



# OSK Holdings Berhad Investor Relations

## Q1 FY2024

**PROPERTY | FINANCIAL SERVICES | CONSTRUCTION | INDUSTRIES | HOSPITALITY**

*Strictly private & confidential. For discussion purposes only.*



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# ***Content***

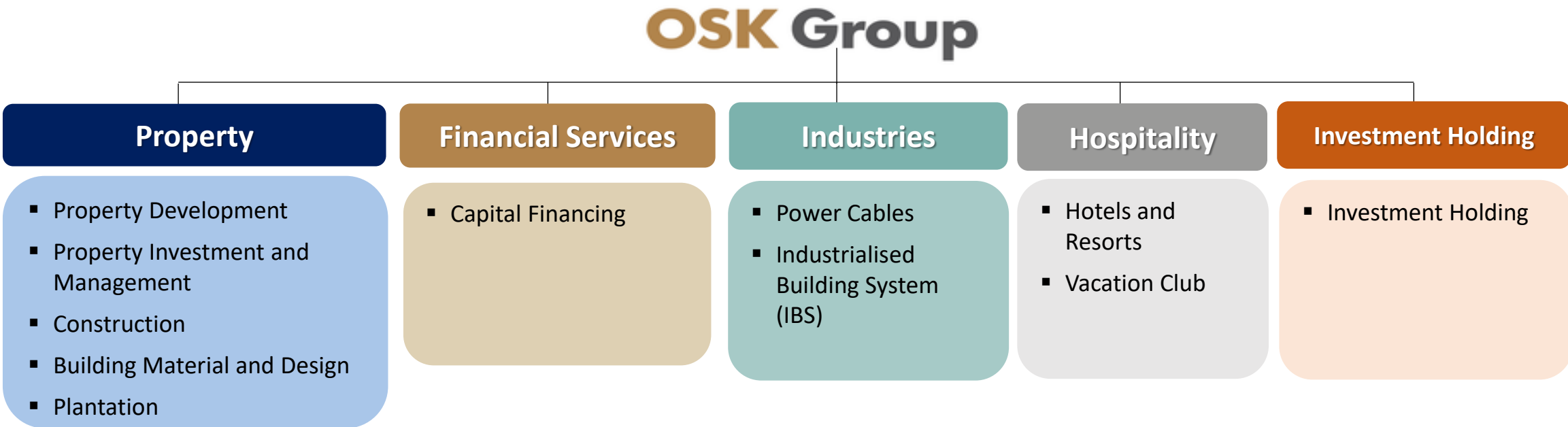
**01** Group Financial Performance

**02** Group Business Updates

**03** Group ESG Updates

**Appendix**

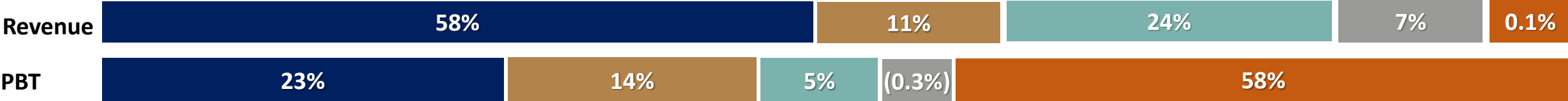
- Our Group has 4 core business segments and 1 Investment Holding Segment. The 4 core business segments namely Property, Financial Services, Industries and Hospitality.
- The main PBT contributor to the Group is Investment Holding at 49% (58% in 3M2023) followed by Property at 26% (23% in 3M2023).
- Although each business unit differs in revenue and profit size, every business unit is important to the Group.



3M2024



3M2023







01

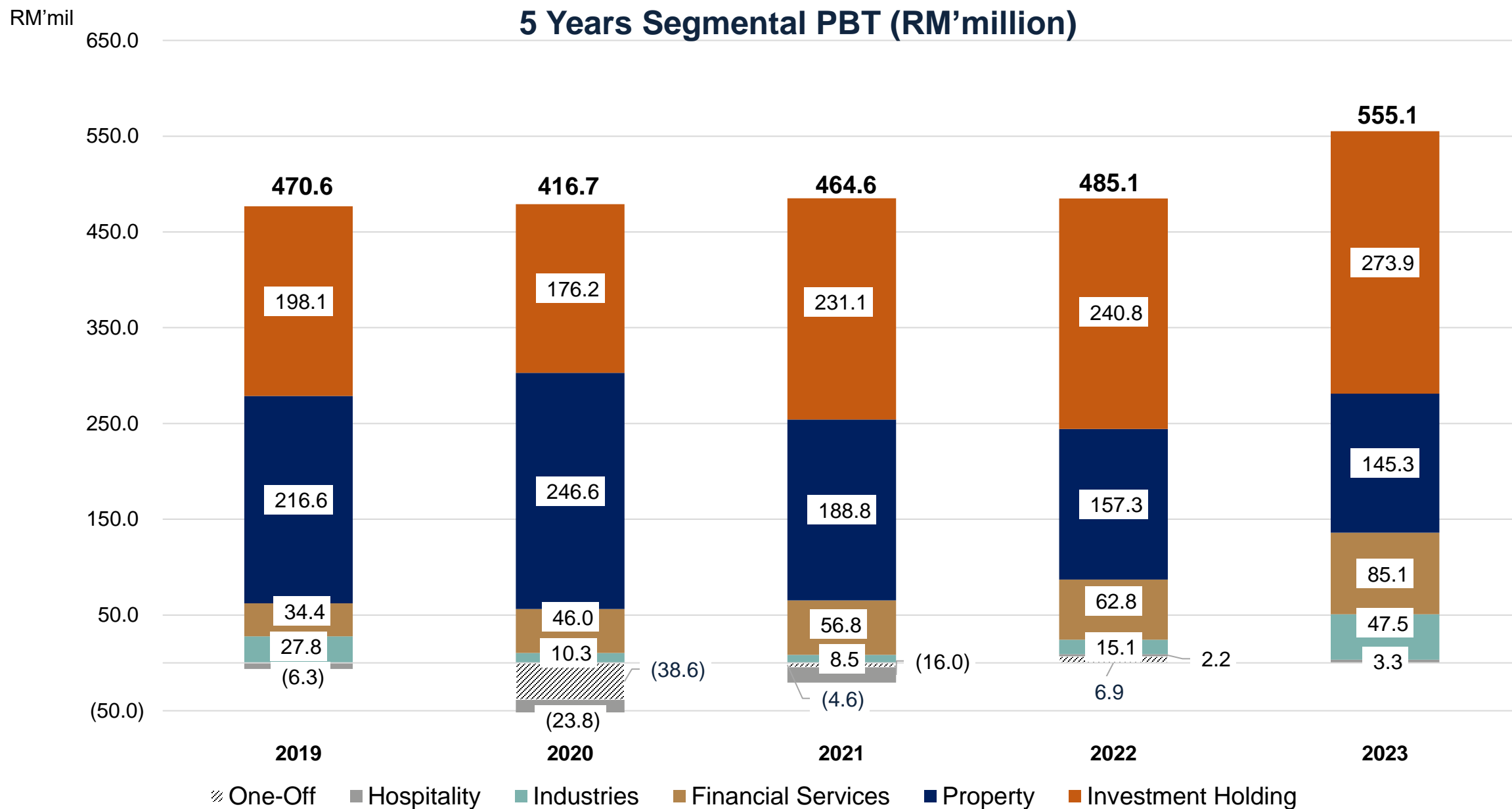
## Group Financial Performance



# Financial Performance

RM'million	4Q23	1Q24	1Q23
Revenue	423.5	367.9	333.2
Profit before tax	140.5	<b>140.9</b>	126.0
Core earnings	138.5	140.9	119.6
Share of results	61.0	73.4	87.6
Profit after tax	98.5	123.2	115.7
Profit attributable to Owners of the Company	97.8	122.9	115.1
Earnings per share (sen)	4.74	<b>5.96</b>	5.58

