

**CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME
FOR THE QUARTER ENDED 31 MARCH 2020**

	Note	(Unaudited)	(Unaudited)
		Individual/Cumulative Quarter	Individual/Cumulative Quarter
		Current Year	Preceding Year
		To Date	To Date
		31 Mar 2020	31 Mar 2019
			(Restated)
		RM'000	RM'000
Revenue	11	28,696	41,064
Cost of sales		(19,215)	(21,491)
Gross profit		9,481	19,573
Other income		1,559	1,844
Other expenses		(9,232)	(12,314)
Share of results of associates		(400)	-
Profit before taxation	21	1,408	9,103
Taxation	16	(348)	(2,036)
Profit/Total comprehensive income for the financial period		1,060	7,067
Profit/Total comprehensive income attributable to:			
Owners of the parent		1,091	7,058
Non-controlling interests		(31)	9
		1,060	7,067
Earnings per share ("EPS")			
attributable to owners of the parent		sen	sen
Basic	20	0.10	0.67
Fully diluted	20	0.06	0.62

The condensed consolidated statements of comprehensive income should be read in conjunction with the audited financial statements for the financial year ended 31 December 2019 and the accompanying notes.

I-Berhad (7029-H)

**CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
AS AT 31 MARCH 2020**

	(Unaudited) As at 31 Mar 2020 RM'000	(Unaudited) As at 31 Dec 2019 (Restated) RM'000	(Unaudited) As at 01 Jan 2019 (Restated) RM'000
ASSETS			
Non-current assets			
Property, plant and equipment	173,990	164,707	124,964
Investment properties	516,310	512,940	444,110
Investments in associates	148,861	149,261	161,143
Deferred tax assets	5,286	4,586	1,311
	<u>844,447</u>	<u>831,494</u>	<u>731,528</u>
Current assets			
Inventories	819,580	810,887	774,808
Trade and other receivables	94,332	85,645	155,592
Current tax assets	6,382	6,218	2,331
Short-term deposits with licensed financial institution	71,287	119,767	10
Cash and bank balances	17,712	19,403	18,803
	<u>1,009,293</u>	<u>1,041,920</u>	<u>951,544</u>
TOTAL ASSETS	11 <u>1,853,740</u>	<u>1,873,414</u>	<u>1,683,072</u>
EQUITY AND LIABILITIES			
Equity attributable to owners of the parent			
Share capital	642,843	640,034	600,008
Reserves	351,833	350,742	332,777
Equity component - RCCPS	125,458	127,893	-
Equity component - RCULS	14,547	14,547	14,547
Equity component - ICULS	-	-	31,840
	<u>1,134,681</u>	<u>1,133,216</u>	<u>979,172</u>
Non-controlling interests	199	230	173
TOTAL EQUITY	<u>1,134,880</u>	<u>1,133,446</u>	<u>979,345</u>
Non-current liabilities			
Deferred tax liabilities	4,188	4,064	5,301
Liability component - RCCPS	12,457	12,258	-
Liability component - RCULS	189,307	191,666	-
Hire purchase liability	110	127	-
Lease liabilities	2,395	2,817	-
Bank borrowings	20,313	20,313	-
	<u>228,770</u>	<u>231,245</u>	<u>5,301</u>
Current liabilities			
Liability component - RCCPS	7,038	7,371	-
Liability component - RCULS	10,064	10,050	203,833
Liability component - ICULS	-	-	1,016
Trade and other payables	441,184	456,454	487,479
Current tax liabilities	-	2,933	6,098
Hire purchase liability	71	71	-
Lease liabilities	2,046	2,157	-
Bank borrowings	29,687	29,687	-
	<u>490,090</u>	<u>508,723</u>	<u>698,426</u>
TOTAL LIABILITIES	11 <u>718,860</u>	<u>739,968</u>	<u>703,727</u>
TOTAL EQUITY AND LIABILITIES	<u>1,853,740</u>	<u>1,873,414</u>	<u>1,683,072</u>
Net assets per share attributable to owners of the parent (RM)	<u>1.02</u>	<u>1.03</u>	<u>0.97</u>

The condensed consolidated statements of comprehensive income should be read in conjunction with the audited financial statements for the financial year ended 31 December 2019 and the accompanying notes.

