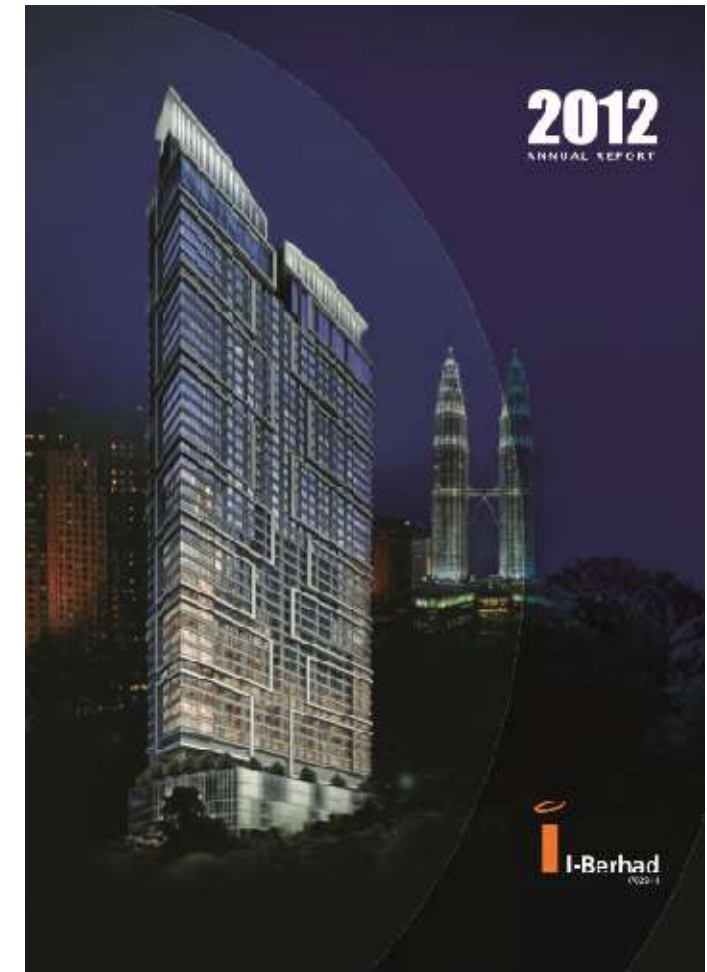




52nd ANNUAL GENERAL MEETING
18th JUNE 2019



Business Model first unveiled in 2010 AR



3 Core Segments

I-Berhad

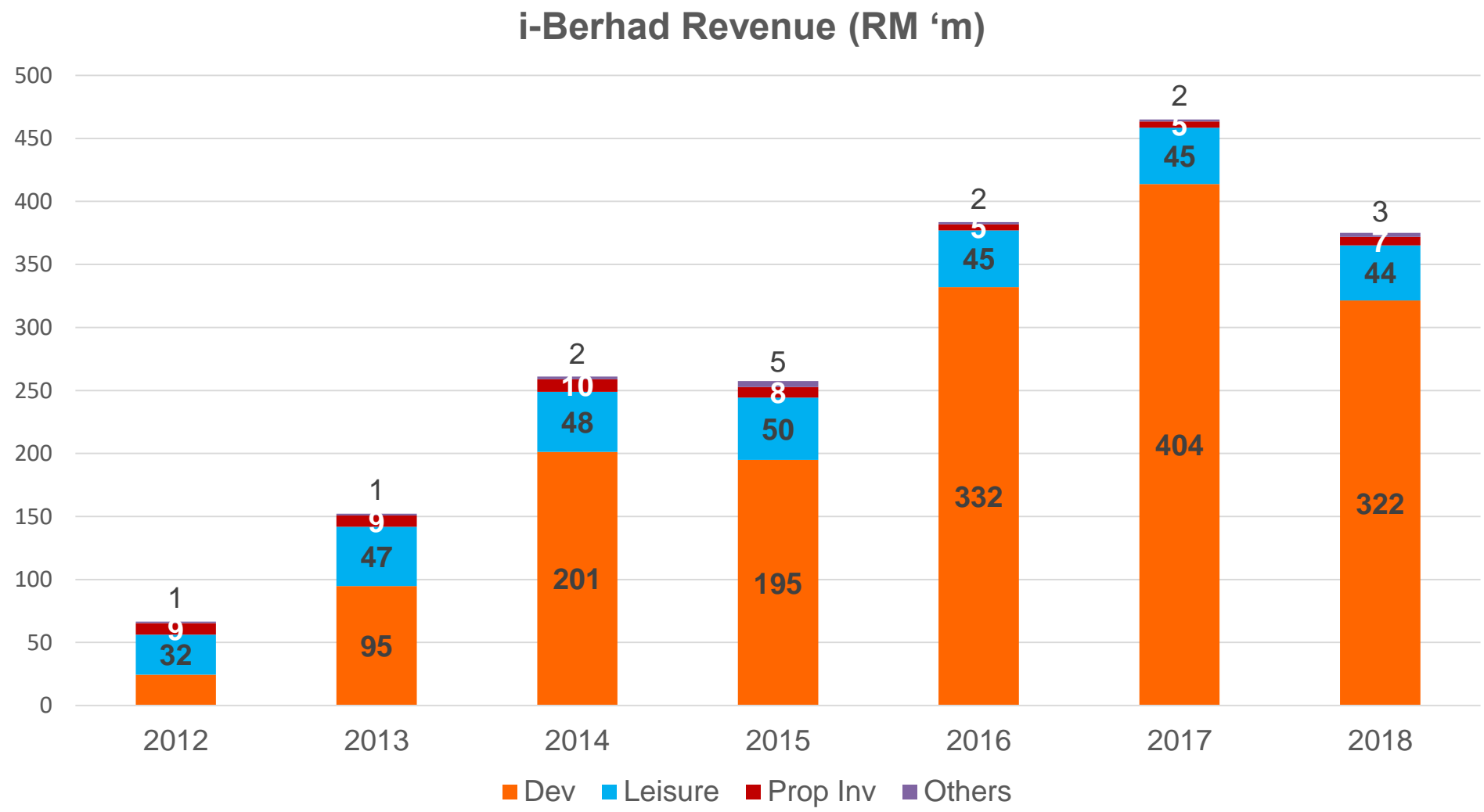
Leisure

Property Development

Property Investment



Property dev currently main growth driver... investment properties set to emerge as a key revenue contributor



Current contribution from 2 segments only...



Leisure



Property Development



Note: Exclude Cash

Property Investment

2018			
Net assets (RM mil)	112	284	579 (including shopping centre)
Segment PBT (RM mil)	10.3	73.8	(6.5) (including shopping centre)