# 5-Year Performance by Segment

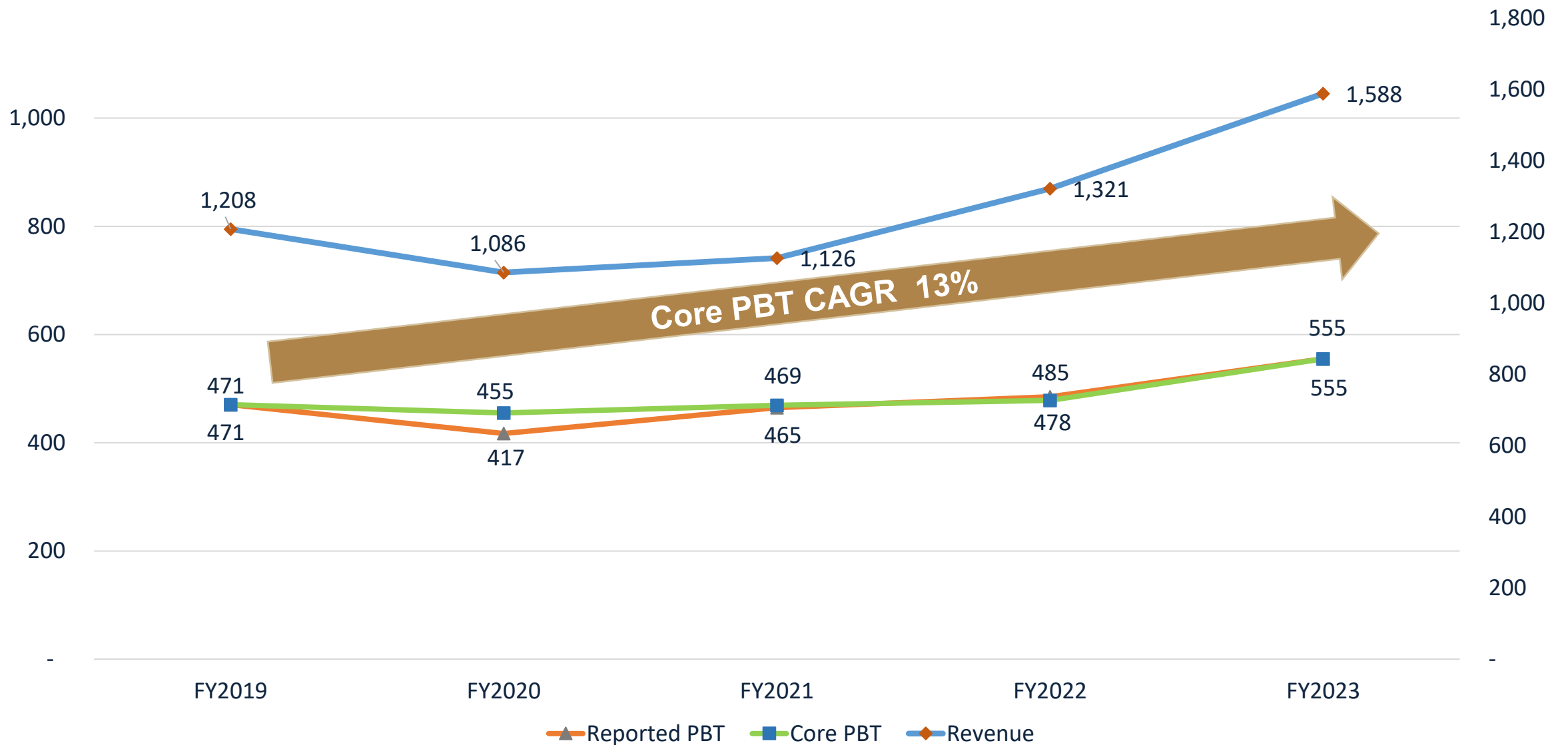


# 5-Year Financial Performance (Cont'd)

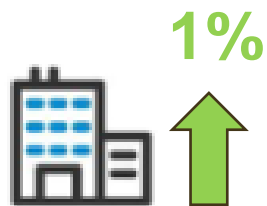
RM'mil  
PBT

5 Years Group Revenue, Reported PBT and Core PBT (RM'million)

RM'mil  
Revenue

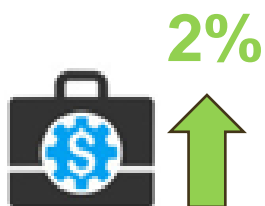


# Strong Financial Position as at 31.03.2024



**RM10.5b**

Total Assets  
(2023: RM10.4b)



**RM6.2b**

Shareholders' Funds  
(2023: RM6.1b)



**RM3.03**

Net Assets per Share  
(2023: RM2.97)



**RM3.28b**

Total Debts  
(2023: RM3.26b)



**RM2.4b**

Net Debts  
(2023: RM2.5b)



**4.5 years**

Average Debt  
Maturity Profile  
(2023: 4.3yr)



**RM1.8b**

Cash: RM848m &  
Undrawn Facilities: RM945m  
(2023: Cash: RM744m  
& Undrawn Facilities: RM736m)



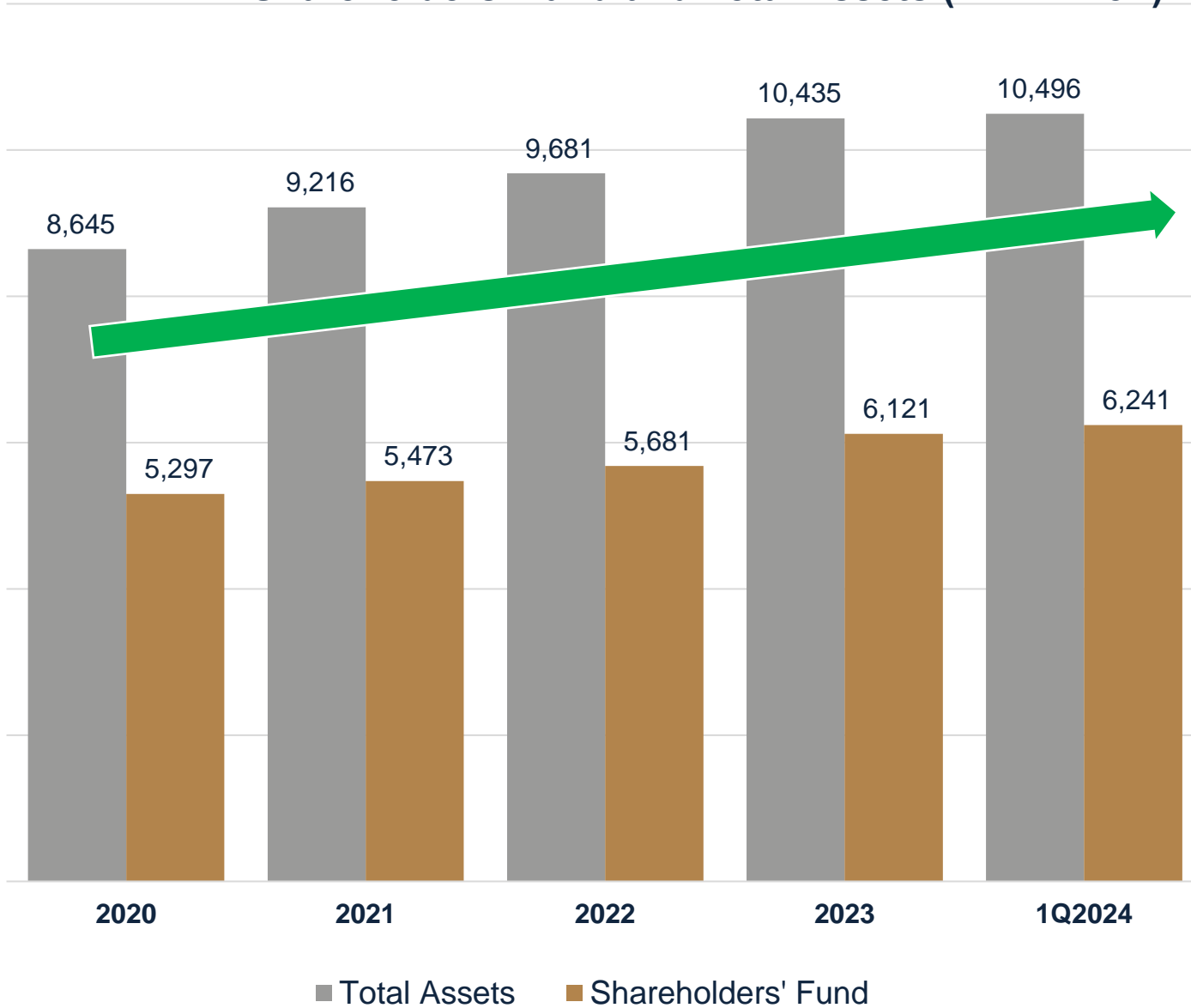
**0.115**

Net Gearing  
exclude  
Capital Financing portfolio  
(2023: 0.127)



# Improved Shareholders' Fund and Total Assets

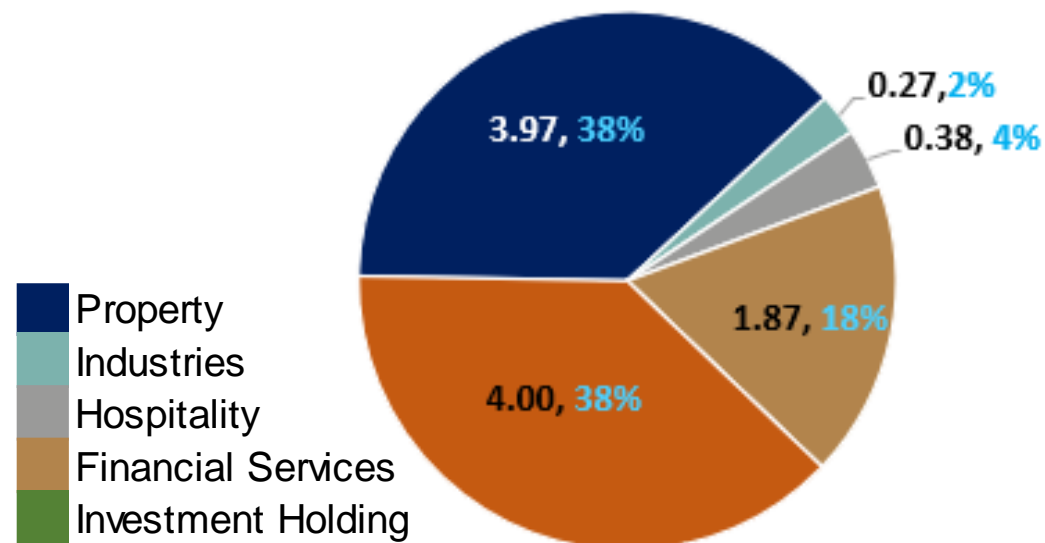
Shareholders' Fund and Total Assets (RM'million)



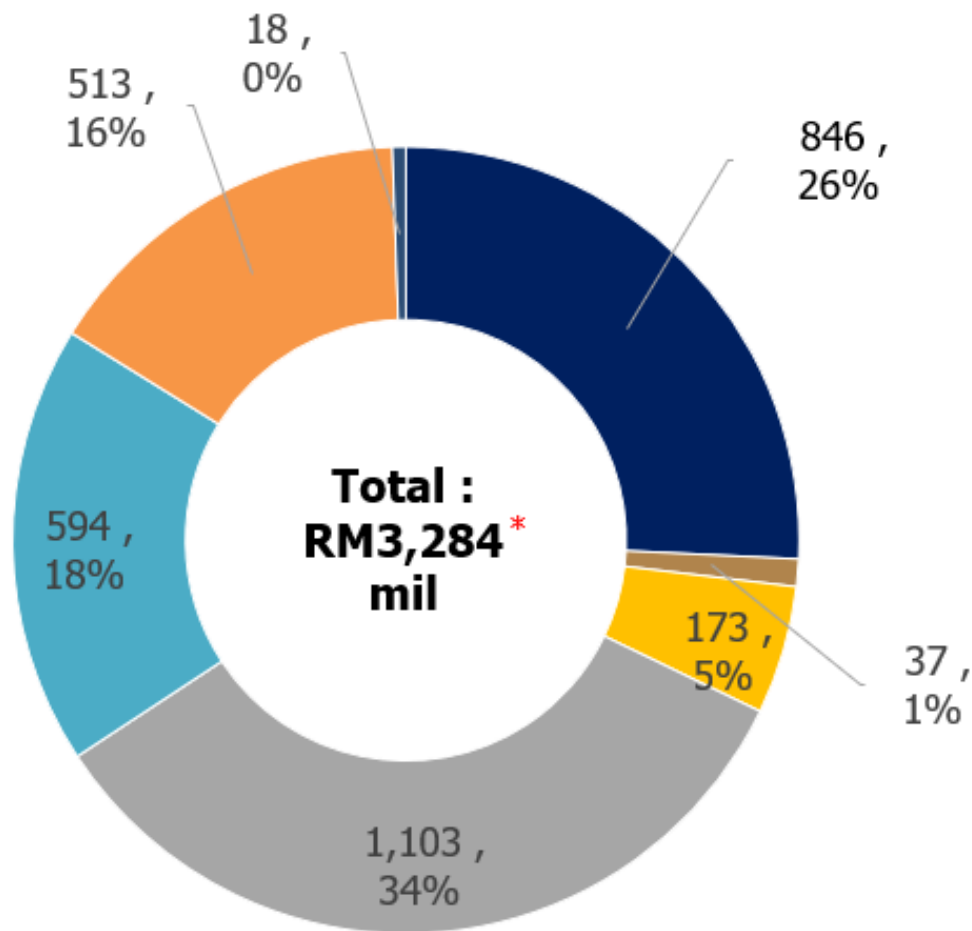
- Increase in total assets to RM10.49b in 1Q2024 from RM10.44b in FY23 mainly due to increase in idle funds for cash management fund placement and increase in share of net assets of RHB Group.
- Majority of the Group's assets mainly in the Property Segment and Investment in RHB Bank.

