I-Berhad Company No. 196701000055 (7029-H)

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
FOR THE QUARTER ENDED 30 JUNE 2026

	Note	(Unaudited) Individual Quarter Current Quarter 30 Jun 2026 RM'000	(Unaudited) Individual Quarter Preceding Year Quarter 30 Jun 2025 RM'000	(Unaudited) Cumulative Quarter Six Months Ended 30 Jun 2026 RM'000	(Unaudited) Cumulative Quarter Six Months Ended 30 Jun 2025 RM'000
Revenue	11	48,536	62,295	92,461	124,352
Cost of sales		(21,354)	(30,712)	(38,494)	(63,739)
Gross profit		27,182	31,583	53,967	60,613
Other income		4,851	2,758	9,005	5,216
Other expenses		(17,761)	(18,811)	(36,557)	(36,943)
Finance costs		(3,805)	(3,664)	(7,579)	(7,283)
Share of results of an associate		3,908	2,390	8,212	5,016
Profit before taxation	21	14,375	14,256	27,048	26,619
Taxation	16	(2,746)	(2,848)	(4,999)	(5,185)
Profit/Total comprehensive income for the financial period		11,629	11,408	22,049	21,434
Profit/Total comprehensive income attributable to:					
Owners of the Company		11,633	11,451	22,053	21,409
Non-controlling interests		(4)	(43)	(4)	25
		11,629	11,408	22,049	21,434
Earnings per share ("EPS")					
attributable to owners of the Company		sen	sen	sen	sen
Basic	20	0.63	0.62	1.19	1.15
Fully diluted	20	0.63	0.62	1.19	1.15

The condensed consolidated statements of comprehensive income should be read in conjunction with the audited financial statements for the financial year ended 31 December 2025 and the accompanying notes.

I-Berhad Company No. 196701000055 (7029-H)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 30 JUNE 2026

	Note	(Unaudited) As at 30 Jun 2026 RM'000	(Audited) As at 31 Dec 2025 RM'000
ASSETS			
Non-current assets			
Property, plant and equipment		284,870	291,029
Investment properties		583,472	584,223
Associates		264,227	256,015
Intangible assets		20	18
Deferred tax assets		8,534	8,534
		1,141,123	1,139,819
Current assets			
Inventories		682,872	685,422
Trade and other receivables		57,263	65,157
Current tax assets		1,500	2,291
Short-term deposits with licensed financial institution		22,817	46,185
Cash and bank balances		9,230	16,599
		773,682	815,654
TOTAL ASSETS	11	1,914,805	1,955,473
EQUITY AND LIABILITIES			
Equity attributable to owners of the Company			
Share capital		768,687	768,687
Reserves		484,460	464,567
RCULS - Equity component		14,547	14,547
Redeemable Preference Shares		83,611	83,611
		1,351,305	1,331,412
Non-controlling interests		497	501
TOTAL EQUITY		1,351,802	1,331,913
Non-current liabilities			
Deferred tax liabilities		1,960	1,960
RCULS - Liability component		193,132	192,775
Trade and other payables		50,636	50,636
Lease liabilities		1,248	1,802
Bank borrowings		49,537	52,643
		296,513	299,816
Current liabilities			
RCULS - Liability component		10,050	10,050
Trade and other payables		220,205	270,112
Current tax liabilities		3,628	10,337
Lease liabilities		1,320	1,958
Bank borrowings		31,287	31,287
		266,490	323,744
TOTAL LIABILITIES	11	563,003	623,560
TOTAL EQUITY AND LIABILITIES		1,914,805	1,955,473
Net assets per share attributable to owners of the Company (RM)		0.73	0.72

The condensed consolidated statements of financial position should be read in conjunction with the audited financial statements for the financial year ended 31 December 2025 and the accompanying notes.

