QUARTERLY REPORT FOR THE SECOND QUARTER 2026

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS FOR THE SIX MONTHS ENDED 30 JUNE 2026

	Note	**Current quarter ended 30.6.2026**	Comparative quarter ended 30.6.2025	**Current year to date ended 30.6.2026**	Preceding year to date ended 30.6.2025
		RM'000	RM'000	**RM'000**	RM'000
Operating activities:					
Operating revenue		**563,068**	510,612	**997,726**	911,194
Sales of goods and services		**483,450**	436,919	**842,884**	769,631
Cost of sales		**(357,906)**	(329,607)	**(616,802)**	(574,233)
Gross profit from sale of goods and services		**125,544**	107,312	**226,082**	195,398
Revenue from providing financing		**79,618**	73,693	**154,842**	141,563
Expenses for providing financing		**(28,145)**	(25,825)	**(51,170)**	(48,937)
Net financing income		**51,473**	47,868	**103,672**	92,626
Gross profit		**177,017**	155,180	**329,754**	288,024
Selling expenses		**(6,975)**	(5,819)	**(12,467)**	(10,456)
General and administrative expenses		**(71,086)**	(59,116)	**(138,385)**	(113,243)
Research and development expenses		**(213)**	(235)	**(496)**	(385)
		98,743	90,010	**178,406**	163,940
Impairment losses - net	B13(vi)	**(9,663)**	(11,401)	**(12,520)**	(16,754)
Other operating income		**6,863**	3,486	**12,065**	6,537
Other operating expenses		**(1,256)**	(551)	**(2,469)**	(2,791)
Operating profit		**94,687**	81,544	**175,482**	150,932
Investing activities:					
Share of results of associates and a joint venture, net of tax		**81,475**	80,609	**168,580**	156,544
Income from cash and cash equivalents	B13(ix)	**5,535**	7,235	**10,865**	15,683
Income from other investments	B13(x)	**49**	-	**46**	60
Fair valuation loss on other investments	B13(xi)	**(242)**	(11)	**(251)**	(99)
		86,817	87,833	**179,240**	172,188
Profit before financing and income tax		**181,504**	169,377	**354,722**	323,120
Financing activities:					
Expense on borrowings not related to providing financing to customers	B13(xii)	**(16,617)**	(13,776)	**(31,542)**	(27,456)
Interest expense on other liabilities		**(16)**	(27)	**(33)**	(43)
		(16,633)	(13,803)	**(31,575)**	(27,499)
Profit before tax	B13	**164,871**	155,574	**323,147**	295,621
Tax expense	B6	**(21,060)**	(12,900)	**(40,589)**	(28,060)
Profit after tax		**143,811**	142,674	**282,558**	267,561
Profit attributable to:					
Owners of the Company		**143,410**	142,004	**281,455**	266,287
Non-controlling interests		**401**	670	**1,103**	1,274
		143,811	142,674	**282,558**	267,561
Earnings per share (sen):					
Basic/Diluted	B11	**4.64**	4.59	**9.10**	8.61

(The accompanying explanatory notes form an integral part of this quarterly report and should be read in conjunction with the audited financial statements for the year ended 31 December 2025)

QUARTERLY REPORT FOR THE SECOND QUARTER 2026

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE SIX MONTHS ENDED 30 JUNE 2026

	Current quarter ended 30.6.2026 RM'000	Comparative quarter ended 30.6.2025 RM'000	**Current year to date ended 30.6.2026 RM'000**	Preceding year to date ended 30.6.2025 RM'000
Profit after tax	**143,811**	142,674	**282,558**	267,561
Other comprehensive (expenses)/income for the period				
Items of other comprehensive (expenses)/income that are not subject to tax effects:				
Will be reclassified to the statement of profit or loss in subsequent periods when specific conditions are met:				
- *Fair value loss on cash flow hedge*	**(2,357)**	(1,057)	**(809)**	(1,908)
- *Foreign currency translation gain/(loss)*	**6,425**	(6,559)	**16,773**	(5,148)
	4,068	(7,616)	**15,964**	(7,056)
Share of other comprehensive income/(expenses) and reserves of associates, accounted for using the equity method that are not subject to tax:				
(a) Will not be reclassified to the statement of profit or loss in subsequent periods:				
- *Fair values through other comprehensive income ("FVTOCI") and other reserves*	**5,497**	6,192	**5,472**	6,181
(b) Will be reclassified to the statement of profit or loss in subsequent periods when specific conditions are met:				
- *Foreign currency translation reserves*	**2,320**	(14,192)	**163**	(15,555)
- *FVTOCI and other reserves*	**9,450**	44,252	**(30,592)**	65,597
	17,267	36,252	**(24,957)**	56,223
Total other comprehensive income/(expenses) for the period	**21,335**	28,636	**(8,993)**	49,167
Total comprehensive income	**165,146**	171,310	**273,565**	316,728
Total comprehensive income attributable to:				
Owners of the Company	**164,629**	170,783	**272,163**	315,567
Non-controlling interests	**517**	527	**1,402**	1,161
	165,146	171,310	**273,565**	316,728

(The accompanying explanatory notes form an integral part of this quarterly report and should be read in conjunction with the audited financial statements for the year ended 31 December 2025)

QUARTERLY REPORT FOR THE SECOND QUARTER 2026

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 30 JUNE 2026

	Note	As at 30.6.2026	As at 31.12.2025
		RM'000	RM'000
Assets:			
Non-current			
Property, plant and equipment		**765,893**	770,222
Investment properties		**526,041**	525,931
Investments in associates and a joint venture		**4,551,205**	4,485,232
Intangible assets		**9,858**	10,747
Right-of-use assets		**50,551**	51,108
Inventories		**1,810,977**	1,752,145
Deferred tax assets		**139,212**	142,145
Capital financing		**1,277,245**	959,777
Trade receivables		**16,777**	15,001
Other assets		**3,056**	6,501
Derivative asset	B14	**23,233**	29,936
		9,174,048	8,748,745
Current			
Inventories		**688,276**	585,022
Capital financing		**1,534,867**	1,568,377
Trade receivables		**312,098**	268,725
Other assets		**85,269**	59,205
Contract assets		**196,176**	245,216
Biological assets		**706**	455
Tax recoverable		**26,498**	21,225
Securities at fair value through profit or loss ("FVTPL")		**276**	239
Cash, bank balances and short-term funds		**750,422**	846,042
		3,594,588	3,594,506
Total Assets		**12,768,636**	12,343,251

QUARTERLY REPORT FOR THE SECOND QUARTER 2026

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 30 JUNE 2026 (CONT'D)

	Note	As at 30.6.2026 RM'000	As at 31.12.2025 RM'000
Liabilities:			
Non-current			
Borrowings	A5(b),B8(a)	**3,340,392**	2,879,084
Trade payables		**16,969**	23,379
Other liabilities		**3,950**	3,416
Contract liabilities and deferred income		**52,016**	66,371
Lease liabilities		**172**	468
Deferred tax liabilities		**67,810**	68,552
		3,481,309	3,041,270
Current			
Borrowings	A5(b),B8(a)	**1,266,083**	1,462,381
Trade payables		**206,483**	150,552
Other liabilities		**538,460**	570,350
Provisions		**159,565**	177,388
Contract liabilities and deferred income		**33,183**	20,484
Lease liabilities		**1,078**	1,118
Tax payable		**24,421**	23,178
Derivative liability	B14	**1,676**	1,832
		2,230,949	2,407,283
Total Liabilities		**5,712,258**	5,448,553
Net Assets		**7,056,378**	6,894,698
Equity:			
Share capital		**2,095,311**	2,095,311
Treasury shares, at cost	A5(a)	**(43,226)**	(43,226)
		2,052,085	2,052,085
Reserves		**4,938,837**	4,774,937
Issued capital and reserves attributable to Owners of the Company		**6,990,922**	6,827,022
Non-controlling interests		**65,456**	67,676
Total Equity		**7,056,378**	6,894,698
Net Assets per share attributable to Owners of the Company (RM)		**2.26**	2.21
Number of outstanding ordinary shares in issue ('000)		**3,093,153**	3,093,153

(The accompanying explanatory notes form an integral part of this quarterly report and should be read in conjunction with the audited financial statements for the year ended 31 December 2025)

QUARTERLY REPORT FOR THE SECOND QUARTER 2026

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE SIX MONTHS ENDED 30 JUNE 2026

	Note	Attributable to Owners of the Company									
		Share capital	Treasury shares [Note A5(a)]	Revaluation reserve	Foreign currency translation reserves	Hedging reserve (Note B14)	Other reserves	Retained profits	Total issued share capital and reserves	Non-controlling interests	Total equity
		RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
As at 1.1.2026		2,095,311	(43,226)	63,451	(77,509)	888	54,931	4,733,176	6,827,022	67,676	6,894,698
Profit after tax		-	-	-	-	-	-	281,455	281,455	1,103	282,558
Fair value loss on cash flow hedge		-	-	-	-	(809)	-	-	(809)	-	(809)
Foreign currency translation gain		-	-	-	16,460	-	-	-	16,460	313	16,773
Share of other comprehensive income/(expenses) and reserves of associates accounted for using the equity method:											
- *Foreign currency translation reserves*		-	-	-	163	-	-	-	163	-	163
- *FVTOCI and other reserves*		-	-	-	-	-	(25,106)	-	(25,106)	(14)	(25,120)
Other comprehensive income/(expenses)		-	-	-	16,623	(809)	(25,106)	-	(9,292)	299	(8,993)
Total comprehensive income/(expenses)		-	-	-	16,623	(809)	(25,106)	281,455	272,163	1,402	273,565
Dividends paid to:											
- *Owners of the Company*	A6	-	-	-	-	-	-	(108,260)	(108,260)	-	(108,260)
- *Non-controlling interests*		-	-	-	-	-	-	-	-	(588)	(588)
Total distributions to Owners		-	-	-	-	-	-	(108,260)	(108,260)	(588)	(108,848)
Acquisitions of additional interests in a subsidiary from non-controlling interests:											
- *Accretion of equity interests*	A8(b)	-	-	-	-	-	-	-	-	(2)	(2)
- *Gain on acquisitions*	A8(b)	-	-	-	-	-	-	1	1	-	1
Disposal of a subsidiary	A8(d)	-	-	-	-	-	-	-	-	(3,036)	(3,036)
Subscription of new shares in a subsidiary:											
- *Accretion of equity interests*	A8(c)(viii)	-	-	-	-	-	-	-	-	4	4
- *Loss on subscription*	A8(c)(viii)	-	-	-	-	-	-	(4)	(4)	-	(4)
Total changes in ownership interest in subsidiaries		-	-	-	-	-	-	(3)	(3)	(3,034)	(3,037)
Total transactions with Owners in their capacity as Owners		-	-	-	-	-	-	(108,263)	(108,263)	(3,622)	(111,885)
As at 30.6.2026		2,095,311	(43,226)	63,451	(60,886)	79	29,825	4,906,368	6,990,922	65,456	7,056,378