31.3.2024

Assets - RM10.49 bil



# Debt Maturity Profile (As at 31 March 2024)



< 1 month	846	26%
< 1 year (2024)	210	6%
1 year but < 2 years (2025)	173	5%
2 years but < 5 years (2026-2028)	1,103	34%
5 years but < 7 years (2029-2030)	594	18%
7 years but < 10 years (2031-2034)	513	16%
10 years and above (>2035)	37	1%

# Effective Cash Flow Management

Generated / (Used in) RM'million	1Q24	1Q23
Capital Financing disbursement	9	69
Other net cash inflows	85	114
<b>Operating activities</b>	<b>94</b>	<b>183</b>
<b>Investing activities</b>	<b>(8)</b>	<b>(71)</b>
<b>Financing activities</b>	<b>20</b>	<b>(107)</b>
<b>Net Increase in Cash</b>	<b>106</b>	<b>5</b>
<b>Cash &amp; Cash Equivalents</b>	<b>848</b>	<b>717</b>

## 1Q24 movements:

- Net cash generated from Operating Activities was mainly derived from the collection from property development and interest/profit income generated from capital financing business.
- Net cash used in Investing Activities included an addition to property, plant, and equipment of RM11.7 million, including plant and machinery for the cable business.
- Net cash generated from Financing Activities was mainly due to the new issuance of MCMTNs of RM265mil which partly paid down bank borrowings.

## 1Q23 movements:

- Net cash generated from Operating Activities was mainly due to the collection from capital financing and trade receivables.
- Net cash used in Investing Activities was mainly due to the payment for the acquisition of IB parcel D and Puchong land.
- Net cash used in Financing Activities was mainly due to the net repayment of borrowings.

02

## Group Business Updates





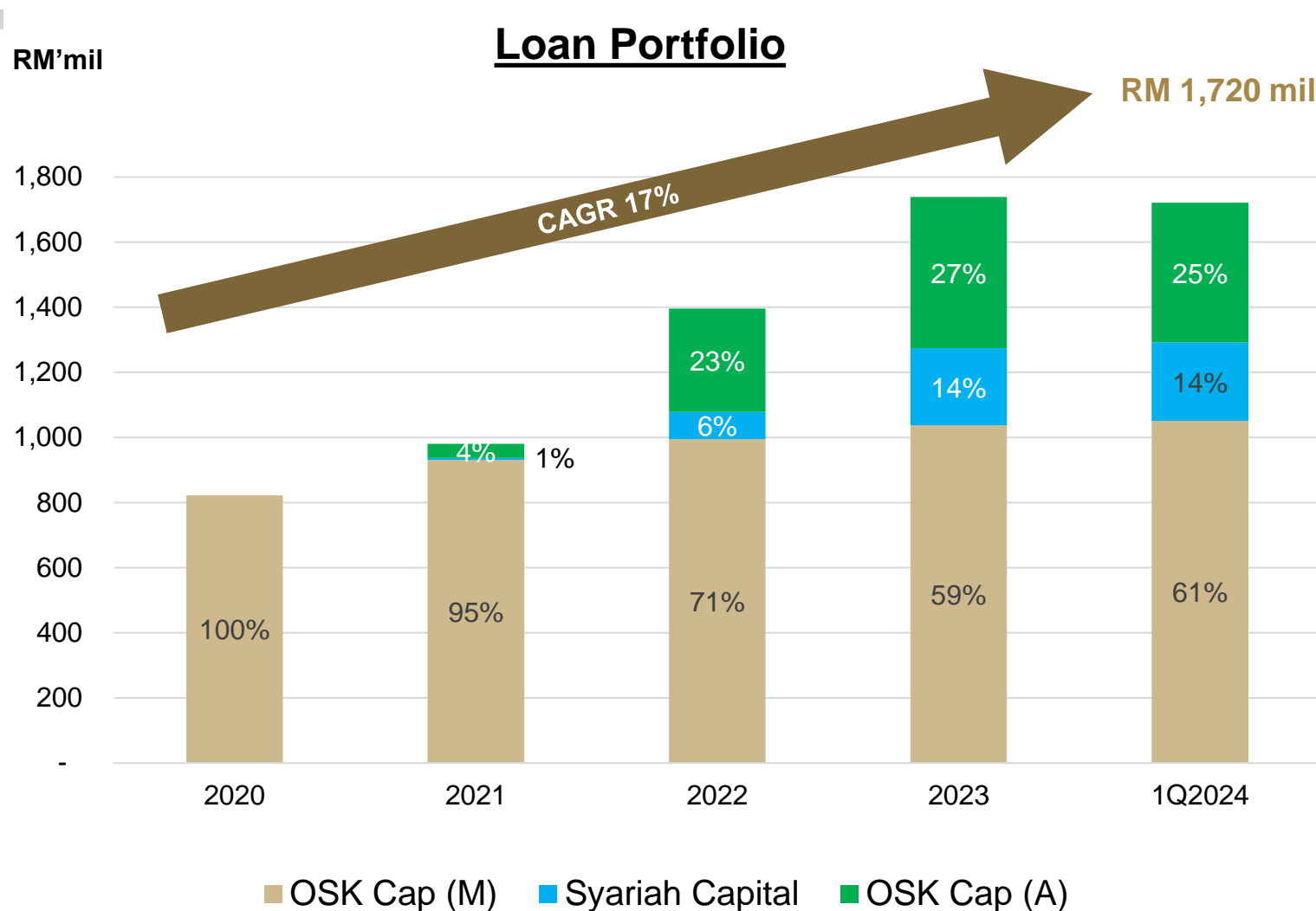
# Capital Financing



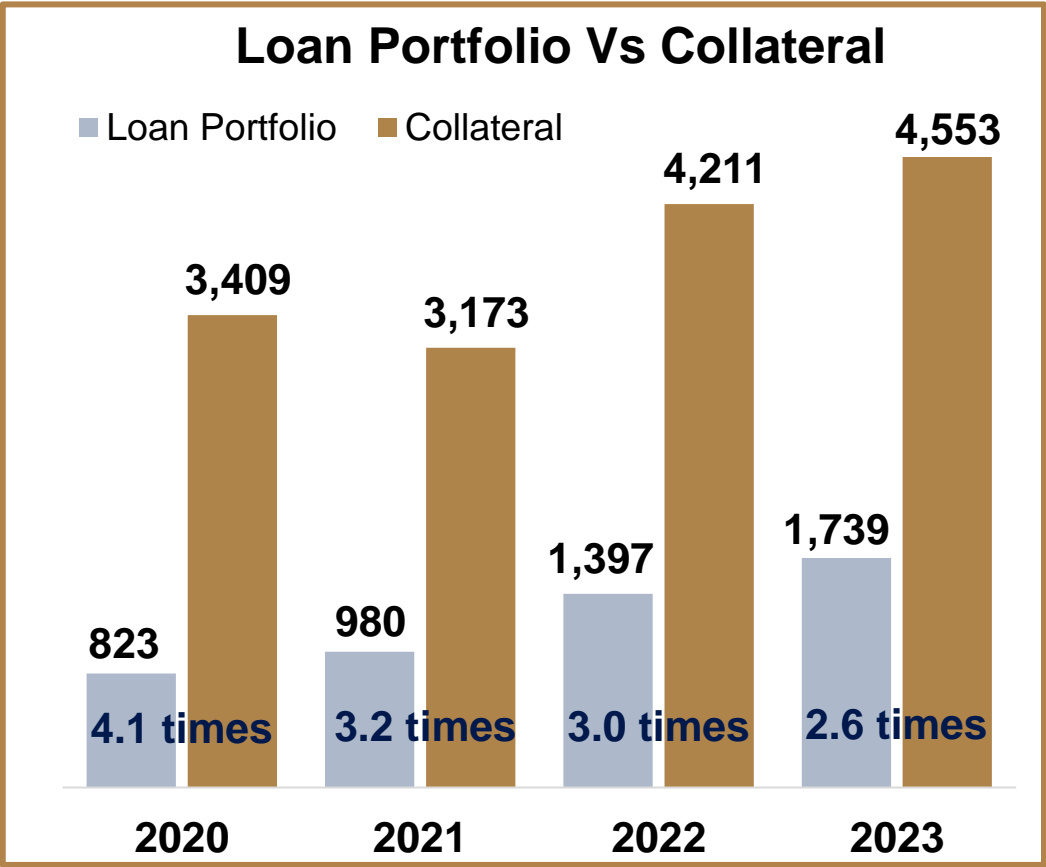
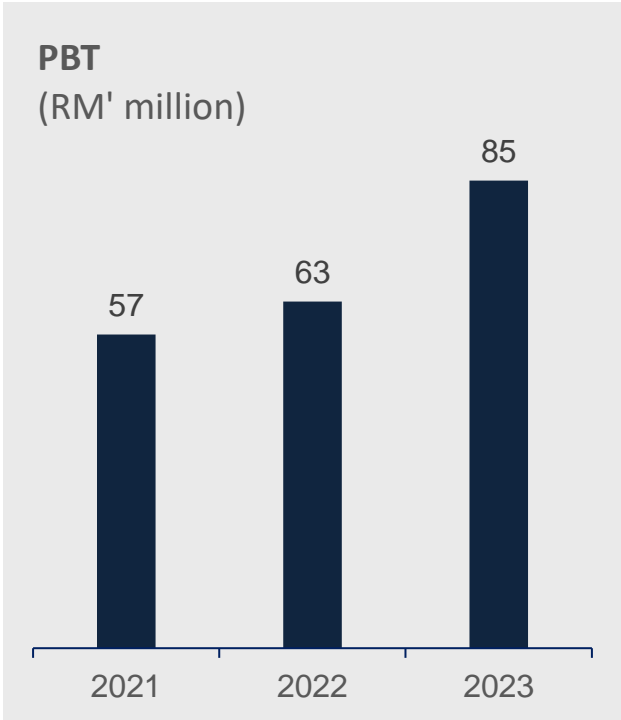
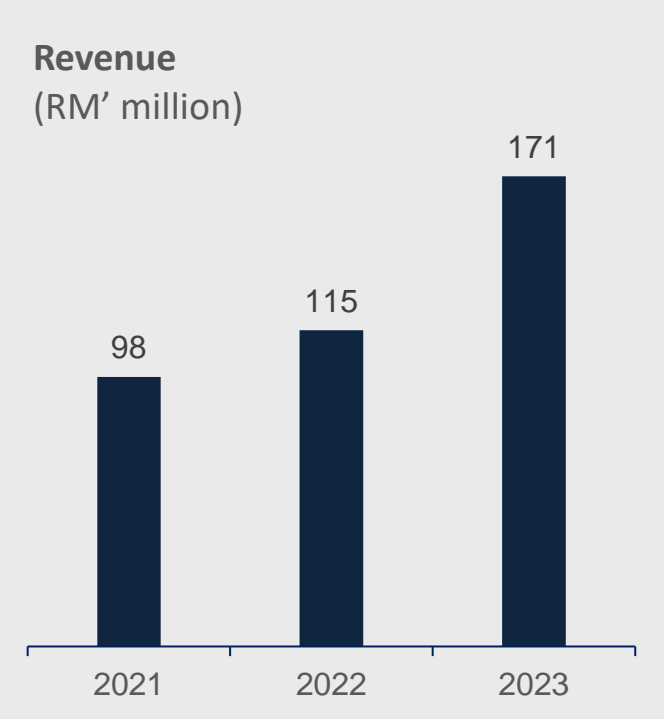