I-Berhad Company No. 196701000055 (7029-H)

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE QUARTER ENDED 30 JUNE 2026

		Non-distributable reserves		Distributable reserve			
	Share capital	Redeemable Preference Shares ("RPS")	RCULS - Equity component	Retained earnings	Total	Non-controlling interests	Total equity
(Unaudited)	**RM'000**	**RM'000**	**RM'000**	**RM'000**	**RM'000**	**RM'000**	**RM'000**
Balance as at 1 January 2026	768,687	83,611	14,547	464,567	1,331,412	501	1,331,913
Total comprehensive income for the financial period	-	-	-	22,053	22,053	(4)	22,049
Transactions with owners:							
RPS preferential dividends paid				(2,160)	(2,160)	-	(2,160)
	-	-	-	(2,160)	(2,160)	-	(2,160)
Balance as at 30 June 2026	768,687	83,611	14,547	484,460	1,351,305	497	1,351,802
(Unaudited)							
Balance as at 1 January 2025	768,687	44,611	14,547	419,526	1,247,371	484	1,247,855
Total comprehensive income for the financial period	-	-	-	21,409	21,409	25	21,434
Transactions with owners:							
Issuance of RPS during the financial period	-	39,000	-	-	39,000	-	39,000
	-	39,000	-	-	39,000	-	39,000
Balance as at 30 June 2025	768,687	83,611	14,547	440,935	1,307,780	509	1,308,289

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the financial year ended 31 December 2025 and the accompanying notes.

I-Berhad Company No. 196701000055 (7029-H)
CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE QUARTER ENDED 30 JUNE 2026

	(Unaudited) Period ended 30 Jun 2026 RM'000	(Unaudited) Period ended 30 Jun 2025 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before taxation	27,048	26,619
Adjustments for:		
Non-cash/operating items	7,528	8,971
Operating profit before working capital changes	34,576	35,590
Net changes in current assets	10,420	(15,064)
Net changes in current liabilities	(52,636)	(28,405)
Cash used in operations	(7,640)	(7,879)
Tax paid	(12,076)	(5,932)
Tax refunded	1,160	3
Net cash used in operating activities	(18,556)	(13,808)
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of property, plant and equipment	(1,969)	(8,063)
Purchase of intangible assets	(8)	(6)
Development of investment properties under construction	(16)	(1,066)
Withdrawal from short-term deposits with licensed financial institutions	23,746	-
Interest received	234	177
Net cash generated from/(used in) investing activities	21,987	(8,958)
CASH FLOWS FROM FINANCING ACTIVITIES		
RPS preferential dividends paid	(2,160)	-
Coupon payment for RCULS	(5,067)	(3,040)
Repayment of lease liabilities	(1,275)	(1,158)
Advances from related companies	23	-
Repayment of bank borrowings	(1,547)	(7,469)
Interest payment on bank borrowings	(774)	(2,184)
Proceeds from issuance of redeemable preference shares	-	39,000
Net cash (used in)/generated from financing activities	(10,800)	25,149
Net (decrease)/increase in cash and cash equivalents	(7,369)	2,383
Cash and cash equivalents at beginning of financial period	16,599	26,904
Cash and cash equivalents at end of financial period	9,230	29,287
Cash and cash equivalents comprise:		
Cash and bank balances	6,405	13,468
Deposits with licensed banks/financial institutions	2,825	15,819
Total	9,230	29,287

The condensed consolidated statements of cash flow should be read in conjunction with the audited financial statements for the financial year ended 31 December 2025 and the accompanying notes.

Part A - Explanatory Notes Pursuant to MFRS 134

1 Basis of preparation

The unaudited interim financial report has been prepared in accordance with MFRS 134: Interim Financial Reporting and Chapter 9, Appendix 9B of the Listing Requirements of Bursa Malaysia Securities Berhad. The material accounting policies and method of computation adopted by the Group in this quarterly report are consistent with those in the annual financial statements for the year ended 31 December 2025.

The Group has not adopted the following standards that have been issued but not yet effective:

MFRS 18	*Presentation and Disclosure in Financial Statements*[2]
MFRS 19	*Subsidiaries without Public Accountability: Disclosures*[2]
Amendments to:	
MFRS 9 and MFRS 7	*Amendments to the Classification and Measurement of Financial Instruments*[1]
MFRS 9 and MFRS 7	*Contracts Referencing Nature-dependent Electricity*[1]
MFRS 10 and MFRS 128	*Sale or Contribution of Assets between an Investor and its Associate or Joint Venture*[3]
MFRS 19	*Subsidiaries without Public Accountability: Disclosures*[2]
MFRS 121	*Translation to a Hyperinflationary Presentation Currency*[2]
MFRSs	*Annual Improvement to MFRS Accounting Standards – Volume 11*[1]

1 Effective for annual periods beginning on or after 1 January 2026, with earlier application permitted.
2 Effective for annual periods beginning on or after 1 January 2027, with earlier application permitted.
3 Effective date deferred to a date to be determined and announced by MASB, with earlier application still permitted.