Return on net assets	9 %	26 %	(1 %)
	i-City Theme Park Best Western i-City hotel	i-City 8 Kia Peng @KLCC	Mainly under construction

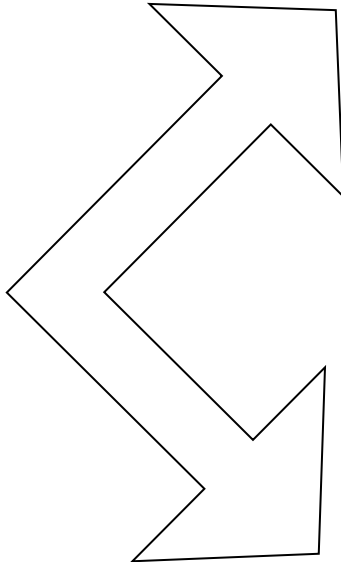


Company Updates – Property



2 Key Projects in High Demand Locations

2 Key
Projects



i-City Ultrapolis Golden Triangle of Selangor



8 Kia Peng KLCC



13 million sq. ft. GFA, RM 9.5 billion GDV



Completed



Planning



Completed



Completed



Planning



Completed



In Progress

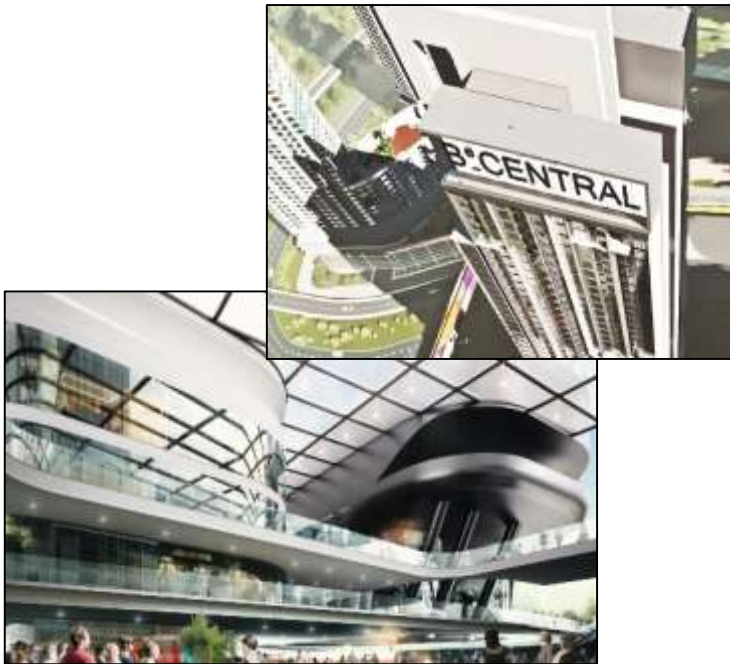
GFA Status end 2018
29 % Completed
31 % In progress
40 % After 2019

