12 NOVEMBER 2026

IOIPG Malaysia REIT
Management

IOIPG MALAYSIA REAL ESTATE INVESTMENT TRUST

(A REAL ESTATE INVESTMENT TRUST CONSTITUTED IN MALAYSIA UNDER THE DEED OF TRUST DATED 9 SEPTEMBER 2026 AND REGISTERED WITH THE SECURITIES COMMISSION MALAYSIA ("SC") ON 11 SEPTEMBER 2026, ENTERED INTO BETWEEN IOIPG REIT MANAGEMENT SDN BHD (REGISTRATION NO. 202501026083 (1627496-A)) ("MANAGER") AND MTRUSTEE BERHAD (REGISTRATION NO. 198701004362 (163032-V)) ("TRUSTEE"), BOTH COMPANIES INCORPORATED UNDER THE LAWS OF MALAYSIA)

PRESS RELEASE

THE OFFERING OF UP TO 2,200,000,000 UNITS IN IOIPG MALAYSIA REAL ESTATE INVESTMENT TRUST ("IOIPG REIT") ("UNITS") ("OFFER UNITS") IN CONNECTION WITH THE LISTING ON THE MAIN MARKET OF BURSA MALAYSIA SECURITIES BERHAD ("BURSA SECURITIES")

Malaysian Issuing House Sdn Bhd ("**MIH**") is pleased to announce that the 110,000,000 Offer Units made available for application by the Malaysian public has an overall subscription rate of **1.59 times**. The institutional price has been fixed at RM0.91 per Offer Unit. Accordingly, the final retail price under the retail offering was also fixed at RM0.91 per Offer Unit ("**Final Retail Price**"). As the Final Retail Price of RM0.91 per offer Unit is less than the Retail Price, a refund of the difference, being RM0.05 per Offer Unit, will be refunded to the successful applicants, without any interest within 10 market days from the date of final ballot applications.

(A) Retail offering of 715,614,537 Offer Units, subject to clawback and reallocation provisions in the following manner:

(i) Restricted offering of 550,614,537 Offer Units ("**Restricted Offer Units**") to the entitled shareholders of IOI Properties Group Berhad ("**IOIPG**" or the "**Sponsor**") ("**Entitled IOIPG Shareholders**") on the basis of 1 Restricted Offer Unit for every 10 existing ordinary shares in IOIPG held by the Entitled IOIPG Shareholders on the entitlement date ("**Restricted Offering**");

(ii) Restricted offering of 55,000,000 Offer Units to the eligible directors of the Manager and IOIPG, the eligible employees of the Manager and IOIPG and its subsidiaries ("**IOIPG Group**") ("**Eligible Directors and Employees**") and the eligible business associates of the IOIPG Group ("**Restricted Pink Form Offering**"); and

(iii) Public offering of 110,000,000 Offer Units for application by the Malaysian public, of which 55,000,000 Offer Units are reserved for application by the Bumiputera public ("**Public Offering**").

(B) Institutional offering of up to 1,484,385,463 Offer Units, subject to clawback and reallocation provisions as well as the over-allotment option, in the following manner:

(i) 687,500,000 Offer Units are reserved for Bumiputera investors approved by the Ministry of Investment, Trade and Industry of Malaysia ("**MITI**"); and

(ii) Up to 796,885,463 Offer Units to other Malaysian and foreign institutional and selected investors.

A total of 10,859 applications for 175,001,500 Offer Units were received from the Malaysian public, resulting in an overall subscription rate of 1.59 times. For the Bumiputera portion, a total of 1,745 applications for 18,242,100 Offer Units were received representing a subscription rate of 0.33 times, and the balance was clawed back and reallocated based on the clawback and reallocation provisions in accordance with Section 3.4.3 of the IOIPG REIT's Prospectus dated 3 November 2026 ("**Prospectus**"). For the non-Bumiputera portion, a total of 9,114 applications for 156,759,400 Offer Units were received, representing a subscription rate of 2.85 times.

For the Restricted Offering, the Manager and IOIPG have received valid applications for a total of 604,180,259 Restricted Offer Units representing an oversubscription of 1.10 times. The excess Restricted Offer Units will be allocated in accordance with the basis as stated in Section 3.4.3(vi) of the Prospectus.

For the Restricted Pink Form Offering, 55,000,000 Pink Form Units to the Eligible Directors and Employees and the eligible business associates of IOIPG Group were fully subscribed.

For the Institutional Offering of up to 1,484,385,463 Offer Units (after being clawed back and reallocated based on the Clawback and Reallocation set out in Section 3.4.3 of the Prospectus) offered to the other Malaysian and foreign institutional investors and selected investors (including Bumiputera investors approved by MITI), were fully subscribed.

The institutional price of RM0.91 per Offer Unit was set after completion of a bookbuilding exercise undertaken for the institutional offering. Against a backdrop of market uncertainties, the institutional offering successfully secured interest predominantly from notable long-only investors including Government-linked Investment Companies ("**GLICs**") and insurers. The participation of these long-only institutions reflects their confidence in the quality of IOIPG REIT's portfolio and its access to IOIPG's robust pipeline of assets. In determining the institutional price, the Manager and IOIPG also recognised the level of support shown by IOIPG's shareholders through their participation in the Restricted Offering. The institutional price also offers IOIPG's shareholders the opportunity to invest in IOIPG REIT at the Pro forma net asset value of IOIPG REIT and participate in the long-term growth of IOIPG REIT.

At RM0.91 per Offer Unit, the institutional price or the Final Retail Price translates to a projected distribution yield of 6.96%, based on an annualised projected distribution per Unit of 6.33 sen for the financial period commencing from 11 September 2026 (date of establishment of IOIPG REIT) and ending 30 June 2027.

At the Final Retail Price, IOIPG REIT is set to have a market capitalisation of approximately RM5.0 billion upon listing on the Main Market of Bursa Malaysia Securities Berhad and the proceeds to be raised by IOIPG from the Offering is expected to be approximately RM2.0 billion. The initial public offering ("**IPO**") of IOIPG REIT is on track to become the largest Malaysian REIT IPO in Malaysia by far and one of the largest IPOs in 2026.

IOIPG REIT remains committed to delivering sustainable distributions and long-term unitholder value, supported by its diversified portfolio of quality real estate assets and future growth opportunities.

Maybank Investment Bank Berhad and **AmInvestment Bank Berhad** are the Joint Principal Advisers, Joint Global Coordinators, Joint Bookrunners, Joint Managing Underwriters and Joint Underwriters for the Offering.

DBS Bank Ltd. is the Joint Global Coordinator and Joint Bookrunner for the Offering.

CIMB Investment Bank Berhad, **Hong Leong Investment Bank Berhad**, **RHB Investment Bank Berhad** and **UOB Kay Hian (M) Sdn Bhd** are the Joint Bookrunners and Joint Underwriters for the Offering.

Oversea-Chinese Banking Corporation Limited is the Joint Bookrunner for the Offering.

The notices of allotment will be mailed to all successful applicants by 24 November 2026.