

OSK Holdings Berhad 199001015406 (207075-U) 35th Annual General Meeting

14 May 2025 (Wednesday), 10:00 a.m.

Grand Ballroom, Sime Darby Convention Centre

OSK

PROPERTY | FINANCIAL SERVICES | INDUSTRIES | HOSPITALITY | INVESTMENT HOLDING

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02. Financial Services and Investment Holding

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A dark blue circular graphic containing the number '1' in a gold, serif font, positioned on the left side of the slide.

1

The background of the slide features a modern architectural scene. On the left, a building with a curved glass facade reflects the surrounding environment. To the right, a lush garden with various tropical plants, including palm trees, is visible. In the foreground, a swimming pool is partially obscured by a wooden pergola structure with a grid of slats. The overall atmosphere is serene and contemporary.

Group Financial Performance Review

The Group's Overview

- Our Group has 4 core Business Segments and 1 Investment Holding Segment. The 4 core business segments includes Property, Financial Services, Industries and Hospitality.
- Although each business segment differs in revenue and profit size, every business segment is important to the Group.



PROPERTY

- Property Development
- Property Investment and Management
- Construction
- Building Material and Design
- Plantation

FINANCIAL SERVICES

- Capital Financing

INDUSTRIES

- Olympic Cable
- Acotec Industrialised Building System (IBS)

HOSPITALITY

- Hotels and Resorts
- Vacation Club

INVESTMENT HOLDING

- Investment Holding
- RHB Group

FY2024



FY2023

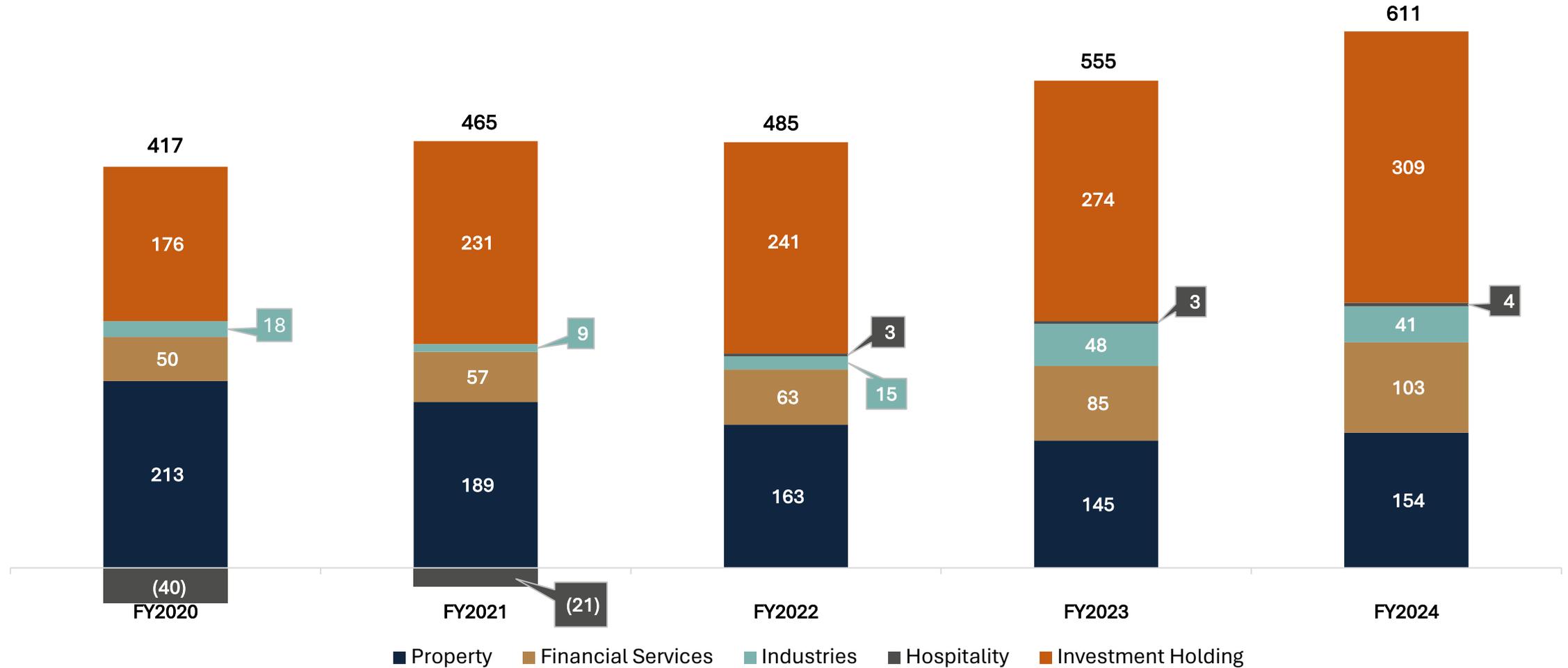


Financial Performance

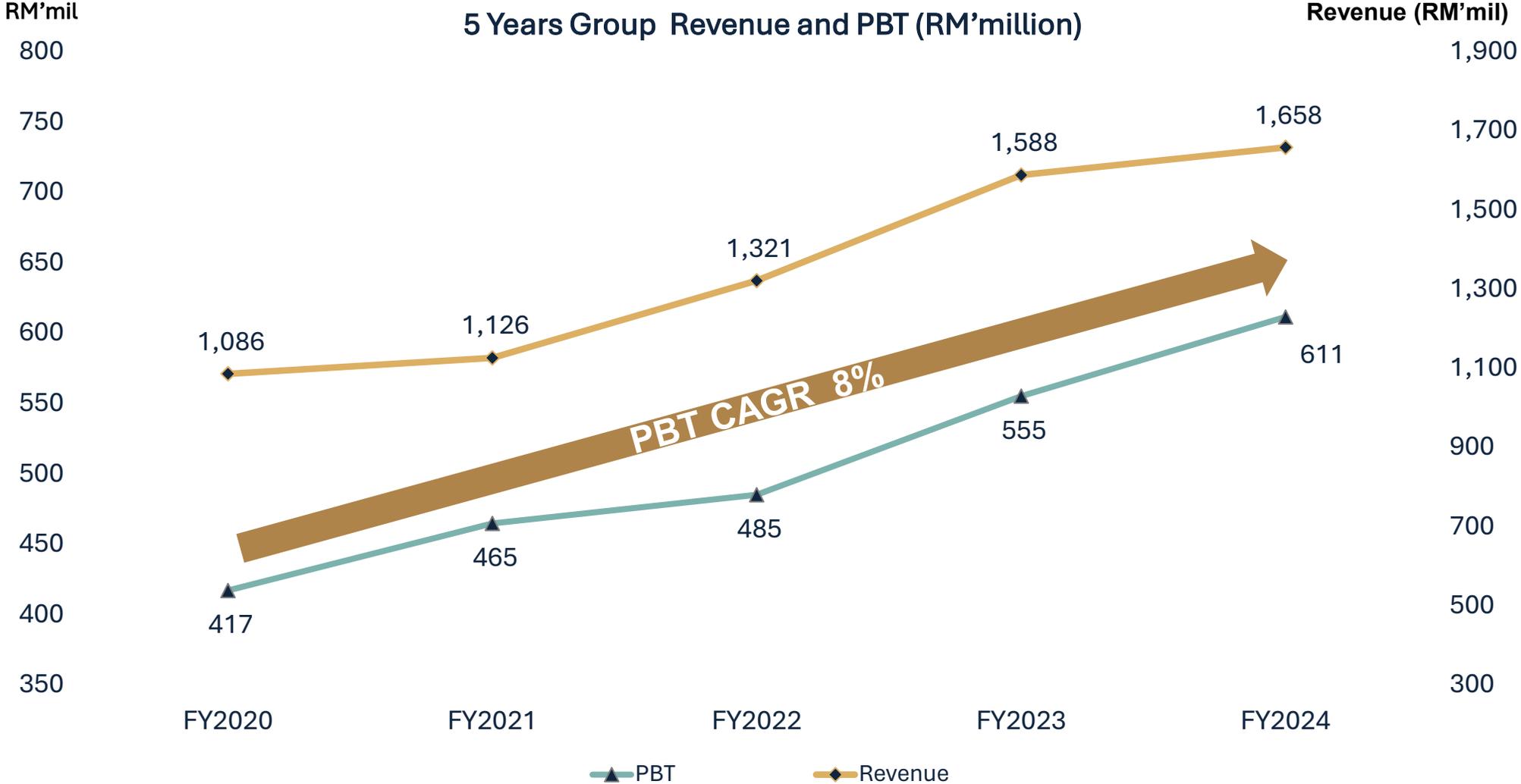
RM'million	FY2024	FY2023	Increase (%)
Revenue	1,658	1,588	4
Profit before tax	611	555	10
Share of results of associates and a joint venture	330	302	9
Profit after tax	539	470	15
Profit attributable to Owners of the Company	536	467	15
Earnings per share (sen)	26.02	22.64	15

5-Year Performance by Segment

5-Years Segmental PBT (RM'million)



5-Year Financial Performance



Strong Financial Position

as at 31 December 2024



9%



RM11.4b

Total Assets
(2023: RM10.4b)



5%



RM6.4b

Shareholders' Funds
(2023: RM6.1b)



RM3.12

Net Assets per Share
(2023: RM2.97)



RM1.6b

Cash: RM876m &
Undrawn Facilities: RM537m
(2023: Cash: RM744m
& Undrawn Facilities: RM736m)



RM2.18b

Capital Financing
(2023: RM1.74b)



RM3.86b

Total Debts
(2023: RM3.26b)



RM2.97b

Net Debts
(2023: RM2.52b)



4.7 years

Average Debt
Maturity Profile
(2023: 4.3yr)



0.461

Net Gearing
(2023: 0.411)

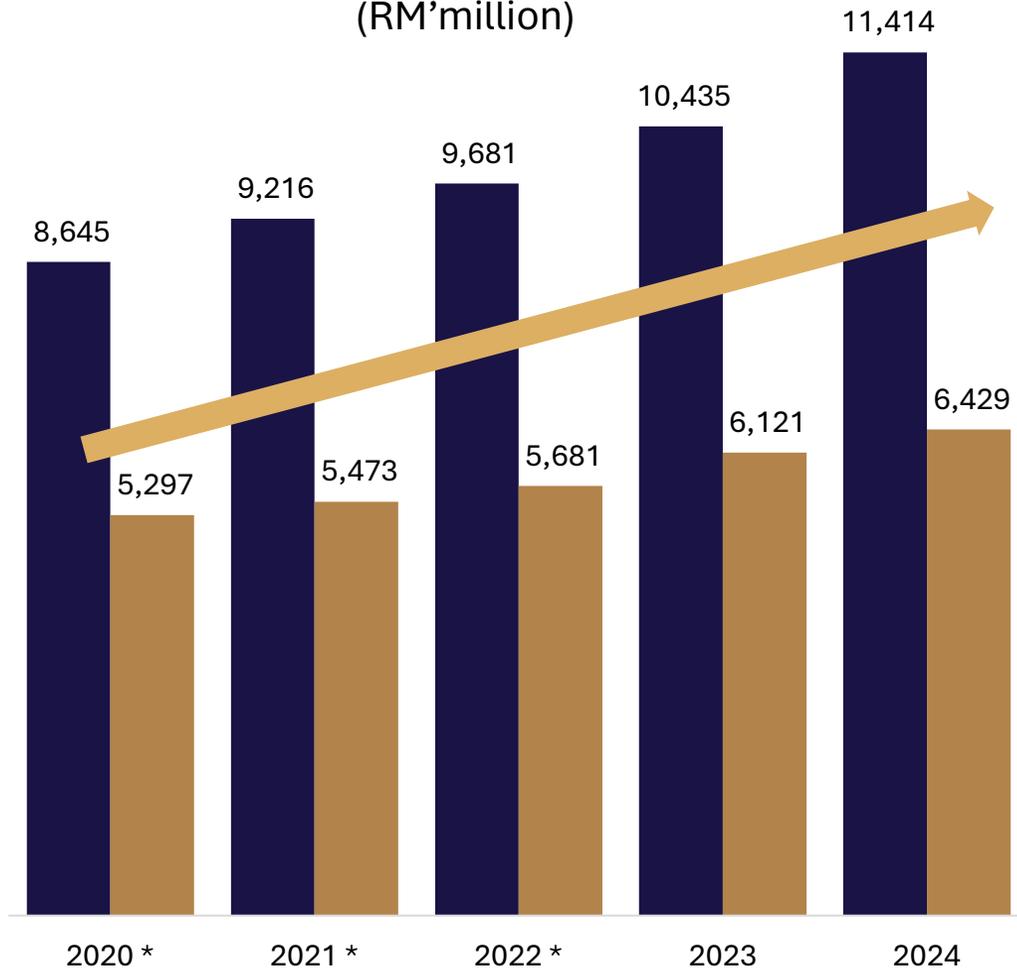


0.122

Net Gearing
net of Capital
Financing
(2023: 0.127)