# Financial Services Segment: Capital Financing

- Licensed moneylender governed under the Malaysia Moneylenders Act 1951 (Act 400)
- Australia Credit License holder in Australia
- 4 Lines of Business in Malaysia:
  - Conventional and Syariah-Compliant Corporate Loans
  - Factoring of Business Receivables
  - Civil Servant Financing through ANGKASA deduction
  - Financing for freelancers through Fintech-JV with Lyte Ventures of Singapore
- 2 Lines of Business in Australia:
  - Conventional Corporate Loans
  - Retail Loans



# Financial Services Segment: Capital Financing (Cont'd)



# Investment in RHB

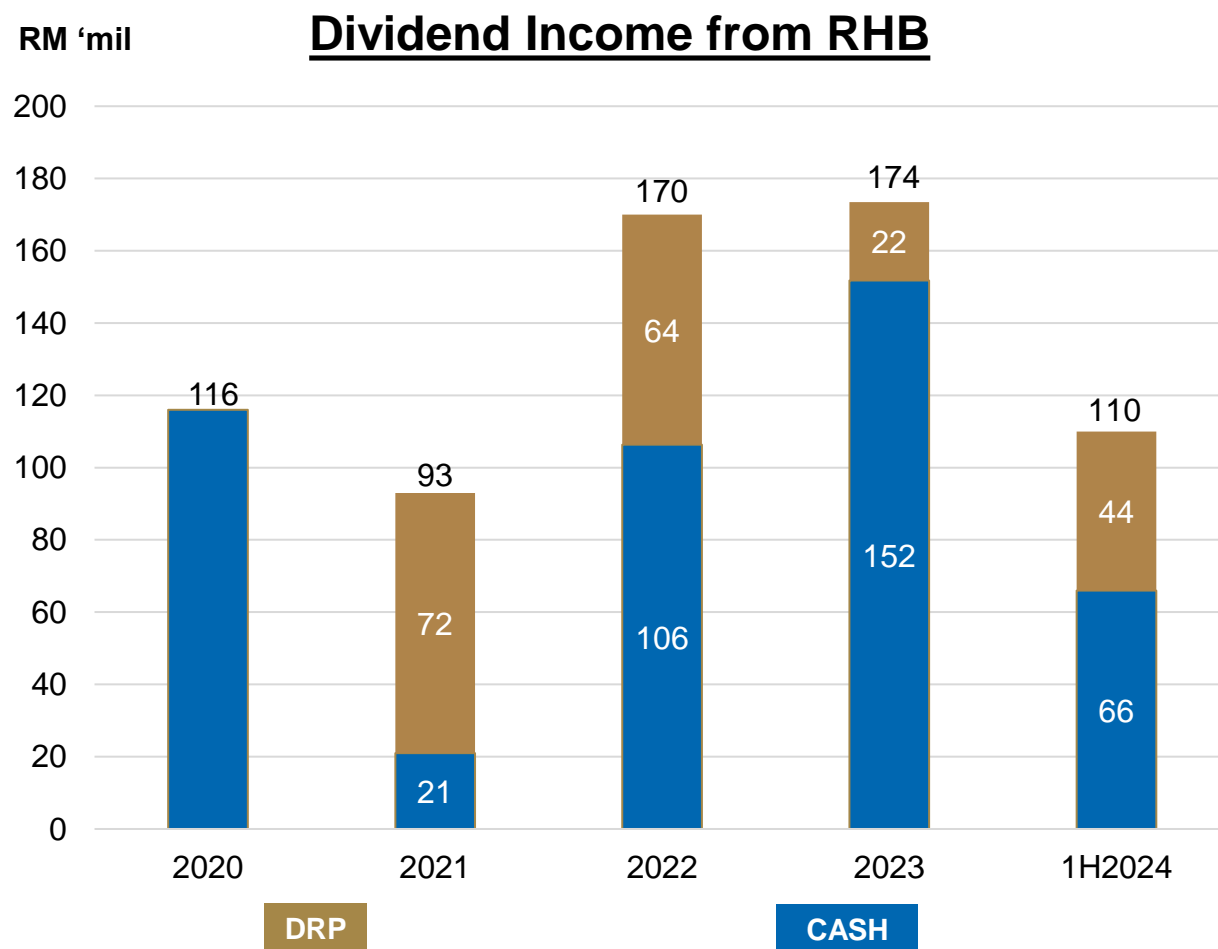
OSK



# Financial Services Segment: Strategic Investment



- Arose from the merger between OSK Investment Bank Berhad and RHB Investment Bank Berhad for a purchase consideration satisfied via cash and issuance of new shares in RHB Bank Berhad (“**RHB**”) in 2012
- OSKH is the second-largest shareholder in RHB, holding **10.27% equity interest in RHB (FY23: 10.24%)**



- OSKH’s equity stake in RHB is carried at value of approx. RM3.7 billion at end of March 2024, representing 36% of OSKH Group’s total assets.
- In FY2023, OSKH derived dividend income of RM174m from RHB.
- In the past 5 years, RHB’s annual dividend has increased from 31.0 sen per share in FY2019 to 40.0 sen per share in FY2023 which represents the increase of dividend payout ratio from 50.1% in FY2019 to 61.1% in FY2023.
- Subsequently on 16 May 2024, OSK opted for DRP in respect of dividend of RM109.7m from RHB resulting in increase in equity stake to 10.27% from 10.24%