QUARTERLY REPORT FOR THE SECOND QUARTER 2026

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE SIX MONTHS ENDED 30 JUNE 2026 (CONT'D)

	Note	Attributable to Owners of the Company									
		Share capital	Treasury shares	Revaluation reserve	Foreign currency translation reserves	Hedging reserve	Other reserves	Retained profits	Total issued share capital and reserves	Non-controlling interests	Total equity
		RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
As at 1.1.2025		2,095,311	(43,226)	63,451	(27,485)	218	3,050	4,337,412	6,428,731	72,804	6,501,535
Profit after tax		-	-	-	-	-	-	266,287	266,287	1,274	267,561
Fair value loss on cash flow hedge		-	-	-	-	(1,908)	-	-	(1,908)	-	(1,908)
Foreign currency translation loss		-	-	-	(5,051)	-	-	-	(5,051)	(97)	(5,148)
Share of other comprehensive (expenses)/income and reserves of associates accounted for using the equity method:											
- *Foreign currency translation reserves*		-	-	-	(15,555)	-	-	-	(15,555)	-	(15,555)
- *FVTOCI and other reserves*		-	-	-	-	-	71,794	-	71,794	(16)	71,778
Other comprehensive (expenses)/income		-	-	-	(20,606)	(1,908)	71,794	-	49,280	(113)	49,167
Total comprehensive (expenses)/income		-	-	-	(20,606)	(1,908)	71,794	266,287	315,567	1,161	316,728
Dividends paid to:											
- *Owners of the Company*	A6	-	-	-	-	-	-	(103,105)	(103,105)	-	(103,105)
Total distributions to Owners		-	-	-	-	-	-	(103,105)	(103,105)	-	(103,105)
Acquisition of additional interests in a subsidiary from non-controlling interests:											
- *Accretion of equity interests*		-	-	-	-	-	-	-	-	(93)	(93)
- *Gain on acquisitions*		-	-	-	-	-	-	53	53	-	53
Total changes in ownership interest in a subsidiary		-	-	-	-	-	-	53	53	(93)	(40)
Total transactions with Owners in their capacity as Owners		-	-	-	-	-	-	(103,052)	(103,052)	(93)	(103,145)
As at 30.6.2025		2,095,311	(43,226)	63,451	(48,091)	(1,690)	74,844	4,500,647	6,641,246	73,872	6,715,118

(The accompanying explanatory notes form an integral part of this quarterly report and should be read in conjunction with the audited financial statements for the year ended 31 December 2025)

QUARTERLY REPORT FOR THE SECOND QUARTER 2026

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE SIX MONTHS ENDED 30 JUNE 2026

	Note	Current year to date ended 30.6.2026	Preceding year to date ended 30.6.2025
		RM'000	RM'000
Cash Flows From Operating Activities			
Operating profit		**175,482**	150,932
Adjustments for:			
Non-cash and disclosure items		**(54,643)**	(34,787)
Operating profit before changes in working capital		**120,839**	116,145
(Increase)/Decrease in:			
Inventories		**(106,584)**	(71,367)
Trade receivables		**(46,507)**	48,666
Other assets		**(23,487)**	5,168
Contract assets		**49,040**	(26,845)
Increase/(Decrease) in:			
Trade payables		**49,522**	10,401
Other liabilities		**(46,208)**	2,076
Contract liabilities and deferred income		**(1,533)**	(13,612)
		(125,757)	(45,513)
Capital financing, net disbursement		**(283,768)**	(417,877)
Changes in working capital		**(409,525)**	(463,390)
Cash used in operations		**(288,686)**	(347,245)
Income tax paid		**(42,666)**	(43,401)
Income tax refunded		**165**	468
Interest/Profit paid		**(47,948)**	(47,496)
Interest/Profit received		**136,356**	121,851
Net cash used in operating activities		**(242,779)**	(315,823)
Cash Flows From Investing Activities			
Investment, divestment and income from investments:			
Acquisitions of additional shares in an associate	A8(g)	**(66,435)**	-
Acquisitions of additional shares in a subsidiary from non-controlling interests	A8(b)	**(1)**	(40)
Net cash inflow from acquisition of a subsidiary	A8(e)	**-***	-
Net cash outflow from disposal of a subsidiary	A8(d)	**(24)**	-
Funds distribution income received		**4,408**	6,744
Gain on redemption of short-term funds		**597**	2,736
Interest/Profit received		**5,289**	4,975
Investment properties expenditure		**(110)**	(125)
Proceeds from disposals of:			
- biological asset		**-**	41
- property, plant and equipment		**2,799**	189
- intangible asset		**924**	-
Purchase of:			
- biological assets		**(715)**	-
- lands for property development		**(39,907)**	(169,240)
- property, plant and equipment		**(21,440)**	(35,104)
- right-of-use assets		**(248)**	-
- software licences		**(1,082)**	(3,666)
Net investment, divestment and income from investments		**(115,945)**	(193,490)
Dividends received from an associate		**156,719**	125,375
Net cash from/(used in) investing activities		**40,774**	(68,115)

QUARTERLY REPORT FOR THE SECOND QUARTER 2026

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE SIX MONTHS ENDED 30 JUNE 2026 (CONT'D)

	Note	Current year to date ended 30.6.2026	Preceding year to date ended 30.6.2025
		RM'000	RM'000
Cash Flows From Financing Activities			
Funding in business:			
Expenses incurred on borrowings		**(3,185)**	(223)
Proceeds from issuance/drawdowns of:			
- medium-term notes and Sukuk	A5	**500,000**	850,000
- term loans and bankers' acceptances		**132,183**	108,152
Redemptions/Repayments of:			
- medium-term notes and Sukuk	A5	**(223,495)**	(157,270)
- term loans and bankers' acceptances		**(87,044)**	(95,476)
- revolving credits - net		**(70,517)**	(150,816)
Net drawdowns		**251,127**	554,590
Interest/Profit paid		**(40,429)**	(44,450)
Payment of lease liabilities		**(382)**	(439)
Dividends:			
Dividend paid to:			
- Owners of the Company	A6	**(108,260)**	(103,105)
- non-controlling interests		**(588)**	-
Total distributions to Owners		**(108,848)**	(103,105)
Net cash from financing activities		**98,283**	406,373
Net (decrease)/increase in cash and cash equivalents		**(103,722)**	22,435
Gain on fair valuation of short-term funds		**328**	1,140
Effects of exchange rate changes		**7,774**	(3,347)
Cash and cash equivalents at beginning of the period		**846,042**	876,146
Cash and cash equivalents at end of the period		**750,422**	896,374

*Negligible

(The accompanying explanatory notes form an integral part of this quarterly report and should be read in conjunction with the audited financial statements for the year ended 31 December 2025)

QUARTERLY REPORT FOR SECOND QUARTER ENDED 30 JUNE 2026

Explanatory notes to Quarterly Report for the current year to date ended 30 June 2026

The unaudited interim financial report ("the quarterly report"), a condensed consolidated financial statement of the Group, has been prepared in accordance with MFRS 134: Interim Financial Reporting issued by the Malaysian Accounting Standards Board ("MASB") and Chapter 9, Part K - Periodic Disclosures of the Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Securities").

PART A Explanatory Notes Pursuant to Malaysian Financial Reporting Standard 134: Interim Financial Reporting ("MFRS 134") issued by MASB

A1. Basis of preparation

This quarterly report should be read in conjunction with the audited financial statements of the Group for the year ended 31 December 2025 and the accompanying explanatory notes, which explain events and transactions that are significant to an understanding of the changes in the financial position and performance of the Group since the year ended 31 December 2025. Effective from 1 January 2024, the Group has early adopted MFRS 18 Presentation and Disclosure in Financial Statements. The standard supersedes MFRS 101 and introduces enhanced requirements for the statement of profit or loss subtotals and disclosures, thereby refining the presentation and improving the clarity of financial reporting.

The accounting policies and methods of computation applied in preparing the unaudited interim financial statements are consistent with those adopted in the audited financial statements for the year ended 31 December 2025 except for the adoption of the following amendments to MFRS Accounting Standards ("MFRSs"), which are effective for the Group's financial year beginning on 1 January 2026:

(i) Amendments to MFRS 9 'Financial Instruments' and MFRS 7 'Financial Instruments: Disclosures' (Classification and Measurement of Financial Instruments)
(ii) Amendments to MFRS 9 'Financial Instruments' and MFRS 7 'Financial Instruments: Disclosures' (Contracts Referencing Nature-dependent Electricity)
(iii) Amendments to MFRSs (Annual improvements to MFRS Accounting Standards - Volume 11)

The amendments to MFRS 9 'Financial Instruments' and MFRS 7 'Financial Instruments: Disclosures' clarify the requirements relating to the classification and measurement of financial instruments, including the derecognition of financial liabilities settled through electronic payment systems, and provide guidance on contracts referencing nature-dependent electricity. The adoption of these amendments did not have any material impact on the Group's financial position or financial performance for the current financial period.

A2. Seasonality or cyclicality of interim operations

The performance of the Group's Hotels and Resorts Division is dependent on holiday seasons. The other business operations of the Group for the current year to date were not affected by any seasonal or cyclical factors.

A3. Unusual items affecting assets, liabilities, equity, net income and cash flows

There were no unusual items affecting the assets, liabilities, equity, net income, or cash flows of the Group because of their nature, size or incidence during the current year to date.

A4. Changes in estimates of amounts reported previously

There were no material changes in prior period accounting estimates that had a material impact on the current quarter or year-to-date results.

A5. Issues, repurchases and repayments of debts and equity securities

The issuances, repurchases and repayments of debt and equity securities of the Group for the current year to date are as follows:

(a) Share buybacks/Treasury shares of the Company

The shares repurchased are being held as treasury shares and treated in accordance with the requirements of Section 127 of the Companies Act 2016. There were no share issuances, cancellations, resales and buybacks for the current year to date.

(b) Issuance and redemption of Medium-Term Note Programme ("MTN") and Sukuk Murabahah Programme ("Sukuk")

(i) **Sukuk Murabahah Programme ("Sukuk 1") and Medium-Term Note Programme ("MTN 2") for the issuance of MTN and Sukuk with a combined limit of up to RM1.8 billion in nominal value, guaranteed by the Company**

(1) OSK I CM Sdn. Bhd. ("OSKICM"), a wholly-owned subsidiary of the Company, had on 30 January 2026 fully redeemed its Tranche 2 of MTN 2 of RM15.5 million, which was issued on 30 January 2019.

(2) OSKICM had on 9 February 2026 and 30 March 2026 redeemed its Tranche 4 of Sukuk 1 of RM7.0 million and RM23.0 million, respectively, which was issued on 9 November 2021.

(3) OSKICM had on 17 April 2026 redeemed its Tranche 1 of MTN 2 of RM3.0 million, which was issued on 30 April 2018.