Improved Shareholders' Fund and Total Assets

Shareholders' Fund and Total Assets
(RM'million)

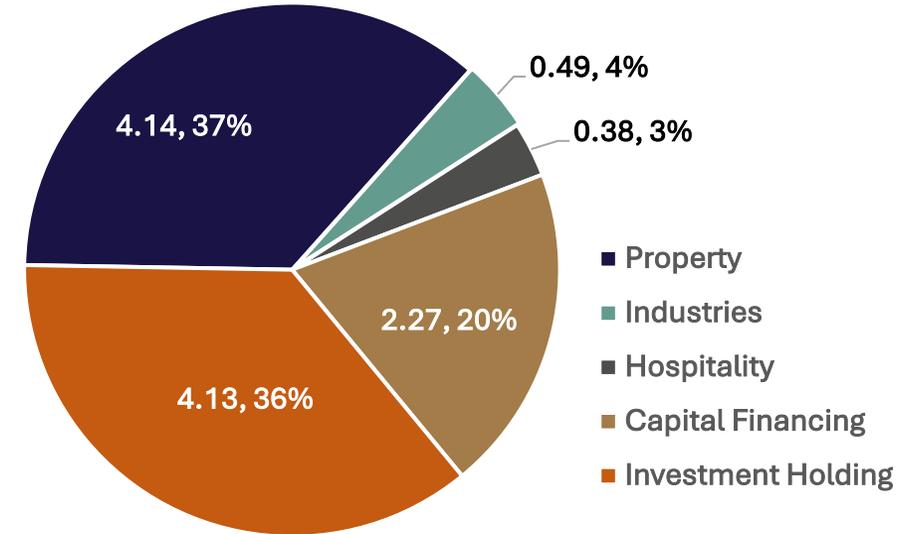


■ Total Assets ■ Shareholders' Fund

* Restated

31.12.2024

Assets Distribution by Segment- RM11.41 bil

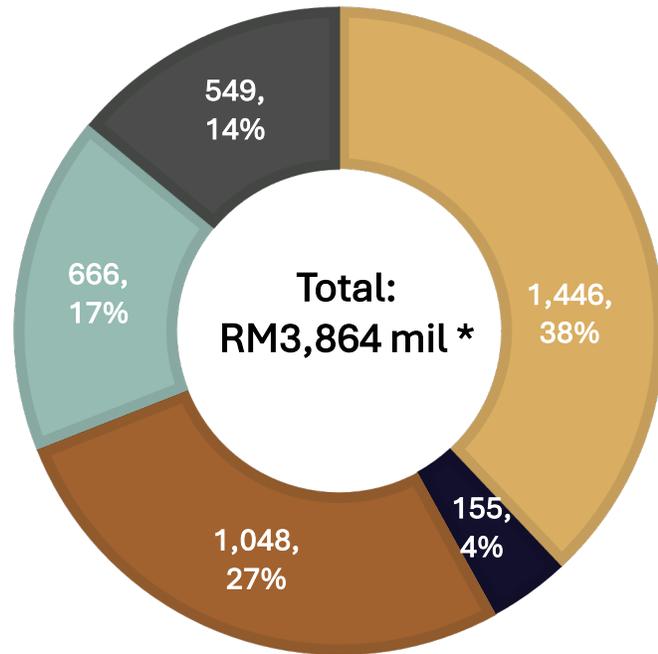


- Total assets increased from RM10.44 bil in FY2023 to RM11.41 bil in FY2024 due to the following reasons:
 - increase in capital financing portfolio for both Malaysia & Australia
 - increase in share of net assets of RHB Group
 - acquisition of 2 manufacturing plants located in Johor Bahru by Cable Division
- 73% of the Group's assets are in the Property Segment and Investment in RHB Group.

Debt Maturity Profile and Debt Structure

as at 31 December 2024

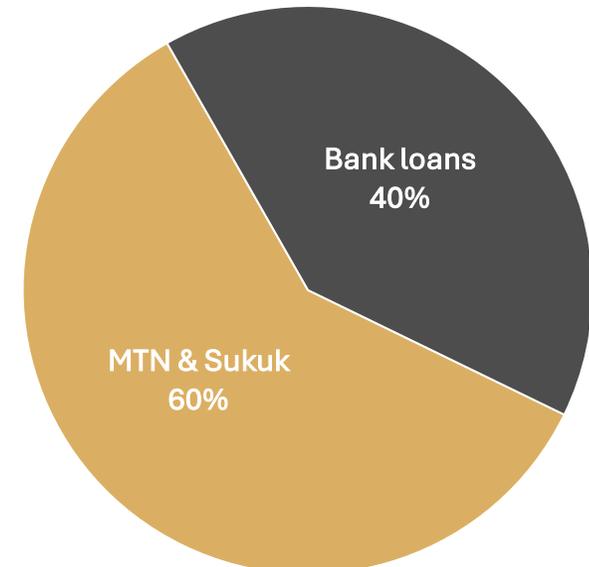
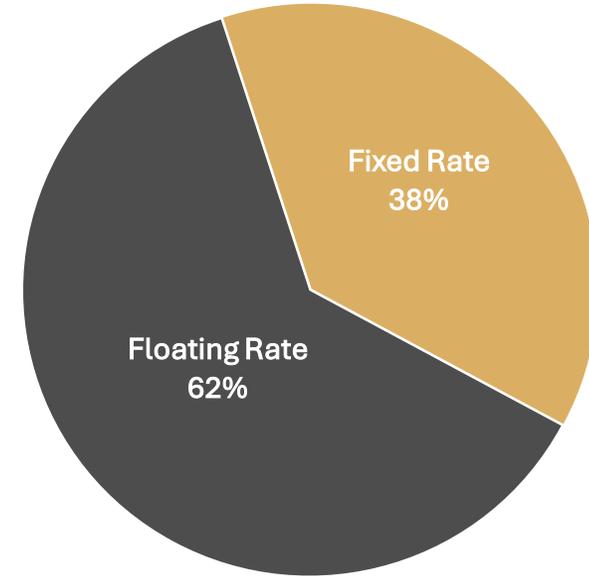
Debt Maturity (RM' mil)



* excluding lease liabilities

■ < 1 Year (2025)	1,601	42%
■ 1 Year but < 2 Years (2026)	155	4%
■ 2 Years but < 5 Years (2027-2029)	1,048	27%
■ 5 Years but < 7 Years (2030-2031)	666	17%
■ 7 Years but < 10 Years (2032-2035)	549	14%

Debt Structure (RM'mil)



Effective Cash Flow Management

Generated From / (Used In) RM'million	FY2024	FY2023
Operating net cash inflows (exclude net disbursement)	246	315
Net disbursement - Capital Financing	(509)	(327)
Operating activities	(263)	(12)
Investing activities	5	33
Financing activities	415	6
Net Increase in Cash and Cash Equivalents	157	27
Total Cash & Cash Equivalents	876	744

Cash Flow Movements in FY2024

- Net cash used in Operating Activities mainly due to net disbursement by capital financing.
- Net cash used in Investing Activities was mainly due to the acquisition of property, plant and equipment of RM151m, including cable business expansion in Johor Bahru and refurbishment cost incurred by hotel properties.
- Net cash from Financing Activities was mainly due to the net drawdown of loan amounting to RM648m offset against total dividend payment of RM144m.

The Group maintained a prudent approach in managing our capital, whilst maintaining a robust balance sheet to support our future business growth.

