I-Berhad

Press Release

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I-Berhad Delivers Strong FY2025 with PBT Rising 80% YoY to RM77.1 Million

Robust Increase in Property Segment, Underscoring Earnings Resilience and Multi-Segment Strength

KUALA LUMPUR, 20 FEBRUARY 2026 – **I-Berhad** ("I-Berhad" or the "Group"), the master developer of i-City - Malaysia's No.1 Digital City, today announced its unaudited financial results for the fourth quarter ended 31 December 2025 ("Q4FY2025"), delivering **profit before tax ("PBT") of RM77.1 million in the full financial year ended 31 December 2025 ("FY2025"), a 80% year-on-year increase from RM42.8 million in FY2024**. The strong year-on-year improvement underscores the Group's strengthened execution capabilities and earnings momentum. Notably, the performance was achieved despite a measured operational strategy during the year, demonstrating the Group's ability to generate substantial revenue and profitability from its existing developments and recurring income base.

For Q4FY2025, the Group recorded revenue of **RM117.0 million, a 44% increase quarter-on-quarter**, reflecting improved execution momentum across its core segments. The Property Development segment emerged as the primary growth engine, generating RM75.2 million in revenue compared to RM42.1 million in the preceding quarter. The increase was driven by accelerated construction progress and higher progressive billings from ongoing developments within i-City, reflecting improved project execution and operational efficiency. Segmental PBT stood at RM13.1 million for the quarter, compared to RM16.1 million in Q3 FY2025, where the comparative quarter was boosted by the write-back of earlier project-related provisions no longer required following the completion of contractual deliverables.

The Property Investment segment delivered stable revenue of RM6.9 million, underpinned by consistent rental contributions from Mercu Maybank, the Group's data centre and car park assets in i-City, as well as associate income from Central i-City Mall. Segmental PBT stood at RM3.7 million, maintaining a solid recurring income base that continues to provide earnings stability.

The Leisure and Hospitality segment continued its steady upward trajectory, recording revenue of RM33.8 million, up 6% quarter-on-quarter. Segmental PBT improved to RM7.0 million, supported by sustained visitor footfall and stable operating performance across i-City's attractions, reinforcing the segment's role in supporting the Group's overall earnings resilience.

For FY2025, I-Berhad achieved total revenue of RM322.6 million and PBT of RM77.1 million, reflecting the effectiveness of its diversified earnings model. Property Development contributed RM172.3 million in revenue and RM39.5 million in PBT, demonstrating the Group's ability to monetize its existing pipeline efficiently. Property Investment delivered RM26.8 million in revenue and RM19.1 million in PBT, underscoring the Group's growing recurring income contribution. The Leisure and Hospitality segment recorded RM120.6 million in revenue and RM20.9 million in PBT, providing stable cash flow support and enhancing earnings sustainability. "This strong close to FY2025 reflects the resilience of I-Berhad's multi-engine business model and the disciplined execution of our development and investment strategies," said Tan Sri Lim Kim Hong, Chairman of I-Berhad.

"The pickup in property development billings in the fourth quarter, coupled with stable recurring income from our investment assets and leisure operations, has enabled the Group to deliver another solid quarter of profitability."

Tan Sri Lim added that the Group's remaining gross development value of approximately RM5 billion within i-City provides a strong foundation for future growth, with upcoming launches expected to further enhance revenue contribution and earnings momentum. The results validate the strength of our existing developments and operating platform. With new launches in the pipeline, we are confident that the Group is well-positioned to deliver continued growth and unlock further value in the coming financial years.

"As we move into the next phase of i-City's evolution, our focus remains on strengthening recurring income, enhancing asset productivity, and future-proofing the township through technology with artificial intelligence and robotics as key enablers," Tan Sri Lim said.

"Through AI World, Malaysia's first AI-enabled urban precinct, we are progressively integrating digital infrastructure, smart systems and data-driven management across the i-City ecosystem to improve operational efficiency, uplift service standards and enhance the performance of our assets."

"Importantly, these initiatives are anchored on commercial outcomes, not technology for its own sake. They are part of our long-term strategy to strengthen recurring income streams, raise asset productivity and differentiate i-City as Malaysia's benchmark for AI-enabled urban living," Tan Sri Lim added.

"By developing AI Living at i-City in the state capital of Selangor, the world's first AI and robotics residential tower as a real world testbed and commercialisation platform for humanoid robotics, we are accelerating the integration of embodied intelligence into everyday residential life."

Slated for completion in 2030, the 500-unit tower is engineered for a future where humans and robots with embodied intelligence exists in a single, fluid environment.

Looking ahead, the Group remains cautiously optimistic on its prospects, supported by Malaysia's stable economic outlook, ongoing urbanisation trends, and continued demand for integrated, technology-enabled townships. With a proven execution track record and a substantial development pipeline ahead, I-Berhad is positioned to achieve further revenue expansion and long-term value creation for its stakeholders.

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ABOUT I-BERHAD

I-Berhad ("I-Berhad") is a Main Market-listed property developer and master planner of i-City in the state capital of Selangor, Malaysia's No.1 Digital City. Since its establishment, the Group has transformed i-City into a fully integrated smart city featuring residential, commercial, leisure, and hospitality components. Its flagship developments include BeCentral Serviced Residences, DoubleTree by Hilton i-City, and the recently launched i-City Finance Avenue, a premier business and financial hub within the township. Supported by a remaining gross development value ("GDV") of approximately RM5 billion and a growing portfolio of investment properties, I-Berhad is now advancing its next growth phase through AI World, Malaysia's first AI-enabled urban precinct, and the rollout of Robotics-as-a-Service ("RaaS") across its asset base, underscoring its commitment to innovation, sustainability, and long-term value creation.

For more information, visit https://www.i-bhd.com/.