(ii) **Medium-Term Note Programme ("MTN 3") for the issuance of MTN of up to RM980.0 million nominal values in aggregate, guaranteed by the Company**

OSKICM had on 10 April 2026 redeemed the following MTNs:

- Tranche 1 of MTN 3 amounting to RM10.0 million, which was issued on 10 May 2019;
- Tranche 4 of MTN 3 amounting to RM40.0 million, which was issued on 30 September 2020; and
- Tranche 5 of MTN 3 amounting to RM5.0 million, which was issued on 20 December 2022.

(iii) **Islamic MTN (Sukuk Murabahah) Programme ("Sukuk-R"), which, together with a Multi-Currency MTN Programme ("MCMTN-R"), is for the issuance of Sukuk-R and MCMTN-R with a combined limit of up to RM3.5 billion (or its equivalent in other currencies) in aggregate nominal value, guaranteed by the Company**

(1) OSK Rated Bond Sdn. Bhd. ("OSKRB"), a wholly-owned subsidiary of the Company, had on 12 March 2026 fully redeemed its Series 1 of MCMTN-R of RM20.0 million and Series 1 of Sukuk-R of RM100.0 million, respectively, which was issued on 12 March 2021.

(2) OSKRB completed its 2 series of Sukuk-R issuance on 25 March 2026. The 2 series of Sukuk-R comprises the following:

- Series 8 of Sukuk-R of RM100.0 million with a tenure of 7 years maturing on 25 March 2033 at a fixed rate of 3.90% per annum; and
- Series 9 of Sukuk-R of RM400.0 million with a tenure of 10 years maturing on 25 March 2036 at a fixed rate of 3.96% per annum.

QUARTERLY REPORT FOR SECOND QUARTER ENDED 30 JUNE 2026

A5. Issues, repurchases and repayments of debts and equity securities (Cont'd)

(b) Issuance and redemption of Medium-Term Note Programme ("MTN") and Sukuk Murabahah Programme ("Sukuk") (Cont'd)

Summary of the MTNs and Sukuk outstanding amounts is as follows:

		Current year-to-date			
Date	**Description**	**Amounts**	**Tenure (years)**	**Weighted average rate (%)**	**Fixed/ Floating rate**
		RM'000			
01.01.2026	**Opening balance**	3,007,724			
	Issuance:				
25.03.2026	Series 8 of Sukuk-R	100,000	7	3.90	Fixed
25.03.2026	Series 9 of Sukuk-R	400,000	10	3.96	Fixed
		500,000			
	Redemption:				
30.01.2026	Tranche 2 of MTN 2	15,511	7	4.25	Floating
09.02.2026	Tranche 4 of Sukuk 1	7,000	7	4.28	Floating
12.03.2026	Series 1 of MCMTN-R	20,000	5	3.55	Fixed
12.03.2026	Series 1 of Sukuk-R	100,000	5	3.55	Fixed
30.03.2026	Tranche 4 of Sukuk 1	23,000	7	4.26	Floating
10.04.2026	Tranche 1 of MTN 3	10,000	15	4.58	Floating
10.04.2026	Tranche 4 of MTN 3	40,000	8	4.13	Floating
10.04.2026	Tranche 5 of MTN 3	5,000	8	4.18	Floating
17.04.2026	Tranche 1 of MTN 2	2,984	10	4.18	Floating
		223,495			
30.06.2026	**Closing balance**	3,284,229			
Less: Unamortised issuance expenses		(5,312)			
		3,278,917			

A6. Dividends paid during the current year to date

		Current year to date ended 30.6.2026 RM'000	Preceding year to date ended 30.6.2025 RM'000
Dividends for the year ended:			
31.12.2025	3.5 sen single-tier final dividend	**108,260**	-
31.12.2024	5.0 sen single-tier final dividend	**-**	103,105
		108,260	103,105

Details of dividends declared for the current year to date are disclosed in Note B10.

A7. Segmental information

For management purposes, the Group's business activities are categorised into four core reportable business segments based on the nature of the products and services and an Investment Holding Segment. The executive committee is the chief operating decision maker and monitors the operating results of its business units separately to make decisions on resource allocation and performance assessment. Segment performance is evaluated based on profit or loss and is measured consistently with profit or loss in the consolidated financial statements.

The four core business segments and the Investment Holding Segment are described as follows:

(a) Property

(i) Property Development

- Development and construction of residential and commercial properties for sale, provision of project management services and sharing of results of an associate involved in property development activities in Australia.
- Trading in building materials and providing interior design services.

(ii) Property Investment and Management

- Management and letting of properties, contributing to rental yield and property appreciation, and sharing the results of an associate and a joint venture dealing with the letting of office and retail space in Australia and Malaysia.
- Cultivation and sale of oil palm fresh fruit bunches and other agricultural produce.

A7. Segmental information (Cont'd)

The four core business segments and the Investment Holding Segment are described as follows: (Cont'd)

(b) Financial Services

(i) Capital Financing Division	− Capital financing includes generating interest and fee income on loans and financing portfolios in Malaysia, Australia and Singapore.
(ii) Consumer Financing Division	− Islamic financing activities include generating profit and fee income on Islamic financing portfolios in Malaysia.
	− Hire purchase financing activities include generating interest income on the vehicle financing portfolio in Malaysia.

(c) Industries

(i) Olympic Cable	− Manufacturing and sale of power cables are divided into four major categories, namely (i) low-voltage power cables, (ii) medium-voltage power cables, (iii) high-voltage power cables, (iv) fire-resistant power cables and (v) fibre optic cables.
(ii) Acotec Industrialised Building System ("IBS")	− Manufacturing and sale of IBS concrete wall panels.

(d) Hospitality

(i) Hotels and Resorts	− Management and operation of hotels and resorts, including golf course operations, room rental, food and beverage revenue and fee income.
(ii) SGI Vacation Club	− Management of vacation via timeshare and sale of timeshare membership.

A7. Segmental information (Cont'd)

The four core business segments and the Investment Holding Segment are described as follows: (Cont'd)

(e) Investment Holding

Investment Holding and Others	− Investment in RHB Bank Berhad, sharing of results of an associate engaged in the financial services business and generating dividend income.
	− Investing activities and other non-core businesses, including investments that contribute dividend income and interest income.

Business segment performance is evaluated based on operating results, which, in certain aspects, are measured differently from profit or loss in the consolidated financial statements. Inter-segment revenues are eliminated upon consolidation.

Business segment revenue and results include items directly attributable to each segment that can be allocated on a reasonable basis. The inter-segment transactions have been entered into at arm's length with terms mutually agreed between the segments, and such transactions have been eliminated to arrive at the Group's results. During the year to date, there was no single external customer that made up ten per cent or more of the Group's revenue.

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A7. Segmental information (Cont'd)

(a) Business segment analysis

The following table provides an analysis of the Group's revenue and results by business segments:

	Property	Financial Services	Industries	Hospitality	Investment Holding	Consolidated
Current year to date ended 30.6.2026	**RM'000**	**RM'000**	**RM'000**	**RM'000**	**RM'000**	**RM'000**
Revenue						
Total revenue	**447,475**	**158,492**	**353,261**	**55,065**	**111,353**	**1,125,646**
Inter-segment revenue	**(12,148)**	**-**	**(4,479)**	**(22)**	**(36,309)**	**(52,958)**
Dividends from subsidiaries	**-**	**-**	**-**	**-**	**(74,962)**	**(74,962)**
Revenue from external parties	**435,327**	**158,492**	**348,782**	**55,043**	**82**	**997,726**
Results						
Segment profit/(loss)	**91,692**	**69,796**	**5,856**	**(1,369)**	**(9,140)**	**156,835**
Share of results of associates and a joint venture	**(2,226)**	**-**	**-**	**-**	**170,806**	**168,580**
	89,466	**69,796**	**5,856**	**(1,369)**	**161,666**	**325,415**
(Elimination of unrealised profit)/ Realisation of profit upon completion of sale	**(2,762)**	**-**	**-**	**-**	**494**	**(2,268)**
Profit/(Loss) before tax	**86,704**	**69,796**	**5,856**	**(1,369)**	**162,160**	**323,147**
Tax (expense)/income	**(17,508)**	**(19,343)**	**(1,708)**	**22**	**(2,052)**	**(40,589)**
Profit/(Loss) after tax	**69,196**	**50,453**	**4,148**	**(1,347)**	**160,108**	**282,558**
Preceding year to date ended 30.6.2025						
Revenue						
Total revenue	418,573	141,563	323,231	48,868	138,069	1,070,304
Inter-segment revenue	(17,444)	-	(3,675)	(4)	(39,917)	(61,040)
Dividends from subsidiaries	-	-	-	-	(98,070)	(98,070)
Revenue from external parties	401,129	141,563	319,556	48,864	82	911,194
Results						
Segment profit/(loss)	72,395	60,638	19,884	(2,519)	(2,891)	147,507
Share of results of associates and a joint venture	(3,021)	-	-	-	159,565	156,544
	69,374	60,638	19,884	(2,519)	156,674	304,051
Elimination of unrealised profit	(7,209)	-	-	-	(1,221)	(8,430)
Profit/(Loss) before tax	62,165	60,638	19,884	(2,519)	155,453	295,621
Tax (expense)/income	(2,780)	(17,820)	(4,819)	63	(2,704)	(28,060)
Profit/(Loss) after tax	59,385	42,818	15,065	(2,456)	152,749	267,561
Improve/(Lower) of pre-tax performance						
- in RM'000	24,539	9,158	(14,028)	1,150	6,707	27,526
- in %	39%	15%	(71%)	46%	4%	9%

A7. Segmental information (Cont'd)

(a) Business segment analysis (Cont'd)

The following table provides an analysis of the Group's assets and liabilities by business segments:

	Property	Financial Services	Industries	Hospitality	Investment Holding	Consolidated
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
As at 30.6.2026						
Assets						
Tangible assets	**3,808,298**	**2,969,651**	**688,382**	**366,904**	**208,628**	**8,041,863**
Intangible assets	**1,015**	**7,847**	**-**	**-**	**996**	**9,858**
	3,809,313	**2,977,498**	**688,382**	**366,904**	**209,624**	**8,051,721**
Investments in associates and a joint venture	**578,769**	**-**	**-**	**-**	**3,972,436**	**4,551,205**
Segment assets	**4,388,082**	**2,977,498**	**688,382**	**366,904**	**4,182,060**	**12,602,926**
Deferred tax assets and tax recoverable	**114,534**	**20,572**	**15,069**	**12,665**	**2,870**	**165,710**
Total assets	**4,502,616**	**2,998,070**	**703,451**	**379,569**	**4,184,930**	**12,768,636**
Liabilities						
Segment liabilities	**2,131,791**	**2,389,768**	**437,397**	**162,663**	**498,408**	**5,620,027**
Deferred tax liabilities and tax payable	**58,689**	**15,891**	**11,410**	**5,603**	**638**	**92,231**
Total liabilities	**2,190,480**	**2,405,659**	**448,807**	**168,266**	**499,046**	**5,712,258**
As at 31.12.2025						
Assets						
Tangible assets	3,945,568	2,608,281	577,024	376,533	176,496	7,683,902
Intangible assets	1,007	8,728	-	-	1,012	10,747
	3,946,575	2,617,009	577,024	376,533	177,508	7,694,649
Investments in associates and a joint venture	502,484	-	-	-	3,982,748	4,485,232
Segment assets	4,449,059	2,617,009	577,024	376,533	4,160,256	12,179,881
Deferred tax assets and tax recoverable	116,654	20,001	12,008	12,558	2,149	163,370
Total assets	4,565,713	2,637,010	589,032	389,091	4,162,405	12,343,251
Liabilities						
Segment liabilities	2,288,901	2,129,301	325,979	165,560	447,082	5,356,823
Deferred tax liabilities and tax payable	61,441	11,888	11,752	5,674	975	91,730
Total liabilities	2,350,342	2,141,189	337,731	171,234	448,057	5,448,553
(Decrease)/Increase in segment assets	(60,977)	360,489	111,358	(9,629)	21,804	423,045
% of (decrease)/increase	(1%)	14%	19%	(3%)	<1%	3%
(Decrease)/Increase in segment liabilities	(157,110)	260,467	111,418	(2,897)	51,326	263,204
% of (decrease)/increase	(7%)	12%	34%	(2%)	11%	5%

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A7. Segmental information (Cont'd)

(b) Geographical segments analysis

The Group's operations are mainly based in Malaysia (for all four (4) core businesses), Australia (Property Development, Property Investment and Capital Financing) and Singapore (Capital Financing).