2

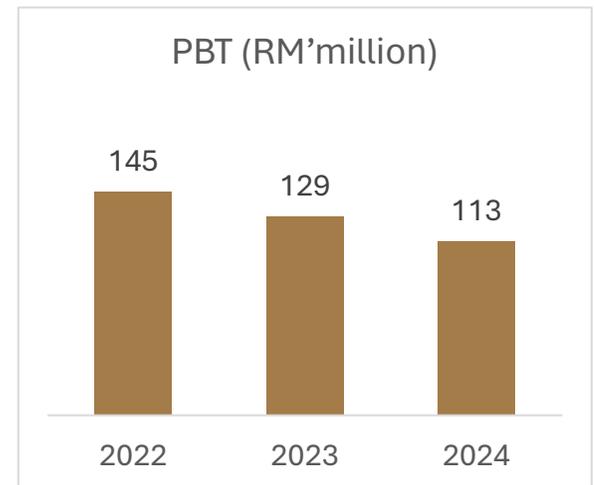
Group Business Updates



PROPERTY DEVELOPMENT

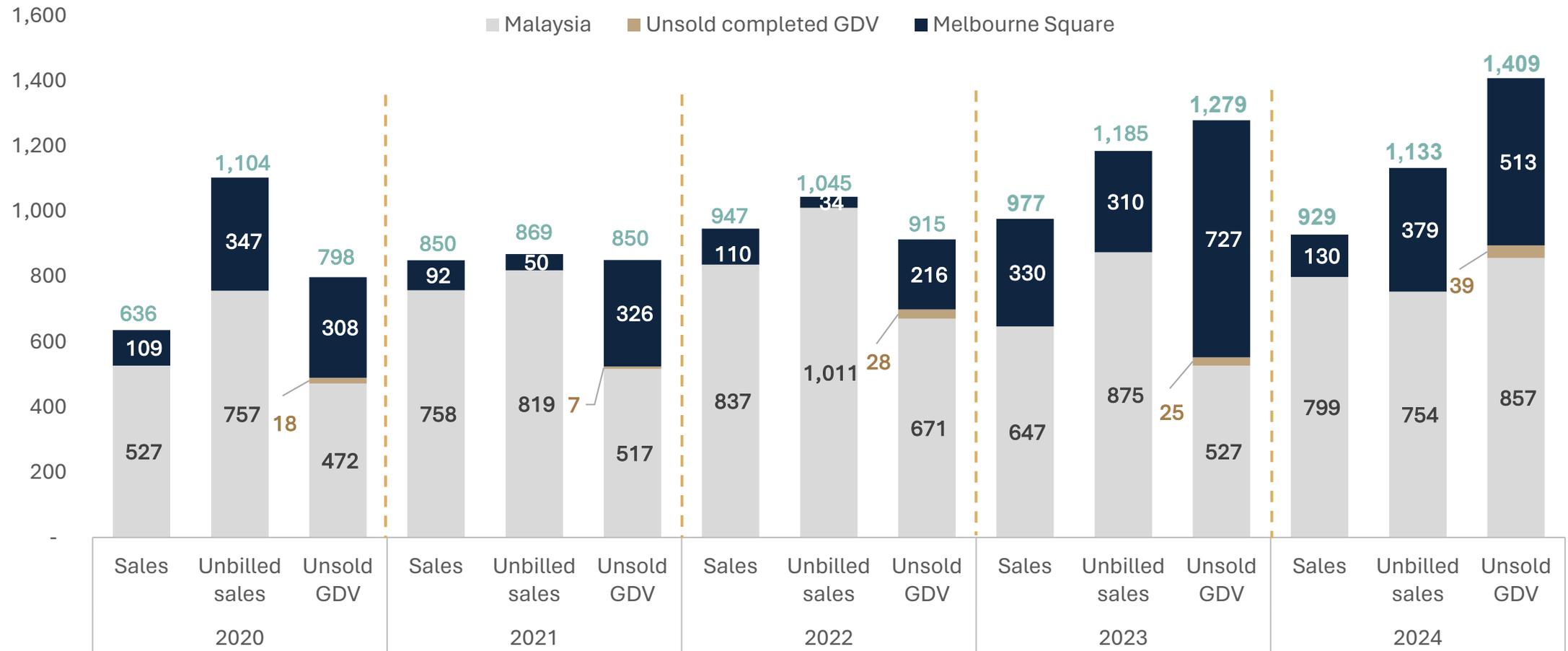
01

Property Development



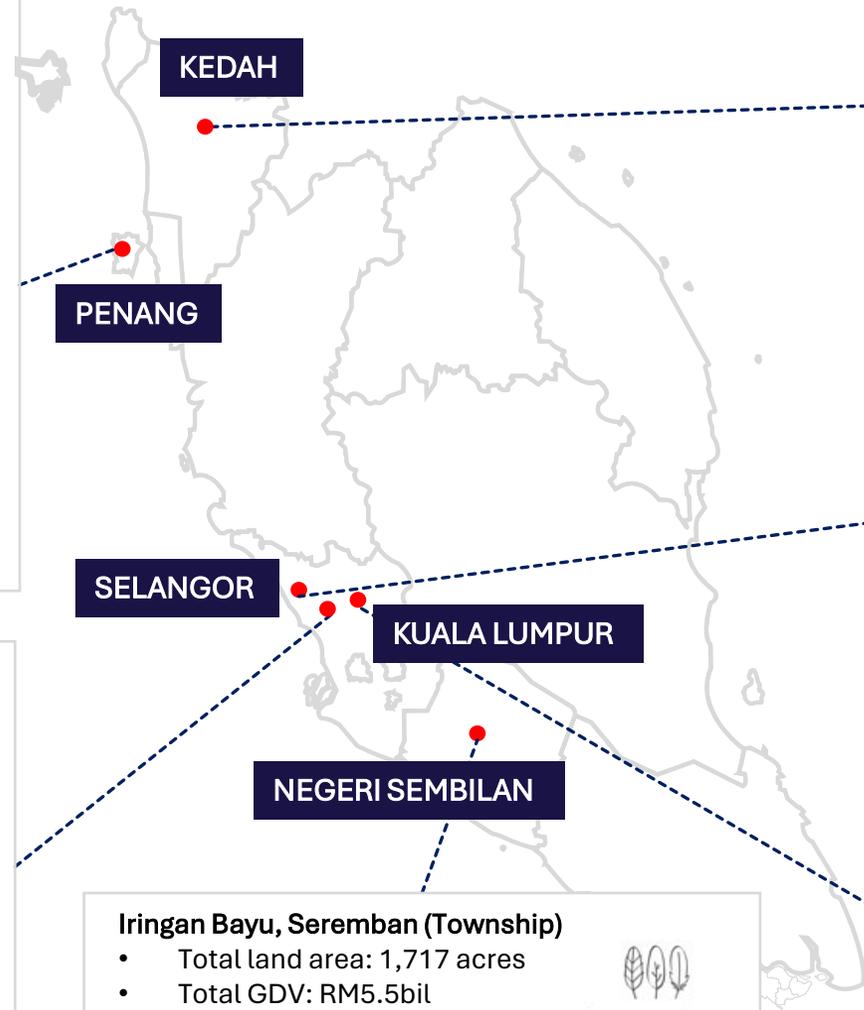
Sales, Unbilled Sales and Unsold GDV

as at 31 December 2024



Property Segment: On-going Projects (Malaysia)

as at 31 March 2025



HARBOUR VIEW
RESIDENCE

Rubica @ Harbour Place, Butterworth

- GDV: RM141mil
- Progress: 92%
- Take-up rate: 77%

Harbour View Residence, Butterworth

- GDV: RM170mil
- Progress: 0%
- Take-up rate: 3%

Pangsapuri Suria, Butterworth

- GDV: RM26mil
- Progress: 8%
- Take-up rate: 80%

Anya @ Shorea Park

- GDV: RM399mil
- Progress: 92%
- Take-up rate: 88%



Nara @ Shorea Park – Tower A & B

- GDV: RM368mil
- Progress: 41%
- Take-up rate: 49% (Tower A); 2% (Tower B)

KEDAH

PENANG

SELANGOR

KUALA LUMPUR

NEGERI SEMBILAN

Iringan Bayu, Seremban (Township)

- Total land area: 1,717 acres
- Total GDV: RM5.5bil
- On-going GDV: RM601mil
- Take-up rate: Average of 54%



Bandar Puteri Jaya, Sungai Petani (Township)

- Total land area: 2,581 acres
- Total GDV: RM4bil
- On-going GDV: RM95mil
- Progress: 18%
- Take-up rate: 62%

Taman Lang Aman, Bandar Amanjaya (Township)

- GDV: RM99mil
- Progress: 4%
- Take-up rate: 3%

Alia @ Mori Park, Shah Alam

- GDV: RM373mil for Service Apartments; RM25mil for Flexi Suites; RM18mil for Retails
- Progress: 16% for Service Apartments; 25% for Flexi Suites; 30% for Retails
- Take-up rate: 79% for Service Apartments; 19% for Flexi Suites; 97% for Retail



BY THE HILLS
A CLOSENESS TO NATURE

LEA by The Hills, Taman Melawati

- GDV: RM234mil
- Progress: 76%
- Take-up rate: 85%

Nuria (RSKU), Taman Melawati

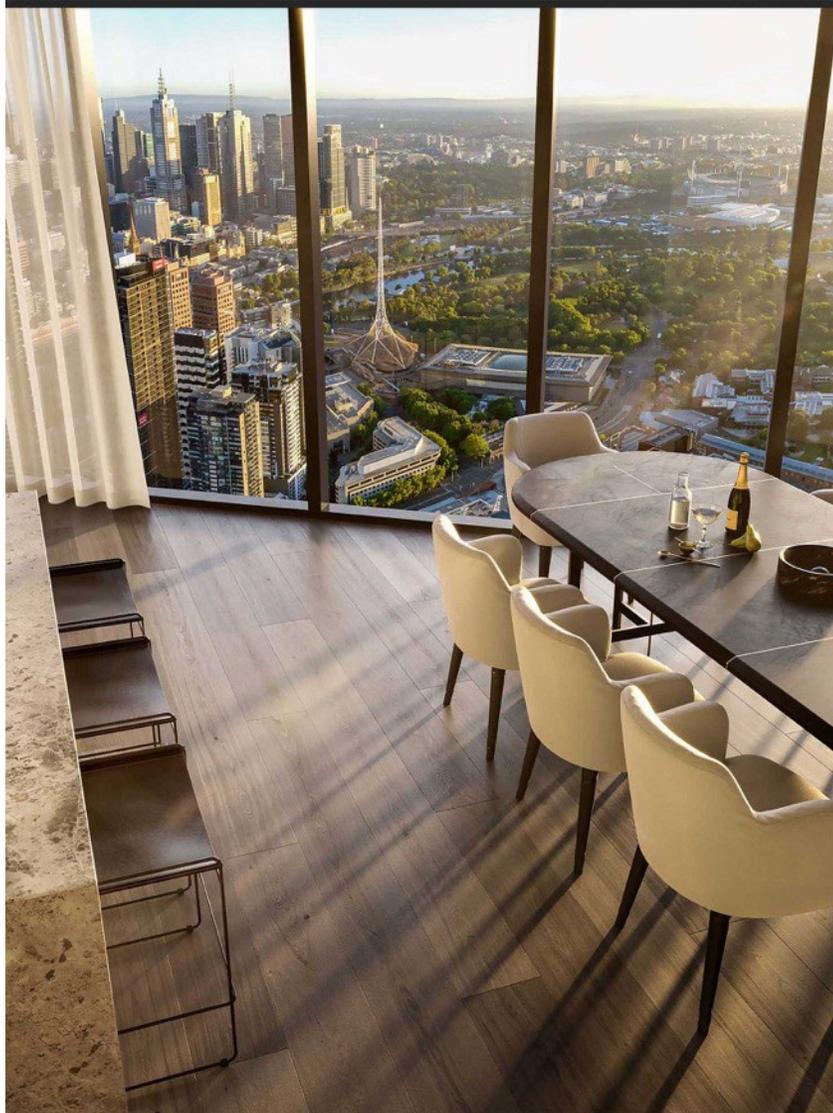
- GDV: RM63mil
- Progress: 36%
- Take-up rate: 82%

Hana Hills, Taman Melawati

- GDV: RM205mil
- Progress: 13%
- Take-up rate: 42%

Property Segment: On-going Projects (Australia)

as at 31 March 2025



MELBOURNE SQUARE



- Total land area: 5 acres
- Mixed development – 5 phases
- GDV: AUD 2.8bil
- Stage 1 completion: 100%
- Take-up rate: 92%

Stage 2 BLVD

- High Rise Apartment
- GDV: AUD 694mil
- Officially launched in October 2023
- Take-up rate: 67%



On-Going Projects- Klang Valley

ANYA @ Shorea Park, Puchong

as at 31 March 2025



Property Type: Service Apartments

Total GDV: RM399 mil

Launch Date: August 2022

No. of Units: 750

Average Selling Price: RM532 per sqft

% of Completion: 92%

Take-up Rate: 88%

ANYATM
AT SHOREA PARK

On-Going Projects- Klang Valley

NARA @ Shorea Park, Puchong

as at 31 March 2025



Property Type: Service Apartments

Total GDV: RM368 mil (Tower A & B)

Launch Date: June 2024 (Tower A); March 2025 (Tower B)

No. of Units: 369 (Tower A); 340 (Tower B)

Average Selling Price: RM561 per sqft

% of Completion: 41%

Take-up Rate: 49% (Tower A); 2% (Tower B)

On-Going Projects- Klang Valley

LEA by The Hills, Taman Melawati

as at 31 March 2025



Property Type: Condominium

Total GDV: RM234 mil

Launch Date: June 2022

No. of units: 344

Average Selling Price: RM605 per sqft

% of Completion: 76%

Take-up Rate: 85%

On-Going Projects- Klang Valley

NURIA (RSKU) – Taman Melawati

as at 31 March 2025



Property Type: Condominium

Total GDV: RM63 mil

Launch Date: March 2024

No. of units: 275

Average Selling Price: RM261 per sqft

% of Completion: 36%

Take-up Rate: 82%

On-Going Projects- Klang Valley

Hana Hills – Taman Melawati

as at 31 March 2025



Property Type: Condominium

Total GDV: RM205 mil

Launch Date: July 2024

No. of units: 297

Average Selling Price: RM669 per sqft

% of Completion: 13%

Take-up Rate: 42%

On-Going Projects- Klang Valley

ALIA @ Mori Park, Shah Alam

as at 31 March 2025



Property Type: Service Apartments (SA); Flexi Suites (FS) and Retails (R)

Total GDV: SA = RM373 mil; FS = RM25 mil; R = RM18 mil

Launch Date: June 2024

No. of units: SA = 812 ; FS = 76; R = 22

Average Selling Price: SA = RM573 ; FS = RM594; R = RM639

% of Completion: SA = 16% ; FS = 25%; R = 30%

Take-up Rate: SA = 79% ; FS = 19%; R = 97%

On-Going Projects- Penang

Rubica, Butterworth

as at 31 March 2025



Property Type: Condominium

Total GDV: RM141 mil

Launch Date: July 2022

No. of units: 230

Average Selling Price: RM511 per sqft

% of Completion: 92%

Take-up Rate: 77%

On-Going Projects- Penang

Pangsapuri Suria, Butterworth

as at 31 March 2025



Property Type: Low-Medium Cost Apartment

Total GDV: RM26 mil

Launch Date: February 2023

No. of units: 439

Average Selling Price: RM96 per sqft

% of Completion: 8%

Take-up Rate: 80%

On-Going Projects- Penang

Harbour View Residence, Butterworth

as at 31 March 2025



Property Type: Service Apartments (Rumah MutiaraKu)

Total GDV: RM170 mil

Launch Date: March 2025

No. of units: 373

Average Selling Price: RM479 per sqft

% of Completion: 0%

Take-up Rate: 3%

On-Going Projects- Negeri Sembilan

as at 31 March 2025



Total No. of Units for Iringan Bayu Township		
Total Launched	Completed & Handed Over	On-Going
4,250	2,969	1,281

On-Going Projects



Single Storey Terrace Homes



Double Storey Terrace Homes



Double Storey Terrace Homes



Double Storey Terrace Homes



Single Storey Terrace Homes

Completed Projects



TERRACE HOMES



TERRACE HOMES





TERRACE HOMES

Township Development – Negeri Sembilan

as at 31 March 2025



Property Type: Single-Storey Terrace (Phase 12)

