

i-Berhad

55th ANNUAL GENERAL MEETING
28th JUNE 2022



I-Berhad's Flagship I-CITY

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Property Development



Technology

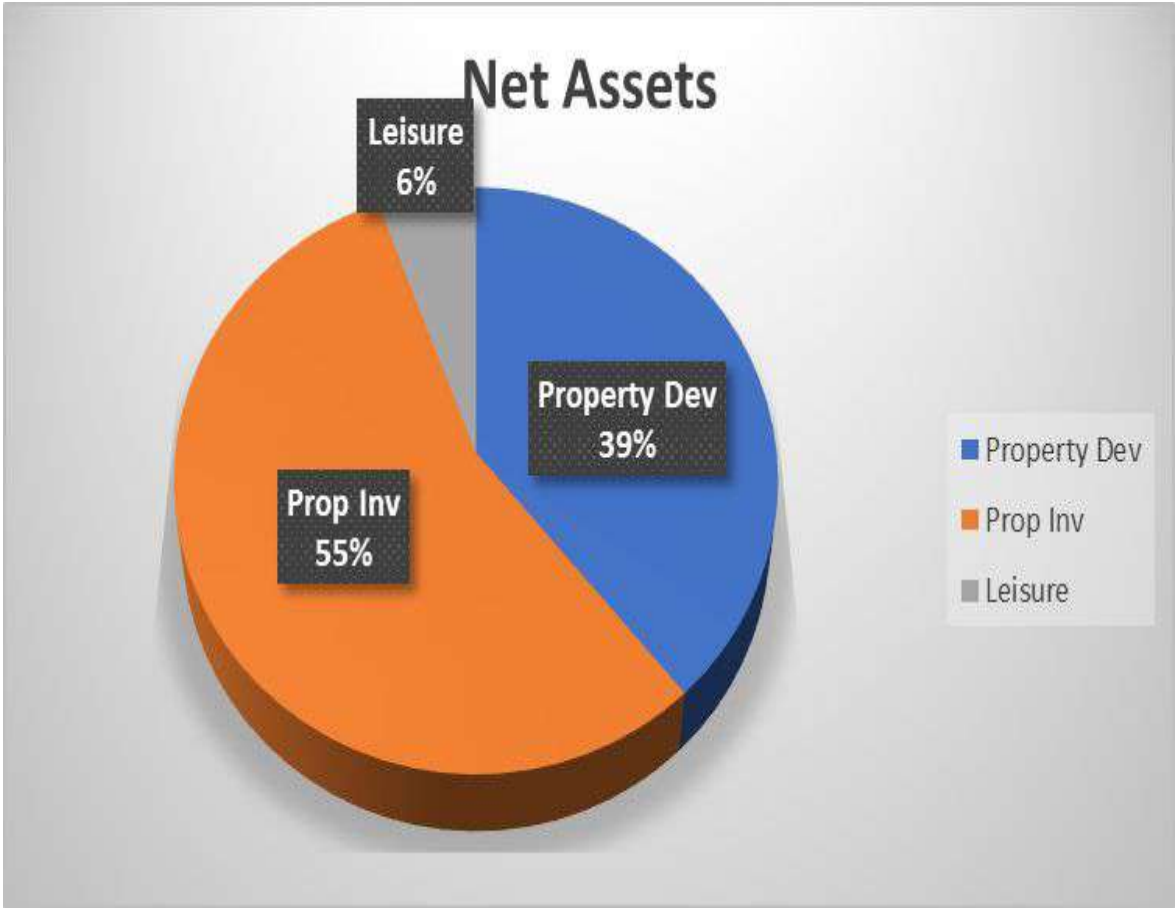


Property Investment

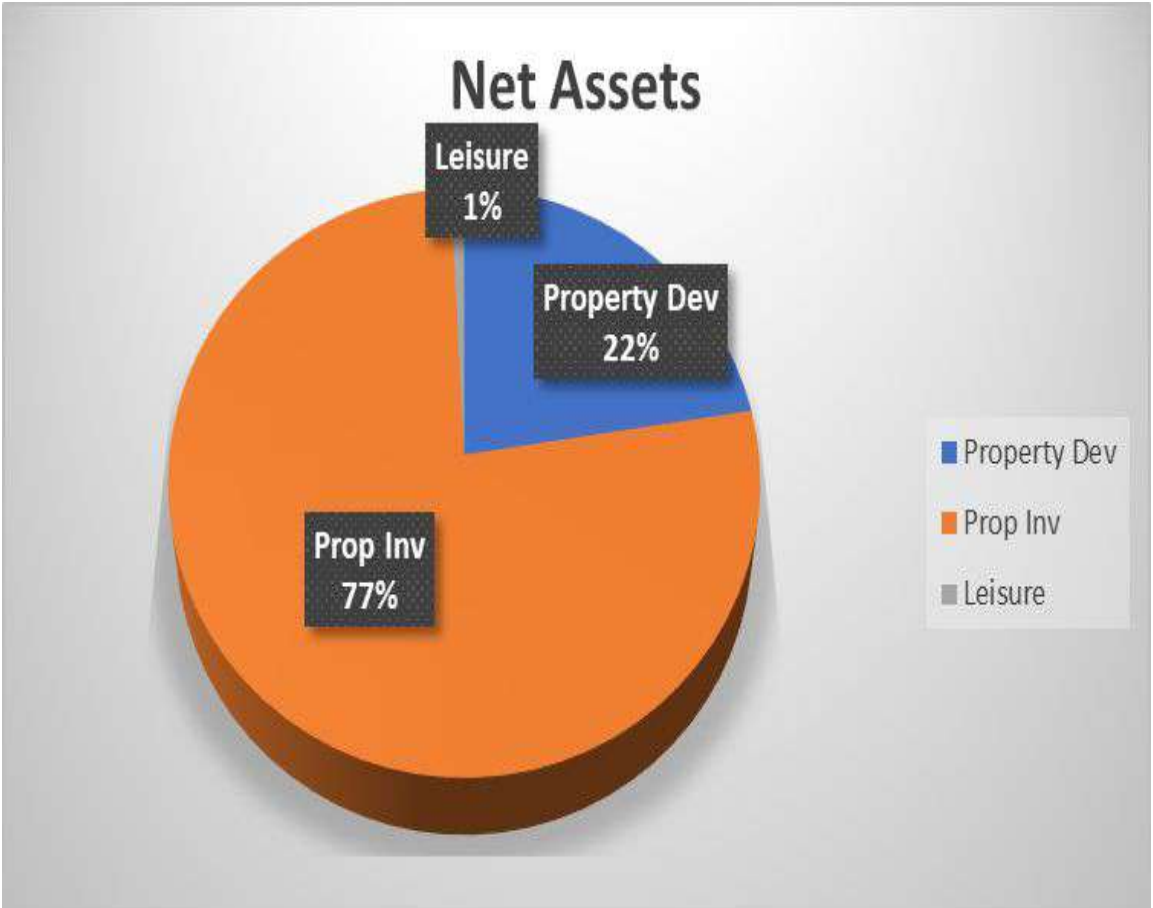


Leisure

Net Assets 2021: **RM1.14 Billion**



2016



2021

Property Investment



RM1 Billion Investment Properties

Achieved
100%

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: 2022

Mercu Maybank Tower

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

Best Western i-City

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

Tier-3 Data Centre

RM30 mil GDC value
fully leased

Car Parking Bays

10k bays in operations
RM250 mil GDC

2,300 bays,
RM80m GDC
under construction



central i-City Mall @ i-CITY

