

OSK HOLDINGS BERHAD

Investors Relation

Q2 FY2024

OSK

PROPERTY | FINANCIAL SERVICES | INDUSTRIES | HOSPITALITY | INVESTMENT HOLDING

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Content

01 Group Financial Performance

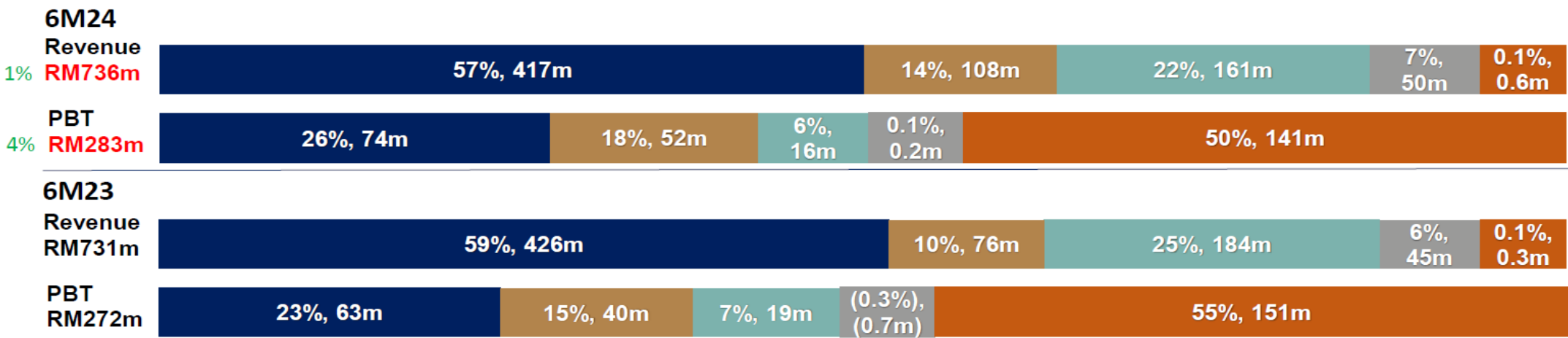
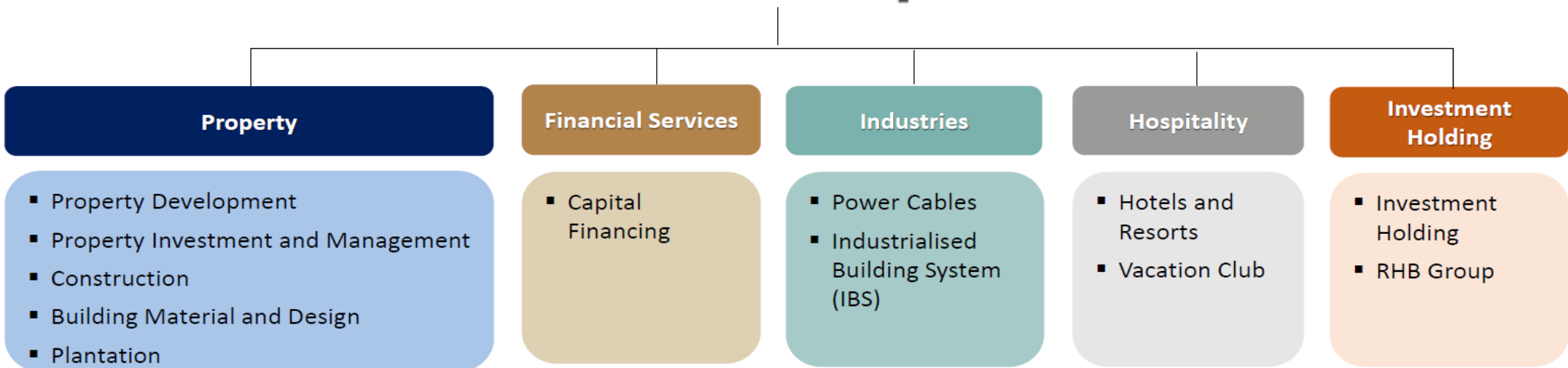
02 Group Business Updates

03 Group ESG Updates

04 Appendix

- OSK Group has **4 Core Business Segments** and **1 Investment Holding Segment**. The 4 core business segments includes **Property, Financial Services, Industries and Hospitality**.
- The main PBT contributor to the Group is Investment Holding at **50%** (55% in 6M2023) followed by Property at **26%** (23% in 6M2023).
- Although each business segment differs in revenue and profit size, every business segment is important to the Group.

