CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME FOR THE QUARTER ENDED 31 MARCH 2015

	_	(Unaudited) Individual Current		(Unaudited) Cumulat Current Year	(Unaudited) ive Quarter Preceding Year
	Note	Quarter 31 Mar 2015 RM'000	Quarter 31 Mar 2014 RM'000	To Date 31 Mar 2015 RM'000	To Date 31 Mar 2014 RM'000
Revenue	12	75,346	44,914	75,346	44,914
Cost of sales		(51,692)	(28,310)	(51,692)	(28,310)
Gross profit		23,654	16,604	23,654	16,604
Other income		2,417	253	2,417	253
Other expenses		(12,437)	(8,498)	(12,437)	(8,498)
Profit before taxation	23	13,634	8,359	13,634	8,359
Tax expense	17	(3,384)	(2,241)	(3,384)	(2,241)
Profit for the financial period		10,250	6,118	10,250	6,118
Other comprehensive income:					
Foreign currency translations		70	5	70	5
Total comprehensive income	=	10,320	6,123	10,320	6,123
Profit attributable to:					
Owners of the parent		10,235	6,103	10,235	6,103
Non-controlling interests		15	15	15	15
	=	10,250	6,118	10,250	6,118
Total comprehensive income attributable to:					
Owners of the parent		10,305	6,108	10,305	6,108
Non-controlling interests		15	15	15	15
	=	10,320	6,123	10,320	6,123
Earnings per share ("EPS") attributable to owners of the parent		sen	sen	sen	sen
Basic	22 =	0.96	1.27 *	0.96	1.27 *
Fully diluted	22 =	0.78	1.27_*	0.78	1.27_*

^{*} Restated for the effects of enlarged share capital pursuant to the share splits, rights issues and bonus issues.

The condensed consolidated statements of comprehensive income should be read in conjunction with the audited financial statements for the financial year ended 31 December 2014 and the accompanying notes.

I-Berhad (7029-H)

CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION AS AT 31 MARCH 2015

AS AT ST MARCH 2013	Note	(Unaudited) As at 31.03.2015	(Audited) As at 31.12.2014
ASSETS		RM'000	RM'000
Non-current assets			
Property, plant and equipment		100,593	99,277
Investment properties		275,381	273,918
Investments in associates		498	578
Other investments		0	0
Deferred tax assets		4,643	202
		381,115	373,975
Current assets			
Property development costs		421,227	410,803
Inventories		54,858	55,122
Trade and other receivables Other investments		121,340 39	106,830 39
Current tax assets		588	604
Deposits, cash and bank balances		124,222	163,474
		722,274	736,872
TOTAL ASSETS	12	1,103,389	1,110,847
EQUITY AND LIABILITIES Equity attributable to owners of the parent			
Share capital		370,528	365,006
Reserves		185,105	172,800
Equity component - ICULS		203,471	210,488
Equity component - RCULS		14,547	14,547
		773,651	762,841
Non-controlling interests		162	147
TOTAL EQUITY		773,813	762,988
Non-current liabilities			
Deferred tax liabilities		6,139	2,253
Liability component - ICULS		19,343	19,728
Liability component - RCULS		187,838	185,324
,		213,320	207,305
Current liabilities			
Trade and other payables		112,192	136,214
Current tax liabilities		4,064	4,340
Out on tax habitation		116,256	140,554
TOTAL LIABILITIES	12	329,576	347,859
TOTAL EQUITY AND LIABILITIES	12	1,103,389	
TOTAL EQUIT AND ENDIETIES		1,103,303	1,110,847
Net assets per share attributtable to owners of the parent (RM)		1.04	1.03_*

^{*} Net assets per share attributable to owners of the parent is restated based on net assets divided by the enlarged share capital pursuant to share split, rights issues, and bonus issues.

The condensed consolidated statements of financial position should be read in conjunction with the audited financial statements for the financial year ended 31 December 2014 and the accompanying notes.