The following table provides an analysis of the Group's revenue, results and non-current assets by geographical segments:

	Malaysia RM'000	Australia RM'000	Singapore RM'000	Consolidated RM'000
Current year to date ended 30.6.2026				
Revenue	**952,088**	**35,738**	**9,900**	**997,726**
Share of results of associates and a joint venture	**170,790**	**(2,210)**	**-**	**168,580**
Profit before tax	**309,268**	**7,728**	**6,151**	**323,147**
Preceding year to date ended 30.6.2025				
Revenue	875,485	35,709	-	911,194
Share of results of associates and a joint venture	159,357	(2,813)	-	156,544
Profit before tax	284,537	11,084	-	295,621
As at 30.6.2026				
Non-current assets ^	**3,161,963**	**1,351**	**6**	**3,163,320**
As at 31.12.2025				
Non-current assets ^	3,099,381	10,772	-	3,110,153

^ Non-current assets exclude financial instruments, deferred tax assets and investments in associates and a joint venture.

A8. Effects of changes in the composition of the Group for the current year to date

(a) Incorporation of subsidiaries

(i) On 13 January 2026, OSK Capital (S) Pte. Ltd. ("OSKCap(S)"), a wholly-owned subsidiary of the Company, incorporated OSK Investments (A) Pty. Ltd. ("OSKI(A)") as a wholly-owned subsidiary with an issued and paid-up capital of AUD120 comprising 120 ordinary shares. The principal activity of OSKI(A) is investment holding.

(ii) On 5 February 2026, OSK Property Holdings Berhad ("OSKPH"), a 99.96%-owned subsidiary of the Company, incorporated OSK Real Estate Management Services Sdn. Bhd. ("OSKREMS") as a wholly-owned subsidiary with an issued and paid-up capital of RM1 comprising one (1) ordinary share. The principal activity of OSKREMS is the provision of property management and facilities services.

(iii) On 25 March 2026, OSKCap(S) incorporated OSK Financial (A) Pty. Ltd. ("OSKF(A)") as a wholly-owned subsidiary with an issued and paid-up capital of AUD1 comprising one (1) ordinary share. The principal activity of OSKF(A) is investment holding.

(iv) On 25 March 2026, OSKF(A) incorporated OSK Special Opportunities (A) Pty. Ltd. ("OSKSO(A)") as a wholly-owned subsidiary with an issued and paid-up capital of AUD1 comprising one (1) ordinary share. The principal activity of OSKSO(A) is the provision of mezzanine funding.

(v) On 25 March 2026, OSK Capital (A) Pty. Ltd. ("OSKCap(A)"), a wholly-owned subsidiary of OSKCap(S), which in turn is a wholly-owned subsidiary of the Company, incorporated OSK Capital Services (A) Pty. Ltd. ("OSKCS(A)") as a wholly-owned subsidiary with an issued and paid-up capital of AUD1 comprising one (1) ordinary share. The principal activity of OSKCS(A) is acting as a trustee for mortgage funds.

(vi) On 25 March 2026, OSKCap(A) incorporated OSK Capital Opportunities (A) Pty. Ltd. ("OSKCO(A)") as a wholly-owned subsidiary with an issued and paid-up capital of AUD1 comprising one (1) ordinary share. The principal activity of OSKCO(A) is the provision of mezzanine loan financing.

(vii) On 21 April 2026, Kredibridge Holdings Sdn. Bhd. (f.k.a. Capital Bridge Holdings Sdn. Bhd.) ("KHSB"), a wholly-owned subsidiary of the Company, incorporated Krestore I Sdn. Bhd. ("KISB") as a wholly-owned subsidiary with an issued and paid-up capital of RM2 comprising two (2) ordinary shares. The principal activity of KISB is the acquisition, management and realisation of debt portfolios and other financial assets.

(viii) On 4 May 2026, OSKPH, a 99.96%-owned subsidiary of the Company, incorporated OSK Landscape Sdn. Bhd. ("OSKL") as a wholly-owned subsidiary with an issued and paid-up capital of RM1 comprising one (1) ordinary share. The principal activity of OSKL is the construction of landscape and maintenance works.

A8. Effects of changes in the composition of the Group for the current year to date (Cont'd)

(b) Acquisition of additional equity interests in PJ Development Holdings Berhad ("PJDH")

On 17 March 2026, the Company acquired a total of 1,000 ordinary shares of PJDH for cash of RM1,200 from non-controlling interests in PJDH, a 97.48%-owned subsidiary of the Company.

The acquisitions of additional equity interests from non-controlling interests of PJDH have the following effects on the Group:

	RM'000
Net assets acquired from non-controlling interests	(2)
Gain on consolidation recognised in statement of changes in equity	1
Cash outflow on acquisitions of additional ordinary shares in PJDH	(1)

The Company's equity interest in PJDH remained at 97.48%.

(c) Subscription of new shares in subsidiaries

(i) On 28 January 2026, 30 March 2026 and 26 June 2026, the Company subscribed for 5,000,000, 3,500,000 and 50,000 new ordinary shares in OSK Capital Holding (S) Pte. Ltd. ("OSKCH"), a wholly-owned subsidiary of the Company, for cash of SGD50,000 and by capitalising the amount due to the Company of SGD8,500,000, respectively. Accordingly, the issued and paid-up ordinary share capital of OSKCH increased from SGD550,001 to SGD9,100,001.

Upon completion of the shares subscription, the Company's equity interests in OSKCH remained at 100%.

(ii) On 28 January 2026 and 30 March 2026, OSKCH subscribed for 5,000,000 and 3,500,000 new ordinary shares in OSK Capital Singapore Pte. Ltd. ("OSKCS"), a wholly-owned subsidiary of OSKCH, by capitalising the amount due to OSKCH of SGD8,500,000. Accordingly, the issued and paid-up ordinary share capital of OSKCS increased from SGD500,001 to SGD9,000,001.

Upon completion of the shares subscription, the Company's effective equity interests in OSKCS remained at 100%.

(iii) On 28 January 2026 and 16 June 2026, the Company subscribed for 1,500,000 and 1,000,000 new ordinary shares in KHSB, a wholly-owned subsidiary of the Company, for cash of RM1,500,000 and RM1,000,000, respectively. Accordingly, the issued and paid-up ordinary share capital of KHSB increased from RM1,050,000 to RM3,550,000.

Upon completion of the shares subscription, the Company's equity interests in KHSB remained at 100%.

(iv) On 28 January 2026 and 16 June 2026, KHSB subscribed for 1,500,000 and 1,000,000 new ordinary shares in Kredibridge Sdn. Bhd. (f.k.a. Capital Bridge Sdn. Bhd.) ("KSB"), a wholly-owned subsidiary of KHSB, for cash of RM1,500,000 and RM1,000,000, respectively. Accordingly, the issued and paid-up ordinary share capital of KSB increased from RM1,000,000 to RM3,500,000.

Upon completion of the shares subscription, the Company's effective equity interests in KSB remained at 100%.

A8. Effects of changes in the composition of the Group for the current year to date (Cont'd)

(c) Subscription of new shares in subsidiaries (Cont'd)

(v) On 26 February 2026, OSKPH, a 99.96%-owned subsidiary of the Company, subscribed for 170,000 new ordinary shares in Laman Harta Sdn. Bhd. ("LHSB"), a wholly-owned subsidiary of OSKPH, for cash of RM170,000. Accordingly, the issued and paid-up ordinary share capital of LHSB increased from RM100,000 to RM270,000.

Upon completion of the shares subscription, the Company's effective equity interests in LHSB remained at 99.96%.

(vi) On 1 April 2026, OSKPH, a 99.96%-owned subsidiary of the Company, subscribed for 2,499,999 new ordinary shares in OSKREMS, a wholly-owned subsidiary of OSKPH, for cash of RM2,499,999. Accordingly, the issued and paid-up ordinary share capital of OSKREMS increased from RM1 to RM2,500,000.

Upon completion of the shares subscription, the Company's effective equity interests in OSKREMS remained at 99.96%.

(vii) On 9 April 2026, PJDH, a 97.48%-owned subsidiary of the Company, subscribed for 1,200,000 new ordinary shares in PJD Hotels Sdn. Bhd. ("PJD Hotels"), a wholly-owned subsidiary of PJDH, for cash of RM1,200,000. Accordingly, the issued and paid-up ordinary share capital of PJD Hotels increased from RM247,925,000 to RM249,125,000.

Upon completion of the shares subscription, the Company's effective equity interests in PJD Hotels remained at 97.48%.

(viii) On 9 April 2026, PJD Hotels, a wholly-owned subsidiary of PJDH, which in turn is a 97.48%-owned subsidiary of the Company, subscribed for 1,200,000 new ordinary shares in Damai Laut Golf Resort Sdn. Bhd. ("DLGR"), a 99.65%-owned subsidiary of PJD Hotels, for cash of RM1,200,000. Accordingly, the issued and paid-up ordinary share capital of DLGR increased from RM261,925,000 to RM263,125,000.

Upon completion of the shares subscription, the Company's effective equity interests in DLGR remained at 97.14%.