OSK Group





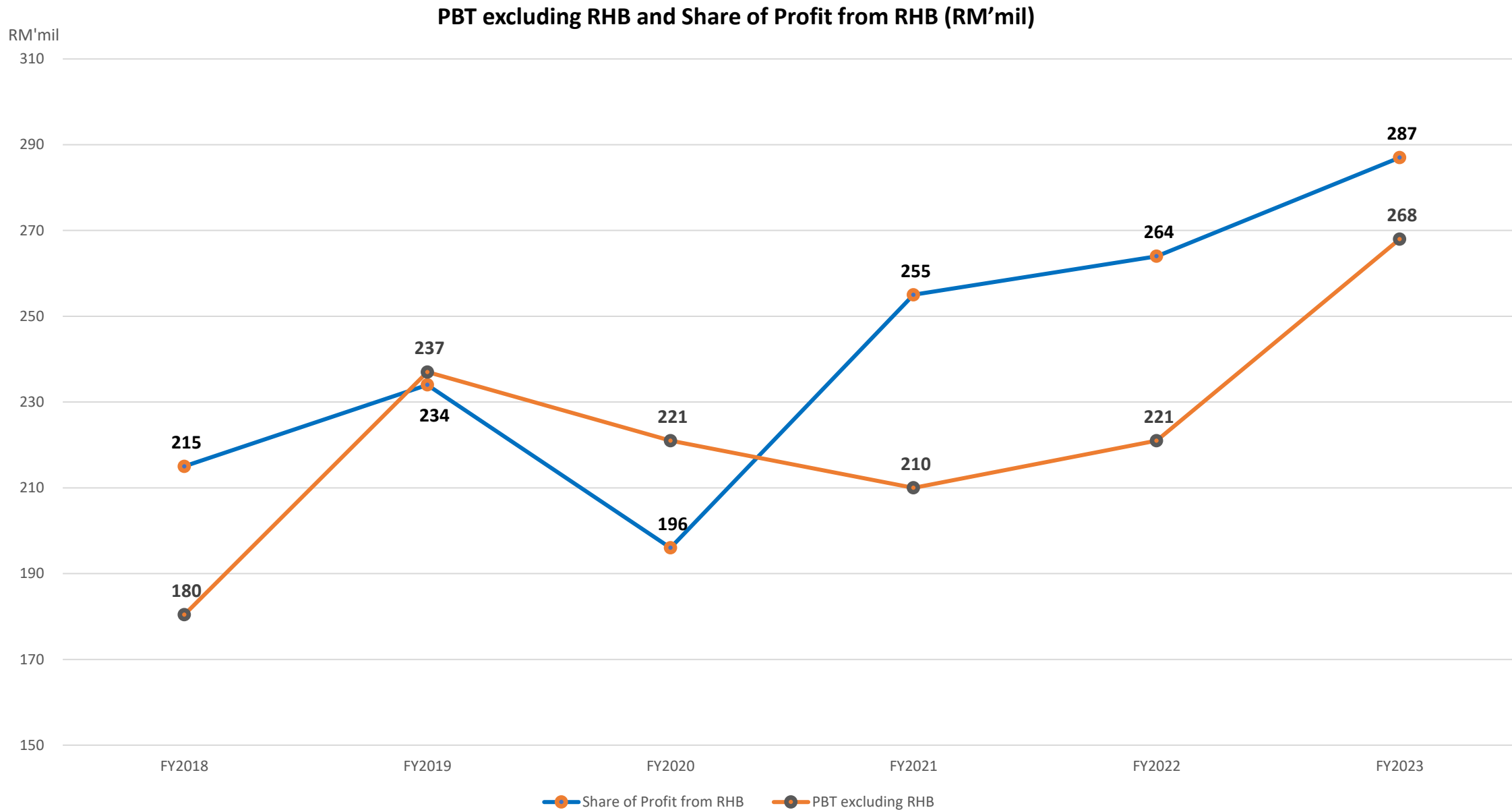
01

Group Financial Performance

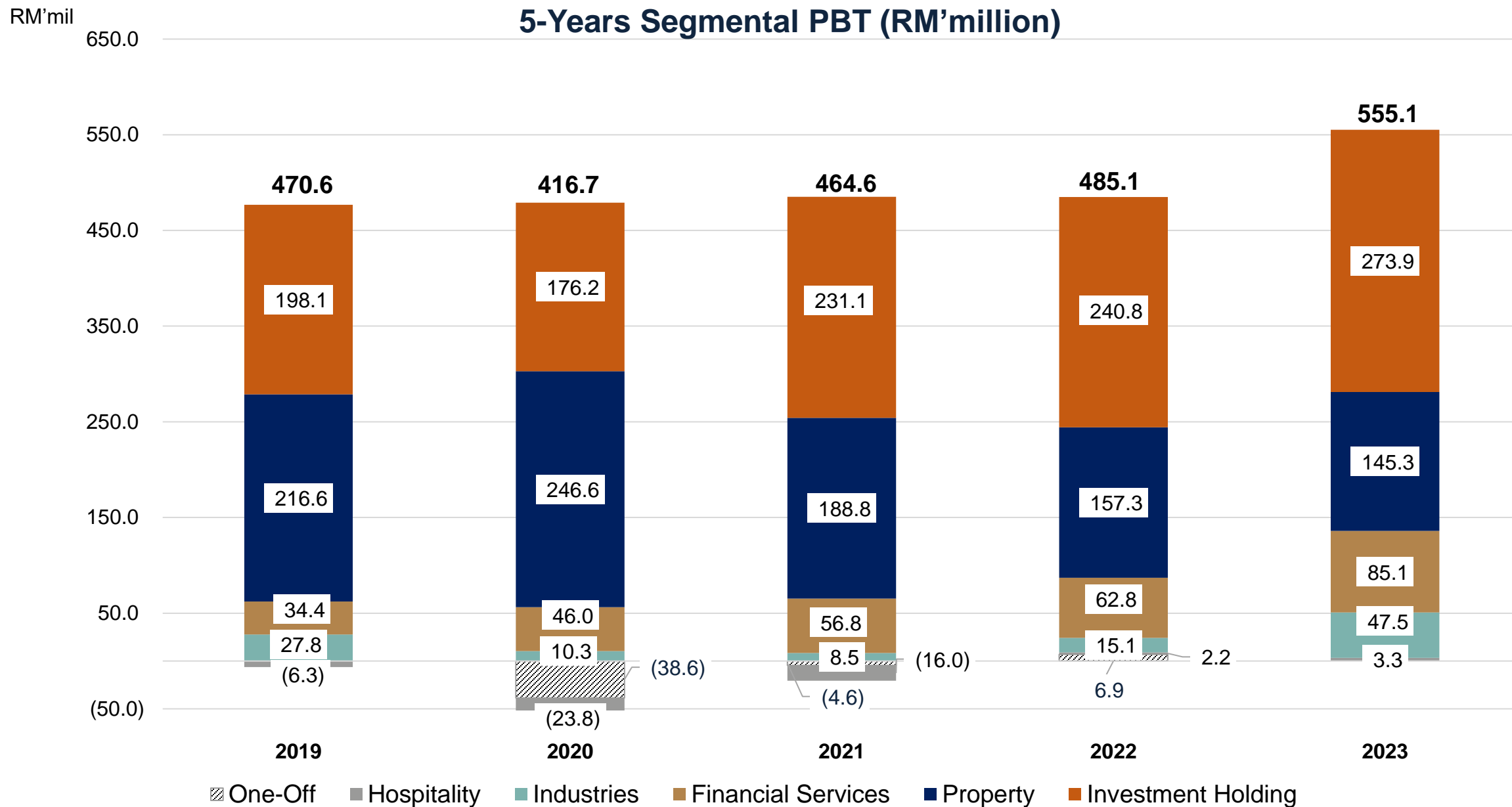
Financial Performance

RM'million	1Q24	2Q24	2Q23	6M24	6M23
Revenue	368.0	368.4	397.4	736.4	730.6