2019 – 2023
5 yr Plan



2019/20 i-City sales pipeline

Coming **Smart Residence** – RM560 mil
 Smart Office – RM230 mil



Next Launch
Plot 4
Central Park
RM1 bil

Plot 2
centralWalk Retail
RM470 mil



Targeting RM1 bil investment properties ...

Central i-City

(40% stake)

Shopping mall with 1 mil
sq. ft. net leasable area
RM800 mil GDC
Operating since Q1 2019

Convention Centre

RM 13 GDC
Operating since 2018

RM50 mil GDC
Under construction

DoubleTree by Hilton

4-star hotel with
300 rooms
RM233 mil GDC
Target Opening: 2021

Best Western i-City

3-star hotel with
214 rooms
RM50 mil current value
Operating since 2015



Data Centre

RM30 mil current value
fully leased

Car Parking Bays

7,650 bays in operations
RM196 mil GDC

3000 bays,
RM105m GDC
under construction



Company Updates – Leisure



i-City as centre of leisure, events and hospitality

Accolade amongst the top 25 brightest,
most colorful places in the world

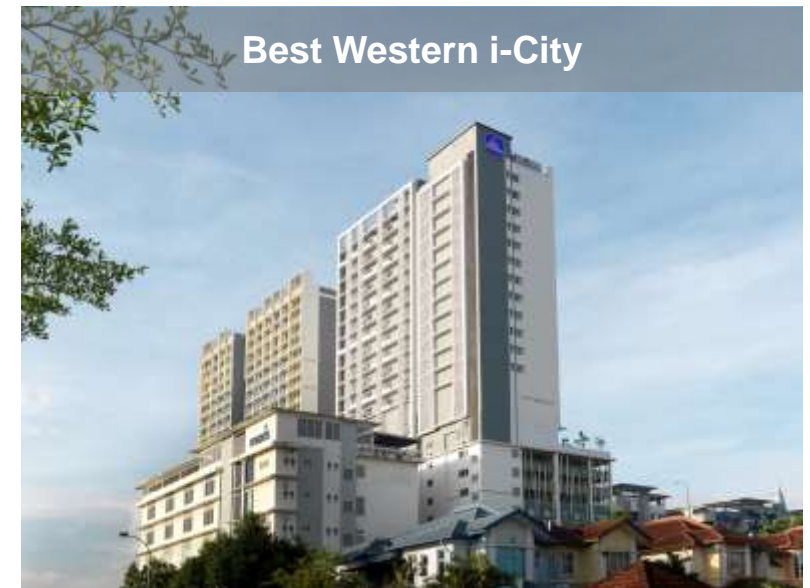


***Leisure Park
RM 106 m investment
end 2018***



Key Stats:

- 214 rooms
- Commenced in Jan 2015
- Occupancy: 61 % (2018)