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86%
occupancy

Mercu Maybank @ Finance Avenue I-CITY

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82%

DoubleTree Hilton @ Finance Avenue I-CITY

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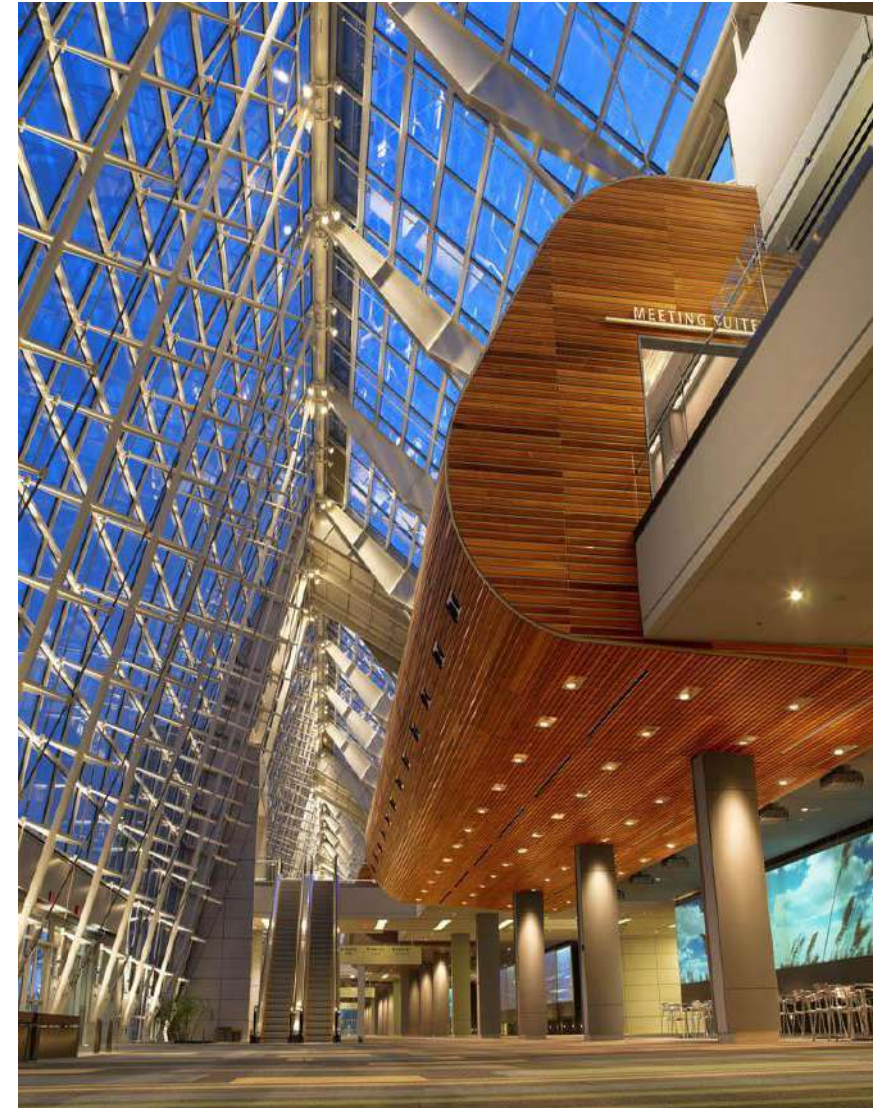
- ❑ 300 rooms
- ❑ Opening in 2022

International Convention Center @ Finance Avenue I-CITY

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- ❑ 2,000 seating capacity
- ❑ Opening 2024



Tier - 3 Data Center



- ❑ Established > 10 years : 100% utilisation



- ❑ Upcoming Data Centers: 2 x 100k sqft

Car park blocks



❑ Now: 10k & Future: 20k

Property Development



i-CITY Malaysia No: 1 Technology City / Financial Hub

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Our transformation journey :



2005



2022

GFA: 50 % Completed

Remaining GDV : RM5 bil

i-City's expected pipeline for the next 10 years are as listed below:



Plot 3

Plot 4

Plot 5

| Development | GDV | Year |
|---|----------------|-------------|
| Finance Avenue: Plot 3 <ul style="list-style-type: none"> - BeCentral Residential - Premium Offices and Retail Suites - International Convention Center | 0.7 bil | 2022 - 2024 |
| AI Central Park: Plot 4 <ul style="list-style-type: none"> - 2 Corporate Towers - 1 Residential Tower | 0.6 bil | 2024 - 2028 |
| CBD: Plot 5 <ul style="list-style-type: none"> - IGT Tower (78-storey skyscraper) and Corporate Towers - 5-star Hotel - Medical Wellness Center - Technology Campus - Residential Towers - Retail components | 3.7 bil | 2026 - 2032 |
| Total | 5.0 bil | |