Total GDV: RM61 mil

Launch Date: November 2023

No. of units: 239

Average Selling Price: RM256k

% of Completion: 91%

Take-up Rate: 100%



Property Type: Single-Storey Terrace (Phase 13)

Total GDV: RM99 mil

Launch Date: October 2023

No. of units: 241

Average Selling Price: RM412k

% of Completion: 93%

Take-up Rate: 100%

Township Development – Negeri Sembilan

as at 31 March 2025



Property Type: Double-Storey Terrace (Phase 14)

Total GDV: RM80 mil

Launch Date: November 2023

% of Completion: 87%

No. of units: 162

Take-up Rate: 78%

Average Selling Price: RM495k



Property Type: Double-Storey Terrace (Phase 16)

Total GDV: RM128 mil

Launch Date: November 2024

% of Completion: 13%

No. of units: 212

Take-up Rate: 4%

Average Selling Price: RM605k

Township Development – Negeri Sembilan

as at 31 March 2025



Property Type: Double-Storey Terrace (Phase 15A)

Total GDV: RM158 mil

Launch Date: March 2024

No. of units: 290

Average Selling Price: RM544k

% of Completion: 51%

Take-up Rate: 27%



Property Type: Double-Storey Terrace (Phase 15B)

Total GDV: RM75 mil

Launch Date: November 2024

No. of units: 137

Average Selling Price: RM550k

% of Completion: 33%

Take-up Rate: 15%

Township Development – Sungai Petani, Kedah

as at 31 March 2025



Total No. of Units for Bandar Puteri Jaya Township		
Total Launched	Completed & Handed Over	On-Going
2,293	2,199	94

Completed Projects



WESTFIELD



Northfield



Somerville
@ YARRA PARK, SUNGAI PETANI



EASTFIELD



Southfield
— VILLA —
@ YARRA PARK, SUNGAI PETANI



Springfield



Southfield
— RESIDENCE —
@ YARRA PARK, SUNGAI PETANI



RESIDENSI
SINAR

On-Going Projects

Township Development – Sungai Petani, Kedah

as at 31 March 2025



Property Type: Commercial – Double-Storey Shop Office and Three-Storey Shop Office (Zone 1)

Total GDV: RM95 mil

Launch Date: April 2024 and August 2024

No. of units: 94

Average Selling Price: RM1 mil

% of Completion: 18%

Take-up Rate: 62%

Township Development – Sungai Petani, Kedah

Taman Lang Aman

as at 31 March 2025



Property Type: Double-Storey Terrace (Zone 1: Phase 1)

Total GDV: RM99 mil

Launch Date: February 2025

No. of units: 197

Average Selling Price: RM504k

% of Completion: 4%

Take-up Rate: 3%

Projects Handed over in FY2024



Project Name	GDV (RM'mil)	Type of Property
Iringan Bayu		
IB - 8D – Gitaran	167.7	DSTH
IB - 1A - Riyasana	17.0	SSTH
Bandar Puteri Jaya		
BPJ - Eastfield Zone 2	53.0	SSTH
BPJ - Eastfield Zone 3	20.0	DSTH
BPJ - Southfield Zone 2	56.0	SSB
BPJ - Southfield Zone 3	28.0	DSSD & DSB
BPJ - Springfield Zone 1	36.0	SSTH
BPJ - Springfield Zone 2	112.0	DSTH
BPJ - Residensi Sinar Zone 1	48.4	SSTH
Mira @ Shorea Park, Puchong	366.0	SA
Total GDV (RM'mil)	904.1	
Total Units	2,150	

Legends:

DSTH - Double Storey Terrace Homes

SSTH - Single Storey Terrace Homes

SSB - Single Storey Bungalow

DSB - Double Storey Bungalow

DSSD - Double-Storey Semi-D

SA – Service Apartments

Property Segment: Landbank

- Malaysia & Australia

as at 31 March 2025



Landbank	2,083 acres
Estimated GDV	RM 17.7 billion

New Land Acquisition Completed in 1Q2025

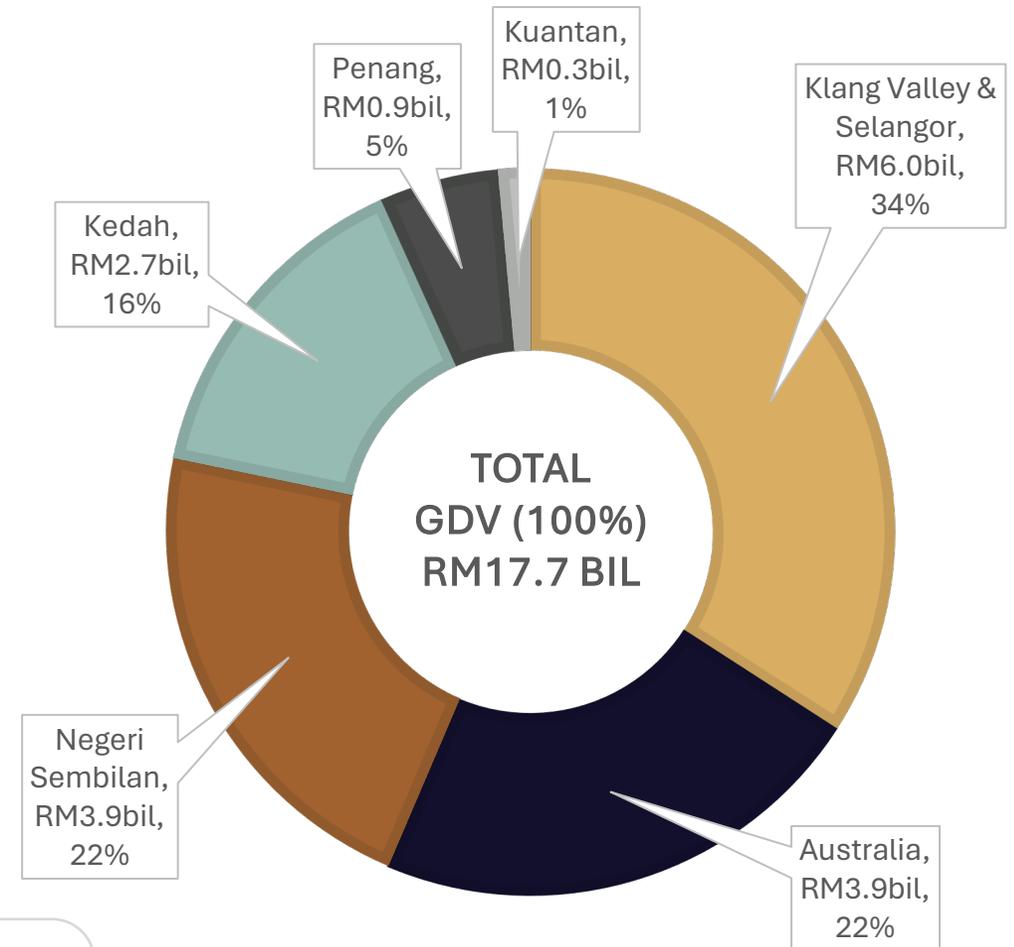
Bedong 1, Kedah

- ✓ 355.6 acres
- ✓ Freehold
- ✓ Purchase Consideration: RM75.8 mil
- ✓ Estimated GDV: RM972.6 mil

New Land to be Acquired

Bedong 2, Kedah

- ✓ 399.8 acres
- ✓ Freehold
- ✓ Purchase Consideration: RM86.1 mil
- ✓ Estimated GDV: RM1,271.4 mil



Pipeline Launches in FY2025

– Estimated Total GDV of RM1.41bil

		RM'mil	Target launch
Klang Valley	a. Nara – Tower B @ Shorea Park, Puchong	184.1	<i>March 2025</i>
	b. Bayu @ Mori Park, Shah Alam	442.6	<i>May 2025</i>
Penang	Harbour View Residences	169.8	March 2025
Seremban	Iringan Bayu in Negeri Sembilan		
	• PH17	161.3	<i>July 2025</i>
Kedah	Bandar Puteri Jaya in Sungai Petani		
	• PH5 Parcel 2	108.9	<i>June 2025</i>
	• PH5 Parcel 4 PH1	118.6	<i>June 2025</i>
	• PH4 Hill	121.6	<i>December 2025</i>
	Bandar Amanjaya in Sungai Petani		
	• Taman Lang Aman Z1 PH1	100.2	<i>February 2025</i>
Total		1,407.1	

Completed Project in Australia

as at 31 March 2025



JV Partner:



49% Equity Interest

Location	: Southbank, Melbourne
Type of property	: Mix development of Residential Apartments, Retail Mall, Office Tower and Hotel
Land area	: 5 acres (FH)
GDV	: AUD 2.8 bil (all phases)
Launched	: Stage 1: October 2017
Ave. SP	: AUD 11,300 per sqm
Take-up rate	: Stage 1: 92%
% of Completion	: Completed in January 2021
No. of units	: Stage 1: 1,054 units of Service Apartments, Retail Podium and Childcare Centre

Note: OSKH effective equity interest in the project is 40.62%.

On-Going Project in Australia

as at 31 March 2025



Project Name	:	BLVD @ Hoff Boulevard, Melbourne Square
Location	:	Southbank, Melbourne
Type	:	High-Rise Apartment
GDV	:	AUD 694 mil
Launched	:	Launch in October 2023
Take-up rate	:	Stage 2: 67%
Ave. SP	:	AUD 13,622 psm
No. of units	:	602 units

Note: OSKH effective equity interest in the project is 40.62%.

Queensbridge Place, Melbourne

– Future development in Melbourne - QBP

Queensbridge Street and City Road

Mix Development

- Residential Apartments
- Office Tower
- Retail Podium and Malls
- Restaurants
- Medical Centre
- Car Park

Current

Occupancy
78% (as of 31
March 2025)

Location

Southbank, Melbourne

Land Tenure

Freehold

Land Area

7,800 sqm (Combined)

Total NLA

11,614 sqm



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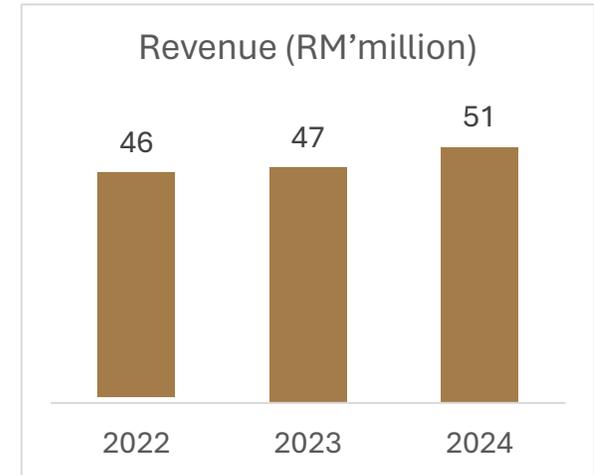
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THE INTERMARK

01

PROPERTY INVESTMENT

Property Investment



* Included fair value gain on investment properties of RM13.7 mil and gain on disposal of investment properties of RM19.6 mil

Property Investment - Office

as at 31 March 2025



Plaza OSK, Jalan Ampang, Kuala Lumpur

Land Area	1.32 acres (FH)
NLA	236,335 sqft
Occupancy Rate	99%



Faber Towers, Taman Desa, Kuala Lumpur

Land Area	2.63 acres (FH)
NLA	271,312 sqft
Occupancy Rate	77% (retail and office building)

* Tower 2 was disposed in June 2024 for RM65 million, with gain of RM20 million. 43

