CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME FOR THE QUARTER ENDED 31 DECEMBER 2016

		(Unaudited) Individual/Cun	(Audited) nulative Quarter	(Unaudited) Cumulativ	(Audited) /e Quarter
	Note	Current Quarter 31 Dec 2016 RM'000	Preceding Year Quarter 31 Dec 2015 RM'000	Current Year To Date 31 Dec 2016 RM'000	Preceding Year To Date 31 Dec 2015 RM'000
Revenue	12	102,864	74,101	383,569	257,390
Cost of sales		(66,885)	(49,594)	(258,314)	(176,395)
Gross profit	_	35,979	24,507	125,255	80,995
Fair value gain of investment properties		-	1,548	-	1,548
Other income		1,594	2,540	13,523	7,941
Other expenses		(13,658)	(6,952)	(49,255)	(35,727)
Share of results of associates		(886)	(255)	(1,351)	(283)
Profit before taxation	23	23,029	21,388	88,172	54,474
Tax expense	17	(8,884)	(5,675)	(21,578)	(11,425)
Profit for the financial period	_	14,145	15,713	66,594	43,049
Other comprehensive income:					
Foreign currency translations		-	(459)	-	(208)
Total comprehensive income	_	14,145	15,254	66,594	42,841
Profit attributable to:					
Owners of the parent		14,155	15,711	66,634	43,019
Non-controlling interests		(10)	2	(40)	30
	=	14,145	15,713	66,594	43,049
Total comprehensive income attributable to:					
Owners of the parent		14,155	15,252	66,634	42,810
Non-controlling interests		(10)	2	(40)	30
	=	14,145	15,254	66,594	42,840
Earnings per share ("EPS")					
attributable to owners of the parent		sen	sen	sen	sen
Basic	22 =	1.33	1.48	6.28	4.05
Fully diluted	22 =	1.08	1.20	5.10	3.28

The condensed consolidated statements of comprehensive income should be read in conjunction with the audited financial statements for the financial year ended 31 December 2015 and the accompanying notes.

I-Berhad (7029-H)

CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION AS AT 31 DECEMBER 2016

		(Unaudited) As at	(Audited) As at
	Note	31 Dec 2016 RM'000	31 Dec 2015 RM'000
ASSETS			
Non-current assets			
Property, plant and equipment		77,332	97,442
Investment properties		312,347	284,755
Investments in associates		43,849	5,015
Other investments		0	0
Deferred tax assets		2,367	959
		435,895	388,171
Current assets			
Property development costs		553,128	469,858
Inventories		65,769	54,896
Trade and other receivables		90,452	162,506
Current tax assets		1,640	1,608
Deposits, cash and bank balances		179,656	96,473
		890,645	785,341
TOTAL ASSETS	12	1,326,540	1,173,512
EQUITY AND LIABILITIES			
Equity attributable to owners of the parent			
Share capital		501,638	495,247
Reserves		303,909	247,927
Equity component - ICULS		35,927	44,995
Equity component - RCULS		14,547	14,547
-49		856,021	802,716
Non-controlling interests		137	177
TOTAL EQUITY		856,158	802,893
Non-current liabilities			
Deferred tax liabilities		6,289	5,446
Liability component - ICULS		3,108	3,503
Liability component - RCULS		200,146	189,517
		209,543	198,466
Current liabilities			
Trade and other payables		252,969	170,850
Current tax liabilities		7,870	1,303
		260,839	172,153
TOTAL LIABILITIES	12	470,382	370,619
TOTAL EQUITY AND LIABILITIES		1,326,540	1,173,512
Net assets per share attributtable to owners of the parent (RM)		0.85	0.81

The condensed consolidated statements of financial position should be read in conjunction with the audited financial statements for the financial year ended 31 December 2015 and the accompanying notes.