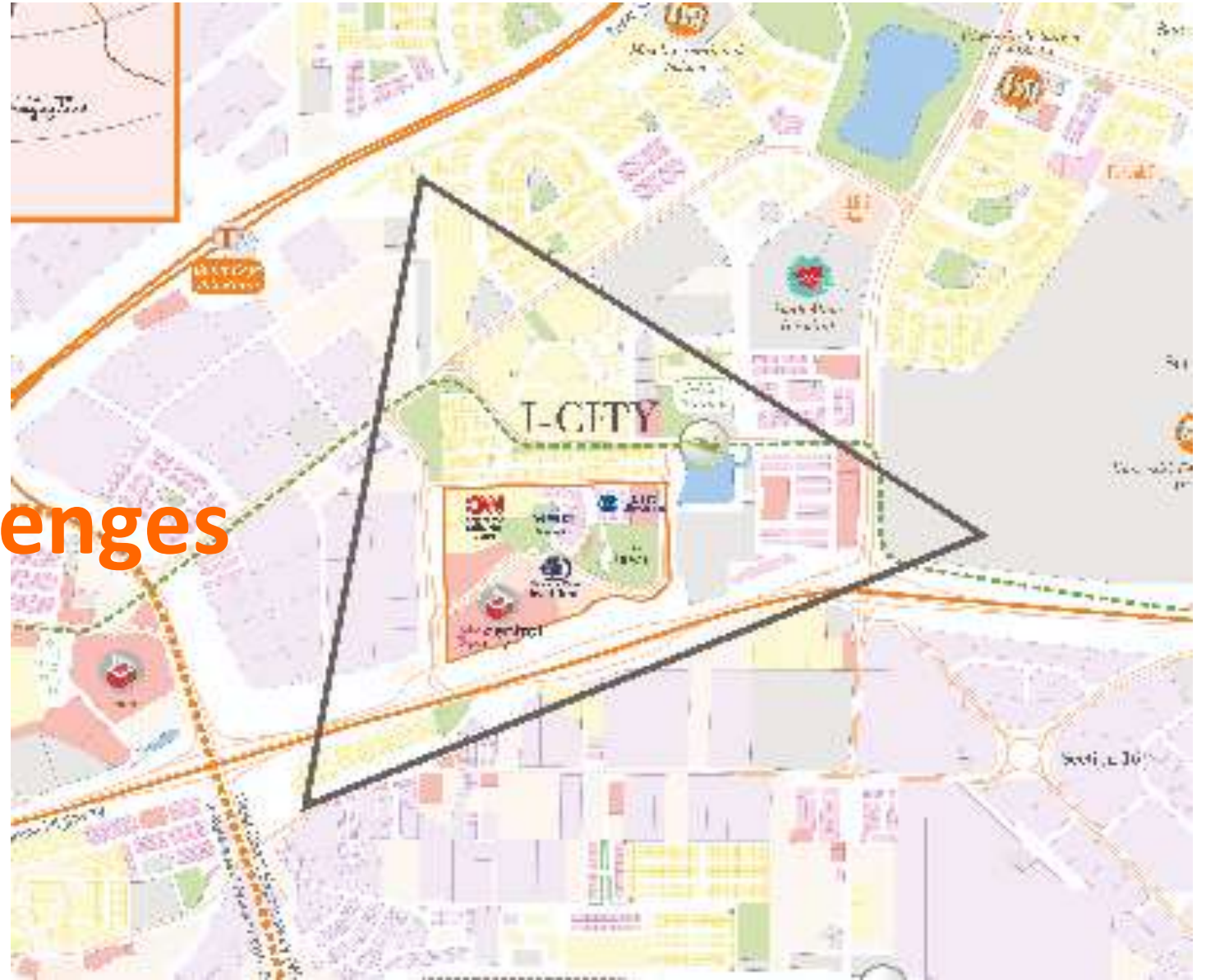
Prominent luxury hospitality brand

- Construction started late 2016
- 4-star full-service hotel with 300 rooms
- Gross Dev. Cost : RM233 mil
- Target completion: 2021