I-Berhad (7029-H)

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE QUARTER ENDED 31 MARCH 2020

	----- Attributable to owners of the parent -----								
	Share capital	Warrant reserve	Equity component ICULS	Equity component RCULS	Equity component RCCPS	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
Balance as at 1 January 2019	600,008	39,126	31,840	14,547	-	289,375	974,896	173	975,069
Effects of change in accounting policy	-	-	-	-	-	4,276	4,276	-	4,276
Balance as at 1 January 2019 (Restated)	600,008	39,126	31,840	14,547	-	293,651	979,172	173	979,345
Total comprehensive income for the financial period	-	-	-	-	-	7,058	7,058	9	7,067
Transactions with owners:									
Conversion of ICULS during the financial period	1,835	-	(1,714)	-	-	-	121	-	121
	1,835	-	(1,714)	-	-	-	121	-	121
Balance as at 31 March 2019	601,843	39,126	30,126	14,547	-	300,709	986,351	182	986,533
(Unaudited)									
Balance as at 1 January 2020	640,034	-	-	14,547	127,893	350,742	1,133,216	230	1,133,446
Total comprehensive income for the financial period	-	-	-	-	-	1,091	1,091	(31)	1,060
Transactions with owners:									
Conversion of RCCPS during the financial period	2,809	-	-	-	(2,435)	-	374	-	374
	2,809	-	-	-	(2,435)	-	374	-	374
Balance as at 31 March 2020	642,843	-	-	14,547	125,458	351,833	1,134,681	199	1,134,880

The condensed consolidated statements of comprehensive income should be read in conjunction with the audited financial statements for the financial year ended 31 December 2019 and the accompanying notes.

I-Berhad (7029-H)
CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE QUARTER ENDED 31 MARCH 2020

	(Unaudited) Period ended 31 Mar 2020	(Unaudited) Period ended 31 Mar 2019 (Restated)
	RM'000	RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before taxation	1,408	9,103
Adjustments for:		
Non-cash/operating items	2,112	2,954
Operating profit before working capital changes	3,520	12,057
Net changes in current assets	(14,238)	(8,689)
Net changes in current liabilities	(16,050)	(13,315)
Cash used in operations	(26,768)	(9,947)
Tax paid	(4,020)	(3,048)
Tax refunded	-	164
Net cash used in operating activities	(30,788)	(12,831)
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of property, plant and equipment	(11,297)	(9,731)
Development costs incurred for investment properties	(3,851)	(17,194)
Withdrawal from short-term deposits with licensed financial institutions	48,480	-
Interest received	852	307
Net cash generated from/(used in) investing activities	34,184	(26,618)
CASH FLOWS FROM FINANCING ACTIVITIES		
RCULS coupons paid	(5,066)	(5,066)
Finance lease interest paid	(20)	(24)
Proceeds from bank borrowings	-	40,000
Net cash (used in)/generated from financing activities	(5,086)	34,910
Net decrease in cash and cash equivalents	(1,690)	(4,539)
Cash and cash equivalents at beginning of financial period	7,803	18,764
Cash and cash equivalents at end of financial period	6,113	14,225
Cash and cash equivalents comprise:		
Cash and bank balances	5,400	3,363
Deposits with licensed banks/financial institutions	12,312	10,901
Deposits pledged as bank guarantee	(39)	(39)
Deposits with licensed financial institution with maturity period more than 3 months	(11,560)	-
Total	6,113	14,225

The condensed consolidated statements of comprehensive income should be read in conjunction with the audited financial statements for the financial year ended 31 December 2019 and the accompanying notes.

Part A – Explanatory Notes Pursuant to MFRS 134

1 Basis of preparation

The unaudited interim financial report has been prepared in accordance with MFRS 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 2019 except as follows:

On 1 January 2020, the Group adopted the following new and amended MFRS mandatory for annual financial periods beginning on or after 1 January 2020.

1 January 2020

Amendment to MFRS 3 Business Combinations

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

1 January 2022

Amendments to MFRS 101 Presentation of Financial Statements

The Group has adopted fair value model following MFRS 140 Investment Property on 1 January 2020 for investment properties, which resulted in change in accounting policy. The detailed impact of the change in accounting policy is set out in Note 23.