I-CITY Finance Avenue : BeCentral Residential Towers

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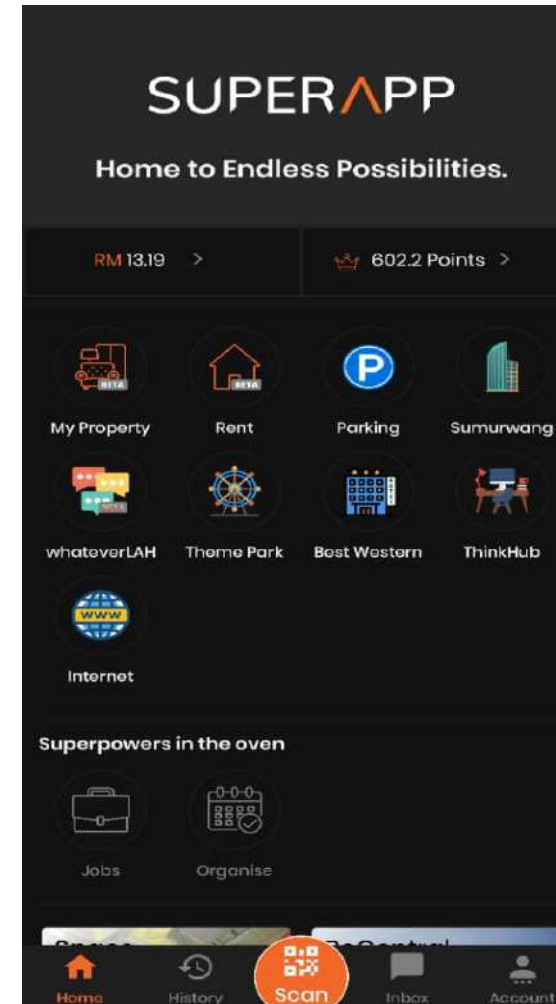
I-CITY Finance Avenue : Premium Retails

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Technology





- ❑ Single platform one App connecting IGT community.
- ❑ SuperApp - Integral components of IGT development.
- ❑ Services offering:
 - ❑ theme park
 - ❑ property search
 - ❑ jom!
 - ❑ job search
 - ❑ chatbot / gossips
 - ❑ co-working space
 - ❑ events
 - ❑ parking
 - ❑ utilities bills & payment
 - ❑ etc



AI



SuperApp



Facial Recognition



AI Autonomous Shuttle



Smart AI Robot



Digital Interactive Board



LPR Car Park



EV Charging



Panic Button

Leisure



Metaverse Experience for Leisure

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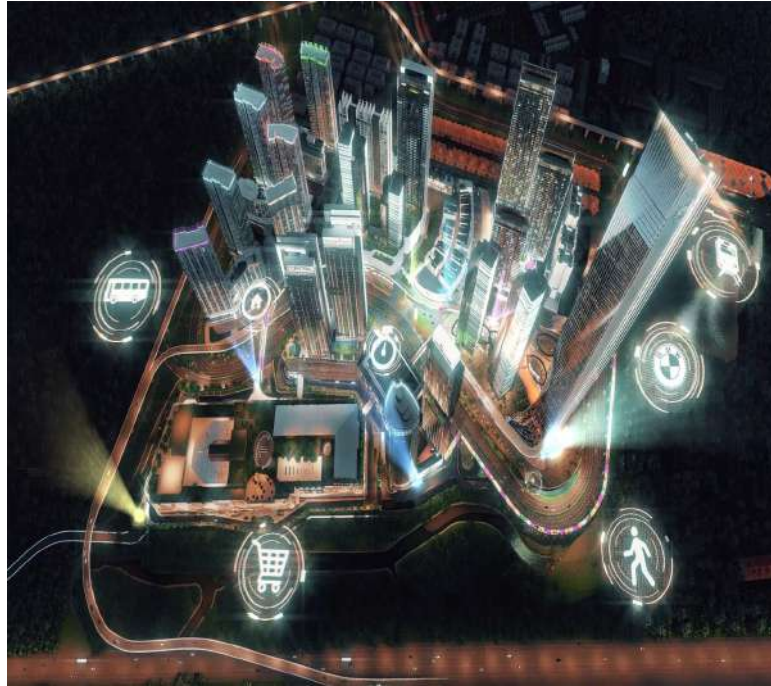


I-Berhad Exponential Growth





Property Investment



Property Development



Leisure

Mid-term Improving yield

Rebuilding the pipeline

New attractions

Long-term Asset size growing beyond RM1bil

RM5 bil GDV next 10 yrs

Annual footfall: 10 mil

Thank You

Bloomberg IBHD:MK
Reuters IBHD.KL



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