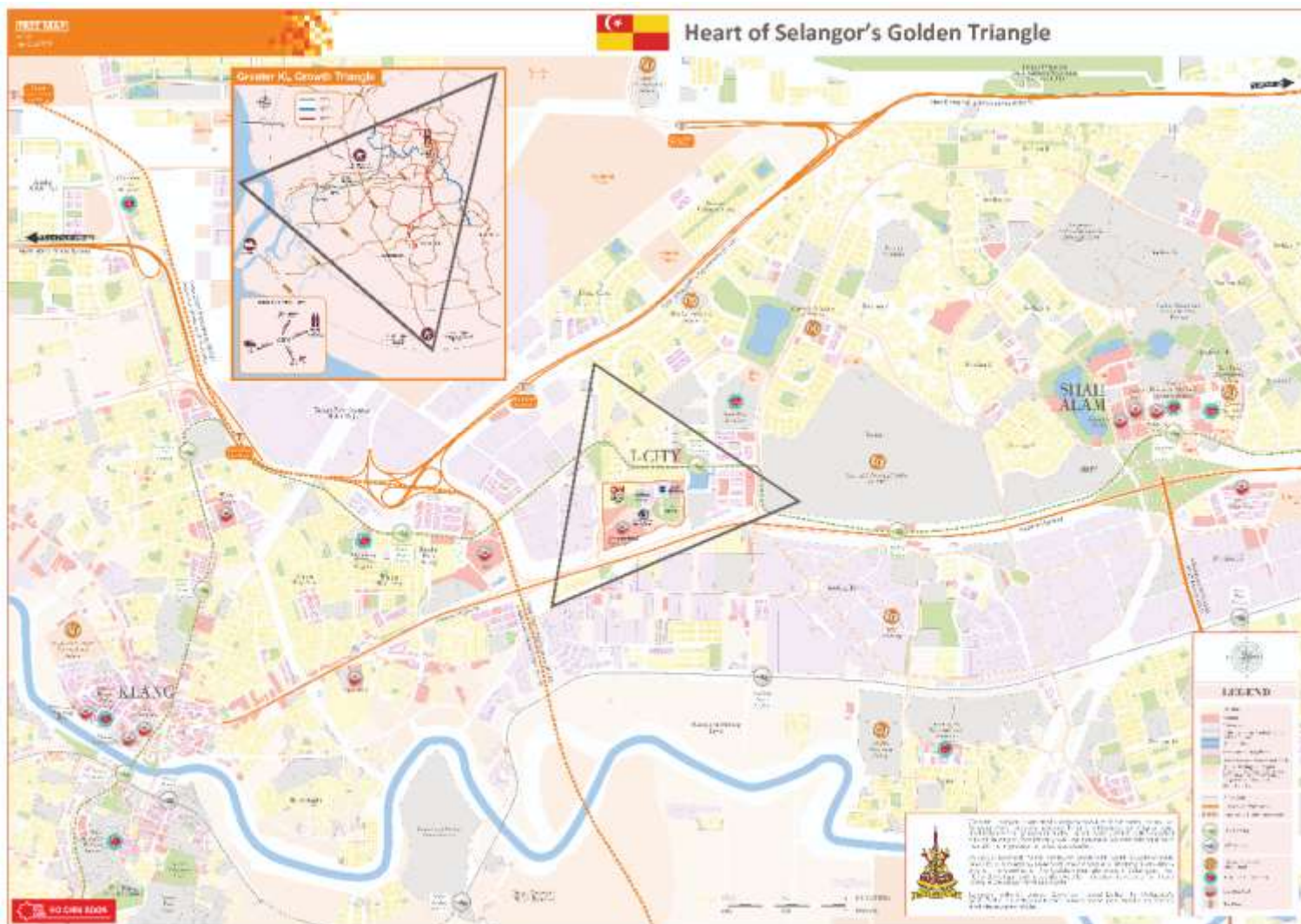




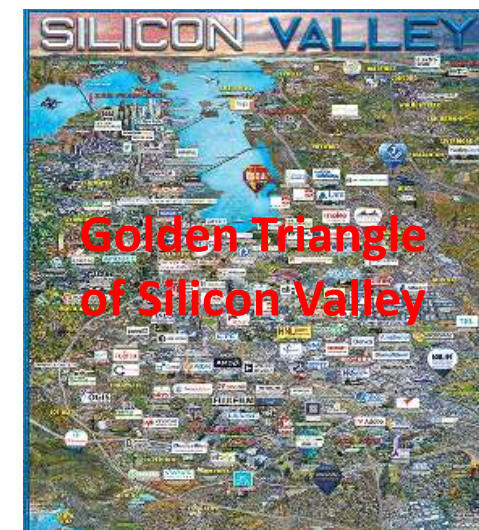
Company Updates – Prospects & Challenges



Golden Triangle – i-City to reap benefits...



Property Development
 Going beyond i-City footprint
Investment Property
 Enhancing value of properties
Leisure
 Driving visitors



Performance yet to reflect potential of Leisure and Property Investment portfolio