# Property Development and Property Investment

OSK

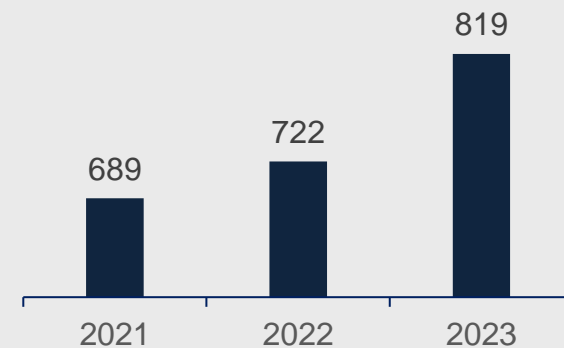




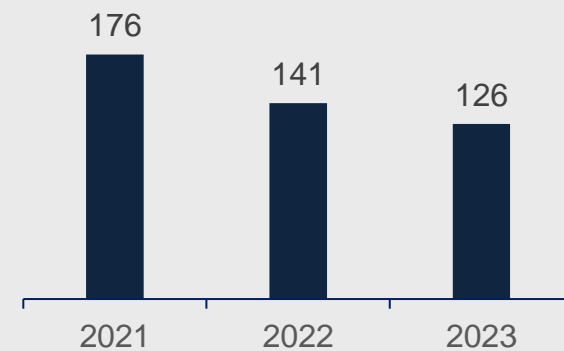
# Property Development



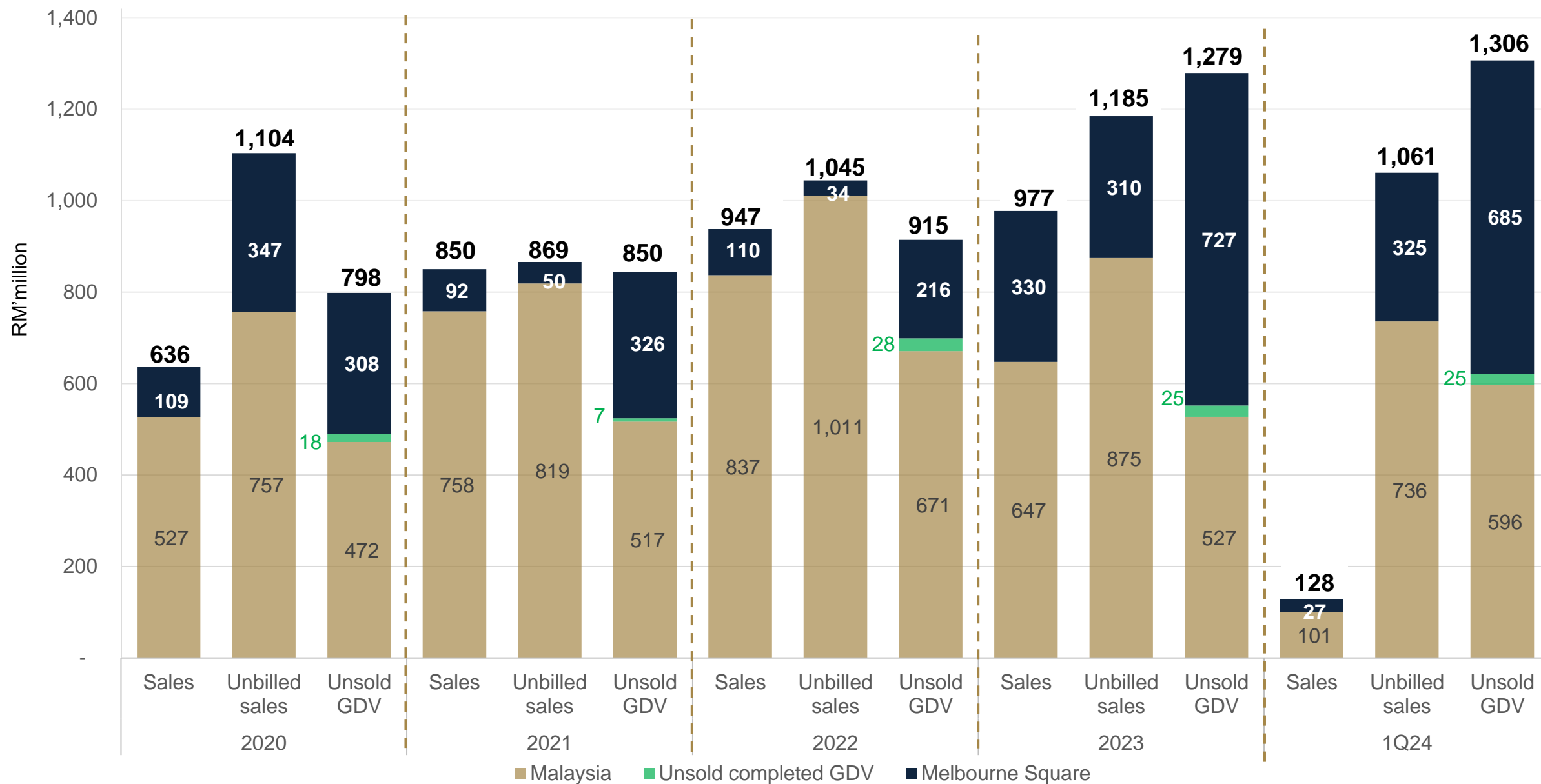
**Revenue**  
(RM' million)



**PBT**  
(RM' million)

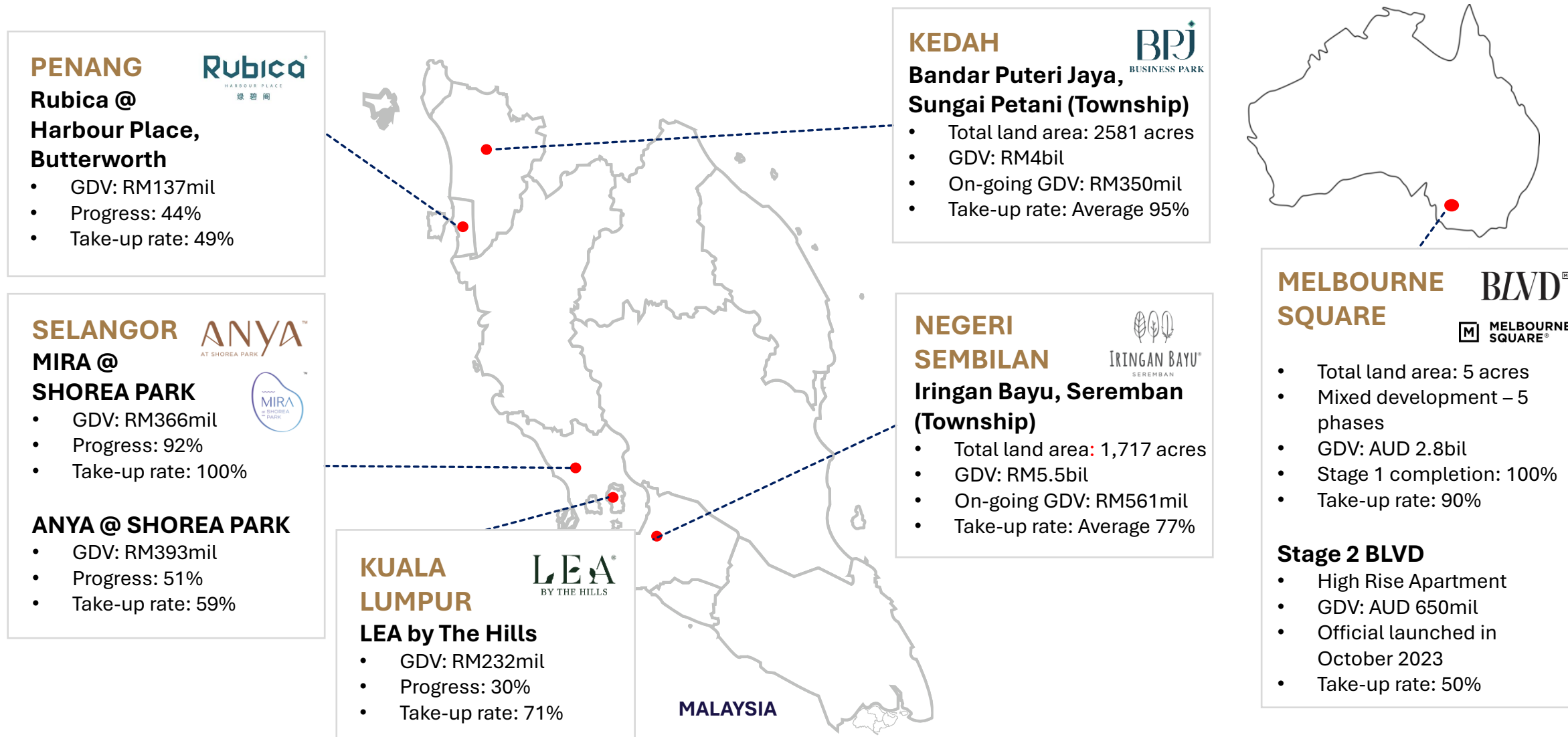


# Sales, Unbilled Sales and Unsold GDV - As at 31 March 2024



# Property Segment: On-going Projects

as at 31 March 2024



# Property Segment: Landbank

## - Malaysia & Australia

as at 31 March 2024

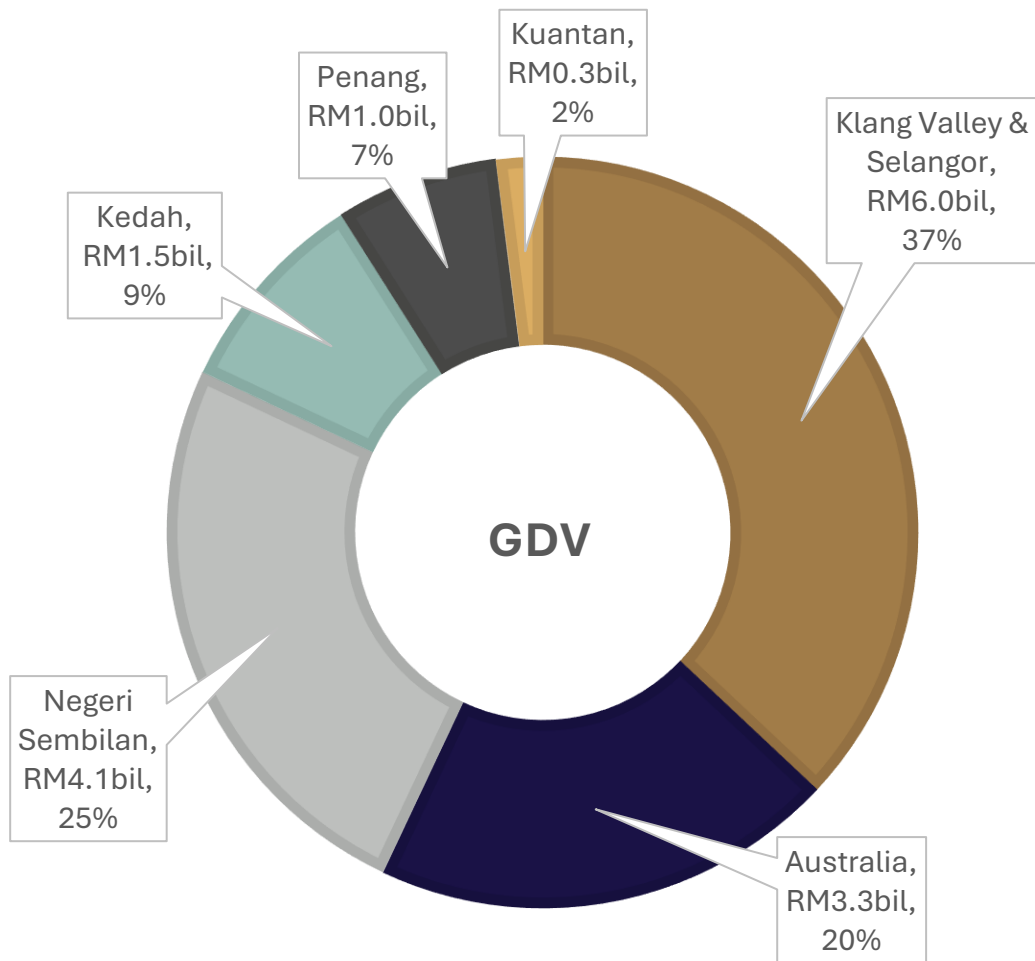
Landbank	1,898 acres
Est GDV	RM 16.2 billion



### New Land Acquisitions in 2023

#### Iringan Bayu, Seremban

- ✓ 51.4 acres
- ✓ Freehold
- ✓ RM8.5mil



# Pipeline Launches in 2024

## – Estimated Total GDV of RM1.7bil

		RM'mil	Target launch
Klang Valley	Shorea Park in Puchong – PH3 Tower A	149.9	Jun'24
	Melawati Phase 2	182.8	Jun'24
	Nuria (RSKU) in Melawati	63.0	18 Mar'24
	Shah Alam	398.1	02 Jun'24
Butterworth	Affordable homes	146.4	Jul'24
Seremban	Iringan Bayu in Negeri Sembilan		
	- PH1A	17.0	Jun'24
	- PH15A	153.4	09 Mar'24
	- PH15B	72.6	Jul'24
	- PH16	121.5	Jul'24
Kedah	Bandar Puteri Jaya in Sg Petani		
	- Commercial Z1	95.3	12 Apr'24
	- Low cost 1A	7.3	Jul'24
	- Phase 5 Parcel 2	96.3	Oct'24
	- Phase 5 Parcel 4 -Phase 1	134.0	Oct'24
	Aman Jaya in Sg Petani		
	- Phase 1	107.9	Dec'24
	- Rumah Makmur	17.2	Dec'24
Total		1,762.7	