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

Other than as disclosed in Note 15, there were no unusual items affecting assets, liabilities, equity, net income or cash flows during the quarter ended 31 March 2020.

4 Material changes in estimates

There were no material changes in estimates that have material effect as at financial quarter ended 31 March 2020.

5 Debt and equity securities

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

6 Dividend paid

There was no dividend payment in the current quarter.

CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR QUARTER ENDED
31 MARCH 2020 - UNAUDITED**7 Material events subsequent to the end of interim period**

Other than as disclosed in Note 15, there is no material event subsequent to the end of the interim period.

8 Changes in composition of the Group

There was no change in the composition of the Group as at 31 March 2020.

9 Capital commitments

	As at 31.03.2020
	RM'000
Approved and contracted for, analysed as follows:	
Leisure	70,046
Investment properties	82,898
	<u>152,944</u>

10 Significant related party transactions

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

11 Segmental information- By business segments

Financial year ended 31 March 2020	Property Development RM'000	Property Investment RM'000	Leisure RM'000	Others RM'000	Consolidated RM'000
Revenue					
Total revenue	19,552	3,096	6,582	475	29,705
Inter-segment revenue	(60)	(948)	(176)	175	(1,009)
External revenue	<u>19,492</u>	<u>2,148</u>	<u>6,406</u>	<u>650</u>	<u>28,696</u>
Results					
Segment results	3,007	(200)	(1,149)	(703)	955
Interest income	103	-	-	750	853
Share of result of an associate	-	(400)	-	-	(400)
Profit/(Loss) before taxation	<u>3,110</u>	<u>(600)</u>	<u>(1,149)</u>	<u>47</u>	<u>1,408</u>
Tax expense					(348)
Profit for the financial year					<u>1,060</u>

CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR QUARTER ENDED
31 MARCH 2020 - UNAUDITED

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

	Property Development RM'000	Property Investment RM'000	Leisure RM'000	Others RM'000	Consolidated RM'000
As at 31 March 2020					
Assets					
Segment assets	1,023,920	428,176	162,323	78,792	1,693,211
Tax recoverable	-	-	-	-	6,382
Deferred tax assets	-	-	-	-	5,286
Investment in associates	-	-	-	-	148,861
Total assets					<u>1,853,740</u>
Liabilities					
Segment liabilities	645,536	12,475	3,471	53,190	714,672
Current tax liabilities	-	-	-	-	-
Deferred tax liabilities	-	-	-	-	4,188
Total liabilities					<u>718,860</u>
Financial year ended 31 March 2019 (Restated)	Property Development RM'000	Property Investment RM'000	Leisure RM'000	Others RM'000	Consolidated RM'000
Revenue					
Total revenue	28,009	3,635	11,003	473	43,120
Inter-segment revenue	(60)	(1,436)	(430)	(130)	(2,056)
External revenue	<u>27,949</u>	<u>2,199</u>	<u>10,573</u>	<u>343</u>	<u>41,064</u>
Results					
Segment results	8,102	(678)	1,498	(152)	8,770
Interest income	304	-	-	29	333
Profit/(Loss) before taxation	<u>8,406</u>	<u>(678)</u>	<u>1,498</u>	<u>(123)</u>	<u>9,103</u>
Tax expense					<u>(2,036)</u>
Profit for the financial year					<u>7,067</u>
As at 31 March 2019 (Restated)					
Assets					
Segment assets	989,504	424,920	120,265	2,812	1,537,501
Tax recoverable	-	-	-	-	5,251
Deferred tax assets	-	-	-	-	1,311
Investment in associates	-	-	-	-	161,143
Total assets					<u>1,705,206</u>
Liabilities					
Segment liabilities	692,204	5,832	1,162	6,002	705,200
Current tax liabilities	-	-	-	-	7,724
Deferred tax liabilities	-	-	-	-	5,747
Total liabilities					<u>718,671</u>

Part B – Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of Bursa Malaysia and other directives**12 Auditors' Report on preceding Annual Financial Statements**

The auditors' report on the financial statements for the financial year ended 31 December 2019 was not qualified.

