


IGB REIT records RM280mil property revaluation gain

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KUALA LUMPUR: [IGB Real Estate Investment Trust](#)  (IGB REIT) has carried out a revaluation of its investment properties, resulting in a gross fair value increase of RM280mil for the six months ended Dec 31, 2025.

In a filing with Bursa Malaysia, IGB REIT said the fair value of Mid Valley Megamall increased by RM80mil to RM4.08bil as at Dec 31, 2025, while The Gardens Mall saw its valuation rise by RM50mil to RM1.5bil.

Meanwhile, The Mall, Mid Valley Southkey recorded a RM150mil uplift to RM2.8bil from its last valuation on Nov 20, 2025.

Overall, the gross fair value increase across the portfolio amounted to RM280mil. After deducting capitalised asset enhancement initiatives of RM45.5mil and deferred lease incentives of RM120, the net fair value gain for the period stood at RM234.4mil.

The valuations exercise for Mid Valley Megamall and The Gardens Mall was conducted by One Asia Property Consultants (KL) Sdn Bhd, while Henry Butcher Malaysia Sdn Bhd carried out the valuation for Mid Valley Southkey Mall.

Both are independent professional valuers registered with the Board of Valuers, Appraisers, Estate Agents and Property Managers Malaysia.

“Based on unaudited results for the financial year ended Dec 31, 2025, IGB REIT’s net asset value stood at RM1.4499 per unit,” it said.