CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME FOR THE QUARTER ENDED 30 SEPTEMBER 2017

		(Unaudited) Individua	(Unaudited) I Quarter	(Unaudited) Cumulativ	(Unaudited) ve Quarter
	Note	Current Quarter 30 Sep 2017 RM'000	Preceding Year Quarter 30 Sep 2016 RM'000	Current Year To Date 30 Sep 2017 RM'000	Preceding Year To Date 30 Sep 2016 RM'000
Revenue	12	105,324	113,581	335,974	280,705
Cost of sales		(69,405)	(76,249)	(228,727)	(191,429)
Gross profit	_	35,919	37,332	107,247	89,276
Other income		2,666	2,160	7,641	11,929
Other expenses		(8,846)	(13,612)	(34,854)	(35,597)
Share of results of associates		(1,183)	(436)	(1,859)	(465)
Profit before taxation	23	28,556	25,444	78,175	65,143
Tax expense	17	(8,960)	(3,015)	(20,383)	(12,694)
Total profit/comprehensive income for the financial period	=	19,596	22,429	57,792	52,449
Profit attributable to:					
Owners of the parent		19,596	22,442	57,816	52,479
Non-controlling interests	_	-	(13)	(24)	(30)
	=	19,596	22,429	57,792	52,449
Total comprehensive income attributable to:					
Owners of the parent		19,596	22,442	57,816	52,479
Non-controlling interests	_	-	(13)	(24)	(30)
	=	19,596	22,429	57,792	52,449
Earnings per share ("EPS")					
attributable to owners of the parent		sen	sen	sen	sen
Basic	22 =	1.85	2.11	5.45	4.94
Fully diluted	22 =	1.49	1.73	4.40	4.03

The condensed consolidated statements of comprehensive income should be read in conjunction with the audited financial statements for the financial year ended 31 December 2016 and the accompanying notes.

CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION AS AT 30 SEPTEMBER 2017

7.6 7.7 6.5 6 <u>1.7 1.11.5 1</u> .7 25.7		(Unaudited) As at	(Audited) As at
	Note	30 Sep 2017 RM'000	31 Dec 2016 RM'000
ASSETS			
Non-current assets			
Property, plant and equipment		74,722	77,333
Investment properties		343,024	312,347
Investments in associates		92,743	43,849
Other investments		0	0
Deferred tax assets		968	2,369
		511,457	435,898
Current assets			
Property development costs		531,003	550,375
Inventories		136,674	65,768
Trade and other receivables		53,951	132,695
Current tax assets		2,165	1,639
Deposits, cash and bank balances		190,595	179,653
		914,388	930,130
TOTAL ASSETS	12	1,425,845	1,366,028
EQUITY AND LIABILITIES			
Equity attributable to owners of the parent			
Share capital		598,780	501,638
Reserves		248,838	303,948
Equity component - ICULS		33,914	35,927
Equity component - RCULS		14,547	14,547
Equity component. Recele		896,079	856,060
Non-controlling interests		113	137
TOTAL EQUITY		896,192	856,197
Non-current liabilities			
Deferred tax liabilities		18,524	6,290
Liability component - ICULS		2,543	1,952
Liability component - RCULS		200,224	192,106
		221,291	200,348
Current liabilities			
Trade and other payables		298,962	301,613
Current tax liabilities		9,400	7,870
		308,362	309,483
TOTAL LIABILITIES	12	529,653	509,831
TOTAL EQUITY AND LIABILITIES		1,425,845	1,366,028
Net assets per share attributtable to owners of the parent (RM)		0.89	0.86

The condensed consolidated statements of financial position should be read in conjunction with the audited financial statements for the financial year ended 31 December 2016 and the accompanying notes.