The subscription of shares has the following effects on the Group:

	RM'000
Net liabilities acquired from non-controlling interests	4
Loss on consolidation recognised in statement of changes in equity	(4)
Cash in/(out)flow on the subscription of ordinary shares in DLGR	-

A8. Effects of changes in the composition of the Group for the current year to date (Cont'd)

(c) Subscription of new shares in subsidiaries (Cont'd)

(ix) On 14 April 2026, OSK Consumer Financing Sdn. Bhd. (f.k.a. OSK Retail Capital Sdn. Bhd.) ("OSKCF"), a wholly-owned subsidiary of the Company, subscribed for 1,997,000 new ordinary shares in OSK Credit Sdn. Bhd. (f.k.a. OSKRF Sdn. Bhd. and PH Keystone Capital Sdn. Bhd.) ("OSK Credit"), a wholly-owned subsidiary of OSKCF, for cash of RM1,997,000. Accordingly, the issued and paid-up ordinary share capital of OSK Credit increased from RM3,000 to RM2,000,000.

Upon completion of the shares subscription, the Company's effective equity interests in OSK Credit remained at 100%.

On 16 March 2026, PH Keystone Capital Sdn. Bhd. changed its name to OSK RF Sdn. Bhd. and subsequently, on 28 July 2026, OSK RF Sdn. Bhd. changed its name to OSK Credit Sdn. Bhd.

(x) On 14 May 2026, PJDH, a 97.48%-owned subsidiary of the Company, subscribed for 150,000 new ordinary shares in Vibrant Practice Sdn. Bhd. ("VPSB"), a wholly-owned subsidiary of PJDH, for cash of RM150,000. Accordingly, the issued and paid-up ordinary share capital of VPSB increased from RM16,854,002 to RM17,004,002.

Upon completion of the shares subscription, the Company's effective equity interests in VPSB remained at 97.48%.

(xi) On 25 May 2026, OSKPH, a 99.96%-owned subsidiary of the Company, subscribed for 11,500,000 new ordinary shares in Aspect Dynamic Sdn. Bhd. ("ADSB"), a wholly-owned subsidiary of OSKPH, for cash of RM11,500,000. Accordingly, the issued and paid-up ordinary share capital of ADSB increased from RM80,000 to RM11,580,000.

Upon completion of the shares subscription, the Company's effective equity interests in ADSB remained at 99.96%.

(xii) On 25 May 2026, OSKPH, a 99.96%-owned subsidiary of the Company, subscribed for 13,500,000 new ordinary shares in Perspektif Vista Sdn. Bhd. ("PVSB"), a wholly-owned subsidiary of OSKPH, for cash of RM13,500,000. Accordingly, the issued and paid-up ordinary share capital of PVSB increased from RM25,000,000 to RM38,500,000.

Upon completion of the shares subscription, the Company's effective equity interests in PVSB remained at 99.96%.

(xiii) On 26 May 2026, the Company subscribed for 250,000 new ordinary shares in OSK Design Sdn. Bhd. ("OSKD"), a wholly-owned subsidiary of the Company, for cash of RM250,000. Accordingly, the issued and paid-up ordinary share capital of OSKD increased from RM750,000 to RM1,000,000.

Upon completion of the shares subscription, the Company's equity interests in OSKD remained at 100%.

A8. Effects of changes in the composition of the Group for the current year to date (Cont'd)

(c) Subscription of new shares in subsidiaries (Cont'd)

(xiv) On 16 June 2026, the Company subscribed for 7,500,000 new ordinary shares in OSKCF, a wholly-owned subsidiary of the Company, for cash of RM7,500,000. Accordingly, the issued and paid-up ordinary share capital of OSKCF increased from RM71,934,532 to RM79,434,532.

Upon completion of the shares subscription, the Company's equity interests in OSKCF remained at 100%.

(xv) On 16 June 2026, OSKCF, a wholly-owned subsidiary of the Company, subscribed for 7,500,000 new ordinary shares in OSK Syariah Capital Sdn. Bhd. ("OSKSC"), a wholly-owned subsidiary of OSKCF, for cash of RM7,500,000. Accordingly, the issued and paid-up ordinary share capital of OSKSC increased from RM50,000,000 to RM57,500,000.

Upon completion of the shares subscription, the Company's effective equity interests in OSKSC remained at 100%.

(xvi) On 23 June 2026, PJDH, a 97.48%-owned subsidiary of the Company, subscribed for 22,950,000 new ordinary shares in Pengerang Jaya Pte. Ltd. ("PJPL"), a wholly-owned subsidiary of PJDH, by capitalising the amount due to PJDH of RM66,434,895. Accordingly, the issued and paid-up ordinary share capital of PJPL increased from RM65,098,714 to RM131,533,609.

Upon completion of the shares subscription, the Company's effective equity interests in PJPL remained at 97.48%.

(xvii) On 23 June 2026, PJPL, a wholly-owned subsidiary of PJDH, which in turn is a 97.48%-owned subsidiary of the Company, subscribed for 22,950,000 new ordinary shares in P.J. (A) Pty. Limited ("PJ(A)"), a wholly-owned subsidiary of PJPL, by capitalising the amount due to PJPL of AUD22,950,000. Accordingly, the issued and paid-up ordinary share capital of PJ(A) increased from AUD3 to AUD22,950,003.

Upon completion of the shares subscription, the Company's effective equity interests in PJ(A) remained at 97.48%.

A8. Effects of changes in the composition of the Group for the current year to date (Cont'd)

(d) Disposal of Lyte Malaysia Sdn. Bhd. ("LMSB")

On 30 January 2026, OSK Fintech Sdn. Bhd. ("OSKFT"), a wholly-owned subsidiary of the Company, entered into a Share Sale Agreement with Lyte Ventures Pte. Ltd. for the disposal of the entire 51% equity interests held in LMSB, whose principal activities involve operating a technology and financing platform to provide solutions to freelancers and SMEs, representing 7,140,000 ordinary shares, to Lyte Ventures Pte. Ltd. for a total cash consideration of RM4.7 million.

The disposal of LMSB was duly completed on 10 March 2026.

The effects on the Group's financial statements are as follows:

	RM'000
Disposal proceeds	4,703
Cost of investment in a subsidiary	(3,153)
Gain on disposal of a subsidiary at OSKFT's level	1,550
Post-acquisition reserves recognised up to the date of disposal	3,980
Reversal of impairment loss previously made	(3,986)
Gain on disposal of a subsidiary at the Group level	1,544

The value of assets and liabilities of LMSB as at the date of disposal on 31 January 2026 was as follows:

	RM'000
Property, plant and equipment	20
Intangible assets	556
Capital Financing	7,637
Other receivables, deposits and prepayments	5
Tax recoverable	100
Cash and bank balances	1,224
Other payables, deposits and accruals	(3,129)
Deferred income	(218)
Net assets	6,195
Non-controlling interest	(3,036)
	3,159
Gain on disposal of a subsidiary at Group level	1,544
Net disposal proceeds	4,703
Cash and cash equivalents of LMSB	(1,224)
Total net cash inflow from disposal of a subsidiary	3,479
Balance proceeds receivable included in other receivables	(3,503)
Net cash outflow from disposal of a subsidiary	(24)

A8. Effects of changes in the composition of the Group for the current year to date (Cont'd)

(e) Acquisition of PH Keystone Capital Sdn. Bhd. (now known as OSK Credit)

On 5 March 2026, the Company, through its wholly-owned subsidiary, OSKCF, acquired 3,000 ordinary shares, representing the entire issued and paid-up share capital of OSK Credit for a total cash consideration of RM3,000. The principal activity of OSK Credit is the provision of business management consultancy services.

The fair value of consideration transferred and the effect on cash flows of the acquisition of OSK Credit are as follows:

	RM'000
Fair value of consideration for the acquisition	3
Less: Cash and cash equivalents of a subsidiary acquired	-*
Cash outflow from acquisition of a subsidiary	3
Balance consideration included in other payables	(3)
Net cash inflow from acquisition of a subsidiary	-*

The fair values of OSK Credit's assets and liabilities recognised on the acquisition date (5 March 2026) are as follows:

	As at the date of acquisition RM'000
Cash on hand	-*
Intangible asset under development	6
Other payables	(3)
Provisional fair value of total net assets/ Total fair value of consideration for the acquisition	3

*Negligible

(f) Striking off subsidiaries

On 13 April 2026, HTR Management Services Sdn. Bhd. ("HTRMS") and PJD Properties Management Sdn. Bhd. ("PJDPM"), both of which are dormant companies and wholly-owned subsidiaries of PJDH, which in turn is a 97.48%-owned subsidiary of the Company, were struck off from the Registrar upon publication of the notice of striking off pursuant to Section 551(3) of the CA2016 in the Gazette.

The striking off of HTRMS and PJDPM has no material financial effect on the Group.

(g) Subscription of new shares in an associate

On 23 June 2026, PJ(A), a wholly-owned subsidiary of PJPL, which in turn is a wholly-owned subsidiary of PJDH, which in turn is a 97.48%-owned subsidiary of the Company, subscribed for 22,950,000 new ordinary shares in Yarra Park City Pty. Ltd. ("YPC"), for cash of AUD22,950,000 (equivalent to RM66,434,895).

The issued and paid-up ordinary share capital of YPC increased from AUD278,760,958 to AUD338,760,958. The Company's effective equity interests in YPC remained at 40.69%.

A9. Events subsequent to the end of the current quarter that have not been reflected in this quarterly report

(a) Changes in equity interests in RHB Bank Berhad ("RHB")

On 3 July 2026, RHB issued 2,983,200 new ordinary shares at an issue price of RM5.50 per share in accordance with the share grant scheme of RHB.

Upon completion of the above, the Company's equity interests are reduced to 10.258% from 10.265%. The dilution is not material and has no significant impact on the Group's financial position or results.

(b) Subscription of new shares in subsidiaries

On 9 July 2026, OSKPH, a 99.96%-owned subsidiary of the Company, subscribed for 299,999 new ordinary shares in OSKL, a wholly-owned subsidiary of OSKPH, for cash of RM299,999. Accordingly, the issued and paid-up ordinary share capital of OSKL increased from RM1 to RM300,000.

Upon completion of the shares subscription, the Company's effective equity interests in OSKL remained at 99.96%.

A10. Commitments

	As at 30.6.2026 RM'000	As at 31.12.2025 RM'000
(a) Significant unrecognised contractual commitments		
Contracted but not provided for:		
- Acquisition of land held for property development	**36,624**	8,298
- Acquisition of office equipment, factory equipment and software licences	**7,265**	8,630
- Factory expansion	**-**	654
- Professional fee	**-**	48
- Renovation costs	**5,318**	1,518
	49,207	19,148
(b) Operating lease commitments - the Group as lessor		
Up to 1 year	**25,870**	25,673
Later than 1 year and not later than 5 years	**41,329**	37,519
More than 5 years	**59,859**	62,275
	127,058	125,467

A11. Changes in contingent liabilities or contingent assets

There were no significant changes in the Group's contingent liabilities and contingent assets for the current year to date.