Leisure



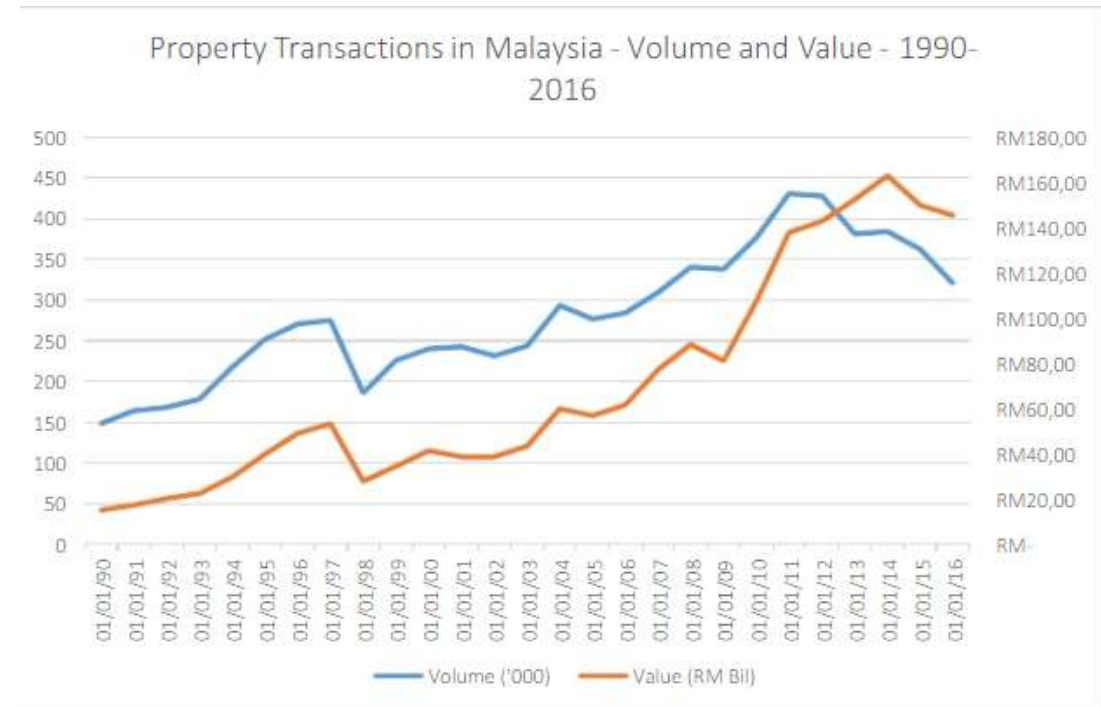
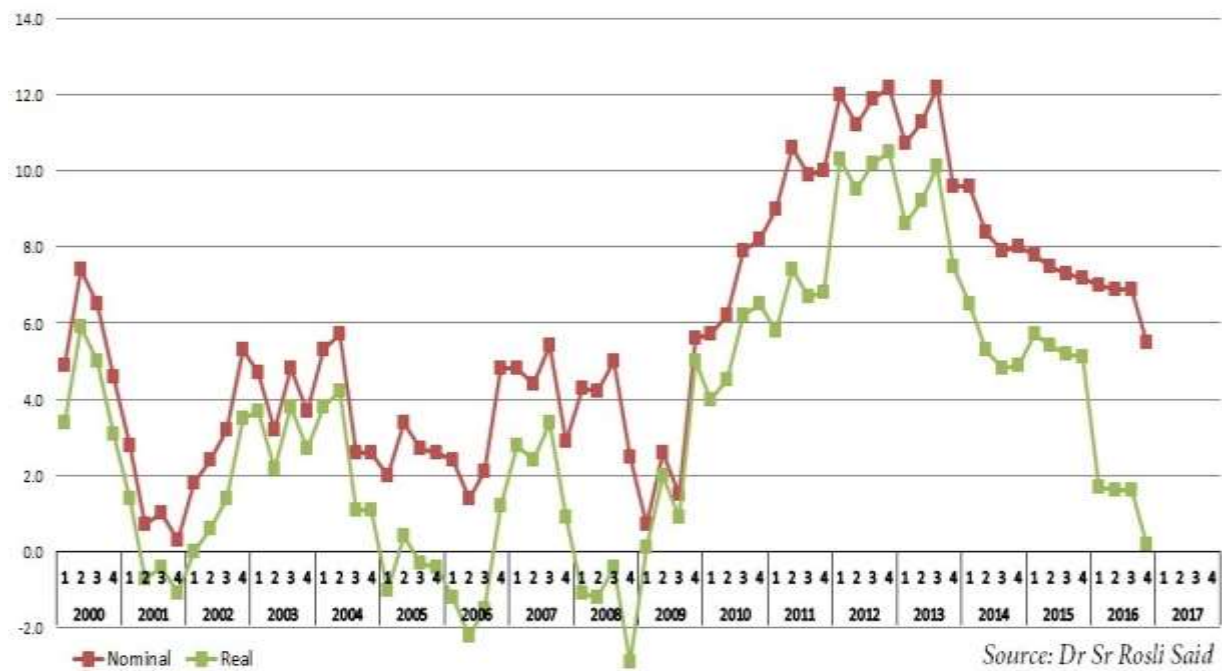
Property Development



Property Investment

2018			
Net assets (RM mil)	112	284	579 (including shopping centre)
Segment PBT (RM mil)	10.3	73.8	(6.5) (including shopping centre)
Return on net assets	9 %	26 %	(1 %)
Target Performance	RM 300m NA	Maintain	5 % yield

While Property sector is cyclical...but there is still underlying demand..