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE QUARTER ENDED 30 SEPTEMBER 2017

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

	Share capital	Share premium	Revaluation reserve	Warrant reserve	Contribution from shareholders	Equity component ICULS	Equity component RCULS	Retained earnings	Total	Non- controlling interests	Total equity
(Unaudited)	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 2016	495,237	90,217	1,331	39,126	1,474	45,007	14,547	115,775	802,714	177	802,891
Total comprehensive income for the financial period	-	-	-	-	-	-	-	52,479	52,479	(30)	52,449
Transaction with owners:											
Conversion of ICULS during the financial period	2,392	860	-	-	-	(3,040)	-	-	212	-	212
Dividends paid	-	-	-	-	-	-	-	(12,915)	(12,915)	-	(12,915)
'	2,392	860	-	-	-	(3,040)	-	(12,915)	(12,703)	-	(12,703)
Balance as at 30 September 2016	497,629	91,077	1,331	39,126	1,474	41,967	14,547	155,339	842,490	147	842,637
(Unaudited)											
Balance as at 1 January 2017	501,638	93,996	1,331	39,126	-	35,927	14,547	169,496	856,061	137	856,198
Total comprehensive income for the financial period	-	-	-	-	-	-	-	57,816	57,816	(24)	57,792
Transaction with owners:											
Conversion of ICULS during the financial period	2,329	817	-	-	-	(2,013)	-	-	1,133	-	1,133
Dividends paid	-	-	-	-	-	-	-	(18,931)	(18,931)	-	(18,931)
· ·	2,329	817	-	-	-	(2,013)	-	(18,931)	(17,798)	-	(17,798)
Reclassification pursuant to S618(2) of CA 2016*	94,813	(94,813)	-	-	-	-	-	-	-	-	-
Balance as at 30 September 2017	598,780	-	1,331	39,126	-	33,914	14,547	208,381	896,079	113	896,192

Note:

The condensed consolidated statements of changes in equity should be read in conjunction with the audited financial statements for the financial year ended 31 December 2016 and the accompanying notes.

^{*} ¹ Effective from 31 January 2017, the new Companies Act 2016 ("CA 2016") abolished the concept of authorised share capital and par value of share capital. Consequently, the credit balance of the share premium becomes part of the Company's share capital pursuant to the transitional provision set out in Section 618(2) of the Act. There is no impact on the number of ordinary shares in issue or the relative entitlement of any of the members as a result of this transition.

I-Berhad (7029-H) CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE QUARTER ENDED 30 SEPTEMBER 2017

FOR THE QUARTER ENDED 30 SEPTEMBER 2017		
	(Unaudited) Quarter ended 30 Sep 2017 RM'000	(Unaudited) Quarter ended 30 Sep 2016 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before taxation	78,175	65,143
Adjustments for:		
Non-cash/operating items	8,460	3,540
Operating profit before working capital changes	86,635	68,683
Net changes in current assets	58,684	3,665
Net changes in current liabilities	(413)	54,796
Cash generated from operations	144,906	127,144
Tax paid	(20,194)	(9,182)
Tax refunded	276	
Net cash generated from operating activities	124,988	117,962
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of property, plant and equipment	(9,668)	(3,819)
Proceeds from disposal of property	-	7,266
Investment in an associate company	(50,752)	(29,451)
Development costs incurred for investment properties	(30,676)	(11,574)
Interest received	4,482	3,370
Net cash used in investing activities	(86,614)	(34,208)
CASH FLOWS FROM FINANCING ACTIVITIES		
Coupon payment for ICULS	(481)	-
Coupon payment for RCULS	(8,019)	-
Dividends paid	(18,931)	(12,915)
Net cash used in financing activities	(27,431)	(12,915)
Net increase in cash and cash equivalents	10,943	70,839
Cash and cash equivalents at beginning of financial period	179,613	96,434
Cash and cash equivalents at end of financial period	190,556	167,273
Cash and cash equivalents comprise:		
Cash and bank balances	34,821	5,836
Deposits with licensed banks/financial institutions	155,774	161,476
Deposits pledged as bank guarantee	(39)	(39)
Total	190,556	167,273

The condensed consolidated statements of cash flows should be read in conjunction with the audited financial statements for the financial year ended 31 December 2016 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 2016 except as follows:

On 1 January 2017, the Group adopted the following new and amended FRS and IC Interpretations mandatory for annual financial periods beginning on or after 1 January 2017.