# Completed Project in Australia

- As at 31 March 2024



JV Partner:



49% Equity Interest

<b>Location</b>	: Southbank, Melbourne
<b>Mix</b>	: Residential Apartments, Retail Mall, Office Tower and Hotel
<b>Land area</b>	: 5 acres (FH)
<b>GDV</b>	: AUD2.8 bil (all phases)
<b>Launched</b>	: Stage 1: October 2017
<b>Ave. SP</b>	: AUD11,300 psm
<b>Take-up rate</b>	: Stage 1: 90%
<b>% of Completion</b>	: Completed in January 2021
<b>No. of units</b>	: Stage 1: 1,054 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 2024



JV Partner:



49% Equity  
Interest

<b>Project Name</b>	:	BLVD @ No. 19 Hoff Boulevard, Melbourne Square
<b>Location</b>	:	Southbank, Melbourne
<b>Type</b>	:	High-Rise Apartment
<b>GDV</b>	:	AUD650 mil
<b>Launched</b>	:	Soft-launched in April 2023, Official launch in Oct 2023
<b>Take-up rate</b>	:	Stage 2: 50%
<b>Ave. SP</b>	:	AUD13,000 psq
<b>No. of units</b>	:	591 units

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



# Queensbridge Place, Melbourne

## – Future development in Melbourne - QBP

The acquisition of Queensbridge Street (QBP1) and 190 City Rd (QBP2) was completed on 15 July 2022 and 30 Nov 2022 respectively.

**JV Partner:**  **49% Equity Interest**

### Queensbridge Street and City Road

**Development Mix** Office, Warehouse, Retail, Medical Centre, Restaurant, Residential Apartments, Car Park

**Location**  
Southbank, Melbourne

**Total NLA**  
11,614 sqm

**Land Tenure**  
Freehold

**Current Occupancy**  
69% (As of Mar'24)

**Land Area**  
7,800 sqm (Combined)





# Property Segment : Queens Bridge Place, Melbourne – Acquired in 2023 (Cont'd)

## Street Views

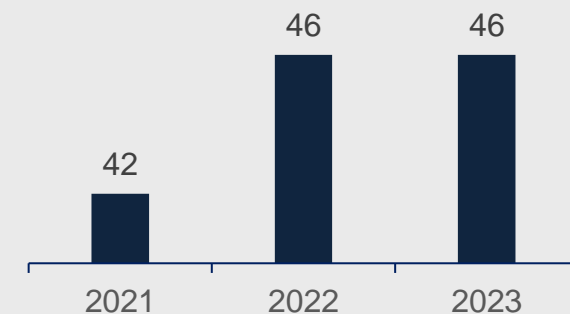




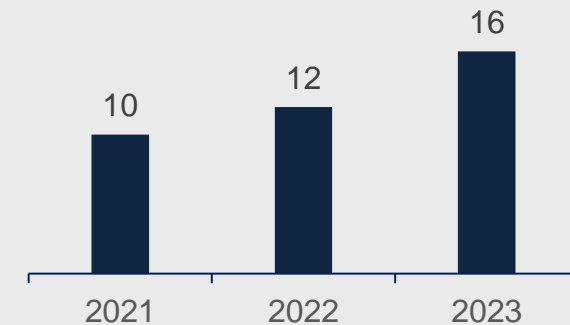
# Property Investment and Others



**Revenue**  
(RM' million)



**Core PBT**  
(RM' million)



# Property Investment - Office

- As at 31 March 2024



## 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	478,511 sqft
Occupancy Rate	78% (retail and office blocks)



# Property Investment - Retail

- As at 31 March 2024



## Atria Shopping Gallery, Petaling Jaya

NLA	446,809 sqft
Occupancy Rate	86%



# Property Investment - Retail

(Cont'd) - As at 31 March 2024



**You City III, Cheras**

NLA	155,492 sqft
Occupancy Rate	61%





# Construction

OSK



# Construction Segment

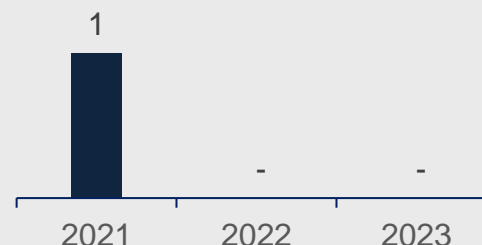


- Established contractor since 1979
- Design and construction service provider in residential and commercial projects
- Introduced OSK Quality Standard (OQS) internal quality measurement method in line with the quality standards set by the Construction Industry Standard
- Registered **Class A contractor** with Pusat Khidmat Kontraktor (PKK)
- Registered **G7 contractor** with Construction Industry Development Board (CIDB)
- OHSAS 18001:2007 and ISO 9001:2015
- Drive deep **collaboration between the Property and Construction segments** in 2017 with Emira as pilot project

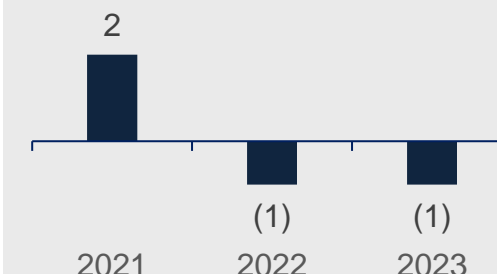


- Optimise construction cost** through early involvement in design and planning of the development projects
- Close supervision** during construction to ensure quality standards
- Delivers superior quality products at competitive prices and ahead of schedule

Revenue  
(RM' million)



PBT/(LBT)  
(RM' million)



# Construction Segment (Cont'd)

Outstanding order book of RM500 million  
as at 31 Mar 2024



Major Projects Completed in recent years	RM'million
Windmill Upon Hills	317
Timur Bay	144
Luminari	105
You Residences	183
You One	117
Emira	98
Woodsbury	92
Rimbun Sanctuary	46
Iringan Bayu (Phase 2A, 2B, 2C, 2D, 3A)	168
Ryan & Miho	201
	<b>1,471</b>
On-going Projects	
Mira, Anya & Nara, Shorea Park	209
Lea By The Hill & Nuria RSKU, Melawati	106
Iringan Bayu (Phase 1A, 8D, 12,13,14, 15 & infra)	143
Rubica	35
Mori Park Earthwork & Foundation	1
You City 3 (Superstructure)	5
Ryan & Miho (Superstructure)	< 1
	<b>500</b>

Project	QLASSIC Score	Completion Time
Iringan Bayu Show Village	82%	1 month ahead
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
Ryan & Miho	82%	8.5 months ahead (Tower A) 16 months ahead (Tower B)





# Industries

OSK





# Industries Segment: Cables

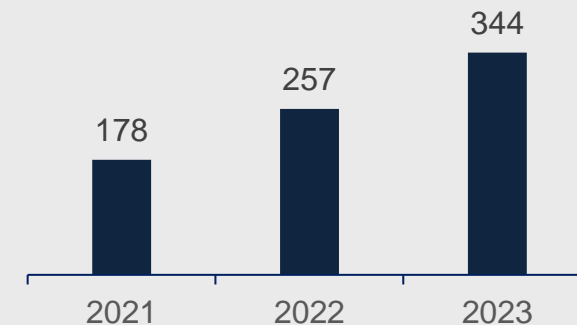
- One of the leading cable manufacturers in Malaysia
- Produces quality **electrical and power cables** since 1968 (low and medium voltage copper cables, aluminium fire resistance cables)
- Focus for 2023 has been on data centers and solar sector
- Solar photovoltaic panels on the rooftop of the factory that generates solar power capacity of:  
Phase 1: 569.80 kWp (installed)  
Phase 2: 639.83 kWp (installed)
- One of the top cable manufacturers in Malaysia
- Accredited with MS ISO 9001:2000 and UKAS Quality Management System and in compliance with TNB technical specification
- Certified by SIRIM QAS, LPCB



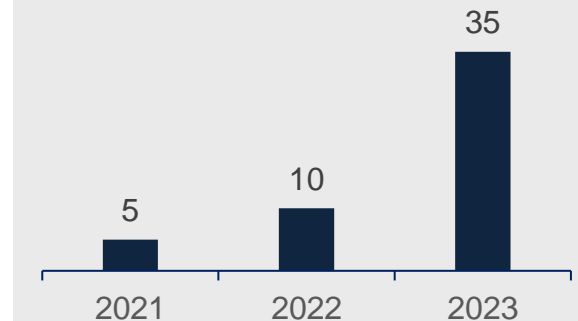
**OLYMPIC  
CABLE**  
A MEMBER OF **OSK** GROUP



**Revenue**  
(RM' million)



**PBT**  
(RM' million)



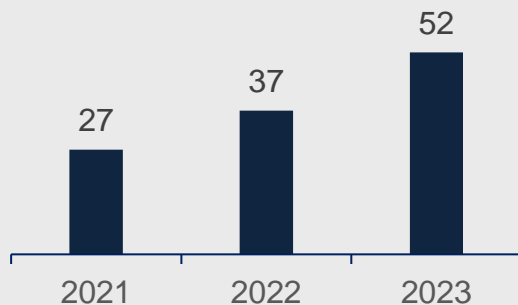
# Industries Segment: IBS



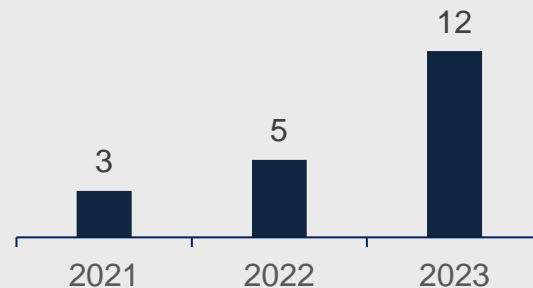
- Produces **Industrialised Building Systems (IBS) wall panels** since 1994
- Factories located in Taiping (Perak), Nilai (Negeri Sembilan) and Bandar Tenggara (Johor)
- Accredited with MS ISO 9001:2008, ISO 14001-2004, UKAS Quality Management System and Singapore Green Label Status
- Factory capacity: 2.16 million m<sup>2</sup>. Utilization rate: 57% (*As at 31 March 2024*)
- Introduced a new product, which makes use of an environmentally friendly input material that not only reduces reliance on the use of cement, but also enhances the circularity of the wall panels, lighter weight and sustainability-driven



