payable on 2 December 2022 to shareholders whose names appear in the Record of Depositors and Register of Members of the Company as at 23 November 2022.

**14) Earnings Per Share**

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER	PRECEDING YEAR CORRESPONDING QUARTER	CURRENT YEAR TO DATE	PRECEDING YEAR CORRESPONDING PERIOD
	RM'000	RM'000	RM'000	RM'000
<b>a) Basic earnings per share</b>				
Net profit for the period	640,287	208,813	640,287	208,813
Weighted average number of ordinary shares in issue ('000)	5,506,145	5,506,145	5,506,145	5,506,145
Basic earnings per share (sen)	11.63	3.79	11.63	3.79

**b) Diluted earnings per share**

The Group has no dilution in its EPS for the financial period under review as there are no dilutive potential ordinary shares.

**15) Audit Qualification**

The audit report on the Group's preceding year's financial statements is not qualified.

By Order of the Board

**Chee Ban Tuck**  
Company Secretary

Putrajaya  
23 November 2022