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I-Berhad I

**53<sup>rd</sup> ANNUAL GENERAL MEETING**  
**25<sup>th</sup> JUNE 2020**



# ***i-City transformation past 10 years***

I-Berhad **I**



**> i-City 2005  
(72-acre vacant mass)**



**2010**



**2015**



**2020**

*I-Berhad's Business Model first unveiled in 2010*

I-Berhad 

# I-Berhad

**Property Development**



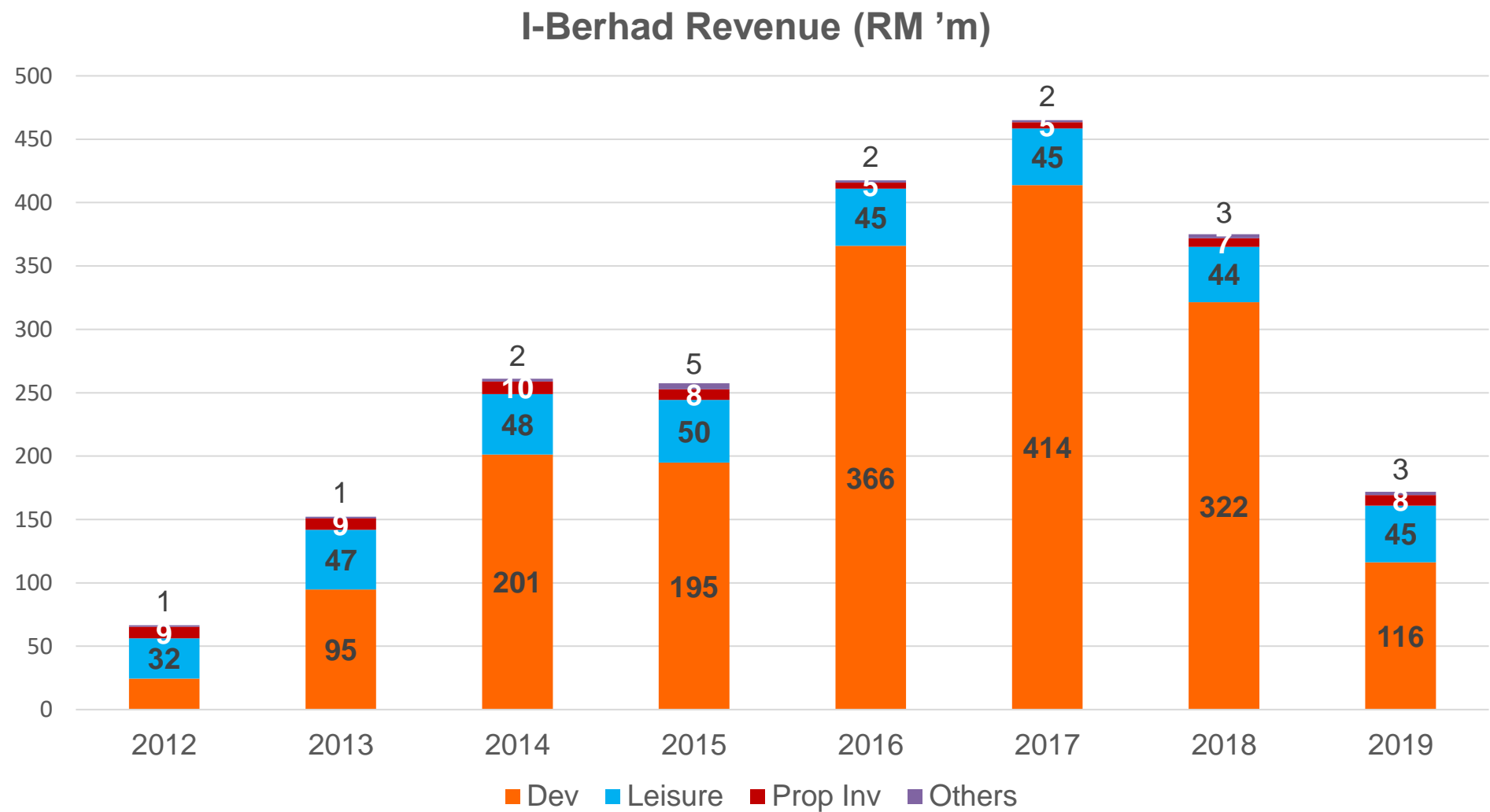
**Property Investment**



**Leisure**



**Property Dev main growth driver... Property Inv to emerge as a key revenue contributor**





**Net Assets: > RM1 billion**



## Property Development

2019

Net assets (RM mil) 343

Return on net assets 16 %

- i-City, Selangor Golden Triangle
- 8 Kia Peng @KLCC



## Property Investment

534 (including Central- i-City Mall)

Long Gestation

- Sumurwang Tower
- Central i-City Mall
- Tier-3 Data Centre
- Convention Centre
- Car Park Blocks



## Leisure

149

7%

- i-City Theme Park
- Best Western i-City hotel
- DoubleTree Hilton (under construction)