2 Seasonal or cyclical factors

The Group's results were not materially impacted by any seasonal or cyclical factors apart from the Leisure and Hospitality segment as both the Leisure Park @ i-City and Hotels (ie. DoubleTree by Hilton Shah Alam i-City Hotel, Wyndham Garden i-City Hotel) attract more visitors during school holidays and festive seasons.

3 Unusual items due to their nature, size or incidence

There were no unusual items affecting assets, liabilities, equity, net income or cash flows during the financial quarter ended 30 June 2026.

4 Material changes in estimates

There were no material changes in estimates that have a material effect during the financial quarter ended 30 June 2026.

5 Debt and equity securities

There were no cancellations, repurchases, resale, repayments and issuance of debt and/or equity securities in the financial quarter.

6 Dividend paid

Ordinary Shares

There was no dividend payment in the current quarter.

Redeemable Preference Shares

In respect of the Second Tranche which was issued on 27 January 2025 amounting to RM27 million, a preferential dividend of 3% per annum has been declared by the Directors on 20 February 2026. The total dividend payable under this tranche amounts to RM810,000 and has been paid on 19 May 2026. Such dividend is accounted for in equity as an appropriation of retained earnings in the financial period ended June 2026.

7 Material events subsequent to the end of interim period

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

8 Changes in composition of the Group

There was no change in the composition of the Group for the financial quarter ended 30 June 2026.

9 Capital commitments

	As at 30.06.2026 RM'000
Approved and contracted for, analysed as follows:	
Property, plant and equipment	1,960
Investment properties	17,728
	19,688

10 Significant related party transactions

There was no significant related party transaction during the current quarter.

11 Segmental information- By business segments

Six months ended 30 June 2026	**Property Development RM'000**	**Property Investment RM'000**	**Leisure and Hospitality RM'000**	**Others RM'000**	**Consolidated RM'000**
Revenue					
Total revenue	36,583	16,672	54,353	1,970	109,578
Inter-segment revenue	(11,827)	(3,003)	(1,419)	(868)	(17,117)
External revenue	24,756	13,669	52,934	1,102	92,461
Results					
Segment results	11,880	4,772	2,911	(961)	18,602
Interest income	195	*	37	2	234
Share of results of an associate	-	8,212	-	-	8,212
Profit/(Loss) before taxation	12,075	12,984	2,948	(959)	27,048
Taxation					(4,999)
Profit for the financial period					22,049

**Amount is less than RM1,000*

	Property Development RM'000	**Property Investment RM'000**	**Leisure and Hospitality RM'000**	**Others RM'000**	**Consolidated RM'000**
As at 30 June 2026					
Assets					
Segment assets	737,548	591,000	288,205	23,791	1,640,544
Tax recoverable	-	-	-	-	1,500
Deferred tax assets	-	-	-	-	8,534
Associates	-	264,227	-	-	264,227
Total assets					1,914,805
Liabilities					
Segment liabilities	447,118	33,706	73,625	2,966	557,415
Current tax liabilities	-	-	-	-	3,628
Deferred tax liabilities	-	-	-	-	1,960
Total liabilities					563,003

CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR FINANCIAL PERIOD ENDED 30 JUNE 2026 - UNAUDITED

Six months ended 30 June 2025	**Property Development RM'000**	**Property Investment RM'000**	**Leisure and Hospitality RM'000**	**Others RM'000**	**Consolidated RM'000**
Revenue					
Total revenue	61,905	16,040	55,935	1,868	135,748
Inter-segment revenue	(6,909)	(2,940)	(938)	(609)	(11,396)
External revenue	54,996	13,100	54,997	1,259	124,352
Results					
Segment results	10,223	4,955	7,720	(1,472)	21,426
Interest income	57	94	21	5	177
Share of results of an associate	-	5,016	-	-	5,016
Profit/(Loss) before taxation	10,280	10,065	7,741	(1,467)	26,619
Taxation					(5,185)
Profit for the financial period					21,434