13 Review of performance – Current financial quarter ended 31 March 2020 by segment

	Year to date/ Three months ended		Change %
	31.03.2020 RM'000	31.03.2019 RM'000 (Restated)	
Revenue			
Property Development	19,492	27,949	(30)
Property Investment	2,148	2,199	(2)
Leisure	6,406	10,573	(39)
Others	650	343	90
	28,696	41,064	
Profit /(Loss) before taxation			
Property Development	3,110	8,406	(63)
Property Investment	(600)	(678)	12
Leisure	(1,149)	1,498	(>100)
Others	47	(123)	>100
	1,408	9,103	

For the current financial quarter ended 31 March 2020 ("Q1 2020"), the Group posted lower revenue and profit before tax of RM28.7 million and RM1.4 million respectively as compared to the revenue and profit before tax of RM41.1 million and RM9.1 million respectively for the corresponding financial quarter ended 31 March 2019 ("Q1 2019").

a) Property development

The performance for the current quarter had been impacted by lower unbilled sales as there was no new project launched since 2018. Hence, the revenue of this quarter came mainly from the sales of the remaining completed units.

b) Property investment

The property investment segment results have been fairly unchanged with the loss before taxation contributed mainly by the share of results of an associate.

c) Leisure

The leisure segment revenue and profit before tax had been impacted significantly by the outbreak of Coronavirus Disease 2019 ("COVID-19") pandemic as well as the implementation of Movement Control Order ("MCO") by the Government of Malaysia since 18 March 2020 whereby the theme park has been temporarily closed as part of the Group's effort in assisting in the breaking of the COVID-19 transmission chain in Malaysia.

CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR QUARTER ENDED
31 MARCH 2020 - UNAUDITED**14 Comment on material changes in profit before taxation of the current quarter compared with the preceding quarter**

	Current Quarter 31.03.2020 RM'000	Preceding Quarter 31.12.2019 RM'000 (Restated)	Changes %
Revenue	28,696	47,160	(39)
Share of results of associates	(400)	(6,182)	(94)
Profit before tax	1,408	8,107	(83)

The Group registered lower revenue and profit before tax of RM28.7 million and RM1.4 million respectively for the current quarter as compared to RM47.2 million and RM8.1 million respectively for the preceding quarter. The outbreak of the COVID-19 pandemic had adversely impacted the results of the current quarter as compared with the better results in Q4 2019 which was the peak period for the leisure segment.

15 Commentary on prospects

The year 2020 will be a more challenging and demanding year as we are facing a global COVID-19 pandemic. Malaysia, as indeed the world, is currently facing unprecedented time in the lives of many with COVID-19. The outbreak of COVID-19 pandemic which is still persisting has adversely affected both the local and global economies arising from suspensions of businesses, imposition of travel restrictions and limited movement of people. Further, the full impact of the COVID-19 pandemic, changes in consumer behaviour and how soon the economy will recover cannot be ascertained at this juncture.

Considering the unprecedented difficult times filled with uncertainty, the prospects and impact of this crisis on the Group's business activities for the remaining of the year 2020 could not be determined at this juncture. Determination and perseverance to overcome this crisis is critical for the nation and the Company to bounce back quickly. Therefore, the Group will continue to monitor this crisis, take appropriate actions and act astutely in selection of opportunities when this COVID-19 pandemic is over with renewed positive sentiment and optimism.

In pursuit of new project launches within i-City, the Group remains focused on enhancing and extracting full value from its development. The rapid developments in i-City, Selangor Golden Triangle continues to offer business and investment opportunities.

The Group's unbilled sales as at 31 March 2020 stood at RM94.2 million as compared to RM98.4 million as at 31 December 2019.

Under the foregoing circumstances, the Board is of view that the operating performance of the Group will remain challenging for the financial year ending 31 December 2020 despite the Group's continuous strategic efforts.

16 Taxation

	Year to date/ Three months ended	
	31.03.2020	31.03.2019
	RM'000	RM'000
Taxation		
- Income tax	923	1,590
- Deferred tax	(575)	446
Total	348	2,036

16 Taxation (cont'd)

Overall, the effective tax rate for the current quarter approximates the statutory tax rate.