I-Berhad (7029-H)

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE QUARTER ENDED 31 DECEMBER 2016

<-----> Attributable to owners of the parent ----->

	Share capital	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
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 year	-	-	-	(208)	-	-	-	-	43,019	42,811	30	42,841
Transactions with owners:												
Conversion of ICULS during the financial year	130,241	47,246	-	-	-	-	(165,493)	-	-	11,994	-	11,994
Transfer to share premium	-	1,474	-	<u>-</u>	-	(1,474)	-	-	-	-	-	-
Dividends paid	-	-	-	-	-	-	-	-	(14,931)	(14,931)	-	(14,931)
	130,241	48,720	-	-	-	(1,474)	(165,493)	-	(14,931)	(2,937)	-	(2,937)
Balance as at 31 December 2015	495,247	91,692	1,331	-	39,126	-	44,995	14,547	115,778	802,716	177	802,893
(Unaudited)												
Balance as at 1 January 2016	495,247	91,692	1,331	-	39,126	-	44,995	14,547	115,778	802,716	177	802,893
Total comprehensive income for the financial year	-	-	-	-	-	-	-	-	66,634	66,634	(40)	66,594
Transactions with owners:												
Conversion of ICULS during the financial year	6,391	2,264	-	-	-	-	(9,068)	-	-	(413)	-	(413)
Dividends paid	-	-	-	-	-	-	-	-	(12,916)	(12,916)	-	(12,916)
	6,391	2,264	-	-	-	-	(9,068)	-	(12,916)	(13,329)	-	(13,329)
Balance as at 31 December 2016	501,638	93,956	1,331	-	39,126	-	35,927	14,547	169,496	856,021	137	856,158

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 2015 and the accompanying notes.

I-Berhad (7029-H) CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE QUARTER ENDED 31 DECEMBER 2016

	(Unaudited) Year ended 31 Dec 2016 RM'000	(Audited) Year ended 31 Dec 2015 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before taxation	88,172	54,475
Adjustments for:		
Non-cash/operating items	9,631	9,892
Operating profit before working capital changes	97,803	64,367
Net changes in current assets	(3,545)	(122,550)
Net changes in current liabilities	89,208	45,355
Cash generated from/(used in) operations	183,466	(12,828)
Tax paid	(18,346)	(16,878)
Tax refunded	1,561	122
Net cash generated from/(used in) operating activities	166,681	(29,584)
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of property, plant and equipment	(7,716)	(14,201)
Proceeds from disposal of property	7,266	-
Investment in an associate company	(40,153)	(4,800)
Development costs incurred for investment properties	(27,592)	(9,289)
Proceeds from disposal of investment	-	516
Proceeds from liquidation of a subsidiary	-	1,207
Repayment from an associate company	-	80
Interest received	4,567	4,211
Net cash used in investing activities	(63,628)	(22,276)
CASH FLOWS FROM FINANCING ACTIVITIES		
Dividends paid	(12,916)	(14,931)
ICULS coupons paid	(924)	-
RCULS coupons paid	(6,030)	-
Pledge of fixed deposits	-	4,240
Net cash used in financing activities	(19,870)	(10,691)
Net increase/(decrease) in cash and cash equivalents	83,183	(62,553)
Effects of foreign exchange rate changes	-	(208)
Cash and cash equivalents at beginning of financial period	96,434	159,195
Cash and cash equivalents at end of financial period	179,617	96,434
Cash and cash equivalents comprise:		
Cash and bank balances	8,754	92,761
Deposits with licensed banks/financial institutions	170,902	3,712
Deposits pledged as bank guarantee	(39)	(39)
Total	179,617	96,434

The condensed consolidated statement of cash flows should be read in conjunction with the audited financial statements for the financial year ended 31 December 2015 and the accompanying notes.

Part A - Explanatory Notes Pursuant to FRS 134

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 2015 except as follows:

On 1 January 2016, the Group adopted the following new and amended FRS and IC Interpretations mandatory for annual financial periods beginning on or after 1 January 2016.

1 January 2016

Amendment to FRS 7	Annual Improvements to FRSs 2012-2014 Cycle
Amendments to FRS 10,	Investment Entities: Applying the Consolidation Exception
FRS 12 and FRS 128	
Amendments to FRS 11	Accounting for Acquisitions of Interests in Joint Operations
Amendments to FRS 101	Disclosure Initiative
Amendments to FRS 116 and FRS 138	Clarification of Acceptable Methods of Depreciation and Amortisation
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

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 2017

FRS 107 Disclosure Initiative

Amendments to FRS 112 Recognition of Deferred Tax Assets for Unrealised Losses

1 January 2018

FRS 9 Financial Instruments

Amendments to FRS 128 Annual Improvements to FRSs 2014-2016 Cycle

Amendments to FRS 140 Transfer of Investment Property

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 and 28 October 2015, 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 and 1 January 2018 respectively.