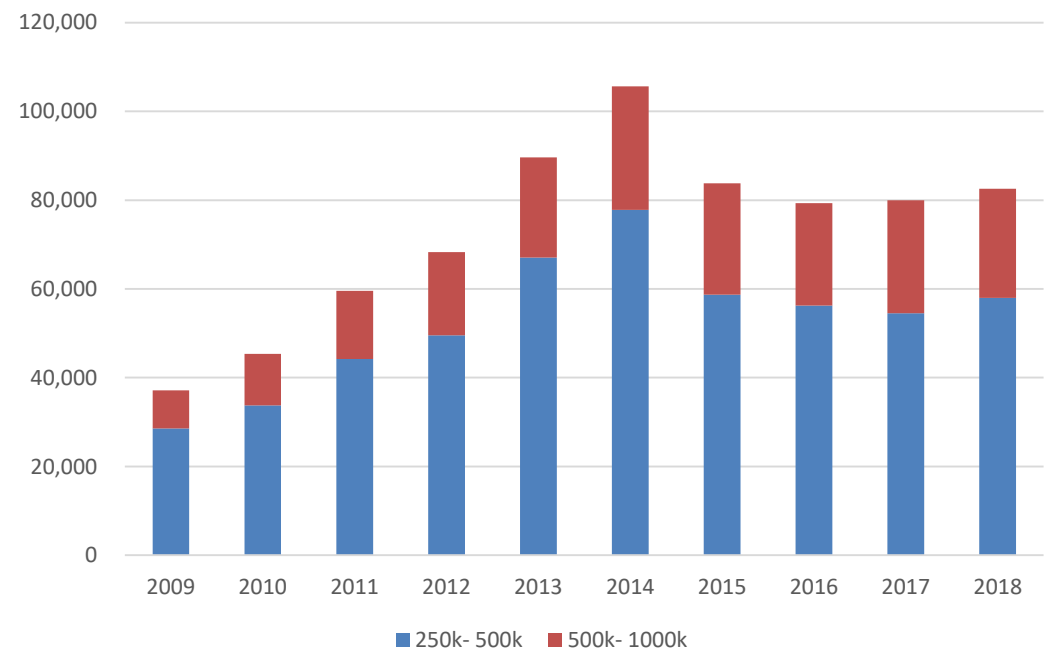


Source: The Malaysian Property Boom and Bust Cycle: History Repeating? Carmelo Ferlito

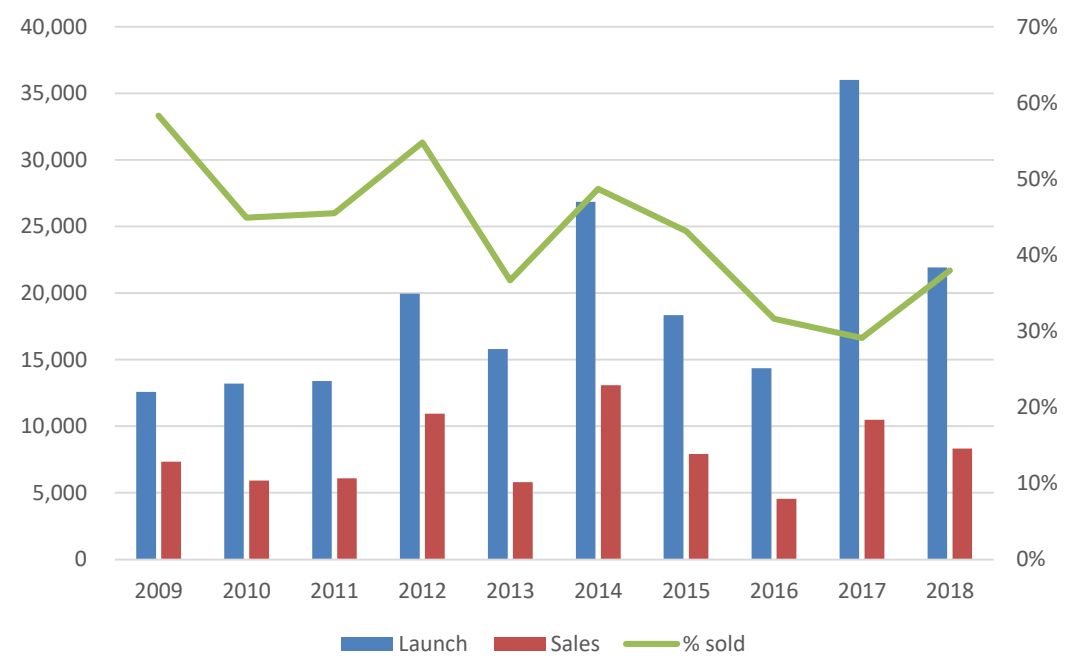
While Property sector is cyclical...but there is still underlying demand..