1 January 2017

Amendment to FRS 12 Annual Improvements to FRSs 2014-2016 Cycle

Amendments to FRS 107 Disclosure Initiative

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

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 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 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.

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.

CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR QUARTER ENDED 30 SEPTEMBER 2017 - UNAUDITED

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 30 September 2017.

4 Material changes in estimates

There were no material changes in estimates that have material effect as at quarter ended 30 September 2017.

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

In respect of financial year ended 31 December 2016, a final single tier dividend of 1.88 sen per ordinary share amounting to RM18,930,673.10 was paid on 27 July 2017.

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 2016.

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 30 September 2017.

10 Capital commitments

Approved and contracted for, analysed as follows:	As at 30.09.2017 RM'000
Hotel assets	163,699
Investment properties	82,109
	245,808

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 period ended	Development	Investment	Leisure	Others	Consolidated
30 September 2017	RM'000	RM'000	RM'000	RM'000	RM'000
Revenue					
Total revenue	301,755	4,328	32,480	1,038	339,601
Inter-segment revenue	(180)	(753)	(2,357)	(337)	(3,627)
External revenue	301,575	3,575	30,123	701	335,974
Results					
Segment results	75,678	(1,001)	1,210	(1,528)	74,359
Interest income	620	0	, -	5,055	5,675
Share of results of					
associates	-	(1,794)	(65)	-	(1,859)
Profit /(Loss) before taxation	76,298	(2,795)	1,145	3,527	78,175
Tax expense					(20,383)
Profit for the financial period					57,792
As at 30 September 2017					
Assets					
Segment assets	698,005	402,363	72,633	156,968	1,329,969
Tax recoverable	-	-	-	-	2,165
Deferred tax assets	-	-	-	-	968
Investment in associates	-	-	-	-	92,743
Total assets					1,425,845
Liabilities					
Segment liabilities	283,174	7,616	1,503	209,436	501,729
Current tax liabilities	-	-	-	-	9,400
Deferred tax liabilities	-	-	-	-	18,524
Total liabilities					529,653

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

Financial period ended 30 September 2016 Revenue	Property Development RM'000	Property Investment RM'000	Leisure RM'000	Others RM'000	Consolidated RM'000
Total revenue	244,048	4,254	35,324	1,063	284,689
Inter-segment revenue	(180)	(781)	(2,712)	(311)	(3,984)
External revenue	243,868	3,473	32,612	752	280,705
Results					
Segment results	63,895	(1,347)	870	(1,293)	62,125
Interest income	110	303	-	3,070	3,483
Share of results of associates	-	(417)	(48)	-	(465)
Profit /(Loss) before taxation	64,005	(1,461)	822	1,777	65,143
Tax expense		,			(12,694)
Profit for the financial period					52,449
As at September 2016 Assets Segment assets Tax recoverable Deferred tax assets Investment in associates Total assets	651,181 - - -	351,523 - - - -	72,822 - - -	160,591 - - -	1,236,117 2,649 1,049 34,033 1,273,848
Liabilities Segment liabilities Current tax liabilities Deferred tax liabilities Total liabilities	182,763 - -	5,112 - -	4,629 - -	227,186 - -	419,690 7,817 3,704 431,211

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 2016 was not qualified.