A12. Significant related party transactions

	Entities	Nature of transactions	Income/(Expenses) Current year to date ended 30.6.2026 RM'000
(a)	**An associated group of companies:**		
	RHB Asset Management Sdn. Bhd.	- Funds distribution income	4,581
	RHB Bank Berhad	- Office rental income	483
		- Interest income	668
		- Interest expense	(6,580)
	RHB Investment Bank Berhad	- Facility fee expense	(393)
(b)	**Other related parties:**		
	Acolia Sdn. Bhd.	- Purchase of building material	(1,313)
	Acotiles Sdn. Bhd.	- Purchase of building material	(2,978)
	DC Services Sdn. Bhd.	- Insurance premium expense	(246)
	Dindings Life Agency Sdn. Bhd.	- Insurance premium expense	(470)
	Raslan Loong, Shen & Eow	- Legal fees expense	(481)
	Sincere Source Sdn. Bhd.	- Insurance premium expense	(2,210)
	Wong Enterprise	- Sale of fresh fruit bunch	409

A13. Fair value measurement

Fair value hierarchy pursuant to MFRS 13

The Group uses the following hierarchy for determining and disclosing the fair value of financial instruments:

Level 1: Quoted (unadjusted) prices in active markets for identical assets.

Level 2: Valuation techniques where all inputs that significantly affect the recorded fair values and are observable for the assets, either directly or indirectly.

Level 3: Valuation techniques use inputs that significantly affect the recorded fair value and are not based on observable market data for the assets.

A13. Fair value measurement (Cont'd)

Fair value hierarchy pursuant to MFRS 13 (Cont'd)

The following table shows an analysis of financial assets and non-financial assets recorded at fair value within the fair value hierarchy:

	Level 1	Level 2	Level 3	Total
	RM'000	RM'000	RM'000	RM'000
As at 30.6.2026				
Non-financial assets				
Biological assets	**-**	**-**	**706**	**706**
Investment properties	**-**	**22,125**	**503,431**	**525,556**
Financial assets				
Derivative assets	**-**	**23,233**	**-**	**23,233**
Securities at FVTPL	**276**	**-**	**-**	**276**
Short-term funds	**331,238**	**-**	**-**	**331,238**
	331,514	**45,358**	**504,137**	**881,009**
Financial liability				
Derivative liability	**-**	**1,676**	**-**	**1,676**
As at 31.12.2025				
Non-financial assets				
Biological assets	-	-	455	455
Investment properties	-	22,125	503,321	525,446
Financial assets				
Derivative assets	-	29,936	-	29,936
Securities at FVTPL	239	-	-	239
Short-term funds	428,882	-	-	428,882
	429,121	52,061	503,776	984,958
Financial liability				
Derivative liability	-	1,832	-	1,832

The fair value of financial instruments traded in active markets is based on quoted market prices at the reporting date. A market is regarded as active if quoted prices are readily and regularly available from an exchange dealer, broker, industry group, pricing service, or regulatory agency, and those prices represent actual and regularly occurring market transactions on an arm's length basis. The quoted market price used for financial assets held by the Group is the last bid price.

Financial instruments carried at amortised cost

The carrying amounts of financial assets and liabilities, which have been classified as amortised cost assets and liabilities approximated their fair values. These assets and liabilities include trade and other receivables or payables, capital financing, cash and bank balances, lease liabilities, medium-term notes, Sukuk and borrowings.

QUARTERLY REPORT FOR SECOND QUARTER ENDED 30 JUNE 2026

PART B - Explanatory Notes Pursuant to Chapter 9, Part K - Periodic Disclosures, Part A of Appendix 9B, of the Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Securities")

B1. Performance analysis of the Group for the current quarter and current year to date ended 30 June 2026

The Group's overview of financial performance analysis is shown as follows:

	Current quarter ended 30.6.2026 2Q26	Comparative quarter ended 30.6.2025 2Q25	change	**Current year to date ended 30.6.2026 6M26**	Preceding year to date ended 30.6.2025 6M25	change
	RM'000	RM'000	%	**RM'000**	RM'000	%
Revenue						
1. Property	**252,638**	212,667	19%	**435,327**	401,129	9%
2. Financial Services	**83,109**	73,692	13%	**158,492**	141,563	12%
3. Industries	**198,003**	198,805	(0%)	**348,782**	319,556	9%
4. Hospitality	**29,276**	25,416	15%	**55,043**	48,864	13%
5. Investment Holding	**42**	32	31%	**82**	82	0%
Revenue	**563,068**	510,612	10%	**997,726**	911,194	9%
Pre-tax profit/(loss)						
1. Property	**47,514**	30,952	54%	**86,704**	62,165	39%
2. Financial Services	**34,087**	29,758	15%	**69,796**	60,638	15%
3. Industries	**3,326**	14,145	(76%)	**5,856**	19,884	(71%)
4. Hospitality	**993**	(1,019)	>100%	**(1,369)**	(2,519)	46%
5. Investment Holding	**78,951**	81,738	(3%)	**162,160**	155,453	4%
Pre-tax profit	**164,871**	155,574	6%	**323,147**	295,621	9%
Comprised:						
Pre-tax profit from the business	**83,396**	74,965	11%	**154,567**	139,077	11%
Share of results of associates and a joint venture	**81,475**	80,609	1%	**168,580**	156,544	8%
Pre-tax profit	**164,871**	155,574	6%	**323,147**	295,621	9%

B1. Performance analysis of the Group for the current quarter and current year to date ended 30 June 2026 (Cont'd)

(a) Current Quarter ("2Q26") compared with Comparative Quarter of Preceding Year ("2Q25") ("YoY")

In 2Q26, the Group achieved revenue of RM563.1 million (+10% YoY) and pre-tax profit of RM164.9 million (+6% YoY), underpinned by a 16% improvement in operating profit to RM94.7 million. All the segments performed well except for the Industries and Investment Holding Segments which recorded lower earnings. The Group recorded profit attributable to the Owners of the Company of RM143.4 million (+1% YoY).

The Property Segment's revenue rose to RM252.6 million (+19% YoY) and pre-tax profit improved to RM47.5 million (+54% YoY). The Group's ongoing development projects continue to progress well as planned in terms of sales and construction work progress. Major contributors to the improved performance include various phases of the Group's township developments in Sungai Petani, including commercial shop lots, as well as high-rise residential developments comprising Alia and Bayu at Mori Park in Shah Alam, LEA By The Hills and Hana Hills in Taman Melawati, OSK Areca in Nilai, Harbour View Residence in Butterworth and Taman Lang Aman in Sungai Petani. The performance of the Property Investment Division, particularly the office segment, remained consistent, while the retail leasing segment showed a slight improvement in occupancy rates.

The Financial Services Segment recorded a 13% increase in revenue to RM83.1 million and a 15% rise in pre-tax profit to RM34.1 million in 2Q26, compared to 2Q25. The improved results were largely underpinned by growth in the loan portfolio across Malaysia, Australia, and Singapore. The total loan portfolio stood at about RM2.8 billion at the end of 2Q26, compared to RM2.6 billion at the end of 2Q25.

The revenue from the Industries Segment remained flat at RM198.0 million in 2Q26, while pre-tax profit declined by 76% to RM3.3 million compared to 2Q25, primarily attributable to continued losses recorded in the Johor Bahru plants. In addition, the sector, particularly the Cable Division was impacted by cost pressure from the volatile and elevated metal and polymer prices which resulted in margin compression. This was further aggravated by the cost incurred on the repair and maintenance of plant and machinery. The Johor Bahru plants were operating at low productivity, resulting in low revenue generated during the quarter and losses amounting to RM4.2 million compared to pre-tax profit of RM0.7 million in 2Q25. In addition, the Acotec IBS Division reported weaker performance due to lower sales and deliveries of wall panels, coupled with higher logistics costs.

In 2Q26, the Hospitality Segment recorded a 15% increase in revenue to RM29.3 million. The segment recorded a pre-tax profit of RM1.0 million, recovering from a loss of RM1.0 million in 2Q25. The uplift in both revenue and profitability were attributable to the re-opening of the rebranded Swiss-Grand Beach Resort Kuantan upon completion of its Phase 2 refurbishment whilst the rest of the hotels continued to perform well.

The Investment Holding Segment recorded a 3% decrease in pre-tax profit to RM79.0 million in 2Q26, compared with 2Q25. The decrease was primarily attributable to lower other income, offset by slight increase in RHB Bank's profit.

B1. Performance analysis of the Group for the current quarter and current year to date ended 30 June 2026 (Cont'd)

(b) Current Year To Date ("6M26") compared with Preceding Year To Date ("6M25")

The Group's revenue for the 6M26 rose to RM997.7 million (+9% YoY) with a corresponding increase in pre-tax profit to RM323.1 million (+9% YoY). All segments posted higher profits except for the Industries Segment. The Group's operating profit grew 16% to RM175.5 million, driven by higher revenue, while investing activities profit increased 4% to RM179.2 million. The profit attributable to the Owners of the Company improved 6% to RM281.5 million.

The Property Segment recorded higher revenue and pre-tax profit to RM435.3 million (+9% YoY) and RM86.7 million (+39% YoY), respectively. The improvement was mainly driven by higher revenue recognition from ongoing development projects, supported by healthy sales take-up and smooth construction progress. Major contributors included various phases of the Group's township developments - Bandar Puteri Jaya in Sungai Petani, as well as high-rise residential developments comprising Alia and Bayu at Mori Park in Shah Alam, LEA By The Hills and Hana Hills in Taman Melawati, OSK Areca in Nilai, Harbour View Residence in Butterworth and Taman Lang Aman in Sungai Petani. The Property Investment Division showed improvement in occupancy rates across all its office and retail portfolio that resulted in increase in leasing revenue.

The Financial Services Segment delivered revenue of RM158.5 million for 6M26, reflecting 12% growth, with profit improved by 15% to RM69.8 million compared to 6M25. The improved performance was attributable to the expansion of the loan portfolio across our key markets of Malaysia, Australia, and Singapore. The total loan portfolio increased to RM2.8 billion as of 30 June 2026 from RM2.6 billion as of 30 June 2025.

The Industries Segment recorded a 9% increase in revenue to RM348.8 million, while pre-tax profit decreased by 71% to RM5.9 million, after accounting for the higher operating expenses incurred in the Johor Bahru plants. Profitability was impacted by higher operating expenses-including testing, certification, and maintenance costs aimed at capacity-building. Compounding this, cost pressure from rising raw material prices eroded margins. Acotec IBS Division reported weaker performance due to lower sales and deliveries of wall panels, coupled with higher logistics costs.

The Hospitality Segment recorded revenue of RM55.0 million for 6M26, reflecting a 13% increase year-on-year. The Segment's pre-tax loss reduced to RM1.4 million from RM2.5 million, a 46% improvement compared to 6M25. The rise in revenue and profitability is largely attributable to the higher overall occupancy rates and average room rates across all hotels, supported by the demand for local tourism and conventions. The re-opening of Swiss-Grand Beach Resort Kuantan, which was operating at full capacity in 6M26 compared to limited capacity in 6M25 when it was undergoing refurbishment works, has contributed positively to the results.