	Property Development RM'000	**Property Investment RM'000**	**Leisure and Hospitality RM'000**	**Others RM'000**	**Consolidated RM'000**
As at 30 June 2025					
Assets					
Segment assets	754,617	591,669	288,780	5,493	1,640,559
Tax recoverable	-	-	-	-	2,188
Deferred tax assets	-	-	-	-	5,405
Associates	-	250,828	-	-	250,828
Total assets					1,898,980
Liabilities					
Segment liabilities	455,146	40,705	75,519	13,195	584,565
Current tax liabilities	-	-	-	-	3,915
Deferred tax liabilities	-	-	-	-	2,211
Total liabilities					590,691

Part B – Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of Bursa Malaysia and other directives

12 Auditors' Report on preceding Annual Financial Statements

The auditors' report on the financial statements for the financial year ended 31 December 2025 was not qualified.

13 Review of performance - Current financial quarter ended 30 June 2026 by segment

	Three months ended			Year to date/ Six months ended		
	30.06.2026	30.06.2025	Change	30.06.2026	30.06.2025	Change
	RM'000	RM'000	%	RM'000	RM'000	%
Revenue						
Property Development	14,266	26,637	(46)	24,756	54,996	(55)
Property Investment	6,934	6,445	8	13,669	13,100	4
Leisure and Hospitality	26,768	28,601	(6)	52,934	54,997	(4)
Others	568	612	(7)	1,102	1,259	(12)
Total	48,536	62,295	(22)	92,461	124,352	(26)
Profit/(Loss) before taxation						
Property Development	6,472	5,663	14	12,075	10,280	17
Property Investment	6,283	4,790	31	12,984	10,065	29
Leisure and Hospitality	2,211	4,769	(54)	2,948	7,741	(62)
Others	(591)	(966)	39	(959)	(1,467)	35
Total	14,375	14,256	1	27,048	26,619	2

The Group delivered a resilient performance for the six months ended 30 June 2026 ("YTD 1H FY2026"), reflecting the strength of its diversified business model and continued execution across its core business segments.

For the six months ended 30 June 2026, the Group recorded profit before taxation ("PBT") of RM27.0 million (YTD 1H FY2025: RM26.6 million), representing a marginal year-on-year improvement. The Group's performance continued to be underpinned by resilient recurring income from its Property Investment portfolio, together with disciplined operational execution across its Leisure & Hospitality businesses.

a) Property development

For the six months ended 30 June 2026, the segment recorded PBT of RM12.1 million compared with RM10.3 million in YTD 1H FY2025, representing an improvement of approximately 17% year-on-year. The PBT improvement is mainly attributable to higher margin profile from sales of 8 Premier and Twenty8.

b) Property investment

The Property Investment segment remained the Group's strongest recurring earnings contributor during the first half of FY2026, benefiting from consistently healthy occupancy across its office, retail, data centre and car park assets.

13 Review of performance - Current financial quarter ended 30 June 2026 by segment (Cont'd)

b) Property investment (Cont'd)

For the six months ended 30 June 2026, the segment recorded PBT of RM13.0 million compared to RM10.1 million in YTD 1H FY2025, representing an increase of approximately 29% year-on-year. The improved performance was supported by stable occupancy of approximately 96% at Mercu Maybank Corporate Tower, full occupancy at Block M Data Centre, resilient contributions from Central i-City Mall, in which the Group has a 40% interest, and continued ecosystem activity supporting rental renewals and tenant performance.