14 Review of performance – Current financial quarter ended 30 September 2017 by segment

		Quart Three mon	ter ended/ ths ended		Yea Nine mont	r to date/ hs ended
	30.09.2017	30.09.2016	Change	30.09.2017	30.09.2016	Change
	RM'000	RM'000	%	RM'000	RM'000	%
Revenue						
Property Development	92,427	98,512	(6)	301,575	243,868	24
Property Investment	1,184	1,140	4	3,575	3,473	3
Leisure	11,483	13,675	(16)	30,123	32,612	(8)
Others	230	254	(9)	701	752	(7)
	105,324	113,581	(7)	335,974	280,705	20
Profit /(Loss) before taxation						
Property Development	27,111	23,260	17	76,298	64,005	19
Property Investment	(1,772)	(500)	(254)	(2,795)	(1,461)	(91)
Leisure	2,083	2,300	(9)	1,145	822	39
Others	1,134	384	195	3,527	1,777	98
	28,556	25,444	12	78,175	65,143	20

For the current financial quarter ended 30 September 2017 ("Q3 2017"), the Group posted lower revenue but higher profit before tax of RM105.3 million and RM28.6 million respectively as compared to the revenue and profit before tax of RM113.6 million and RM25.4 million respectively for the corresponding financial guarter ended 30 September 2016 ("Q3 2016").

For the current financial period ended 30 September 2017, the Group posted higher revenue and profit before tax of RM336.0 million and RM78.2 million respectively as compared to the revenue and profit before tax of RM280.7 million and RM65.1 million respectively for the corresponding financial period ended 30 September 2016.

a) Property development

Both revenue and profit before tax for the financial period ended 30 September 2017 was higher as compared to the financial period ended 30 September 2016 due to further sales from the existing projects in i-City as well as the advancement of the construction progress.

b) Property investment

The segment revenue for Q3 2017 is comparable to that of Q3 2016. However, the maintenance costs for the investment properties have increased as a result of the completion of construction of the investment properties held by the Group during the financial period.

c) Leisure

The segment showed favourable results for the financial period ended 30 September 2017 as compared with financial period ended 30 September 2016 due to better cost management.

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

	Current Quarter 30.09.2017	Preceding Quarter 30.06.2017	Changes
	RM'000	RM'000	%
Revenue	105,324	127,815	(17)
Share of result of associates	(1,183)	(660)	(79)
Profit before tax	28,556	26,584	7

The Group registered lower revenue but higher profit before tax of RM105.3 million and RM28.6 million respectively for the current quarter as compared to RM127.8 million and RM26.6 million respectively for the preceding quarter. The reduction in revenue is mainly due to the cessation of the contribution from i-SOHO project which was completed in April 2017.

16 Commentary on prospects

As at to-date, the Group had unveiled the Hill10 Residence @ i-City ("Hill10"), a 204 exclusive luxury residences located above the DoubleTree by Hilton @ i-City Shah Alam ("DoubleTree"). The response was very promising with a take up rate of approximately 90% as at to-date. Hill10 is set to be one of the most luxurious properties of its kind in Selangor which is fully fitted and furnished with similar stylish design concepts of DoubleTree with a cantilevered rooftop infinity pool. Hill10 is expected to be ready by 2019 and will be an Internet of Things ready Smart Home.

i-SOHO project was completed and handed over to the purchasers in early Q2 2017 and i-Suite is expected to be completed and handed over to the purchasers by Q4 2017.

The progressive completion of the projects as well as the continuous sales from the ongoing projects will result in better financial performance for the Property Development segment for the financial year ending 31 December 2017 as compared to financial year ended 31 December 2016.

The Group's unbilled sales as at 30 September 2017 stood at RM303.3 million as compared to RM334.7 million as at 30 June 2017. This slight drop is due to the completion of i-SOHO project. The success of Hill10 as well as the continuous sale of ongoing projects would contribute towards maintaining the unbilled sales around this level by the end of the year.

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

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

		arter ended/ onths ended		Year to date/ onths ended
	30.09.2017	30.09.2016	30.09.2017	30.09.2016
	RM'000	RM'000	RM'000	RM'000
Taxation				
- Income tax	7,190	3,799	18,946	14,630
- Deferred tax	-	(659)	-	(166)
	7,190	3,140	18,946	14,464
Under/(Over) provision in prior year				
- Income tax	1,770	(125)	1,977	25
- Deferred tax	-	-	(540)	(1,795)
	1,770	(125)	1,437	(1,770)
Total	8,960	3,015	20,383	12,694

Overall, the effective tax rate is approximately same with the statutory tax rate.