I-Berhad (7029-H)

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE QUARTER ENDED 31 MARCH 2015

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	Share capital	Treasury shares	Share premium	Revaluation reserve	Exchange translation reserve	Warrant reserve	Contribution from shareholders	Equity component ICULS	Equity component RCULS	Retained earnings	Total	Non-controlling interests	Total equity
(Audited)	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Balance as at 1 January 2014	114,486	(509)	60,167	1,331	138	-	-	-	-	41,148	216,761	120	216,881
Total comprehensive income for the financial year	-	-	-	-	70	-	-	-	-	53,411	53,481	27	53,508
Transactions with owners:													
Disposal of treasure shares	-	509	-	-	-	-	1,474	-	-	-	1,983	-	1,983
Equity component of RCULS issued, net of tax	-	-	-	-	-	-	-	-	14,547	-	14,547	-	14,547
Equity component of ICULS issued, net of tax	-	-	-	-	-	-	-	281,509	-	-	281,509	-	281,509
Rights issues during the financial year	143,108	-	14,180	-	-	39,126	-	-	-	-	196,414	-	196,414
Bonus issues during the financial year	51,519	-	(51,519)	-	-	-	-	-	-	-	-	-	-
Conversion of ICULS during the financial year	55,893	-	20,144	-	-	-	-	(71,021)	-	-	5,016	-	5,016
Dividends paid	-	-	-	-	-	-	-	-	-	(6,869)	(6,869)	-	(6,869)
	250,520	509	(17,195)	-	-	39,126	1,474	210,488	14,547	(6,869)	492,600	-	492,600
Balance as at 31 December 2014	365,006	-	42,972	1,331	208	39,126	1,474	210,488	14,547	87,690	762,842	147	762,989
(Unaudited)													
Balance as at 1 January 2015	365,006	-	42,972	1,331	208	39,126	1,474	210,488	14,547	87,690	762,842	147	762,989
Total comprehensive income for the financial period	-	-	-	-	70	-	-	-	-	10,235	10,305	15	10,320
Transactions with owners:													
Conversion of ICULS during the financial period	5,522	-	1,999	-	-	-	-	(7,017)	-	-	504	-	504
Balance as at 31 March 2015	370,528	-	44,971	1,331	278	39,126	1,474	203,471	14,547	97,925	773,651	162	773,813

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 2014 and the accompanying notes.

I-Berhad (7029-H) CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE QUARTER ENDED 31 MARCH 2015

	(Unaudited) Year ended 31.03.2015 RM'000	(Audited) Year ended 31.12.2014 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before taxation	13,634	69,443
Adjustments for:		
Non-cash/operating items	2,363	10,293
Operating profit before working capital changes	15,997	79,736
Net changes in current assets	(21,898)	(84,167)
Net changes in current liabilities	(24,103)	32,354
Cash (used)/generated from operations	(30,004)	27,923
Tax paid	(4,294)	(13,459)
Tax refunded	<u>-</u>	587
Net cash (used)/generated from operating activities	(34,298)	15,051
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of property, plant and equipment	(4,923)	(33,969)
Development costs incurred for investment properties	(1,463)	(13,055)
Repayment from associates	80	32
Advances to related companies	-	(15)
Interest received	1,282	1,725
Net cash used in investing activities	(5,024)	(45,282)
CASH FLOWS FROM FINANCING ACTIVITIES		
Dividends paid	-	(6,869)
Repayments to immediate holding company	-	(5,000)
Pledge of fixed deposits	-	(4,240)
Disposal of Treasury Shares	-	1,983
Proceeds from issuance of rights issues	-	196,414
Net cash from financing activities	-	182,288
Net (decrease)/increase in cash and cash equivalents	(39,322)	152,057
Effects of foreign exchange rate changes	70	70
Cash and cash equivalents at beginning of financial year	159,195	7,068
Cash and cash equivalents at end of financial year	119,943	159,195
Cash and cash equivalents comprise:		
Cash and bank balances	2,396	4,017
Deposits with licensed banks/financial institutions	121,826	159,457
Deposits pledged as bank guarantee	(4,279)	(4,279)
Total	119,943	159,195

The condensed consolidated statement of cash flows should be read in conjunction with the audited financial statements for the financial year ended 31 December 2014 and the accompanying notes.

I-Berhad(7029-H)

CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR QUARTER ENDED 31 MARCH 2015 - UNAUDITED

Part A - Explanatory Notes Pursuant to FRS134

1 Basis of preparation

The unaudited interim financial report has been prepared in accordance with FRS 134: Interim Financial Reporting and Chapter 9, Appendix 9B of the Listing Requirements of Bursa Malaysia Securities Berhad. The significant 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 2014 except as follows:

On 1 January 2015, the Group adopted the following new and amended FRS and IC Interpretations mandatory for annual financial periods beginning on or after 1 January 2015.