I-Berhad (7029-H)

CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR QUARTER ENDED 31 DECEMBER 2016 - UNAUDITED

1 Basis of preparation (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 2018. 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 segment 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 December 2016.

4 Material changes in estimates

There were no material changes in estimates that have material effect as at financial ended 31 December 2016.

5 Debt and equity securities

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

6 Dividend paid

There was no dividend payment in the current quarter.

7 Carrying amount of revalued assets

The carrying values of the property, plant and equipment and investment properties have been brought forward without significant changes from the audited financial statements for the financial year ended 31 December 2015.

8 Material events subsequent to the end of interim period

There is no material event subsequent to the end of the interim period.

9 Changes in composition of the Group

There was no change in the composition of the Group as at 31 December 2016.

10 Capital commitments

	As at 31.12.2016
Approved and contracted for, analysed as follows:	RM'000
New leisure components	5,608
Investment properties	12,180
	17,788

11 Significant related party transactions

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

12 Segmental information- By business segments

	Property	Property			
Financial year ended	Development	Investment	Leisure	Others	Consolidated
31 December 2016	RM'000	RM'000	RM'000	RM'000	RM'000
Revenue					
Total revenue	332,171	5,708	48,407	27,130	413,416
Inter-segment revenue	(240)	(1,034)	(3,222)	(25,351)	(29,847)
External revenue	331,931	4,674	45,185	1,779	383,569
Results					
Segment results	85,388	(1,388)	5,110	(4,293)	84,817
Interest income	137	303	-	4,266	4,706
Share of results of associates	-	(1,312)	(39)	-	(1,351)
Profit /(Loss) before taxation	85,525	(2,397)	5,071	(27)	88,172
Tax expense					(21,578)
Profit for the financial year					66,594
As at 31 December 2016					
Assets					
Segment assets	666,490	371,501	74,563	166,130	1,278,684
Tax recoverable	-	-	-	-	1,640
Deferred tax assets	-	-	-	-	2,367
Investment in associates	-	-	-	-	43,849
Total assets					1,326,540
Liabilities					
Segment liabilities	219,484	5,999	2,323	228,417	456,223
Current tax liabilities	-	-	-	-	7,870
Deferred tax liabilities	-	-	-	-	6,289
Total liabilities					470,382

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

	Property	Property			
Financial year ended	Development	Investment	Leisure	Others	Consolidated
31 December 2015	RM'000	RM'000	RM'000	RM'000	RM'000
Revenue					
Total revenue	195,615	10,410	51,326	24,060	281,411
Inter-segment revenue	(824)	(1,977)	(1,816)	(19,404)	(24,021)
External revenue	194,791	8,433	49,510	4,656	257,390
Results					
Segment results	43,578	(566)	9,538	(2,007)	50,543
Interest income	313	7	-	3,894	4,214
Share of results of an associate	-	(290)	7	-	(283)
Profit /(Loss) before taxation	43,891	(849)	9,545	1,887	54,474
Tax expense					(11,425)
Profit for the financial year					43,049
As at 31 December 2015 Assets					
Segment assets	647,772	347,016	83,340	87,802	1,165,930
Tax recoverable	-	-	-	-	1,608
Deferred tax assets	-	-	-	-	959
Investment in associates	-	-	-	-	5,015
Total assets					1,173,512
Liabilities					
Segment liabilities	346,066	7,152	4,093	6,559	363,870
Current tax liabilities	-	-	-	-	1,303
Deferred tax liabilities	-	-	-	-	5,446
Total liabilities					370,619

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 2015 was not qualified.

14 Review of performance - Current financial quarter ended 31 December 2016 by segment

For the current financial quarter ended 31 December 2016 ("Q4 2016"), the Group posted higher revenue and profit before tax of RM102.9 million and RM23.0 million respectively as compared to the revenue and profit before tax of RM74.1 million and RM21.4 million respectively for the corresponding financial quarter ended 31 December 2015 ("Q4 2015") thereby increasing both revenue and profit before tax by 38.9% and 7.5% respectively.