In 6M26, the Investment Holding Segment achieved a pre-tax profit of RM162.2 million, reflecting a 4% year-on-year growth. This uptick in performance was fuelled largely by the share of profit from RHB Bank, which increased to RM170.8 million in 6M26 from RM159.6 million in 6M25.

QUARTERLY REPORT FOR SECOND QUARTER ENDED 30 JUNE 2026

B2. Commentary on pre-tax profit for the current quarter compared with the immediate preceding quarter

The Group's review of financial performance is analysed as follows:

	Current quarter ended 30.6.2026 2Q26	Immediate preceding quarter ended 31.3.2026 1Q26	change
	RM'000	RM'000	%
Revenue			
1. Property	**252,638**	182,689	38%
2. Financial Services	**83,109**	75,311	10%
3. Industries	**198,003**	150,779	31%
4. Hospitality	**29,276**	25,767	14%
5. Investment Holding	**42**	112	(63%)
Revenue	**563,068**	434,658	30%
Pre-tax profit			
1. Property	**47,514**	39,190	21%
2. Financial Services	**34,087**	35,709	(5%)
3. Industries	**3,326**	2,530	31%
4. Hospitality	**993**	(2,362)	>100%
5. Investment Holding	**78,951**	83,209	(5%)
Pre-tax profit	**164,871**	158,276	4%
Comprised:			
Pre-tax profit from the business	**83,396**	71,171	17%
Share of results of associates and a joint venture	**81,475**	87,105	(6%)
Pre-tax profit	**164,871**	158,276	4%

B2. Commentary on pre-tax profit for the current quarter compared with the immediate preceding quarter (Cont'd)

Current Quarter ("2Q26") compared with Immediate Preceding Quarter ("1Q26")

In 2Q26, the Group recorded revenue of RM563.1 million (+30% QoQ) while the pre-tax profit was RM164.9 million (+4% QoQ). All business segments have recorded improvements in pre-tax results except for the Investment Holding Segment.

The Property Segment's 2Q26 revenue rose 38% quarter-on-quarter to RM252.6 million and pre-tax profit improved by 21% to RM47.5 million. The stronger performance was primarily driven by higher revenue recognition from the ongoing development projects, supported by healthy sales take-up, progress billings and construction milestones achieved during the period. Major project contributors include Alia and Bayu at Mori Park in Shah Alam, Bandar Puteri Jaya in Sungai Petani, Iringan Bayu in Seremban and Anya and Nara at Shorea Park in Puchong. Meanwhile, the Property Investment Division's performance remained stable, supported by leasing income from its office and retail assets.

The Financial Services Segment's revenue rose 10% quarter-on-quarter to RM83.1 million in 2Q26. Excluding the one-off gain of RM1.5 million recognised from the disposal of Lyte Malaysia in 1Q26 as disclosed in Note A8(d), the pre-tax profit remained stable and healthy at RM34.1 million in 2Q26. The total outstanding loan portfolio increased to RM2.8 billion at the end of 2Q26 from RM2.6 billion at the end of 1Q26.

The Industries Segment registered revenue of RM198.0 million (+31% QoQ) and pre-tax profit of RM3.3 million (+31% QoQ) in 2Q26. The improvement in pre-tax profit was primarily attributable to lower operating costs in the Cable Division compared to 1Q26. The operating costs were elevated in 1Q26 mainly due to expenditure on machinery repairs and maintenance and cost incurred on new product testing and certifications.

The Hospitality Segment recorded revenue of RM29.3 million in 2Q26 (+14% QoQ) and pre-tax profit of RM1.0 million, compared to a pre-tax loss of RM2.4 million in the preceding quarter. The stronger performance in 2Q26 was primarily due to an increase in demand for holiday accommodations, corporate conferences and banquet events after a slow month in March 2026 which coincided with the fasting month.

The Investment Holding Segment recorded a pre-tax profit of RM79.0 million in 2Q26 (-5% QoQ). The decline was mainly attributable to a lower profit contribution from RHB Bank.

B3. Commentary on remaining year prospects and progress on previously announced revenue or profit forecast

(a) Prospects for the rest of the year 2026

Property Development Division: Malaysia's property landscape is evolving into a selective, policy-anchored market. Success hinges on affordable residential projects, strategic industrial land, and transit-connected quality projects, underpinned by government initiatives like the 1-million-home target and SJKP financing support. This division will continue to focus on sales and delivering quality products of the launched projects. The project launch schedule is on track, with the OSK Ombak project in Kuantan having commenced sales in April 2026. To reinforce this momentum, we introduce innovative initiatives and marketing campaigns to drive demand across all our developments.

BLVD, the Phase 2 of our Melbourne Square ("MSQ") project, achieved 81% take-up, and Phase 3 - AURA, which launched in April 2026, recorded an encouraging take-up of 17%. Profits from BLVD are expected to be recognised upon buyers taking possession of their units and finalising settlements; the first batch of this development is targeted to be handed over to purchasers in 4Q26. The strong take-up rate in BLVD and AURA is expected to provide a sustainable contribution to the Group upon its successful completion. We have implemented a multi-channel marketing strategy to drive sales of the remaining unsold inventory in Phase 1 of MSQ.

As of 30 June 2026, the Group's unbilled sales stood at RM1.5 billion. Sales focus has been diverted to sell the unsold completed stocks which have risen slightly. The Group has a total land bank of 2,415 acres with an estimated gross development value of RM18.2 billion. These land parcels are strategically located across key regions in Malaysia, including Klang Valley, Kedah, Penang, Pahang, and Negeri Sembilan, as well as in Melbourne, Australia. The prolonged geopolitical tensions, trade uncertainties, and construction cost inflation are key risks that could compress margins and dampen purchaser sentiment on high-value commitments. Management remains vigilant, actively monitoring these headwinds while implementing cost optimisation and efficiency initiatives to protect our margin.

Financial Services: Corporate loan demand is projected to strengthen further, driven by the strategic business expansion across Malaysia, Australia and Singapore.

The Malaysian consumer financing remains one of the key growth business in this segment. The inflationary pressures on borrowers warrant prudent credit monitoring, especially for personal financing. The introduction of the reducing balance interest method for hire-purchase financing, effective from June 2026, is not expected to have a material impact on the Group's motorcycle financing business. The division will focus to improve its credit assessment turnaround time through IT automation to capture new businesses. While geopolitical tensions in the Middle East could drive increased demand for private credit in our markets, we remain disciplined in our approach, closely monitoring the situation, preserving portfolio asset quality, and maintaining rigorous collection protocols.

Industries: The Group's Cable Division is well-positioned for growth, supported by a multi-year capex upcycle in the power sector, surging data centre development and government-led renewable energy and infrastructure projects. Rising input costs, including polyethene resin and metal prices are key risks which would cause margin compression. Despite the division's ability to source materials from alternative suppliers, price volatility in raw materials such as polymer, copper, and aluminium is expected to persist in the short to medium term due to the impact of the aforesaid geopolitical tensions. The Group will continue to adopt its policy of hedging or procuring raw materials upon receipt of orders to minimise the impact on product margins.

The upgrades and refurbishment of the plant and machinery for the two factories in Johor Bahru are targeted for substantial completion by 2H26 and is expected to stabilise factory production efficiency.

We are cautiously optimistic that the segment will perform satisfactorily, supported by its existing order book for the remainder of the year. Meanwhile, the IBS Division is expected to maintain its performance, supported by consistent demand for its products.

B3. Commentary on remaining year prospects and progress on previously announced revenue or profit forecast (Cont'd)

(a) Prospects for the rest of year 2026 (Cont'd)

Hospitality: The outlook for Malaysia's hospitality sector is broadly positive for 2026, driven by the government's ambitious Visit Malaysia campaign and a resurgence in both international and domestic travel; growth is expected to moderate due to structural challenges and recent geopolitical disruptions.

Our partnerships with international hotel operators in Damai Laut and Johor Bahru, under the DoubleTree by Hilton and Holiday Inn Express & Suites brands, respectively, are on a positive trajectory. In addition, the refurbished Swiss-Garden Beach Resort Kuantan, now rebranded as Swiss-Grand Beach Resort Kuantan, has been awarded a 5-Star Classification by the Ministry of Tourism, Arts and Culture ("MOTAC"). This milestone is expected to enhance the resort's market positioning and branding. The Group expects occupancy and room rates to improve in the second half of 2026, supported by resilient domestic demand and international tourism activities.

Taking into consideration the foregoing, the Board is confident that the Group will deliver satisfactory results for the remainder of 2026.

(b) Progress and steps to achieve revenue or profit estimate, forecast, projection and internal targets previously announced

The Company had not previously announced any revenue or profit forecast.

B4. Statement of the Board of Directors' opinion on achievability of revenue or profit estimate, forecast, projection and internal targets previously announced

The Company had not previously announced any revenue or profit forecasts.

B5. Profit forecast/profit guarantee previously announced

The Company had not previously announced any profit forecast or profit guarantee.

B6. Tax expense

	Current quarter ended 30.6.2026	Current year to date ended 30.6.2026
	RM'000	RM'000
Current financial period:		
- income tax	(21,200)	(38,328)
- deferred tax	148	(2,217)
Prior financial period:		
- income tax	(8)	(44)
	(21,060)	(40,589)

Excluding the share of results of associates and a joint venture, the effective tax rate for the current quarter and current year to date is higher than the statutory tax rate of 24% mainly due to non-deductibility of certain expenses and losses in certain subsidiaries that are not available to offset against taxable profits in subsidiaries within the Group.

B7. Status of corporate proposals and utilisation of proceeds

As at 21 August 2026 (being the latest practicable date which is not earlier than 7 days from the date of issue of this Quarterly Report):

(a) Status of corporate proposals announced but not completed

There were no corporate proposals announced but not completed.

(b) Status of the utilisation of proceeds raised from any corporate proposal

No proceeds raised from any corporate proposal.

B8. Borrowings and debt securities as at the end of the reporting period

(a) The Group's borrowings and debt securities at the end of the current year to date

	Non-current		Current		Total
	'000	RM'000	'000	RM'000	RM'000
As at 30.6.2026					
Secured					
Bankers' acceptances - MYR	-	-	-	**132,182**	**132,182**
Medium-term notes and Sukuk - MYR*	-	**3,252,917**	-	**26,000**	**3,278,917**
Revolving credits - MYR	-	-	-	**245,226**	**245,226**
Revolving credits - AUD (1: 2.7957)	-	-	**78,000**	**277,149**@	**277,149**
Term/Bridging - MYR	-	**87,475**	-	**16,084**	**103,559**
		3,340,392		**696,641**	**4,037,033**
Unsecured					
Revolving credits - MYR	-	-	-	**245,700**	**245,700**
Revolving credits - AUD (1: 2.7957)	-	-	**115,800**	**323,742**	**323,742**
		-		**569,442**	**569,442**
Total		**3,340,392**		**1,266,083**	**4,606,475**
As at 31.12.2025					
Secured					
Bankers' acceptances - MYR	-	-	-	78,249	78,249
Medium-term notes and Sukuk - MYR*	-	2,783,739	-	220,053	3,003,792
Revolving credits - MYR	-	-	-	236,026	236,026
Revolving credits - AUD (1: 2.7168)	-	-	23,000	61,196@	61,196
Term/Bridging - MYR	-	95,345	-	17,010	112,355
		2,879,084		612,534	3,491,618
Unsecured					
Revolving credits - MYR	-	-	-	706,400	706,400
Revolving credits - AUD (1: 2.7168)	-	-	52,800	143,447	143,447
		-		849,847	849,847
Total		2,879,084		1,462,381	4,341,465

* The details of MTNs and Sukuk are disclosed in Note A5(b).

