

Press Release**6 August 2026, Thursday****I-BERHAD (IBH4251) DELIVERS RESILIENT FIRST HALF PERFORMANCE AS AI LIVING GAINS INDUSTRY MOMENTUM**

SHAH ALAM, August 06, 2026: I-Berhad (4251) recorded another resilient set of results for the six months ended 30 June 2026, demonstrating the strength of its diversified business model while continuing to build momentum behind its next phase of growth centred on AI Living and AI World.

For the first half of FY2026, the Group recorded profit before taxation of RM27.0 million, an improvement over the corresponding period last year despite a softer property development market and more cautious consumer spending.

The improved earnings were supported by stronger contributions from its Property Development and Property Investment businesses, reflecting the increasing resilience and quality of the Group's earnings base.

Property Development profit before taxation increased 17% to RM12.1 million, driven by improved margins from sales of Twenty8 and 8 Premier.

The Property Investment segment continued to be the Group's largest recurring earnings contributor, with profit before taxation rising 29% to RM13.0 million. The performance was supported by approximately 96% occupancy at Mercu Maybank Corporate Tower, full occupancy at Block M Data Centre and resilient contributions from Central i-City Mall.

Beyond its financial performance, the Group believes 2026 represents an important strategic milestone as it progresses from being primarily a property developer towards becoming an integrated AI-enabled urban ecosystem.

This momentum was recently showcased during DATUM 2026, held in conjunction with the Kuala Lumpur Architecture Festival (KLAF 2026) that was officiated by the Minister of Housing and Local Government.

At that session attended by approximately 2,200 architects and industry professionals, i-City highlighted how AI, robotics and intelligent building systems can be integrated into future residential developments to improve everyday living through greater care, comfort, convenience and community.

The presentation also demonstrated the progress of the AI Living ecosystem being developed by i-City together with technology partners covering AI orchestration, robotics, wellness, building automation and digital services. The strong response from the architectural community reinforces management's confidence that AI Living is evolving from a technology concept into a practical development model.

Looking ahead, I-Berhad's long-term strategy is supported by approximately RM5 billion of remaining gross development value within i-City. The upcoming AI World developments, including AI Living residences, are expected to become key catalysts for future growth while complementing the Group's expanding recurring income base.

Commenting on the outlook, Tan Sri Lim Kim Hong, Chairman of I-Berhad said:

"Our strategy is no longer simply about developing properties. We are building an integrated urban ecosystem where recurring investment income, destination businesses and AI-enabled developments reinforce one another. AI Living represents the next evolution of i-City and positions the Group to participate in the emerging convergence of property, artificial intelligence and robotics."

While near-term market conditions remain selective, the Group remains confident that its diversified earnings base, growing recurring income and AI-driven development strategy provide a strong platform for sustainable long-term growth and shareholder value creation.

###

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 urban ultrapolis. 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/>.

ABOUT i-CITY

Developed by I-Berhad, i-City is an award-winning, 72-acre integrated urban development in Shah Alam, Selangor, recognized as Malaysia's premier digital city. Emerging from its roots as an MSC-status tech hub, i-City is pioneering the future of urban environments through its "AI Living" vision—an ecosystem where advanced technology seamlessly enhances everyday living, commerce, wellness, and connectivity. The development blends a robust economic landscape with vibrant lifestyle destinations, comprising residential communities, Grade-A offices, international hotels, and the Central i-City Shopping Centre. It is also home to world-class leisure attractions like SnoWalk, the City of Digital Lights, and SkyCity, drawing millions of visitors annually.

Powering this next-generation digital city is i-City's dedicated technology infrastructure and its evolving Urban Intelligence Platform. Serving as a living laboratory for emerging technologies, this high-performance digital infrastructure provides the critical data processing, low-latency connectivity, and cloud capabilities required to fuel sovereign AI innovation and enterprise growth. Today, i-City stands as a premier convergence point where technology, business, retail, and leisure meet to shape the future of digital urban living in Malaysia.

For more information, visit <https://corp.i-city.my/>

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

I-BERHAD (IBH4251) DELIVERS RESILIENT FIRST HALF PERFORMANCE AS AI LIVING GAINS INDUSTRY MOMENTUM



I-Berhad Chairman, Tan Sri Lim Kim Hong said, "AI Living represents the next evolution of i-City and positions the Group to participate in the emerging convergence of property, artificial intelligence and robotics."



I-Berhad Chairman, Tan Sri Lim Kim Hong and AgiBot Founder, Chairman and CEO, Mr Deng Tai Hua



From Left, Ar. IDr Dexter Koh Yew Peng, President of Malaysian Institute of Architects (PAM), YB Tuan Nga Kor Ming, Minister of Housing and Local Government, Datuk' Eu Hong Chew Director of I-Berhad and YBhg Datuk Wira Dr. M Noor Azman Bin Taib, Secretary General of Ministry of Housing and Local Government