Property Investment - Retail

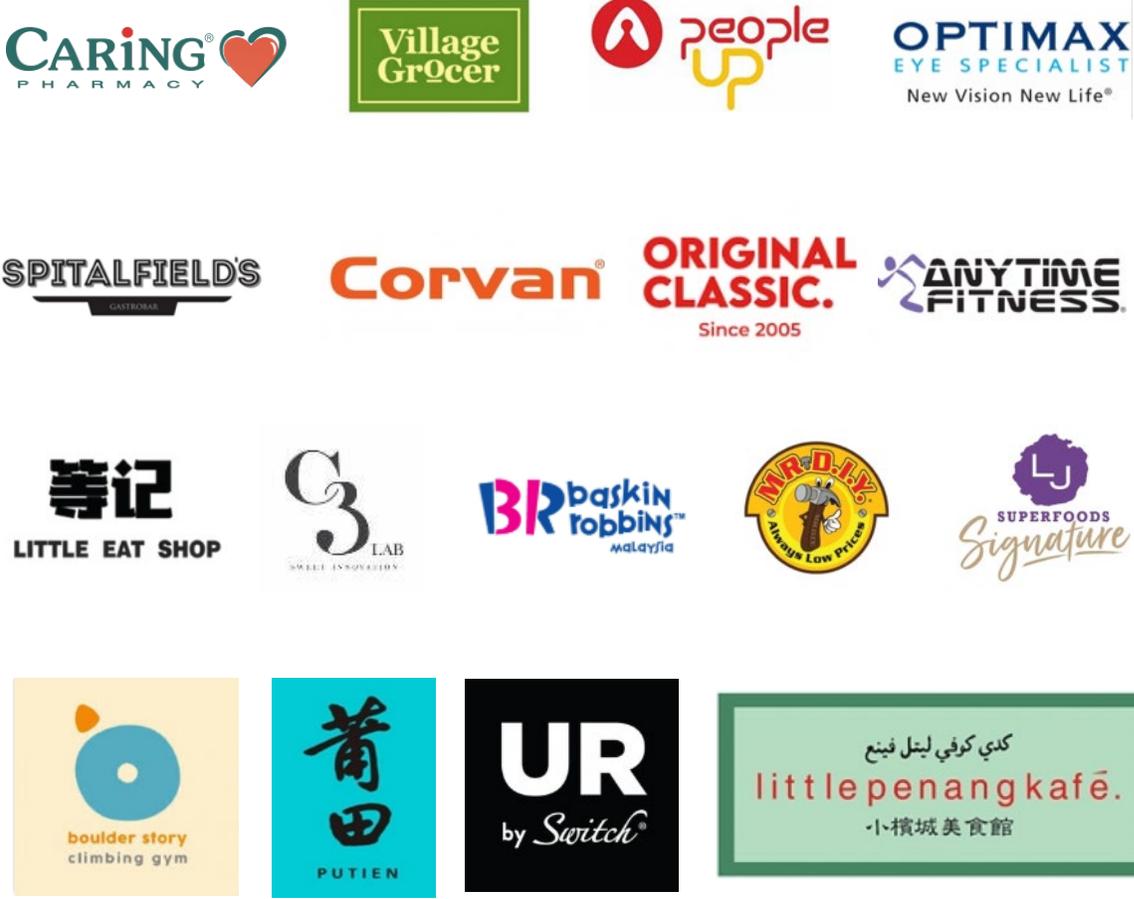
as at 31 March 2025



Atria Shopping Gallery, Damansara Jaya

NLA	460,648 sqft
Occupancy Rate	71% *

* Occupancy rate after adjusting committed tenant is 84%



Property Investment – Retail (Cont’d)

as at 31 March 2025



You City III, Cheras

NLA	155,660 sqft
Occupancy Rate	73%

* Occupancy rate after adjusting committed tenant is 83%



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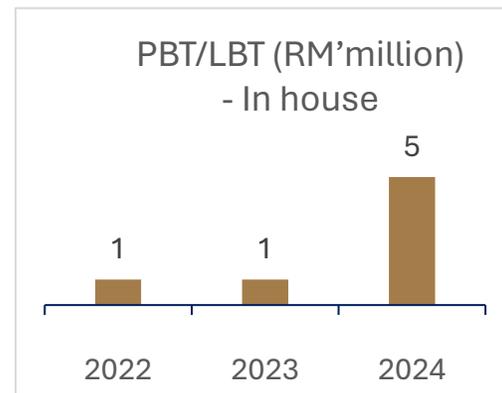
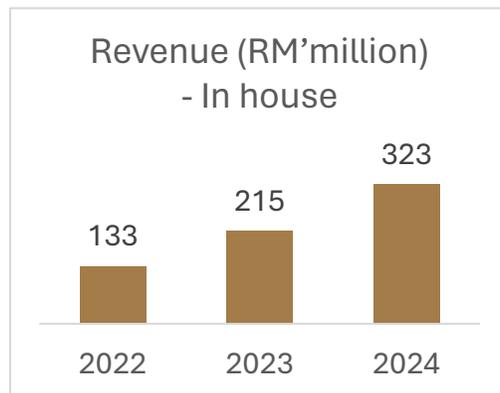
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CONSTRUCTION

CONSTRUCTION

01

Construction

OSK **OSK**
PROPERTY CONSTRUCTION



- Optimise **construction cost** through early involvement in design and planning of the development projects.
- **Close supervision** during construction to ensure quality standards.
- Delivers superior quality products at competitive prices and ahead of schedule.
- Established contractor since 1979.
- A **construction partner of OSK Property** that focus on in-house project developments undertaken by OSK Property.
- Successfully constructed and built multiple quality residential and commercial projects in Malaysia.
- A registered **Class A** contractor with Pusat Khidmat Kontraktor (**PKK**).
- A registered G7 contractor with the Construction Industry Development Board (**CIDB**).
- A reliable and experienced construction provider with the following **accreditation by SIRIM**:
 - MS ISO 9001:2015 – Quality Management Systems
 - MS 45001: 2018 – Occupational Health & Safety Management Systems
 - ISO 14001: 2015 – Environmental Management System
- Continuously expands the pool of subcontractors and suppliers to ensure the smooth flow of resources and the delivery of high-quality workmanship.

Construction (Cont'd)

Major projects completed in recent years	RM' million
Mira @ Shorea Park	135
You City III	175
Ryan & Miho	201
Luminari	105
TimurBay	144
Iringan Bayu (Phase 2A, 2B, 2C, 2D, 3A,8D,1A)	238
Windmill Upon Hills	317
Rimbun Sanctuary	46
Emira	98
Woodsbury	92
You Residences	183
You One	117
Total	1,851

On-going projects	
Mori Park, Shah Alam	148.2
Anya, Nara & Mira at Shorea Park, Puchong	121.4
Iringan Bayu (Phase 1A, 8D, 12, 13, 14, 15 & 16)	106.9
Hana Hills, Taman Melawati	72.2
Lea By The Hill and Nuria RSKU, Taman Melawati	60.2
Rubica, Butterworth	8.2
YouCity III Superstructure	1.3
Total	518.4

Outstanding order book of RM518.4 million as at 31 Dec 2024



Project	QLASSIC Score	Completion Time
Mira @ Shorea Park	82%	13 months ahead
Iringan Bayu Show Village	82%	1 month ahead
Ryan & Miho	82%	8.5 months ahead (Tower A) 16 months ahead (Tower B)
Windmill Upon Hills	80%	3.5 months ahead
Luminari	80%	10 months ahead
Emira	80%	2 months ahead
Iringan Bayu – Phase 2C	77%	4.5 months ahead
TimurBay	76%	2 months ahead
Iringan Bayu – Phase 2D	75%	4.5 months ahead
Iringan Bayu - Phase 3A	75%	2 months ahead
Iringan Bayu - Phase 8D	74%	1 month ahead

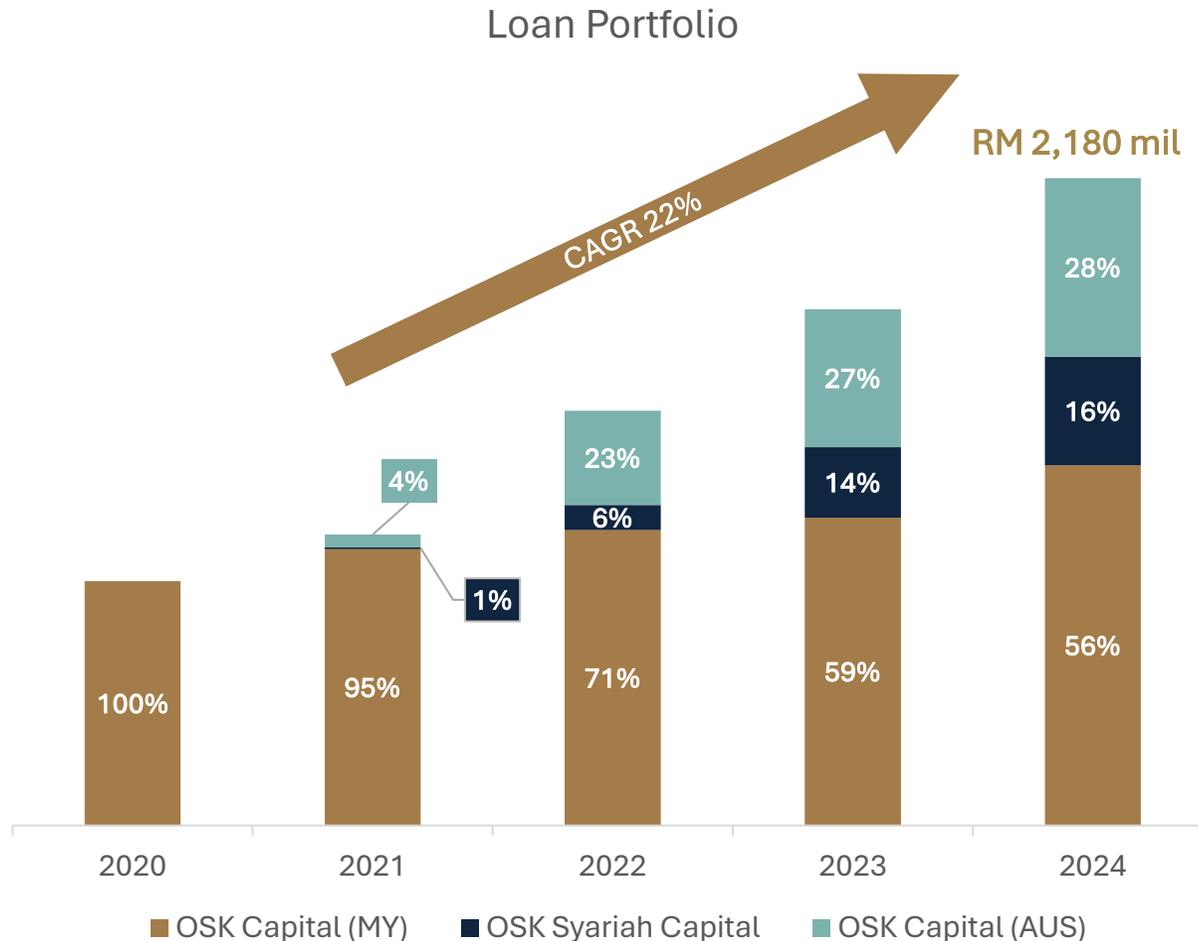
Completed projects: RM4.9 billion (since inception)