@ Unamortised borrowing costs are included therein.

(b) Commentaries on the Group borrowings and debt securities

(i) During the period, there were no material changes in debt securities other than the changes in working capital requirements. The details of MTNs and Sukuk are disclosed in Note A5(b).

(ii) The increase in borrowings was mainly due to the expansion of the capital financing, cable manufacturing and property development businesses.

B9. Changes in material litigation

Since the date of the last annual report, the Group has not been involved in any material litigation that could materially and adversely affect the Group's financial position.

B10. Dividend declaration for the current year to date

The Board of Directors has approved to declare a single-tier interim dividend for the year ending 31 December 2026 as follows:

		Current year to date ended 30.6.2026	Preceding year to date ended 30.6.2025
(a)	Dividend payable/paid single-tier interim to the dividend per share (RM'000)	**92,795**	77,329
	Single-tier interim dividend per share (sen)	**3.0**	2.5
	Number of ordinary shares on which dividend was declared ('000)	**3,093,153**	3,093,153
	Entitlement date	**01.09.2026**	19.09.2025
	Payment date	**15.09.2026**	16.10.2025
(b)	Total dividend for the current year to date per share (sen)	**3.0**	2.5

Dividends paid during the current year to date are disclosed in Note A6.

B11. Earnings Per Share ("EPS")

	Current quarter ended 30.6.2026	Comparative quarter ended 30.6.2025	Current year to date ended 30.6.2026	Preceding year to date ended 30.6.2025
Profit attributable to Owners of the Company (RM'000)	**143,410**	142,004	**281,455**	266,287
Weighted average number of ordinary shares outstanding ('000)	**3,093,153**	2,062,104	**3,093,153**	2,062,104
Shares issued per bonus issue ('000)	**-**	1,031,049	**-**	1,031,049
Adjusted/Restated weighted average number of ordinary shares outstanding ('000)	**3,093,153**	3,093,153	**3,093,153**	3,093,153
Basic/Diluted EPS (sen)	**4.64**	4.59	**9.10**	8.61

B12. Audit report of the preceding annual financial statements

The auditor's report on the preceding year's annual financial statements was not subject to any qualification.

B13. Items included in the Statement of Profit or Loss and Statement of Comprehensive Income

The following amounts have been credited/(charged) to the profit or loss, which are not disclosed elsewhere.

Profit before tax is arrived at after crediting/(charging):	Current quarter ended 30.6.2026 RM'000	Comparative quarter ended 30.6.2025 RM'000	Current year to date ended 30.6.2026 RM'000	Preceding year to date ended 30.6.2025 RM'000
(i) Sales of goods and services				
Rental income	**11,720**	10,353	**23,251**	20,986
(ii) Revenue from providing financing				
Interest/Profit income	**72,127**	64,029	**136,355**	121,851

QUARTERLY REPORT FOR SECOND QUARTER ENDED 30 JUNE 2026

B13. Items included in the Statement of Profit or Loss and Statement of Comprehensive Income (Cont'd)

The following amounts have been credited/(charged) to the profit or loss, which are not disclosed elsewhere. (Cont'd)

Profit before tax is arrived at after crediting/(charging): (Cont'd)	**Current quarter ended 30.6.2026 RM'000**	Comparative quarter ended 30.6.2025 RM'000	**Current year to date ended 30.6.2026 RM'000**	Preceding year to date ended 30.6.2025 RM'000
(iii) Cost of sales				
Depreciation and amortisation	**(3,498)**	(4,647)	**(7,180)**	(6,756)
(iv) Expenses for providing financing				
Funding costs	**(26,315)**	(25,072)	**(47,948)**	(47,496)
(v) General and administrative expenses				
Depreciation and amortisation	**(8,552)**	(7,466)	**(17,142)**	(14,685)
(vi) Impairment gains/(losses) - net				
Write back of allowance for impairment losses on:				
- capital financing:				
- collective assessment	**116**	-	**150**	19
- individual assessment	**349**	868	**420**	1,887
- trade and other receivables:				
- collective assessment	**495**	-	**1,920**	92
- individual assessment	**423**	406	**1,082**	461
Allowance for impairment losses on:				
- capital financing:				
- collective assessment	**(601)**	(792)	**(1,019)**	(1,593)
- individual assessment	**(5,468)**	(9,623)	**(9,193)**	(15,203)
- trade and other receivables:				
- collective assessment	**(903)**	(1,382)	**(1,677)**	(994)
- individual assessment	**(4,074)**	(878)	**(4,203)**	(1,423)
Net impairment loss	**(9,663)**	(11,401)	**(12,520)**	(16,754)
(vii) Other operating income				
Foreign currency transactions gain	**-**	1,423	**754**	1,207
Foreign currency translations gain	**1,209**	36	**702**	1,229
Recovery of bad debts of capital financing	**467**	1	**748**	3
Gain on disposals of:				
- a subsidiary	**-**	-	**1,544**	-
- property, plant and equipment	**611**	5	**1,021**	8
Fair valuation gain of:				
- biological assets	**229**	3	**251**	7
- retention sums	**195**	125	**195**	125
(viii) Other operating expenses				
Foreign currency transactions loss	**(348)**	-	**(765)**	(42)
Foreign currency translations loss	**-**	-	**(178)**	(2,079)
Loss on disposal of plant and equipment	**(5)**	-	**(5)**	(1)
Loss on fair valuation of:				
- biological assets	**-**	(112)	**-**	(200)
- retention sums	**(245)**	(144)	**(245)**	(144)
Write off of:				
- bad debts on trade and other receivables	**(95)**	(108)	**(4)**	(119)
- plant and equipment	**(6)**	(173)	**(62)**	(174)

QUARTERLY REPORT FOR SECOND QUARTER ENDED 30 JUNE 2026

B13. Items included in the Statement of Profit or Loss and Statement of Comprehensive Income (Cont'd)

The following amounts have been credited/(charged) to the profit or loss, which are not disclosed elsewhere. (Cont'd)

Profit before tax is arrived at after crediting/(charging): (Cont'd)	**Current quarter ended 30.6.2026 RM'000**	Comparative quarter ended 30.6.2025 RM'000	**Current year to date ended 30.6.2026 RM'000**	Preceding year to date ended 30.6.2025 RM'000
(ix) Income from cash and cash equivalents				
Gain on fair valuation of short-term funds	**83**	744	**571**	1,228
Gain on redemption of short-term funds	**595**	9	**597**	2,736
Funds distribution income	**2,020**	4,053	**4,408**	6,744
Interest income	**2,837**	2,429	**5,289**	4,975
	5,535	7,235	**10,865**	15,683
(x) Income from other investments				
Gain on fair valuation of securities at FVTPL	**49**	-	**46**	60
(xi) Fair valuation loss on other investments				
Loss on fair valuation of:				
- short-term funds	**(242)**	-	**(242)**	(88)
- securities at FVTPL	**-**	(11)	**(9)**	(11)
	(242)	(11)	**(251)**	(99)
(xii) Expense on borrowings not related to providing financing to customers				
Interest expense	**(14,759)**	(13,376)	**(29,267)**	(26,683)
Other finance costs	**(1,858)**	(400)	**(2,275)**	(773)
	(16,617)	(13,776)	**(31,542)**	(27,456)

Items for other comprehensive income are disclosed in the Statement of Comprehensive Income.

B14. Derivative financial instruments

Summarised below are the derivative financial instruments held for hedging purposes. The instruments' notional (contractual) amounts reflect the volume of transactions outstanding at the reporting date and do not represent amounts at risk. Derivative financial instruments are revalued on a gross position basis and the unrealised gains and losses are reflected in liabilities and assets respectively.

Type of Derivative	Contract/ Notional Amount	Carrying Amount at Fair Value, Asset/ (Liability)	Cash Flow Hedge Reserve
	RM'000	RM'000	RM'000
As at 30.6.2026			
Cross-currency swaps			
Derivative asset			
- 1 year to 3 years	89,820	8,877	132
- More than 3 years	142,580	14,356	379
	232,400	**23,233**	**511**
Derivative liability			
- less than 1 year	**57,500**	**(1,676)**	**(432)**
Total	**289,900**	**21,557**	**79**

The Group entered into cross-currency swap ("CCS") contracts (over-the-counter instruments) with financial institutions (counterparties) to manage its foreign exchange risk arising from foreign currency transactions. Both parties agree to swap (or exchange) periodic interest payments based on two fixed rates for a specified term, using predetermined currency rates agreed upon in advance. The notional amounts are denominated in two different currencies, namely AUD and MYR, and USD and MYR. In each of these CCS contracts, there is an exchange of notional amounts on both the effective date and the termination date. The interest payment is based on a fixed rate, which is determined at the start of the contract and remains constant throughout the contract's tenure. The rate applicable for the exchange of notional amounts will be the spot rate on the trade date.

The Group employs cash flow hedges to mitigate the risk of variability in future cash flows arising from foreign currency and interest rate fluctuations on certain forecast transactions. Where a cash flow hedge qualifies for hedge accounting, the effective portion of gains or losses on remeasuring the hedging instrument's fair value is recognised directly in other comprehensive income until the hedged item affects profit or loss, and the gains or losses are transferred to the profit or loss. Gains or losses on any portion of the hedge determined to be ineffective are recognised immediately in the profit or loss.

The CCS contracts are designated for hedging purposes. The two types of hedging arrangements of the Group are as follows:

(i) AUD/MYR CCS is used to swap MYR Medium-Term Notes into AUD liabilities, with interest payments exchanged on fixed rates throughout the tenure. The interest payments are based on a principal amount for the respective currency and calculated using the applicable rate against the days between each interest payment date.

(ii) USD/MYR CCS is used to hedge USD-denominated revolving credit facilities into MYR liabilities, with interest payments exchanged at agreed floating rates throughout the tenure. The interest payments are based on a principal amount for the respective currency and calculated using the applicable rate against the days between each interest payment date.

Cross-currency swap contracts are valued using a valuation technique that incorporates market-observable inputs. The most frequently applied valuation techniques include swap models, using present value calculations. The models incorporate various inputs, including the credit quality of counterparties and interest rate curves.

B15. Gains or losses arising from fair value changes of financial liabilities

There were no gains or losses arising from fair value changes of financial liabilities for the current year to date ended 30 June 2026.

By Order of the Board

Tan Sri Ong Leong Huat
Executive Chairman
Kuala Lumpur
28 August 2026