Profit before tax	140.9	141.9	145.8	282.8	271.9
Core earnings	140.9	130.6	143.6	271.5	263.9
Share of results	73.4	86.8	88.3	160.2	175.9
Profit after tax	123.1	129.6	131.8	252.7	247.6
Profit attributable to Owners of the Company	122.9	128.7	131.0	251.6	246.1
Earnings per share (sen)	5.96	6.24	6.35	12.20	11.94

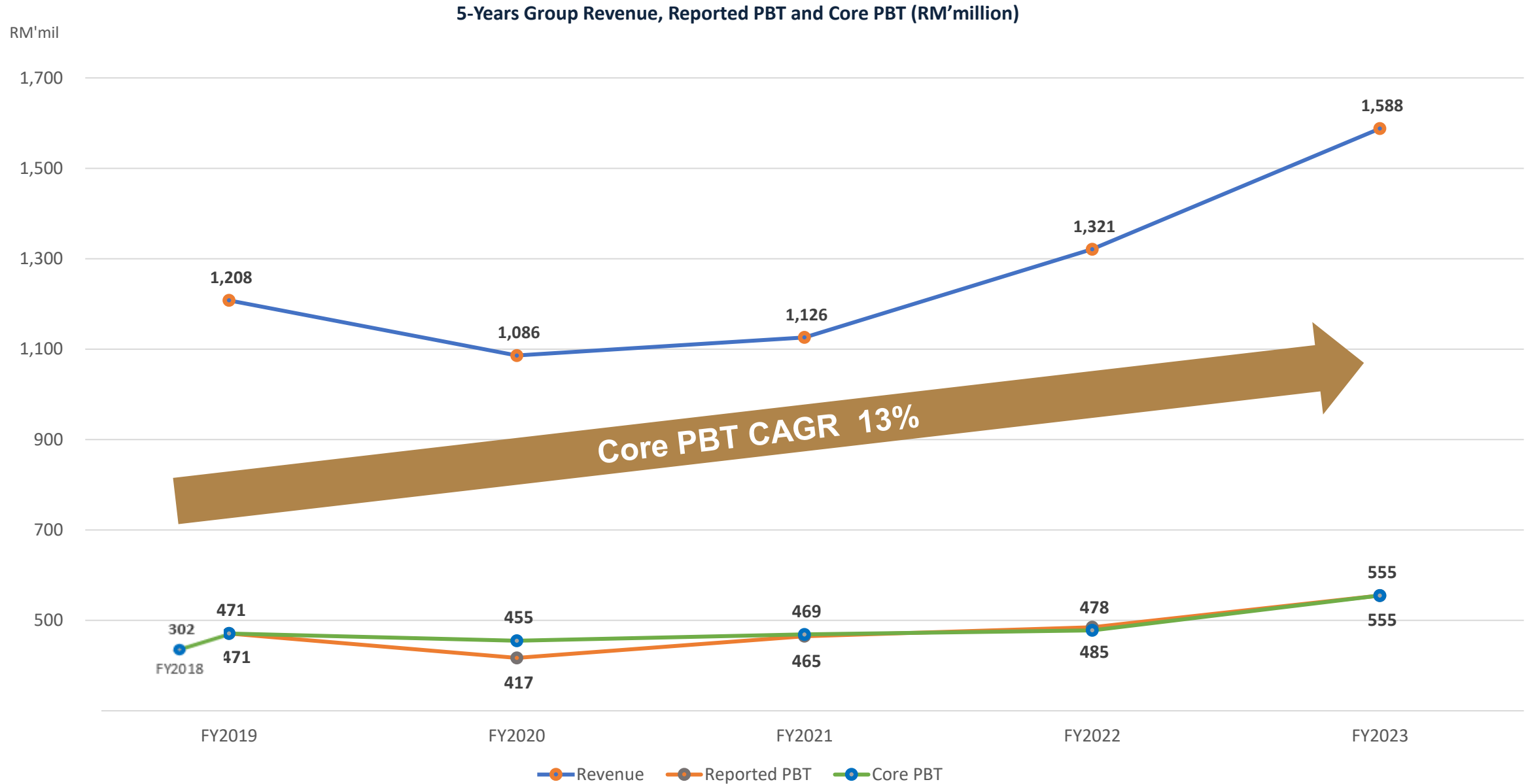
PBT excluding RHB and Share of Profit from RHB