The Property Investment segment continues to benefit from the relatively low incremental cost nature of its recurring income streams, supporting a resilient margin profile and reinforcing its role as a stable, capital-efficient earnings contributor. The Group will continue to enhance its investment assets through operational improvements and digital initiatives to optimise tenant experience, operating efficiency and long-term asset performance.

c) Leisure and hospitality

For the six months ended 30 June 2026, the Leisure & Hospitality segments continued to strengthen i-City's position as an integrated destination ecosystem. The hospitality business achieved a turnaround, recording profits in the first half of 2026 compared with a loss in the corresponding period last year, reflecting improved operational performance. While the segment's overall PBT was RM2.9 million compared with RM7.7 million in YTD 1H FY2025, primarily due to softer visitor spending, visitor traffic remained resilient, providing a strong foundation for future revenue growth.

14 Comment on material changes in profit before taxation of the current quarter compared with the preceding quarter

	Current Quarter 30.06.2026 RM'000	Preceding Quarter 31.03.2026 RM'000	Changes %
Revenue	48,536	43,925	10
Share of results of associates	3,908	4,304	(9)
Profit before tax	14,375	12,673	13

During the quarter under review, the Group recorded revenue of RM48.5 million, representing a 10% increase from RM43.9 million in the preceding quarter, while profit before taxation ("PBT") increased by 13% to RM14.4 million from RM12.7 million.

The improvement was primarily driven by stronger contributions from the Leisure & Hospitality segment, which benefited from seasonal demand during the mid-year school holiday and public holiday period, resulting in improved operating performance. Property Development also recorded higher earnings compared with the preceding quarter, while the Property Investment segment continued to provide stable recurring income despite a modest moderation in contributions from Central i-City Mall following the festive season uplift recorded in the first quarter. Collectively, these contributions supported the Group's improved quarter-on-quarter earnings and demonstrate the resilience of its diversified business model.

15 Commentary on prospects

The Group remains focused on strengthening the quality and resilience of its earnings while advancing the next phase of growth within i-City.

Its strategy is anchored by two complementary earnings drivers: a growing base of recurring income from investment assets and a substantial future development pipeline supported by approximately RM5 billion of remaining GDV. These are complemented by the Group's Leisure and Hospitality businesses, which support i-City's positioning as an integrated destination, and the progressive development of AI World and AI Living as future growth and differentiation platforms.

Property Development is expected to remain an important growth driver as the Group progressively advances the next phase of developments within i-City. The approximately RM5 billion remaining GDV provides a substantial development pipeline, while AI World Development is expected to serve as a strategic catalyst for future growth. The integration of AI Living concepts into future developments is intended to enhance product differentiation and customer experience by incorporating intelligent technologies into the way residents and businesses interact with their built environment.

The Property Investment segment is expected to remain a key foundation of the Group's recurring earnings base, supported by healthy occupancy across its investment portfolio, proactive tenant engagement and continued asset enhancement initiatives. The Group will continue to optimise its tenant mix, operating efficiency and customer experience across its commercial assets, with the objective of supporting sustainable rental income and long-term asset performance. Over the longer term, the continued growth and optimisation of the Group's investment asset portfolio is expected to strengthen recurring earnings visibility and complement earnings generated from future property development activities.

The Group will continue to strengthen the performance of its Leisure and Hospitality businesses by leveraging the broader i-City ecosystem, tourism recovery, domestic travel, corporate and MICE demand, and a growing calendar of events.

Within Leisure, management will focus on increasing visitor engagement and improving visitor spending through attraction enhancements, new experiences, targeted programming and promotional initiatives. The continued activation of AI World Experience Centre (“AIWEC”) is expected to further enhance i-City's destination proposition by combining technology, entertainment and experiential learning.

Within Hospitality, the Group will seek to build upon the return to profitability achieved during the first half of FY2026 through continued operational optimisation, stronger corporate and MICE demand, and ecosystem-wide initiatives supporting room demand.

In parallel, the Group will continue advancing AI World and the integration of artificial intelligence, data analytics and automation across its developments and operating platforms. The Group's AI strategy is focused on practical applications that can enhance customer experience, improve operating efficiency and differentiate future developments and destinations. AI Living will progressively integrate intelligent technologies into future residential, commercial and lifestyle developments, while AIWEC provides a platform for technology-driven visitor experiences and practical AI applications within i-City.

Over time, these initiatives are intended to strengthen i-City's competitive positioning as an integrated, intelligence-driven urban ecosystem and create new opportunities for growth across the Group's development, investment, leisure and hospitality businesses.