18 Corporate proposals

Status of utilisation of rights issue proceeds

Details of utilisation	Approved utilisation	Utilisation as at 30.09.2017	Unutilised as at 30.09.2017
	RM'000	RM'000	RM'000
Property development expenditure			
and/or activities	160,000	160,000	-
Repayment of amount owing to			
Holding Company	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	<u> </u>
	197,489	197,489	-

19 Group borrowings and debt securities

The Group has no borrowing as at 30 September 2017 other than the liability components of remaining unconverted balance over 72.6 million five year 2% to 3% irredeemable convertible unsecured loan stocks ("ICULS") of more than RM36.2 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.

As at 30 September 2017	Non-current RM'000	Repayable within one year RM'000
Unsecured		
Irredeemable Convertible Unsecured Loan Securities ("ICULS") Redeemable Convertible Unsecured Loan	2,543	1,088
Securities ("RCULS")	200,224	10,020
	202,767	11,108
As at 30 September 2016	Non-current RM'000	Repayable within one year RM'000
As at 30 September 2016 Unsecured		within one year
Unsecured Irredeemable Convertible Unsecured Loan Securities ("ICULS")		within one year
Unsecured Irredeemable Convertible Unsecured Loan	RM'000	within one year RM'000

20 Material litigation

The Group is not engaged in any material litigation as at 16 October 2017, the latest practicable date which is not earlier than 7 days from the date of issue of this quarterly report.

21 Dividend

No interim dividend has been recommended during the third quarter ended 30 September 2017.

22 Earnings per share

(i) Basic Earnings per Share

(i) Baolo Earmingo por Charo	Quarter ended/ Three months ended		Year to date/ Nine months ended	
	30.09.2017	30.09.2016	30.09.2017	30.09.2016
Profit attributable to owners of the parent (RM'000)	19,596	22,442	57,816	52,479
Weighted average number of ordinary shares in issue ('000)	1,061,314	1,061,314	1,061,314	1,061,314
Basic earnings per share (sen)	1.85	2.11	5.45	4.94

22 Earnings per share (con't)

(ii) Diluted Earnings per Share

(ii) Liidea Laiiiii.ge pei eilaie	Quarter ended/ Three months ended		Year to date/ Nine months ended	
	30.09.2017	30.09.2016	30.09.2017	30.09.2016
Profit attributable to owners of the parent (RM'000)	19,596	22,442	57,816	52,479
After tax effects of interest	-	304	118	483
Weighted average number of ordinary shares in issue ('000)	1,061,314	1,061,314	1,061,314	1,061,314
Effect of dilution ('000)	254,326	254,326	254,326	254,326
Diluted earnings per share (sen)	1.49	1.73	4.40	4.03

23 Note to consolidated statements of comprehensive income

	Quarter ended/ Three months ended		Year to date/ Nine months ended	
	30.09.2017	30.09.2016	30.09.2017	30.09.2016
	RM'000	RM'000	RM'000	RM'000
Profit before taxation for the financial period is arrived at after crediting:				
Interest income	1,972	1,509	5,675	3,483
Other income	694	652	1,966	8,442
and charging: Depreciation of property, plant				
and equipment	3,909	4,322	11,575	12,826

24 Disclosure of realised and unrealised profits

Disclosure of realised and diffealised profits		
·	Year to date/ Nine months ended	Year to date/ Nine months ended
	30.09.2017	30.09.2016
	RM'000	RM'000
Total retained earnings of I-Berhad and its subsidiaries: - Realised		
- Unrealised	203,766	131,395
	6,826	20,878
-	210,592	152,273
Total share of accumulated losses from associates:		
- Realised	(3,363)	(618)
	207,229	151,655
Consolidation adjustments	1,152	3,684
Total retained earnings as per		
consolidated accounts	208,381	155,339

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 23 October 2017.