Press Release
For Immediate Distribution

07 May 2026, Thursday

I-BERHAD DELIVERS RESILIENT Q1 PERFORMANCE AS AI-LIVING STRATEGY GAINS MOMENTUM

AI-LED URBAN PLATFORM STRATEGY GAINS TRACTION

KUALA LUMPUR: I-Berhad (IBHD 4251) ("the Group") has commenced FY2026 on a firm footing, delivering resilient earnings while advancing its strategic transition into an AI-enabled, integrated urban ecosystem platform.

For the first quarter ended 31 March 2026 ("Q1 FY2026"), the Group recorded revenue of approximately RM44.0 million and profit before tax ("PBT") of RM12.7 million, representing an improvement from RM12.4 million in the corresponding period last year.

The results reflect not just operational discipline, but a continued shift in earnings quality, underpinned by margin optimisation, a strengthening recurring income base, and the progressive integration of intelligence across its ecosystem.

"We are seeing a structural shift in how property is defined and valued. It is no longer just about physical space, but about how environments function as platforms for services, data and intelligent systems. Our focus at i-City is to build an ecosystem where AI and robotics are embedded into everyday life, not as a feature, but as an operating layer," said Tan Sri Lim Kim Hong, Chairman of I-Berhad.

From Property Developer to AI Ecosystem Platform

I-Berhad's performance underscores a broader strategic evolution already underway at i-City in the state capital of Selangor - from a digital city built on connectivity to a living AI ecosystem where intelligence is embedded into everyday environments.

This transformation is anchored on 2 platform structures:

· AI World Development, which integrates the AI World Experience Centre (AIWEC) and AI Living to bring robotics and intelligent systems from real-world environments into everyday living into real-world, everyday environments.

· Recurring income assets, providing stability, income visibility and a foundation for long-term capital optimisation.

Rather than treating AI as a feature, the Group is positioning it a core operating layer across property, hospitality and urban services.

Improved Profitability Despite Transitional Revenue

During the quarter, the Group's Property Development segment entered a post-completion phase following the successful handover of BeCentral Residences.

While revenue moderated to RM10.5 million, PBT increased by 21% to RM5.6 million, driven by higher-margin developments such as 8 Premier and Twenty8, cost optimisation, variation order gains and margin enhancement initiatives.

This reflects a deliberate shift from volume-driven growth towards higher-quality, margin-accretive earnings, with a remaining GDV pipeline of approximately RM5 billion providing long-term visibility.

Recurring Income Strength Anchors Stability

The Property Investment segment continued to provide a stable earnings base, delivering PBT of RM6.7 million.

Performance was supported by 95% occupancy at Mercu Maybank Corporate Tower, full occupancy at the Group's data centre assets and strong performance at Central i-City Mall (~97% occupancy).

This reinforces the Group's strategy of building a resilient, income-generating portfolio within an integrated ecosystem, reducing reliance on development cycles while enhancing earnings predictability.

The continued scale and maturity of these assets also position the Group for potential value unlocking and capital recycling initiatives over time.

Leisure Segment Evolves Into AI Testbed

While the Leisure & Hospitality segment saw lower PBT due to seasonal normalisation, it continues to play a strategic role beyond financial contribution.

Assets such as the AI World Experience Centre are increasingly functioning as a real-world environment for AI deployment and testing as well as a catalyst for tourism and visitor engagement while generating real-time user interaction and behavioural data.

This positions i-City not merely as a destination, but a live ecosystem where AI applications can be experienced, refined and scaled.

AI Living: Building the Next Phase of Growth

Looking ahead, the Group is accelerating the rollout of AI Living, a concept that redefines residential property as part of an intelligent ecosystem. Unlike conventional developments, AI Living is designed as AI-native environments rather than retrofitted residences, compatible with domestic robotics as functional occupants.

This will be supported by a Robotics-as-a-Service (RaaS) model to lower adoption barriers. This approach aligns with structural trends including ageing populations, labour constraints and the increasing role of automation in daily life.

By integrating architecture, digital infrastructure and intelligent services, I-Berhad is positioning its developments for long-term adaptability rather than short-term obsolescence.

A Structural Shift in Value Creation

As Malaysia's property market evolves, value is increasingly determined not just by location, but by how developments function as integrated ecosystems. I-Berhad's strategy reflects this shift where property is no longer viewed as a static asset, but as infrastructure for services, data and intelligent systems.

I-Berhad's strategy at i-City is aligned with this transition, integrating residential, commercial, hospitality and digital infrastructure into a cohesive environment designed to support how people live, work and interact on a daily basis. In this context, initiatives such as AI World and AI Living represent not isolated developments, but key components of a broader platform approach to urban development.

With a diversified earnings base, strong recurring income and a clear AI-led roadmap, I-Berhad is positioning itself beyond traditional property development, towards building integrated, intelligent environments designed for long-term relevance. As AI and robotics increasingly shape how people live and interact, the Group's focus on ecosystem development places i-City at the forefront of this structural shift.

###

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/.

For more information, please contact **Nur Syuhaida at 03-55218854** or email syuhaida.gani@i-city.my or pr@i-bhd.com

Photo Caption

07 May 2026, Thursday

I-BERHAD DELIVERS RESILIENT Q1 PERFORMANCE AS AI-LIVING STRATEGY GAINS MOMENTUM

AI-LED URBAN PLATFORM STRATEGY GAINS TRACTION

Photo 1: i-City reflects I-Berhad's strategic transition towards an AI-enabled, integrated urban ecosystem platform, anchored by its AI-led urban development approach.

Photo 2 : AI Living @ i-City introduces AI-enabled features aimed at enhancing comfort, wellness and convenience for families, seniors and independent urban residents.

Photo 3 : AI World Experience Centre at i-City provides a live platform to showcase emerging AI and robotics applications, aligned with I-Berhad’s broader AI-led urban ecosystem strategy.