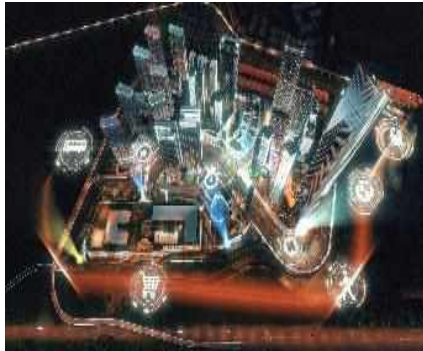
## Company Updates – Property





## 2 Key Projects in High Demand Locations

2 Key Projects

**i-City Ultrapolis**  
**Selangor Golden Triangle**

Completed in 2019



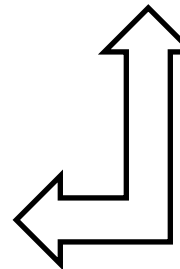
Completing in 2021



**8 Kia Peng KLCC**



Completing in Q3, 2020



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

I-Berhad I



Completed



Planning



Completed



Completed



Planning



Completed



In Progress

**GFA Status end 2019**  
**40 % Completed**  
**13 % In progress**  
**47 % Future**

**2019 – 2023**  
**5 yr Plan**





# ***i-City sales/ launches pipeline (2019 - 2023)***

## **Coming**

**Smart Residence**  
**Smart Office**  
(Sumurwang Tower)

– RM560 mil  
– RM230 mil



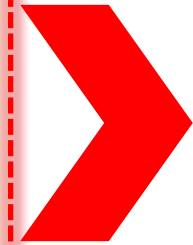
## **Next Launch**

**Plot 4**

**Central Park**  
**RM1 bil**

**Plot 2**

**centralWalk Retail**  
**RM470 mil**



**RM2 bil**  
(5-year plan)



# Targeting RM1 bil investment properties ...

Achieved  
**80%**

## Central i-City Mall (40% stake)

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

## Convention Centre

RM 13 mil GDC  
Operating since 2018

RM50 mil GDC  
Under planning

## DoubleTree by Hilton

4-star hotel with  
300 rooms  
RM200 mil GDC  
Target Opening: 2021

## Sumurwang Tower

33-storey Grade A (GBI)  
RM230 mil GDV  
Completing: 2020

## Best Western i-City

3-star hotel with  
214 rooms  
RM32 mil GDC  
Operating since 2015

## Tier-3 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 108 m investment @ 2019**  
**contributing ROA  $\approx$  9%**