For the current financial year ended 31 December 2016, the Group posted higher revenue and profit before tax of RM383.6 million and RM88.2 million respectively as compared to the revenue and profit before tax of RM257.4 million and RM54.5 million respectively for the corresponding financial year ended 31 December 2015 thereby increasing both revenue and profit before tax by 49.0% and 61.8% respectively.

a) Property development

Both revenue and profit before tax for the financial year ended 31 December 2016 were higher as compared to the financial period ended 31 December 2015 due to further sales from the existing projects such as i-SOHO, i-Suite, Liberty, Parisien Tower and new launches during the year, 8 Kia Peng and Hyde Tower as well as the advancement in the progress of the construction works.

b) Property investment

The decrease in the revenue for the financial year ended 31 December 2016 as compared to the financial period ended 31 December 2015 was due to the expiry of the Ijarah Agreement with Al-Rajhi Banking and Investment Corporation Malaysia Berhad ("Al-Rajhi") in November 2015.

c) Leisure

The segment showed a decline in the results as compared to the preceding financial period due to a decrease in the number of visitors to the theme park. The performance of the hotel has been consistent and profitable. However, it is insufficient to offset the decline in the results of the theme park.

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

There was a slight decrease in both revenue and profit before tax for the current quarter at RM102.9 million and RM23.0 million respectively as compared to RM113.6 million and RM25.4 million respectively for the preceding quarter. The slight decrease in the performance was mainly due to the slower rate of approval of loans for potential house buyers during the final month of the year.

16 Commentary on prospects – next financial year

The Board expects the Property Development segment to continue to contribute positively to the Group's performance in the coming financial year.

In Q2 2017, the Group will unveil the Converse @ i-City, a 19 storeys, 204 units fully furnished and Internet of Things ("IoT") ready residential development project which reside right above the 23 storeys DoubleTree by Hilton i-City Shah Alam. Converse @ i-City is a unique high end residential project with modern luxury lifestyle components on par with the standards of Double Tree by Hilton i-City Shah Alam as well as equipped with the advance technology of IoT ready Smart Home features.

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

Barring any unforeseen circumstances, i-SOHO and i-Suite projects will be completed and handed over to the purchasers by Q1 2017 and Q4 2017 respectively. Along with the expected completion of the car park podium, the construction progress of the remaining developments (Parisien, Liberty and Hyde towers) can progress at a faster rate.

With the completion of the two projects as well as launches of new project, the Property Development segment results for the financial year ending 2017 is expected to be higher as compared to financial year ended 2016.

The Group's unbilled sales as at 31 December 2016 stood at RM573.3 million as compared to RM691.7 million. The realisation of the unbilled sales in the financial year ended 2016 have significantly improved the Group's cash and cash equivalents position from RM96.4 million in the financial year ended 2015 to RM179.6 million in the current financial year ended 2016. Despite the slower market sentiment in 2016, the Property Development segment has achieved a fairly consistent level of sales as that of 2015 in i-City. These sales and unbilled sales will ensure that the Group continues to have a strong revenue pipeline in the future.

Barring any unforeseen circumstances and based on the aforementioned factors, the Board is confident that the Group would achieve commendable operating results for the financial year ending 31 December 2017.

17 Tax expense

k expense		arter ended/ onths ended		ear to date/ onths ended
	31.12.2016 RM'000	31.12.2015 RM'000	31.12.2016 RM'000	31.12.2015 RM'000
Taxation				
- Income tax	8,352	4,986	22,982	12,592
- Deferred tax	855	626	689	(1,290)
	9,207	5,612	23,671	11,302
Under/(Over) provision in prior year				
- Income tax	313	63	338	123
 Deferred tax 	(636)	-	(2,431)	-
	(323)	63	(2,093)	123
Total	8,884	5,675	21,578	11,425

Overall, the effective tax rate is slightly higher than the statutory tax rate mainly due to certain subsidiaries which experienced losses in current year.