Revenue  
(RM' million)



PBT  
(RM' million)



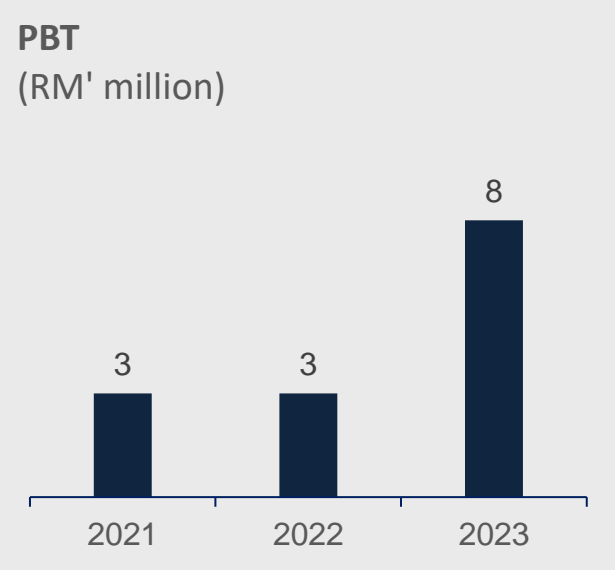
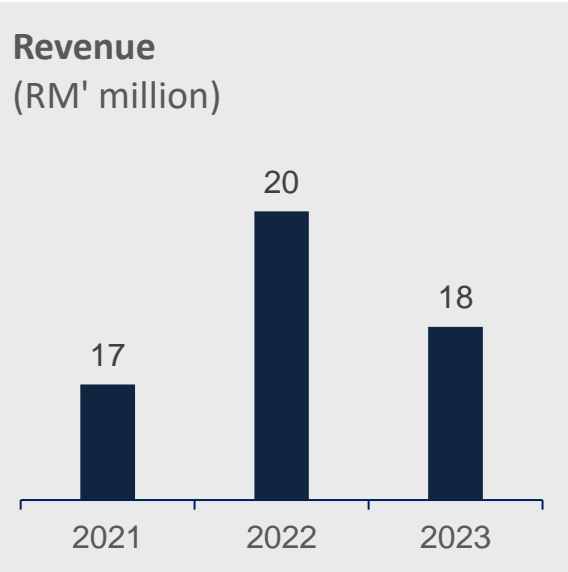
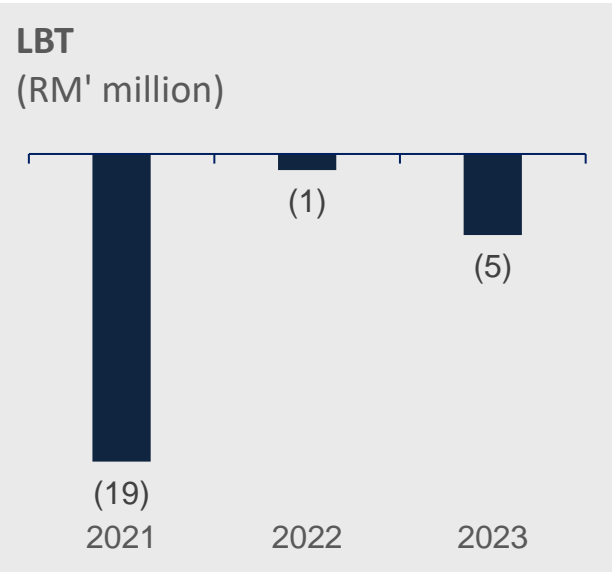
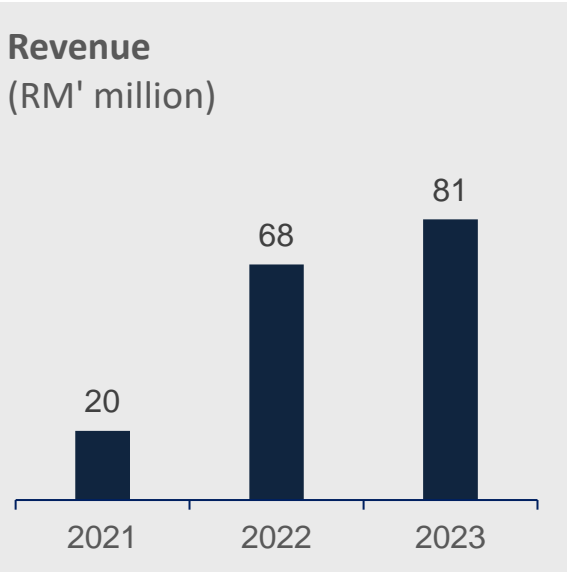


# Hospitality

OSK









# Hospitality Segment: Hotels - As at 31 March 2024

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



Swiss-Garden Hotel Genting		Swiss-Garden Bukit Bintang		Swiss-Garden Beach Resort Kuantan	
Location	: Genting Highlands, Pahang	Location	: Kuala Lumpur	Location	: Kuantan, Pahang
Rooms	: 521	Rooms	: 325	Rooms	: 306

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 (4 star)	Rooms	: 203
Award-winning 18 holes championship golf course				



# Hospitality Segment: Vacation Club - *As at 31 March 2024*

- The Group has taken a strategic decision to stop selling new memberships in 2023. It will focus on continuing to serve the existing members and upkeep the assets.
- **7,104 active members**



**SGI Vacation Club Villas at  
Damai Laut Holiday Resort, Perak**



**SGI Vacation Club at  
Damai Laut Holiday Resort, Perak**



**Swiss-Garden Residences  
Bukit Bintang, Kuala Lumpur**



**Timur BaySeafront Residence @  
Balok, Kuantan**

**SGI VACATION CLUB**  
A MEMBER OF **OSK** GROUP



**SGI Vacation Club Melaka**



# Key Takeaways

# Key Investment Highlights

## Integrated Property and Construction Model

- ✓ Reputable developer with landbank with an **estimated GDV of RM16.2 billion in 1Q2024**
- ✓ Successful track record in delivering **>40,000 homes**
- ✓ Target launch of **RM1.7 billion** worth of properties in FY24
- ✓ Minimal unsold completed stocks; remain focus in selling on-going projects
- ✓ Prop-Con Model allowing early contractors involvement in planning and design stage to manage cost, time and quality of products

## Sustainable growth

- ✓ **Landbank of 1,898 acres in 1Q2024** strategically located at growth areas in Malaysia and Australia; including 2 township developments
- ✓ Integrated development in Melbourne, Australia with strong pipeline projects
- ✓ Growth in capital financing portfolio through new products, e.g. civil servant financing and Islamic financing both in Malaysia and Australia

## Resilient Earnings and Healthy Financial Position

- ✓ **Sales target of RM1 billion per annum** from existing and future launches
- ✓ **Unbilled sales of RM1.1 billion** as at 1Q24
- ✓ **Bedrock cashflow** from investment in RHB Bank Berhad
- ✓ Stable contribution from Capital Financing and Industries segments
- ✓ **Net gearing as of Dec 2023 at 0.411x and 0.127x (excluding loan disbursed)** providing headroom further gearing for future growth, if required







03

## Group ESG Updates



# Ongoing Advocacy for Environmental Sustainability

Reduce environmental impact across business operations through ongoing renewable energy projects and efforts to promote responsible consumption and resource efficiency



Continued investment in renewable energy infrastructure, reaching a total solar capacity of 1.89MWp, at 6 sites.



Acotec wall panels are certified as eco-friendly building materials by the Singapore Green Labelling Scheme.



Preserved the Wetland Park within our Iringan Bayu township and a public park at Melbourne Square, while also promoting environmental education through guided tours for students at Wetland Park, Iringan Bayu.

Acknowledged for integrating sustainable design principles into our product offerings

**Ryan & Miho**

Gold  
Completion and  
Verification  
Assessment  
Green Building Index

**Anya Residences**

Design Assessment  
Green Building Index

**Nara @ Shorea Park**

Bronze  
Residential Category  
Provisional GreenRE  
Certification



# Continued Support For Community Betterment

Invested **RM2.1 million** in community development and enrichment initiatives through the **OSK Foundation**, which positively impacted **10,846** individuals in various communities



**Fostering community well-being** through initiatives such as constructing house for orang asli, refurbishing school facilities, and contributing to festive celebrations



**Supporting financially deserving students** through scholarship disbursements



**Bridging the education gap** with youth-focused educational engagement programmes



**Empowering Women** through entrepreneurship workshops

# Awards and Accolades\*

## OSK Group

### Excellence Awards NACRA 2023 (Gold)

- Companies with less than RM2 Billion in the Market Capitalisation

### Sustainability and CSR Malaysia Awards 2023

- Company of the Year Award (Conglomerated for Community Well-Being Initiative)



## OSK Property

### The Star Property Awards (won four categories)

### ILAM Malaysia Landscape Architecture Award

- Iringan Bayu Wetland Park – Developer Category – Landscape Award (Honour)

### The Edge Malaysia Top Property Developers Awards 2023

- Ranked 11th

### The Edge Best Managed and Sustainable Property Awards

- Plaza OSK – Above 10 years: Non-strata Office Category (Bronze)

### Malaysia Developer Awards

- No. 2 in Top-of-the-Charts Awards Top 10 for Market Cap RM1 Billion and Above



## Swiss-Garden International

### Luxury Lifestyle Awards 2023

- Best Luxury Family Beach Resort for DoubleTree by Hilton Damai Laut

### Tripadvisor Travellers' Choice Award

- DoubleTree by Hilton Damai Laut

### Booking.com

- 2023 Top Performing Hotel Groups for Swiss-Garden International





An aerial photograph of the Kuala Lumpur skyline at sunset. The sky is filled with soft, orange and pink clouds. In the foreground, a dark blue rectangular box with a thin gold border contains the word "APPENDIX" in white, bold, sans-serif capital letters. The city below is densely packed with buildings, with the Petronas Twin Towers and the Kuala Lumpur Tower visible in the mid-ground. The background shows hazy mountains under the twilight sky.