1 July 2014

Amendments to FRSs Annual Improvements to FRSs 2010-2012 Cycle
Amendments to FRSs Annual Improvements to FRSs 2011-2013 Cycle
Amendments to FRS 119 Defined Benefit Plans: Employee Contributions

Adoption of the above standards and interpretations did not have any significant effect on the financial performance or position of the Group.

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

1 January 2016

FRS 14 Regulatory Deferral Accounts Amendments to FRS 11 Accounting for Acquisitions of Interests in Joint Operations Amendments to FRS 116 Clarification of Acceptable Methods of Depreciation and Amortisation and FRS 138 Amendment to FRSs Annual Improvements to FRSs 2012-2014 Cycle Amendments to FRS 10 Sale or Contribution of Assets between an Investor and its Associate and FRS 128 or Joint Venture Amendments to FRS 10. Investment Entities: Applying the Consolidation Exception FRS 12 and FRS128 Amendments to FRS 101 Disclosure Initiative Amendment to FRS 119 Annual Improvements to FRSs 2012-2014 Cycle Amendments to FRS 127 Equity Method in Separate Financial Statements Amendment to FRS 134 Annual Improvements to FRSs 2012-2014 Cycle

1 January 2018

FRS 9 Financial Instruments

Malaysian Financial Reporting Standards (MFRS Framework)

On 19 November 2011, the Malaysian Accounting Standards Board (MASB) issued a new MASB approved accounting framework, the Malaysian Financial Reporting Standards (MFRS Framework).

The MFRS Framework that is to be applied by all Entities Other Than Private Entities for annual periods beginning on or after 1 January 2012, with the exception of entities that are within the scope of MFRS 141 Agriculture (MFRS 141) and IC Interpretation 15 Agreements for Construction of Real Estate (IC 15), including its parent, significant investor and venturer (herein called "Transitioning Entities").

On 7 August 2013, the MASB issued another announcement that Transitioning Entities would only be required to adopt the MFRS framework for the annual periods beginning on or after 1 January 2015. Subsequently on the 2 September 2014, MASB has further announced that Transitioning Entities shall be required to apply the Malaysian Financial Reporting Standards ("MFRS") Framework for annual periods beginning on or after 1 January 2017.

I-Berhad(7029-H)

CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR QUARTER ENDED 31 MARCH 2015 - UNAUDITED

Malaysian Financial Reporting Standards (MFRS Framework) (cont'd)

The Group falls within the scope definition of Transitioning Entities and has opted to defer adoption of the new MFRS Framework. Accordingly, the Group will be required to prepare financial statements using MFRS Framework in its first MFRS financial statements for the year ending 31 December 2017. In presenting its first MFRS financial statements, the Group will be required to restate the comparative financial statements to amounts reflecting the application of MFRS Framework. The majority of the adjustments required on transition will be made, retrospectively, against opening retained earnings.

2 Seasonal or cyclical factors

The Group's results were not materially impacted by any seasonal or cyclical factors apart from the Leisure and Hotel division as both the Leisure Park@i-City and Best Western i-City receive more visitors during weekends, 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 quarter ended 31 March 2015.

4 Material changes in estimates

There were no material changes in estimates that have material effect as at quarter ended 31 March 2015.

5 Debt and equity securities

There were no issues, cancellations, repurchases, resale and repayments of debt and equity securities, in the current quarter.

6 Dividends paid

There was no dividend payment in the current quarter.

7 Carrying amount of revalued assets

The carrying values of investment properties have been brought forward without significant changes from the audited financial statements for the financial year ended 31 December 2014.

8 Material events subsequent to the end of interim period

There was no material event subsequent to the end of the current quarter under review that have not been reflected in the financial statements.

9 Changes in composition of the Group

There was no change in the composition of the Group as at 31 March 2015.

10 Capital commitments

Approved and contracted for, analysed as follows: New leisure attractions	As at 31.03.2015 RM'000 1,354
Hotel development	785
Investment properties	17,915
	20,054