2018 appears to be the bottom

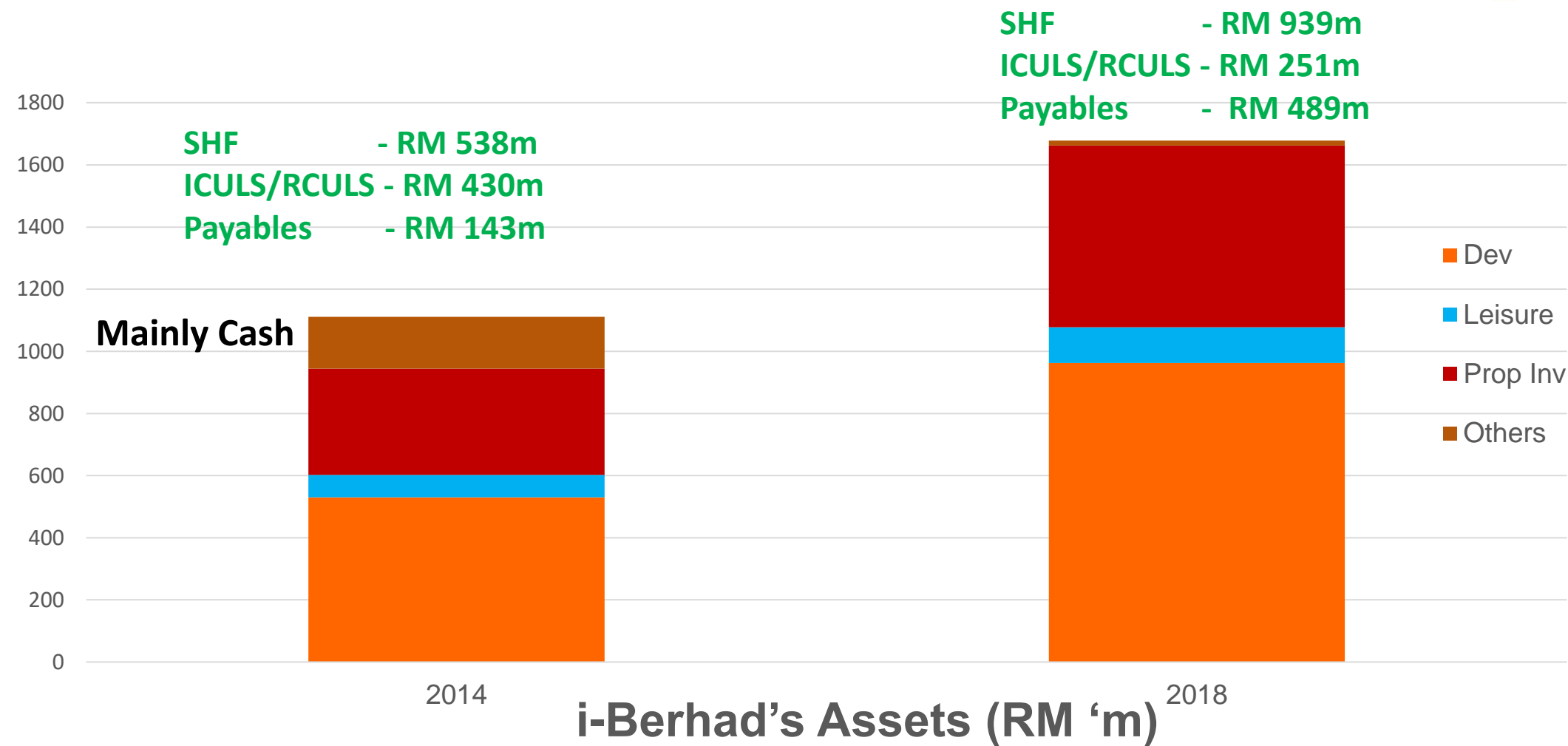
No of Transactions for RM 250k – RM 1m per unit of Residential Properties in KL and Selangor



Sales Performance of New Launches of Residential units in KL & Selangor



Funding requirements...impact of mall cost overrun and slow down in Kia Peng sales



Thank You

Bloomberg IBHD:MK
Reuters IBHD.KL