FINANCIAL SERVICES &
INVESTMENT HOLDING

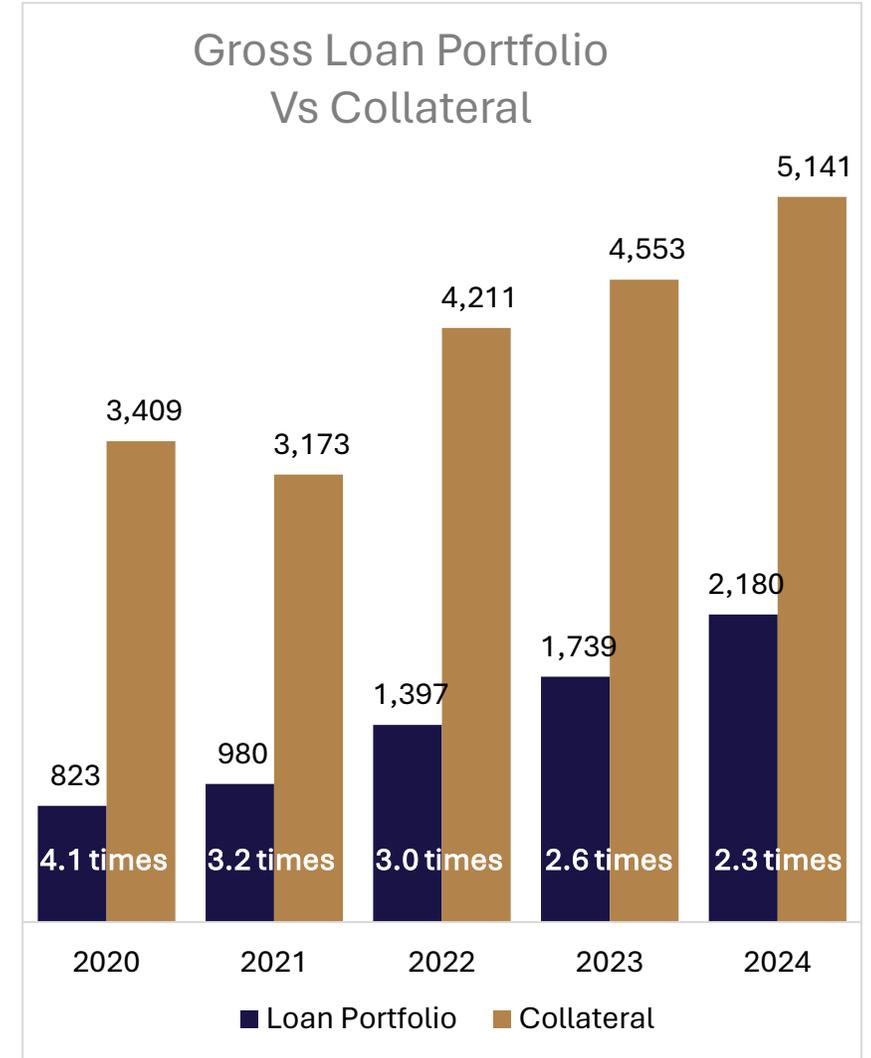
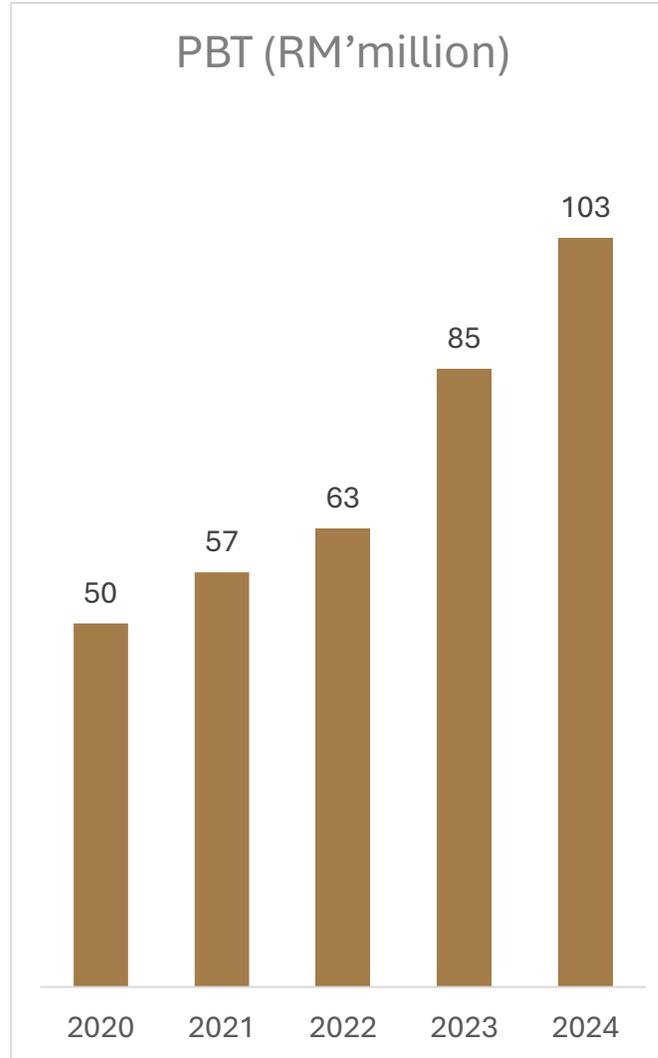
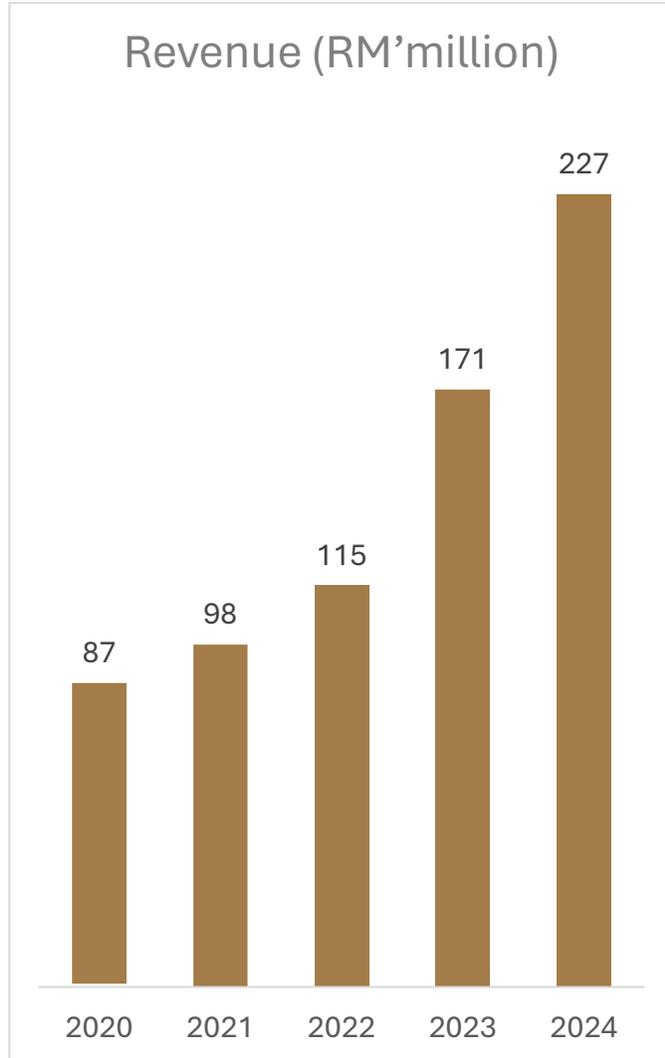
02

Financial Services Segment: Capital Financing



- A licensed moneylender in Malaysia governed under the Money Lenders Act 1951 (Act 400)
- A licensed moneylender in Australia with Australia Credit License
- 4 business lines in Malaysia comprise the following:
 - Conventional and Islamic financing to corporates and individuals
 - Personal financing for civil servants through the ANGKASA monthly deduction scheme
 - Personal financing for freelancers, with a focus on property agents through a fintech joint venture with Lyte Ventures of Singapore
 - Factoring receivables
- 2 business lines in Australia comprise the following:
 - Conventional corporate loans
 - Retail loans

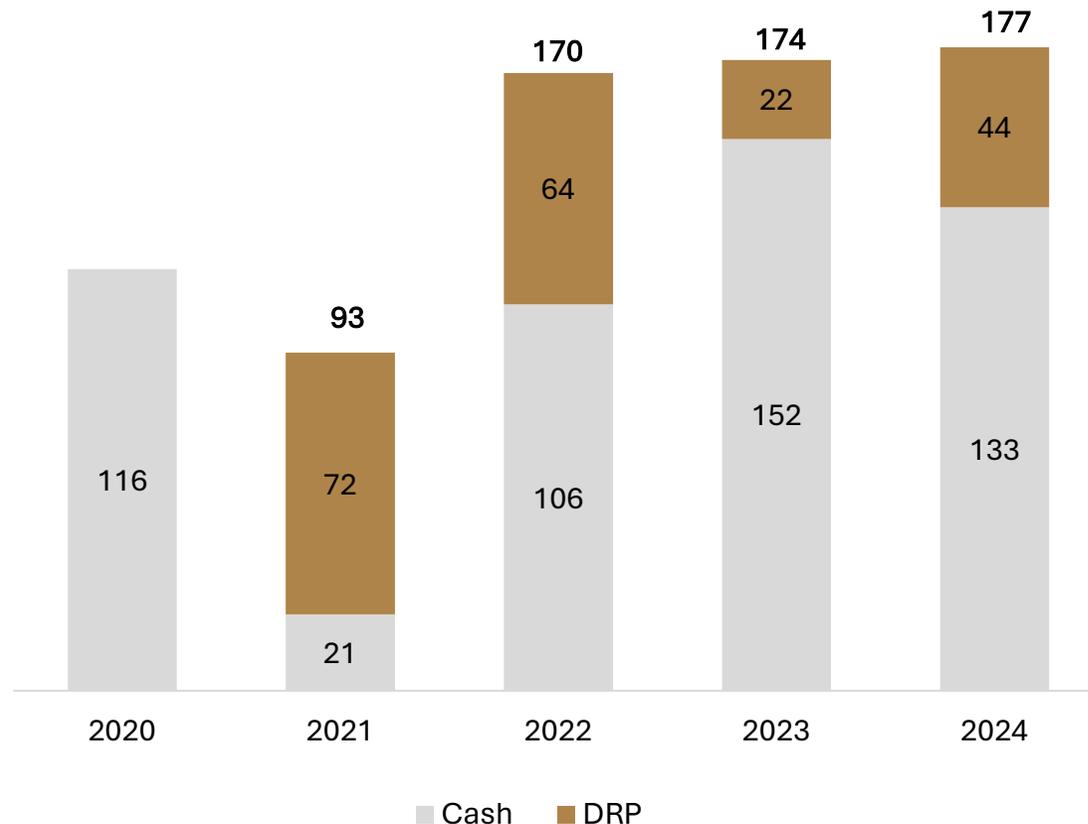
Financial Services Segment: Capital Financing (Cont'd)



Investment Holding Segment: Strategic Investment



Dividend Income from RHB (RM'mil)



- OSKH is the second-largest shareholder in RHB, holding **10.27% equity interest in RHB (FY2023: 10.24%)**.
- OSKH's equity stake in RHB is carried at value of approx. RM3.8 billion at end of December 2024, representing 33% of OSKH Group's total assets.
- In FY2024, the Group received RM176.9 mil (FY2023: RM174.4 mil) dividend from RHB.
- In the past 5 years, RHB's annual dividend has increased from 31.0 sen per share in FY2019 to 43.0 sen per share in FY2024 which represents the increase of dividend payout ratio from 50.1% in FY2019 to 60.1% in FY2024.
- On 16 May 2024, OSK opted for DRP in respect of dividend of RM109.7 mil resulting in increase in equity stake to 10.27% from 10.24%.

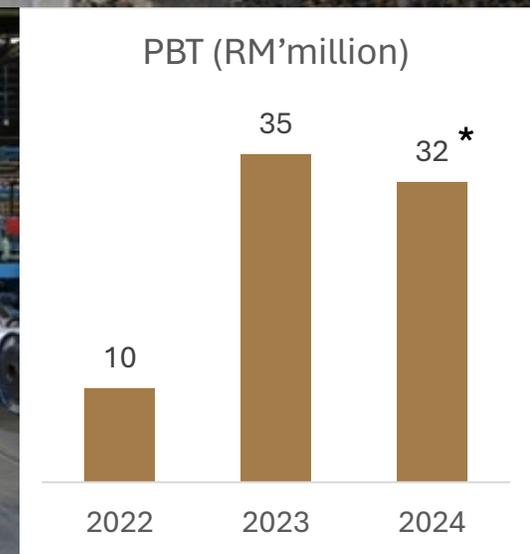
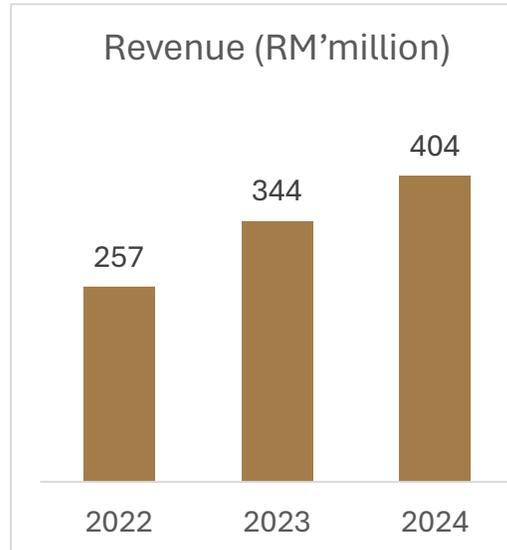