11 Significant related party transactions

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

12 Segmental information- By business segments

	Property	Property			
Financial period ended	Development	Investment	Leisure	Others	Consolidated
31 March 2015	RM'000	RM'000	RM'000	RM'000	RM'000
Revenue					
Total revenue	63,251	2,748	12,348	307	78,654
Inter-segment revenue	(2,292)	(515)	(452)	(49)	(3,308)
External revenue	60,959	2,233	11,896	258	75,346
Results					
Segment results	12,814	(616)	397	(205)	12,390
Interest income	5	6	-	1,233	1,244
Profit /(Loss) before taxation	12,819	(610)	397	1,028	13,634
Tax expense	-	-	-	-	(3,384)
Profit for the financial period					10,250
As at 31 March 2015					
Assets					
Segment assets	553,306	341,336	76,307	126,720	1,097,669
Tax recoverable	-	-	-	-	588
Deferred tax assets	-	-	-	-	4, 643
Investment in associates	-	-	-	-	498
Total assets					1,103,389
Liabilities					
Segment liabilities	101,438	7,227	1,471	209,294	319,373
Current tax liabilities	-	-	-	-	4,064
Deferred tax liabilities	-	-	-	-	6,139
Total liabilities					329,576

12 Segmental information- By business segments (cont'd)

	Property	Property			
Financial period ended	Development	Investment	Leisure	Others	Consolidated
31 March 2014	RM'000	RM'000	RM'000	RM'000	RM'000
Revenue					
Total revenue	33,373	2,460	9,573	365	45,771
Inter-segment revenue	(656)	(74)	-	(127)	(857)
External revenue	32,717	2,386	9,573	238	44,914
Results					
Segment results	8,755	(343)	782	(872)	8,322
Interest income	5	-	7	25	37
Profit/(Loss) before taxation	8,760	(343)	789	(847)	8,359
Tax expense	-	-	-	-	(2,241)
Profit for the financial period					6,118
As at 31 March 2014					
Assets					
Segment assets	137,444	134,977	38,950	17,236	329,268
Tax recoverable	-	-	-	-	1,413
Investment in an associate	-	-	-	-	3,483
Total assets					334,164
Liabilities					
Segment liabilities	91,675	10,122	841	5,578	108,216
Current tax liabilities	-	-	-	-	75
Deferred tax liabilities	-	-	-	-	2,869
Total liabilities					111,160
					111,100

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

13 Auditors' Report on preceding Annual Financial Statements

The auditors' report on the financial statements for the financial year ended 31 December 2014 was not qualified.

14 Review of performance – Current financial period ended 31 March 2015 by segment

For the current quarter ended 31 March 2015, the Group posted higher revenue and profit before tax of RM75.3 million and RM13.6 million respectively as compared to the revenue and profit before tax of RM44.9 million and RM8.4 million respectively for the preceding financial year's corresponding quarter ended 31 March 2014. There is increase in both revenue and profit before tax of 67.7% and 61.9% respectively.

a) Property development

The 86.3% and 46.3% increase for the revenue and profit before tax respectively for the current quarter ended 31 March 2015 as compared to preceding year's corresponding quarter ended 31 March 2014 was driven by higher percentage of recognition for both the project completion as well as sales of the on-going projects.

b) Property investment

There are slight decreases in both the revenue and profit before tax for current quarter ended 31 March 2015 as compared to the preceding financial year's corresponding quarter due to some changes in tenants mix.

c) Leisure

The increase in the revenue for the current quarter ended 31 March 2015 as compared to the preceding financial year's is due to positive contribution for the new attractions in the Leisure Park as well as from the 3 star Best Western i-City Shah Alam ("Best Western Hotel") that commenced operations on 2 January 2015. However, there is a drop in profit before taxation for the current quarter as compared to the corresponding quarter in the preceding financial year due to the hotel's pre-opening expenses.

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

The Group registered increase in revenue for the current quarter at RM75.3 million as compared to RM68.2 million for the preceding quarter with a slight decrease in profit before taxation for the current quarter at RM13.6 million as compared to RM17.9 million for the preceding quarter. The increase in revenue is mainly due to higher revenue recognition for the Property Development division from the ongoing projects. Lower revenue and profit before tax from both the Leisure and Property Invesment division in current quarter are expected as Leisure division had attained its peak seasonal revenue in preceding quarter due to the year-end school and festive holidays as well as the once-off fair value gain on the revaluation of the investment properties which amounted to RM1.4 million in preceding quarter.

16 Commentary on prospects – current financial year

The Board expects both the Property Development and Leisure segment to continue to contribute positively to the Group's performance in current financial year. The Group has now reached a stage where Property Development will continue to be the major contributor to the Group. In Q1 2015, the Group launched the "Parisien Tower" while the launch of the "Hyde Tower" is planned for the second half of the year.

Parisien Tower comes with both standard and duplex units designed with a Paris-styled interior while Hyde Tower is a fully furnished residential tower with units ranging from 466 – 767 square feet with meticulous interior design inspired by modern London lifestyle.