18 Corporate proposals

Status of utilisation of rights issue proceeds

Approved utilisation	Utilisation as at 31.12.2016	Unutilised as at 31.12.2016
RM'000	RM'000	RM'000
160,000	136,578	23,422
16,832	16,832	-
16,657	-	16,657
4,000	4,000	
197,489	157,410	40,079
	utilisation RM'000 160,000 16,832 16,657 4,000	utilisation 31.12.2016 RM'000 RM'000 160,000 136,578 16,832 16,832 16,657 - 4,000 4,000

19 Group borrowings and debt securities

The Group has no borrowing as at 31 December 2016 other than the liability components of remaining unconverted 78.9 million five year 2% to 3% irredeemable convertible unsecured loan stocks ("ICULS") of RM39.5 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 9 February 2017, 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 2016, a final single tier dividend amounting to approximately RM20.0 million representing approximately 30% of the Group's post tax profits has been proposed by the Directors for shareholders' approval at the forthcoming Annual General Meeting.

The Dividend per Ordinary Share ("DPS") shall take into account the potential additional number of ICULS that may be converted 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 \$

(i) basic Larrings per oriale					
	•	arter ended/			
-	31.12.2016	onths ended 31.12.2015		31.12.2015	
	31.12.2010	31.12.2013	31.12.2010	31.12.2013	
Profit attributable to owners of the parent (RM'000) Weighted average number of ordinary shares	14,155	15,711	66,634	43,019	
in issue ('000)	1,061,314	1,061,314	1,061,314	1,061,314	
Basic earnings per share (sen)	1.33	1.48	6.28	4.05	
(ii) Diluted Earnings per Share					
		arter ended/ onths ended		ear to date/ enths ended	
-				nths ended	
Profit attributable to owners of the parent	Three mo	onths ended	Twelve mo	nths ended	
(RM'000)	Three mo	onths ended 31.12.2015	Twelve mo 31.12.2016 66,634	31.12.2015 43,019	
•	Three mo	onths ended 31.12.2015	Twelve mo 31.12.2016	31.12.2015	
(RM'000)	Three mo	onths ended 31.12.2015	Twelve mo 31.12.2016 66,634	31.12.2015 43,019	
(RM'000) After tax effects of interest Weighted average number of ordinary	Three mo 31.12.2016 14,155	31.12.2015 15,711 104	Twelve mo 31.12.2016 66,634 483	31.12.2015 43,019 179	

23 Note to consolidated statements of comprehensive income

		Quarter ended/ Three months ended		Year to date/ Twelve months ended		
		31.12.2016	31.12.2015		31.12.2015	
	Drafit hafara tayatian for the	RM'000	RM'000	RM'000	RM'000	
	Profit before taxation for the financial period is arrived at after crediting:					
	Interest income	1,223	690	4,706	4,214	
	Other income	371	1,373	8,817	3,250	
	Fair value gain of investment properties	-	1,548	-	1,548	
	Gain on liquidation of a subsidiary	_	298	_	298	
	Gain on disposal of investments	_	180	_	180	
	Gain on disposal of property, plant	_	-	6,406	-	
	and equipment			0, 100		
	and charging:					
	Depreciation of property, plant and equipment	4,128	4,368	16,954	15,866	
	Impairment/ Write-off of property, plant	4,120	4,300 168	10,934	15,000	
	and equipment		100		.00	
	Allowance for diminution of receivables	2,276	65	2,276	65	
24	Disclosure of realised and unrealised profits	;				
	, , , , , , , , , , , , , , , , , , ,		Year to date/ Twelve months ended		Year to date/ Twelve months ended	
		Twelve				
			31.12.2016		31.12.2015	
	Total outside Leaving of Dada Lea 196		RM'000		RM'000	
	Total retained earnings of I-Berhad and its subsidiaries:					
	- Realised		149,215		93,249	
	- Unrealised		19,611		19,048	
			168,826		112,297	
	Total share of accumulated losses from				,	
	associates:					
	- Realised		(1,504)		(153)	
	Consolidation adjustments		2,174		3,634	
	Total retained earnings as per					
	consolidated accounts		169,496		115,778	

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 16 February 2017.