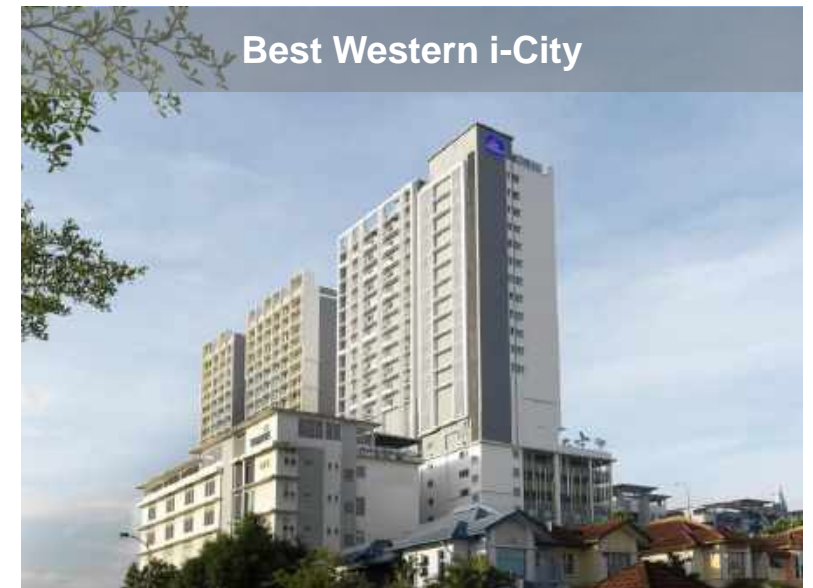


## **Key Stats:**

- 214 rooms
- Commenced in Jan 2015
- Occupancy: Average of 60% since 2016



**Best  
Western®**





# Company Updates

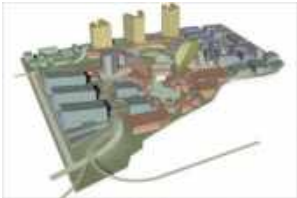
## – Prospects/ Challenges





# Track record in increasing approved GFA and selling price psf I-Berhad I

**2005**



**Built-up**  
5m sf

**GDV**  
RM1.5b

**2008**



**Built-up**  
7.5m sf

**GDV**  
RM2.0b

**2012**



**Built-up**  
13m sf

**GDV**  
RM5.0b

**2015**



**Built-up**  
13m sf

**GDV**  
RM9.0b

**Future**

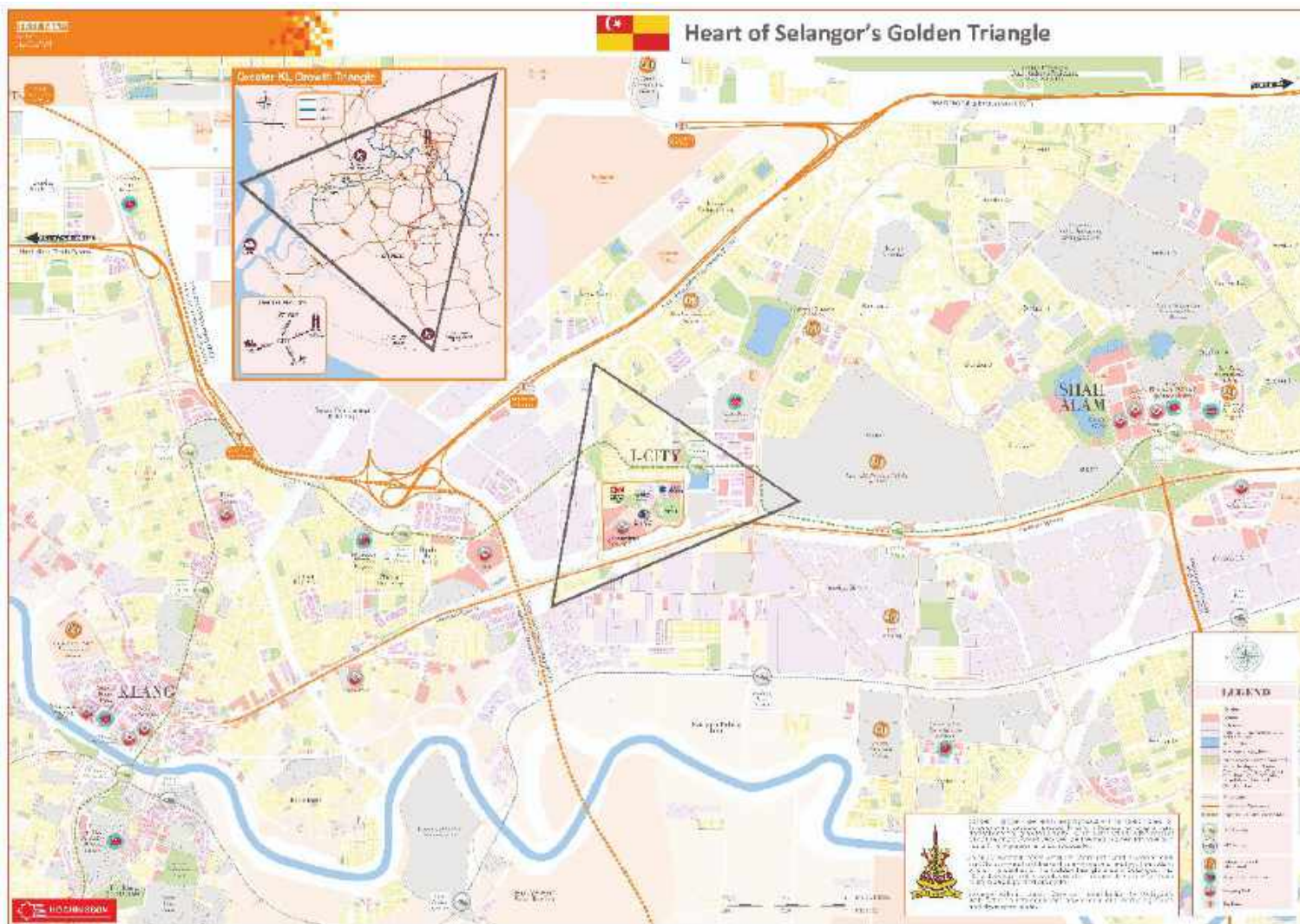


**Built-up**  
13m sf

**GDV**  
> RM9.0b



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



## Property Development

Going beyond i-City footprint

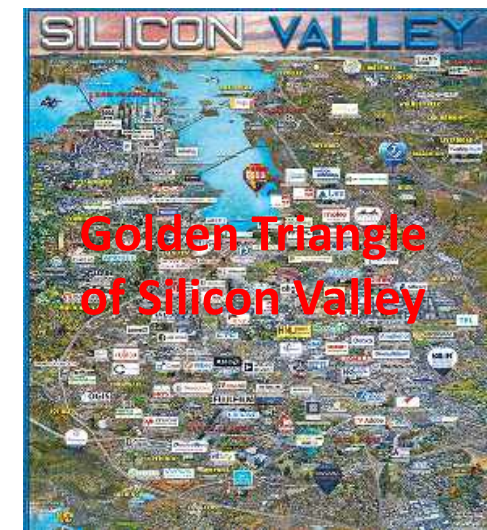
## Investment Property

Enhancing value of properties

## Leisure

Driving visitors

**i-CITY**  
NO.1 TECHNOLOGY CITY  
Selangor Golden Triangle



## ❑ Covid-19

- Uncertainties?
- Significant challenges!
- Impacted on demand.....

# Thank You

Bloomberg IBHD:MK  
Reuters IBHD.KL