INDUSTRIES

03

Industries Segment: Olympic Cable

- A leading manufacturer of power cables, serving industries including power utilities infrastructure, construction & buildings, renewable energy, oil & gas and telecommunications.
- Major product range includes copper and aluminum low-voltage and medium-voltage cables, fire resistant cables, solar DC cables, fibre optic cables and transmission cables.
- The National Energy Transition Roadmap and infrastructure projects rollout by government could be a catalyst to boost the cable business. Demand from data centre and utility companies could broaden OCC customer base in 2024.
- Introduction into a new fibre optic manufacturing line had offered an opportunity for OCC to expand into the telecommunication market moving forward.
- Total cable production in FY2024: 29,273 km
- Total production capacity in FY2024: 30,751km
- Installation of solar photovoltaic panels on the factory rooftop to generate a total solar power capacity of 1,209.63kWp:-
 - Phase 1: 569.80 kWp (installed)
 - Phase 2: 639.83 kWp (installed)
- A reliable and experienced manufacturer of power cables with the following accreditation:
 - SIRIM – MS ISO 9001: 2000 – Quality Management System
 - UKAS – Quality Management System
 - IQNET Association – The International Certification Network
 - Loss Prevention Certification Board (LPCB)
 - In compliance with TNB technical specification



* Impacted by the additional costs of RM2.3m incurred in the newly acquired plants that have not commenced operations

Industries Segment: Olympic Cable

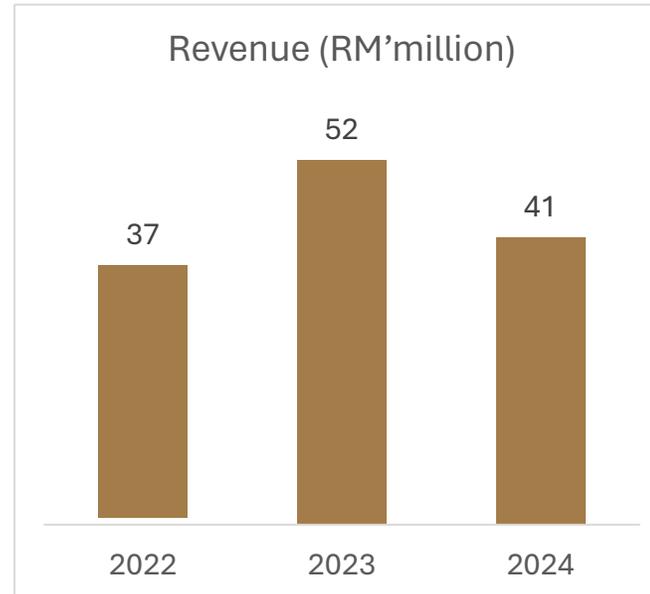
Expansion into Johor Bahru through acquisition of 2 manufacturing plants

- Location: Pandan and Plentong, Johor
- Rationale:
 - Melaka Factory capacity at 31,500km/year, combined capacity with JB Factory at 61,500km/year (subject to product mix)
 - To expand product offerings, i.e., high voltage cables
 - To achieve cost efficiencies through economies of scale
- Acquired assets include the following:
 - Factory land and building
 - Machinery
 - Furniture and fittings
- Land area:
 - Pandan Plant: 5.2292 hectares (with 7 blocks of buildings/factories)
 - Plentong Plant: 5.5163 hectares (with 5 blocks of buildings)



Industries Segment: Acotec IBS

- Acotec’s industrialised building system (IBS) wall panels are utilised in the construction for both high-rise and landed properties
- Recognition of Acotec’s IBS wall panels are as follows:
 - Lightweight nature
 - Ease of installation
 - Capacity to save valuable construction time and manpower
- Acotec has successfully launched AcoLITE, latest range of lightweight wall panels, which are manufactured using recycled material inputs to bolster Acotec’s commitment to sustainable practices
- Total factory production capacity for FY2024: 1.1665 million m²
- Average factory utilisation rate for FY2024: 69%
- A reliable and experienced provider of IBS wall panels with the following accreditation
 - SIRIM – MS ISO 9001:2008 – Quality Management System
 - SIRIM – ISO 14001-2004 – Environmental Management System
 - UKAS – Quality Management System
 - Singapore Green Label Scheme
 - Construction Industry Development Board (CIDB)

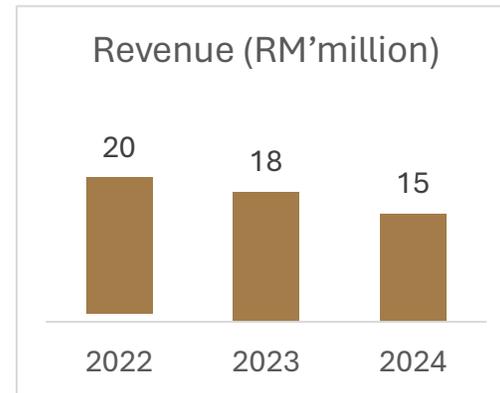
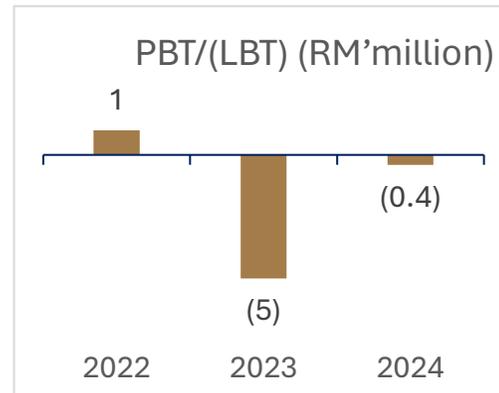
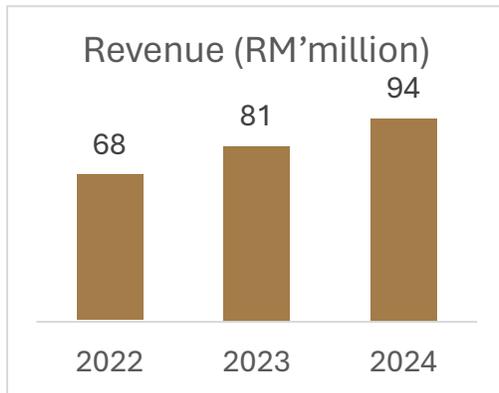


HOSPITALITY

04



Hospitality Segment



Hospitality Segment: Hotels

as at 31 March 2025

Hotels managed by  **SWISS-GARDEN**
INTERNATIONAL | HOTELS, RESORTS & INNS



**Swiss-Garden Hotel & Residences,
Genting Highlands**

Swiss-Garden Hotel Bukit Bintang

**Swiss-Garden
Beach Resort Kuantan**

Location : Genting Highlands,
Pahang

Rooms : 407

Location : Kuala Lumpur

Rooms : 325

Location : Kuantan, Pahang

Rooms : 306

Hospitality Segment: Hotels (Cont'd)

as at 31 March 2025

Hotels managed by International Brands



**Double Tree by Hilton Damai Laut Resort
and Damai Laut Golf & Country Club**

Holiday Inn Express & Suites

Location : Lumut, Perak

Location : Johor Bahru, Johor

Rooms : 294 Award-winning 18 holes championship
golf course

Rooms : 203

Hospitality Segment: Vacation Club

as at 31 March 2025

SGI VACATION CLUB
A MEMBER OF OSK GROUP



SGI Vacation Club Villas at
Damai Laut Holiday Resort, Perak



Swiss-Garden Residences
Bukit Bintang, Kuala Lumpur



SGI Vacation Club at
Damai Laut Holiday Resort, Perak



Timur Bay Seafront Residence @
Balok, Kuantan



SGI Vacation Club Melaka

- The Group has taken a strategic decision to cease the sales of all membership term programs since January 2023. All existing members under the membership programs will continue to enjoy their member privileges and entitlement with SGI VC.
- **6,340 active members**

3

ESG Updates



Advancing Environmental Sustainability by Driving Climate Action and Responsible Consumption



Ongoing investment in renewable energy infrastructure to minimise environmental impact across our operations.



Solar power capacity increased to **1.96 MWp** at **7 sites**, resulting:

Solar energy generation rose by **99.6%**, reaching **2,431 MWh** in **FY2024**

Avoided **1,881.9 tCO2e** GHG emissions

Group-wide reduction achieved:

↓ 12.1%
Scope 1 and 2 GHG emissions

↓ 21.3%
municipal water consumption

↓ 12.6%
grid electricity consumption

100%
of our oil palm plantations are Malaysian Sustainable Palm Oil (MSPO) certified

ISO 14001:2015 Environmental Management Systems Certification

100%
manufacturing plants are certified

92%
construction sites operate in compliance with the standard



Continued efforts to engage community members in biodiversity conservation at the Wetland Park.



3 Biodiversity Education & Community Outreach Programmes organised in **FY2024**

Fueling Success through Empowered Talent, Inclusive Values, and Workplace Safety



Empowering Talent through continuous learning and upskilling with a variety of internal and external training programmes, covering both technical and soft skills.



Upholding Diversity, Equity, And Inclusion by fostering a respectful and inclusive workplace culture, while ensuring fair and equitable compensation practices that are free from discrimination.



Prioritising the Safety And Well-being of Employees across operational sites by implementing adequate internal controls and providing comprehensive safety training.



39,900
training hours to support staff development

Investment in employee learning and development increased by **38.9%**



Achieved an **75.8%** employee satisfaction rate through a groupwide engagement survey

Enhancing Gender Diversity through women's inclusion

33.3%
at the Board

39.4%
at the Senior Management



Maintained **zero** workplace fatalities group-wide

Fostering Community Advancement through Holistic and Sustainable Initiatives



Contributed to **Environmental Stewardship** through strategic partnerships with government bodies and non-profit organisations, along with active employee volunteerism.



Fostering **Social Development** by promoting community inclusiveness and creating positive impact through community engagement and support initiatives.



Driving **Educational Empowerment** by supporting financially deserving students through scholarships and bridging the education gap with youth-focused programmes.



Invested in Community Development to Catalyse Positive Change

RM2.7 million invested in FY2024

A **28.6%** increase compared to FY2023



6,814

volunteer hours recorded, doubling from the previous period



27,959

recipients of support from our community enrichment programmes



33

recipients of the OSK Foundation Scholarship since FY2021

Initiatives under OSK Foundation

Total Disbursement ►



RM2.7 million

Total Disbursed in 2024

RM12.7 million

Total Disbursed Since Inception in 2016

0.36%

Average Disbursement as
% of Net Profits since
inception of Foundation



27,789

Total
underserved
individuals and
communities
impacted in
2024



Key Initiatives under OSK Foundation

The Foundation's focus areas are in line with the type of businesses that the Group have, and in response to that, we look at programmes and activities in the areas of Education, Environment and Community Development.



EDUCATION

1. **Scholarships** - supporting B40 students with full tuition fees and monthly living allowance at public and private **universities**.
2. Funding **mentorship** for 69 B40 secondary students in Klang Valley to help them secure scholarships
3. Funding B40 students with **Technical and Vocational Education Training (TVET) Scholarship**.
4. Funding **preschools in Orang Asli** villages (Perak & Sabah).



COMMUNITY DEVELOPMENT

1. Assisting underserved **women** through nationwide **business training** and grant support.
2. Opened the OSK Foundation-NKF **Kidney Dialysis Centre** for B40 patients in Sungai Petani, Kedah.
3. Sponsored two **food trucks** to serve 11 low-cost flats (PPR) in Lembah Jaya and Ampang Jaya.
4. Signature **Gifts of Hope Programme** provides food and essential needs to underserved families and homes during major festive seasons annually.



ENVIRONMENT

1. Partnered with UNICEF to provide seed grants to youth for **community-led environmental projects**.
2. Funding a 2-year community-based **river rehabilitation project** for Sungai Kayu Ara.

Key Initiatives - Education



Some OSK Foundation Scholars with OSK Foundation team



Youth participants engaging in a collaborative brainstorming session during the 2024 CTG University Residential Camp

EDUCATION

- 1. OSK Foundation Scholarship supports 240 students with full tuition fees and monthly living allowance at public and private universities.
- 2. Funds mentorship for 69 B40 secondary students in Klang Valley to help them secure scholarships
- 3. OSK Foundation Technical and Vocational Education Training (TVET) Scholarship (launched in 2024) sponsors RM5,000 each for 39 students across 3 partner centres.
- 4. Provides 2 preschools in Orang Asli villages (Penak & Sabah), benefiting 45 children and 6 educators, and funds a syllabus in 3 indigenous languages.