17 Group borrowings and debt securities

As at 31 March 2020, the Group has liability components of remaining unconverted balance of more than 740.9 million three year 5% Redeemable Cumulative Convertible Preference Shares ("RCCPS") of more than RM144.6 million; 264.0 million 5% Redeemable Convertible Unsecured Loan Stocks 2014/2022 ("RCULS-A") of RM132.0 million; and 138.0 million 5% Redeemable Convertible Unsecured Loan Stocks 2014/2022 ("RCULS-B") of RM69.0 million and RM50.0 million of bank borrowings.

As at 31 March 2020	Non-current RM'000	Repayable within one year RM'000
Unsecured		
Redeemable Convertible Unsecured Loan Stocks ("RCULS")	189,307	10,064
Redeemable Cumulative Convertible Preference Shares ("RCCPS")	12,457	7,038
Bank borrowings	20,313	29,687
	<u>222,077</u>	<u>46,789</u>
As at 31 March 2019	Non-current RM'000	Repayable within one year RM'000
Unsecured		
Irredeemable Convertible Unsecured Loan Stocks ("ICULS")	-	945
Redeemable Convertible Unsecured Loan Stocks ("RCULS")	-	201,497
Bank borrowings	15,000	25,000
	<u>15,000</u>	<u>227,442</u>

18 Material litigation

The Group is not engaged in any material litigation as at 5 June 2020, the latest practicable date which is not earlier than 7 days from the date of issue of this quarterly report.

19 Dividend

In respect of the financial year ended 31 December 2019, a final single tier dividend amounting to 0.70 sen per ordinary share has been declared by the Directors for shareholders' approval at the forthcoming 53rd Annual General Meeting.

The Dividend per Ordinary Share ("DPS") shall take into account the potential additional number of RCULS and RCCPS that may be converted up to the entitlement date. The payment and entitlement dates will be announced at a later date.

CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR QUARTER ENDED
31 MARCH 2020 - UNAUDITED**20 Earnings per share**

(i) Basic Earnings per Share

	Year to date/ Three months ended	
	31.03.2020	31.03.2019 (Restated)
Profit attributable to owners of the parent (RM'000)	1,091	7,058
Weighted average number of ordinary shares in issue ('000)	1,116,448	1,061,314
Basic earnings per share (sen)	0.10	0.67

(ii) Diluted Earnings per Share

	Year to date/ Three months ended	
	31.03.2020	31.03.2019 (Restated)
Profit attributable to owners of the parent (RM'000)	1,091	7,058
After tax effects of interest	17	1,059
Weighted average number of ordinary shares in issue ('000)	1,116,448	1,061,314
Effect of dilution ('000)	743,851	254,326
Diluted earnings per share (sen)	0.06	0.62

21 Note to consolidated statements of comprehensive income

	Year to date/ Three months ended	
	31.03.2020 RM'000	31.03.2019 RM'000 (Restated)
Profit before taxation for the financial year is arrived at after crediting:		
Interest income	853	333
Other income	706	1,511
and charging:		
Depreciation of property, plant and equipment	1,880	3,274
Depreciation of right-of-use assets	615	774

22 Status of utilisation of rights issue proceeds

Details of utilisation	Approved utilisation RM'000	Utilisation as at 31.03.2020 RM'000	Unutilised as at 31.03.2020 RM'000
Property investment/hospitality projects	86,437	36,462	49,975
Property development	64,000	44,751	19,249
Estimated expenses in relation to the Proposals	800	726	74
	151,237	81,939	69,298

23 Change in accounting policy

Effective 1 January 2020, the Group has changed its accounting policy to measure its investment properties subsequent to initial recognition based on the fair value model as opposed to cost model as adopted previously following the provisions of MFRS 140 : Investment Property.

The change in accounting policy has been made because it is management's opinion that the fair value model provides more reliable and relevant information to be reflected on the Group's financial statements. As a result of the change in the Group's accounting policy, prior period and prior year financial statements had been restated as follows:

(i) Reconciliation of equity

	<u>31.12.2019</u> RM'000	<u>1.1.2019</u> RM'000
Equity as reported	1,119,227	975,069
<u>Add:</u> Effects of change in accounting policy	14,219	4,276
Equity as restated	1,113,446	979,345

(ii) Reconciliation of statement of comprehensive income

	<u>31.03.2019</u> RM'000
Profit before tax as reported	8,478
<u>Add:</u> Effects of change in accounting policy	625
Profit before tax as restated	9,103

24 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 12 June 2020.