Overall, the Board remains confident in the Group's long-term prospects, supported by its diversified earnings base, recurring income streams and substantial remaining development pipeline. The Group's priorities are to strengthen recurring earnings, progressively monetise its approximately RM5 billion development pipeline, improve returns from its operating businesses and advance AI World and AI Living as differentiated platforms for the next phase of i-City's growth.

15 Commentary on prospects (Cont'd)

Through this strategy, the Group aims to evolve its earnings profile from one primarily driven by property development towards a more balanced model combining development, recurring investment income and integrated operating businesses, while positioning i-City for sustainable long-term value creation.

16 Taxation

	Three months ended		Year to date/ Six months ended	
	30.06.2026	**30.06.2025**	**30.06.2026**	**30.06.2025**
	RM'000	**RM'000**	**RM'000**	**RM'000**
Taxation				
- Income tax	2,746	3,550	4,999	6,560
- Deferred tax	-	(702)	-	(1,375)
Total	2,746	2,848	4,999	5,185

The effective tax rate for the current quarter is lower than the statutory income tax rate mainly attributable to the share of profit from an associate that is net of tax.

17 Group borrowings and debt securities

As at 30 June 2026, the Group borrowings and debt securities are as follows:

As at 30 June 2026	**Non-current RM'000**	**Repayable within one year RM'000**
Unsecured		
Redeemable Convertible Unsecured Loan Stocks ("RCULS")	193,132	10,050
Secured		
Bank borrowings	49,537	31,287
	242,669	41,337

As at 30 June 2025	**Non-current RM'000**	**Repayable within one year RM'000**
Unsecured		
Redeemable Convertible Unsecured Loan Stocks ("RCULS")	194,233	6,030
Secured		
Bank borrowings	55,645	31,287
	249,878	37,317

18 Material litigation

The Group is not engaged in any material litigation as at 30 July 2026, the latest practicable date which is not earlier than 7 days from the date of issuance of this quarterly report.

19 Dividend

Ordinary Shares

No interim dividend has been recommended for the quarter ended 30 June 2026.

Redeemable Preference Shares

In respect of the Third Tranche which was issued on 30 June 2025 amounting to RM12 million, a preferential dividend of 3% per annum has been declared by the Directors on 6 August 2026. The total dividend payable under this tranche amounts to approximately RM360,000 and will be paid within 3 months from the declaration date.

20 Earnings per share

(i) Basic Earnings per Share

	Three months ended		Year to date/ Six months ended	
	30.06.2026	**30.06.2025**	**30.06.2026**	**30.06.2025**
Profit attributable to owners of the Company (RM'000)	11,633	11,451	22,053	21,409
Weighted average number of ordinary shares in issue ('000)	1,857,300	1,857,300	1,857,300	1,857,300
Basic earnings per share (sen)	0.63	0.62	1.19	1.15

(ii) Diluted Earnings per Share

	Three months ended		Year to date/ Six months ended	
	30.06.2026	**30.06.2025**	**30.06.2026**	**30.06.2025**
Profit attributable to owners of the Company (RM'000)	11,633	11,451	22,053	21,409
Weighted average number of ordinary shares in issue ('000)	1,857,300	1,857,300	1,857,300	1,857,300
Effects of dilution ('000)	-*	-*	-*	-*
Diluted earnings per share (sen)	0.63	0.62	1.19	1.15

* *Anti-dilutive*

21 Notes to consolidated statements of comprehensive income

	Three months ended		Year to date/ Six months ended	
	30.06.2026	**30.06.2025**	**30.06.2026**	**30.06.2025**
	RM'000	**RM'000**	**RM'000**	**RM'000**
Profit before taxation for the financial period is arrived at after crediting:				
Interest income	122	95	234	177
Other income	4,729	2,663	8,771	5,039
And charging:				
Depreciation of property, plant and equipment	3,817	2,776	7,616	5,718
Depreciation of right-of-use assets	133	196	348	392
Amortisation of intangible assets	3	5	6	11
Finance costs	3,805	3,664	7,579	7,283

22 Authorisation for issue

The interim financial report was authorised for issue by the Board of Directors in accordance with a resolution of the Directors on 6 August 2026.