COMMUNITY DEVELOPMENT

- 1. Empowers underserved women through nationwide business training and grant support.
- 2. Opened the OSK Foundation-NKF Dialysis Centre for B40 patients in Sungai Petani, Kedah.
- 3. Sponsored two food trucks to serve 11 low-cost flats (PPR) in Lembah Jaya and Ampang Jaya.
- 4. Signature OSK Foundation Gifts of Hope Programme provides food and essential needs to underserved families and homes.

ENVIRONMENT

- 1. Partnered with UNICEF to provide seed grants to youth for community-led environmental projects.
- 2. Funds a 2-year community-based river rehabilitation project for Sungai Kay Ara, located near Atria Shopping Gallery.



Ms. Lim Wan Qin, Investment Manager at OSKVI, presenting a prize at the Business Entrepreneur Competition at YWCA VTOC, one of the TVET centre supported by OSK Foundation.



Mother Tongue Syllabus and storybooks sponsored by OSK Foundation on display at the launch on 17 Aug 2024



Classroom activity at one of the OSK Foundation-sponsored Orang Asli preschools.

Key Initiatives – Community Development



Grant recipients at the OSK Foundation-WIM Grant Award Ceremony on 27 November 2024, Wisma WIM, TTDI, with OSK Executive Director Dato' Saiful and WIM Chairman Dr. Nellie.



OSK Foundation - National Kidney Foundation (NKF) Dialysis Center, Sungai Petani, Kedah



COMMUNITY DEVELOPMENT	ENVIRONMENT
<ul style="list-style-type: none"> 1. Empowers underserved women through nationwide business training and grant support. 2. Opened the OSK Foundation-NKF Dialysis Centre for B40 patients in Sungai Petani, Kedah. 3. Sponsored two food trucks to serve 11 low-cost flats (PPR) in Lembah Jaya and Ampang Jaya. 4. Signature OSK Foundation Gifts of Hope Programme provides food and essential needs to underserved families and homes. 	<ul style="list-style-type: none"> Partnered with UNICEF to provide seed grants to youth for community-led environmental projects. Funds a 2-year community-based river rehabilitation project for Sungai Kayu Ara, located near Atria Shopping Gallery.



One of the two (2) trucks sponsored by OSK Foundation for Kechara Soup Kitchen (KSK)'s Food Distribution



Raya clothing contribution to an orphanage in Sungai Petani, in collaboration with Mr. Paul Tan (Head, OSK Property Kedah) and team.



OSK staff, scholars, and family members spread festive cheer in Chow Kit, distributing 277 Kuih Raya packs to street friends as part of OSK Foundation's Gifts of Hope (GOH) initiative

Key Initiatives – Environment



EDUCATION	COMMUNITY DEVELOPMENT	ENVIRONMENT
<ol style="list-style-type: none"> OSK Foundation Scholarship supports B40 students with full tuition fees and monthly living allowance at public and private universities. Funds mentorship for 69 B40 secondary students in Klang Valley to help them secure scholarships OSK Foundation Technical and Vocational Education Training (TVET) Scholarship (launched in 2024) sponsors RM5,000 each for 30 students across 3 partner centres. Provides 2 preschools in Orang Asli villages (Perak & Sabah), benefiting 45 children and 6 educators, and funds a syllabus in 3 indigenous languages. 	<ol style="list-style-type: none"> Empowers underserved women through nationwide business training and grant support. Opened the OSK Foundation-NKF Dialysis Centre for B40 patients in Sungai Petani, Kedah. Sponsored two food trucks to serve 11 low-cost flats (PPR) in Lembah Jaya and Ampang Jaya. Signature OSK Foundation Gifts of Hope Programme provides food and essential needs to underserved families and homes. 	<ol style="list-style-type: none"> Partnered with UNICEF to provide seed grants to youth for community-led environmental projects. Funds a 2-year community-based river rehabilitation project for Sungai Kayu Ara, located near Atria Shopping Gallery.

Photos from the YELL anniversary/launch day on 29 October 2024 in conjunction with United Nations (UN) Day



GEC River Awareness Training with the Community at PPR Lembah Subang

A view of Sg Kayu Ara

Our Key Sustainability Milestones in FY2024

Making steady progress in strengthening governance and improving transparency.



Introduction of the **Group Sustainability Policy** to guide the Group’s approach and principles in embedding sustainability, supporting our commitment to responsible and sustainable growth



Establishment of a **Board Sustainability Committee** to enhance the Group’s sustainability governance and strengthen sustainability stewardship



Rollout of **3 sustainability-related policies**

- Sustainable Labour Practices Policy
- Sustainable Procurement Policy
- Sustainable Property Portfolio Management Policy



FTSE4Good

Induction into **FTSE4Good Bursa Malaysia Index**, reflecting our commitment to sustainable practices aligned with the FTSE4Good criteria by FTSE Russell*

*(*the trading name of FTSE International Limited and Frank Russell Company)*

Awards and Accolades *

OSK Group

Sustainability & CSR Malaysia Awards 2024

- Company of the Year (Conglomerate)

The Edge Billion Ringgit Club Corporate Awards 2024

- Highest Return on Equity over Three Years for Companies RM3 billion and above in Market Capitalisation (Property)

The Asset Triple A Islamic Finance Awards 2024

- Best Sukuk - Conglomerate



OSK Property

StarProperty Awards 2024

- All-Stars Awards – Top 10 (Listed Company No. 5)
- Most Heart-Warming CSR Initiative Award
- Yarra Park – The Family Friendly Award – Best Family Centric Development (Honours)



* non-exhaustive list

Awards and Accolades *

OSK Property

The Edge Malaysia Best Managed & Sustainable Property Awards 2024

- Ryan & Miho – Below 10 Years: Multiple-Owned Strata Residential (Gold)

Sin Chew Business Excellence Awards (SCBEA 2024)

- Property Excellence Award

FIABCI World Prix D'Excellence Awards 2024

- Melbourne Square – Master Plan Category (World Silver Winner)

FIABCI Malaysia Property Award 2024

- Irian Bayu Wetland Park (Environmental Category)

Putra Aria Brand Awards 2024

- OSK Property (Bronze)

PropertyGuru Asia Property Awards – Melbourne Square, BVLD

- Best Wellness Residential Development (Asia)
- Best Apartment Interior Design (Asia)
- Best Integrated Work from Home Development (Asia)
- Best Apartment Development (Asia) - Finalist

PropertyGuru Asia Property Awards Grand Final – Melbourne Square, BVLD

- Best Wellness Residential Development (Asia)
- Best Apartment Interior Design (Asia)
- Best Integrated Work from Home Development (Asia)
- Best Apartment Development (Asia) - Finalist



OSK Capital

Anugerah Kredit Madani Tahun 2024

- Most Valuable Business

Awards and Accolades *

Hospitality

DoubleTree by Hilton Damai Laut Resort

Booking.com

- Traveller Review Awards 2024 (8.7 out of 10)

Ministry of Tourism, Arts and Culture

- ASEAN Green Hotel Standard (2024-2026)

National Level

- ASEAN MICE Venue Standard (Meeting Rooms) for 2024-2026 – National Level

Haute Grandeur Global Awards

- Best MICE Resort 2024 (Malaysia)
- Best New Resort 2024 (Malaysia)

Trip.com

- Premium Hotel 2024

World Luxury Hotel Awards

- 2024 Luxury Family Resort (Country Winner: Malaysia)

Luxury Lifestyle Awards

- Top 100 SPAs of the World Awards for 2024

Swiss-Garden Beach Resort Kuantan

Agoda

- 2024 Gold Circle Award
- 2024 Customer Review Award (8.1 out of 10)

Trip.com

- Chinese Friendly Hotel 2024

Luxury Lifestyle Awards 2024

- Best Luxury Family Resort in Kuantan, Malaysia

Swiss-Garden Hotel Melaka

Tripexpert

- 2024 Experts' Choice Award

Swiss-Garden Hotel & Residences Genting Highlands

Trip.com

- Top Engaged Hotel 2024

Agoda

- 2024 Customer Review Award (8.1 out of 10)

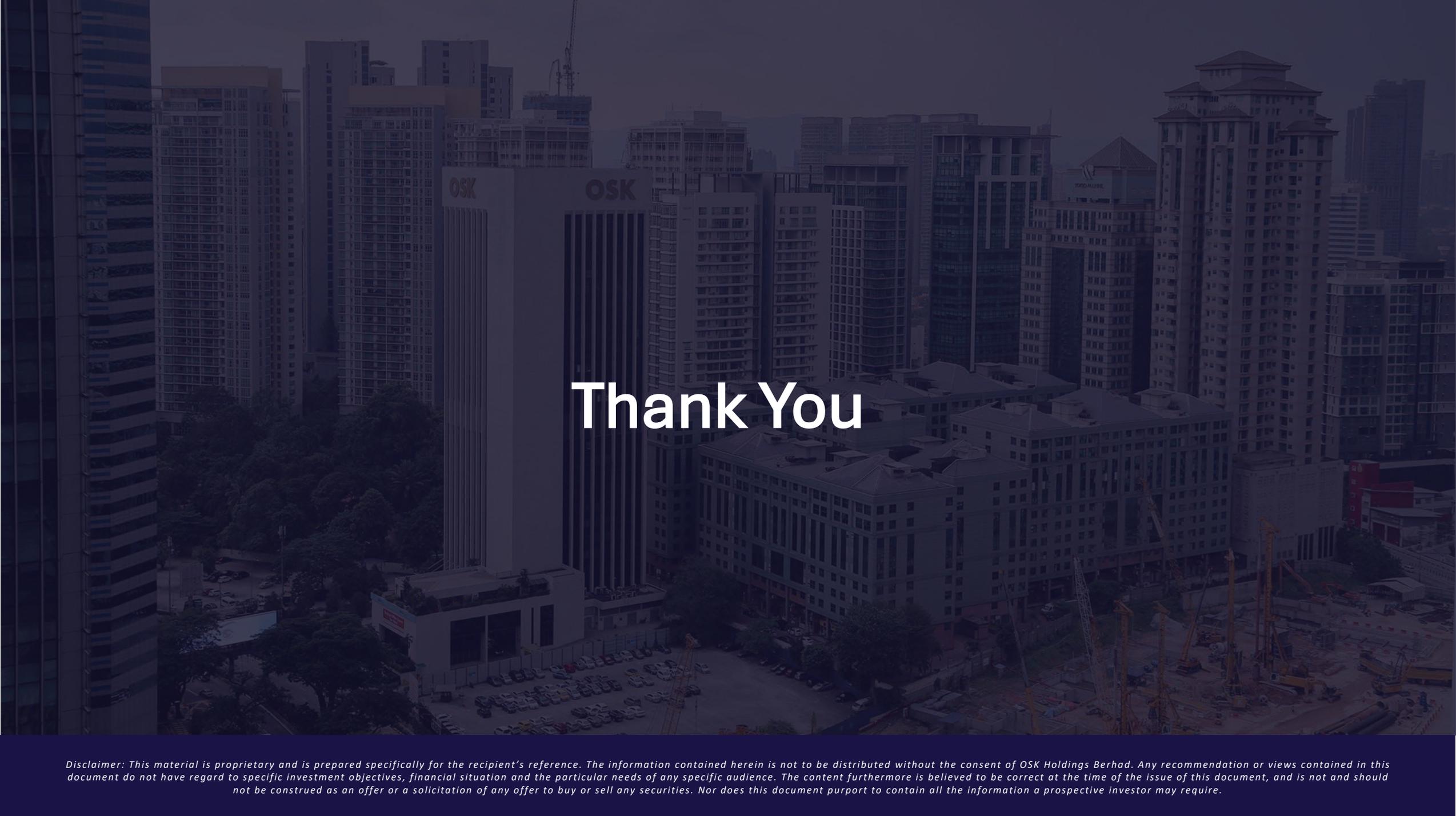
SIG Vacation Club Melaka

Booking.com

- Traveller Review Awards (9.0 out of 10)

Agoda

- 2024 Customer Review Award (9.1 out of 10)



Thank You

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