# APPENDIX



# On-Going Projects – Klang Valley

## *MIRA @ Shorea Park, Puchong*

as at 31 March 2024



**GDV: RM366 mil**

**Launched: Sep 2021**

**No. of units: 908**

**Average Selling Price: RM403k**

**% of Completion: 92%**

**Take-up rate: 100%**



TM



# On-Going Projects – Klang Valley

## *ANYA @ Shorea Park, Puchong*

(Cont'd) as at 31 March 2024



**GDV: RM393 mil**

**Launched: Aug 2022**

**No. of units: 750**

**Average Selling Price: RM524k**

**% of Completion: 51%**

**Take-up rate: 59%**

**ANYA**<sup>TM</sup>  
AT SHOREA PARK



# On-Going Projects – Klang Valley

## *LEA by The Hills, Taman Melawati*

(Cont'd) as at 31 March 2024



**Type:** Low Density Condo

**% of completion:** 30%

**GDV:** RM232 million

**Take-up rate:** 71%

**Launched:** Jul 2022

**No. of units:** 344

**Average Selling Price:** RM675k

**LEA**<sup>®</sup>  
BY THE HILLS

A CLOSENESS TO NATURE

# On-Going Projects - Penang

## *Rubica, Butterworth*

as at 31 March 2024



**Type:** Low Density Condo

**% of completion:** 44%

**GDV:** RM137 million

**Take-up rate:** 49%

**Launched:** Jul 2022

**No. of units:** 230

**Average Selling Price:** RM595k

**Rubica**<sup>®</sup>  
HARBOUR PLACE  
绿碧阁



# Township Development- Negeri Sembilan



## Completed Projects



## On-Going Projects



# Township Development- Negeri Sembilan

(Cont'd) as at 31 March 2024



## No. of Units

**Total launched: 3,701**

**Completed & Handed Over: 2,453**

**On-Going: 1,248**



**Type: Double-Storey Terrace**

**GDV: RM168 mil (8D)**

**Launched: Jun 2022 (8D)**

**No. of units: 316 (8D)**

**Average Selling Price: RM531k (8D)**

**% of completion: 86% (8D)**

**Take-up rate: 97% (8D)**



# Township Development- Negeri Sembilan

(Cont'd) as at 31 March 2024



**Type:** Double-Storey Terrace      **% of completion:** 12%

**GDV:** RM61 mil (Ph12)      **Take-up rate:** 98%

**Launched:** Nov 2023

**No. of units:** 239

**Average Selling Price:** RM256k



**Type:** Single-Storey Terrace      **% of completion:** 25%

**GDV:** RM99mil (Ph13)      **Take-up rate:** 56%

**Launched:** Oct 2023

**No. of units:** 241

**Average Selling Price:** RM412k

# Township Development- Negeri Sembilan

(Cont'd) as at 31 March 2024



**Type:** Double-Storey Terrace      **% of completion:** 12%  
**GDV:** RM79 mil (Ph14)      **Take-up rate:** 29%  
**Launched:** Nov 2023  
**No. of units:** 162  
**Average Selling Price:** RM488k



**Type:** Double-Storey Terrace      **% of completion:** 3%  
**GDV:** RM153 mil (Ph15A)      **Take-up rate:** -  
**Launched:** Mar 2024  
**No. of units:** 290  
**Average Selling Price:** RM529k



# Township Development- Sg Petani, Kedah



## Completed Projects



## On-Going Projects



# Township Development- Sg Petani, Kedah

(Cont'd) as at 31 March 2024



**Type:** Single-Storey Terrace

**% of completion:** 95%

**GDV:** RM52 million (z2)

**Take-up rate:** 94%

**Launched:** Nov 2022

**No. of units:** 126

**Average Selling Price:** RM409k



**Type:** Double-Storey Terrace

**% of completion:** 77%

**GDV:** RM20 million (z3)

**Take-up rate:** 26%

**Launched:** Apr 2023

**No. of units:** 39

**Average Selling Price:** RM520k



# Township Development- Sg Petani, Kedah

(Cont'd) as at 31 March 2024



**Type:** Single-Storey Bungalow    **% of completion:** 95% (z2)

**GDV:** RM56 million (z2)    **Take-up rate:** 98% (z2)

**Launched:** Oct 2022 (z2)

**No. of units:** 81 (z2)

**Average Selling Price:** RM688k (z2)



**Type:** Double-Storey Semi-D & Double-Storey Bungalow

**GDV:** RM28 million    **Average Selling Price:** RM689k

**Launched:** Sep 2022    **% of completion:** 82%

**No. of units:** 40    **Take-up rate:** 100%

# Township Development- Sg Petani, Kedah

(Cont'd) as at 31 March 2024

Springfield



**Type:** Double-Storey Terrace

**GDV:** RM112 million

**Launched:** Jul 2022

**No. of units:** 257

**Average Selling Price:** RM435k

**% of completion:** 88%

**Take-up rate:** 99%



**Type:** Single-Storey Terrace

**GDV:** RM36 million

**Launched:** Nov 2022

**No. of units:** 99

**Average Selling Price:** RM369k

**% of completion:** 98%

**Take-up rate:** 76%



RESIDENSI  
SINAR

**Type:** Rumah Makmur Kedah Single-Storey Terrace

**GDV:** RM48 million

**Average Selling Price:** RM214k

**Launched:** Apr 2023

**% of completion:** 44%

**No. of units:** 226

**Take-up rate:** 99%

No. of units		
Total Launched	Completed & Handed Over	On-Going
11,113	10,245	868



# Projects Handed over in 2022 and 2023





# Projects Handed over in 2022 and 2023

## Projects handed over in 2022

Project Name	GDV (RM mil)	Type
<u>Iringan Bayu</u>		
IB 3B - Mekary	145.9	DSTH
IB 3D - Aury	104.4	DSTH
IB 3C - Desira	88.5	SSTH
<u>Bandar Puteri Jaya</u>		
BPJ - Westfield Z2	53.4	SSSD
BPJ - Northfield Z1	50.3	SSTH
BPJ - Westfield Z3	27.6	DSSD
BPJ - Somerville Z3	27.2	SSB
BPJ - Westfield Z1,2,3	8.0	SSB & DSB
Total GDV (RM'mil)	505.3	
Total Units	1,120	

## Projects handed over in 2023

Project Name	GDV (RM mil)	Type
<u>Iringan Bayu</u>		
IB 8C - Gitaran	146.1	DSTH
IB 8A - Erama	102.6	SSSD
IB 8B1 - Erama	63.4	DSSD
IB 8B2 - Erama	44.0	DSSD
<u>Bandar Puteri Jaya</u>		
BPJ - Northfield Z3	53.1	SSTH
BPJ - Southfield Residence Z1 & Z2	51.9	SSSD & SSB
BPJ - Eastfield Z1	51.2	SSTH
BPJ - Southfield Villa Z1	40.7	SSB
BPJ - Westfield Z3B	19.6	SSSD
BPJ - Westfield Z1,2,3	1.4	SSB & DSB
<u>YouCity III</u>		
Total GDV (RM'mil)	611.7	
Total Units	1,196	

*DSTH - Double Storey Terrace Homes*  
*SSTH - Single Storey Terrace Homes*  
*SSB - Single Storey Bungalow*  
*DSB - Double Storey Bungalow*  
*SSSD - Single Storey Semi-D*  
*DSSD - Double-Storey Semi-D*



# Projects Handed over in 2022 and 2023

## - Sg Petani, Kedah



### Total 323 Units

- Zone 1 – 3: 13 units
- 7 unit of Single Storey Bungalow
- 6 units of Double Storey Bungalow
- **VP on May 2022 to Mar 2023**
- **QLASSIC Score – Z2: 82%; Z3A: 79%**
- Zone 2: 108 units
- Single Storey Semi-D
- **VP on May 2022**
- **QLASSIC Score: 82%**
- Zone 3A: 44 units
- Double Storey Semi-D
- **VP on July 2022**
- **QLASSIC Score: 79%**
- Zone 3B: 38 units
- Single-Storey Semi-D
- **VP on March 2023**
- **QLASSIC Score: 84%**



### Total 474 Units

- Zone 1: 162 units
- Single Storey Terrace
- **VP on April 2022**
- **QLASSIC Score – 82%**
- Zone 2: 141 units
- Single Storey Terrace
- **VP on Dec 2022**
- **QLASSIC Score – 80%**
- Zone 3: 171 units
- Single-Storey Terrace
- **VP on Nov 2023**
- **QLASSIC Score – 83%**

# Projects Handed over in 2022 and 2023

## - Sg Petani, Kedah



- Zone 1: 132 units
- Single-Storey Terrace
- **VP on May 2023**
- **QLASSIC Score – 86%**



- |                              |                                   |
|------------------------------|-----------------------------------|
| ▪ Zone 1: 66 units           | ▪ Zone 1 & 2 : 101 units          |
| ▪ Single-Storey Bungalow     | ▪ Single-Storey Semi-D & Bungalow |
| ▪ <b>VP on October 2023</b>  | ▪ <b>VP on Dec 2023</b>           |
| ▪ <b>QLASSIC Score – 82%</b> | ▪ <b>QLASSIC Score – 83%</b>      |



# Projects Handed over in 2022 and 2023

## - Negeri Sembilan



- Phase 3B (Mekary): 318 units
- Double Storey Terrace
- **VP on March 2022**
- **QLASSIC Score 76%**



- Phase 3C (Desira): 219 units
- Single Storey Terrace
- **VP on Jun 2022**
- **QLASSIC Score 78%**



- Phase 3D (Aury): 215 units
- Double Storey Terrace
- **VP on Dec 2022**
- **QLASSIC Score 80%**

# Projects Handed over in 2022 and 2023

- *Negeri Sembilan*

- *Recently Completed Projects*



- Phase 8A (Erama): 180 units
- Single-Storey Semi-D
- **VP on June 2023**
- **QLASSIC Score 80%**
- Phase 8B2 (Erama): 56 units
- Double-Storey Semi-D
- **VP on Dec 2023**
- **QLASSIC Score 80%**
- Phase 8B1 (Erama): 86 units
- Double-Storey Semi-D
- **VP on October 2023**
- **QLASSIC Score 80%**
- Phase 8C (Gitaran): 306 units
- Double-Storey Terrace
- **VP on Nov 2023**
- **QLASSIC Score 80%**



# Projects Handed over in 2023

- *Klang Valley*
- *Recently Completed Projects*



## YOUCITY III

- 800 units Apartment
- **VP on Dec 2023**




# Thank You

## OSK Holdings Berhad

 **Level 21, Plaza OSK, Jalan Ampang,  
50450 Kuala Lumpur, Malaysia.**

 **(603) 2177 1999**

 **(603) 2026 6331**

 **info@oskgroup.com**

 **www.oskgroup.com**

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