16 Commentary on prospects – current financial year (cont'd)

The growth in Best Western Hotel occupancy as well as the contribution from the new attractions that opened early this year, will drive the growth for the Leisure division.

Barring any unforeseen circumstances and based on the aforementioned factors, the Board is confident that the Group would achieve better operating results for the financial year ending 31 December 2015.

17 Tax Expense

		arter ended/	Year to date/ Three months ended		
	Three mo	onths ended			
	31.03.2015	31.03.2014	31.03.2015	31.03.2014	
	RM'000	RM'000	RM'000	RM'000	
Taxation					
- Income tax	3,839	2,241	3,839	2,241	
- Deferred tax	(650)	-	(650)	-	
	3,189	2,241	3,189	2,241	
Under/(Over) provision in prior year					
- Income tax	195	-	195	-	
 Deferred tax 	-	-	-	-	
	195	-	195	-	
Total	3,384	2,241	3,384	2,241	

Overall, the effective tax rate for is slightly higher than the statutory tax rate mainly due the unrecognised tax losses in certain subsidiaries.

18 Corporate proposals

Status of utilisation of rights issue proceeds

Details of utilisation	Approved utilisation	Utilisation as at 31.03.2015	Unutilised as at 31.03.2015
	RM'000	RM'000	RM'000
Property development			
expenditure and/or activities	160,000	61,504	98,496
Repayment of amount owing to			
Sumurwang	16,832	16,832	-
General working capital of the	,	,	
Group	16,657	-	16,657
Estimated expenses in relation to			,
the Proposals	4,000	4,000	-
	.,,,,,		
	197,489	82,336	115,153

19 Group borrowings and debt securities

The Group has no borrowing for the financial year ended 31 March 2015 other than the liability components of remaining unconverted 450.6 million five year 2% to 3% irredeemable convertible unsecured loan stocks ("ICULS") of RM225.3 million; 264.0 million five year 3% to 5% redeemable convertible unsecured loan stocks ("RCULS-A") of RM132.0 million; and 138.0 million five year 3% to 5% redeemable convertible unsecured loan stocks ("RCULS-B") of RM69.0 million.

20 Material litigation

The Group is not engaged in any material litigation as at 11 May 2015 the latest practicable date which is not earlier than 7 days from the date of issue of this quarterly report.

21 Dividend

In respect of the financial year ended 31 December 2014, a final single tier dividend amounting to 1.51 sen per ordinary share has been proposed by the Directors for shareholders' approval at the forthcoming Annual General Meeting.

The Dividend per Ordinary Share ("DPS") have taken into account the potential additional number of ICULS that may be converted to new ordinary shares up to the entitlement date. The payment and entitlement dates will be announced at a later date.

22 Earnings per share

(i) Basic Earnings per Share

Effect of dilution ('000)

Diluted earnings per share (sen)

(i) Basic Larrings per Ghare		Quarter ended/ months ended
	31.03.2015	31.03.2014
		Restated
Profit attributable to owners of the parent (RM'000)	10,235	6,103
Weighted average number of ordinary shares in issue ('000)	1,061,314	480,636
Basic earnings per share (sen)	0.96	1.27
(ii) Diluted Earnings per Share	(Quarter ended/
	Three	months ended
	31.03.2015	31.03.2014 Restated
Profit attributable to owners of the parent (RM'000)	10,235	6,103

1,061,314

254,326

0.78

480,636

1.27

23 Note to consolidated statements of comprehensive income

Weighted average number of ordinary shares in issue ('000)

		Quarter ended/ months ended
	31.03.2015 RM'000	31.03.2014 RM'000
Profit before taxation for the		
financial period is arrived at after crediting:		
Interest income	1,244	37
Other income	1,173	216
and charging:		
Depreciation of property, plant and equipment	3,607	3,374

24 Disclosure of realised and unrealised profits

	Quarter ended/ Three months ended	Quarter ended/ Three months ended
	31.03.2015	31.03.2014
	RM'000	RM'000
Total retained earnings of I-Berhad and its subsidiaries:		
- Realised	73,784	25,941
- Unrealised	20,489	17,687
	94,273	43,628
Total share of retained earnings from an associate:		
- Realised	130	93
Consolidation adjustments	3,522	3,622
Total retained earnings as per		
consolidated accounts	97,925	47,250

25 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 18 May 2015.