5-Years Performance by Segment



5-Years Financial Performance (Cont'd)



Strong Key Financial Position as at 30 June 2024



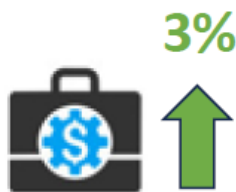
RM10.6b

Total Assets
(2023: RM10.4b)



RM1.84b

Capital Financing
(2023: RM1.74b)



RM6.3b

Shareholders' Funds
(2023: RM6.1b)



RM3.05

Net Assets per Share
(2023: RM2.97)



RM1.6b

Cash RM713m &
Undrawn Facilities RM904m
(2023: Cash RM744m & Undrawn
Facilities RM736m)



RM3.28b

Total Debts
(2023: RM3.26b)



RM2.6b

Net Debts
(2023: RM2.5b)



4.5 years

Average Debt Maturity
Profile
(2023: 4.3yr)



0.407

Net Gearing
(2023: 0.411)

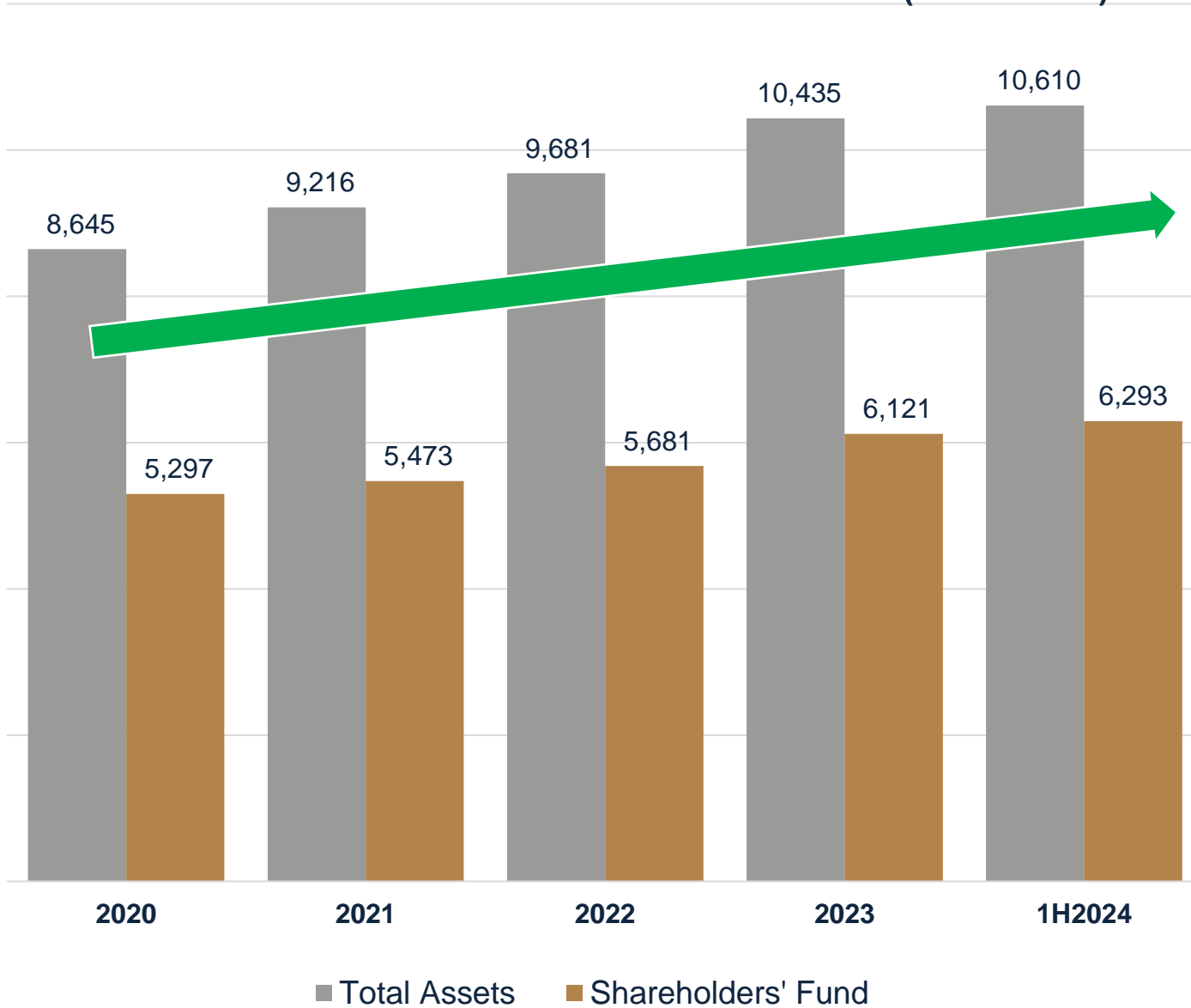


0.116

Net Gearing net of
Capital Financing
portfolio
(2023: 0.127)

Improved Shareholders' Fund and Total Assets

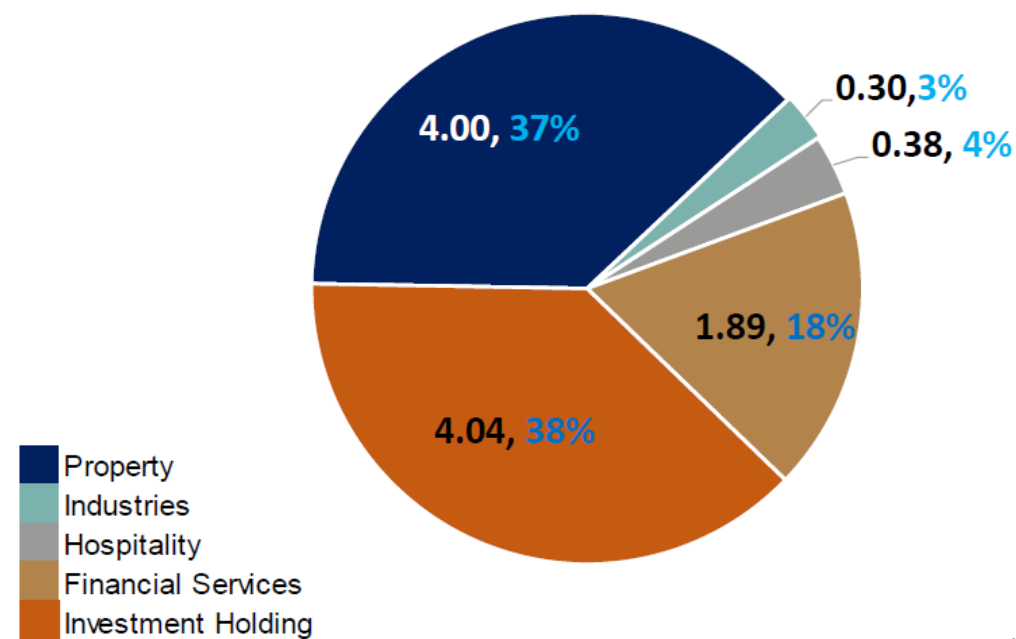
Shareholders' Fund and Total Assets (RM'million)



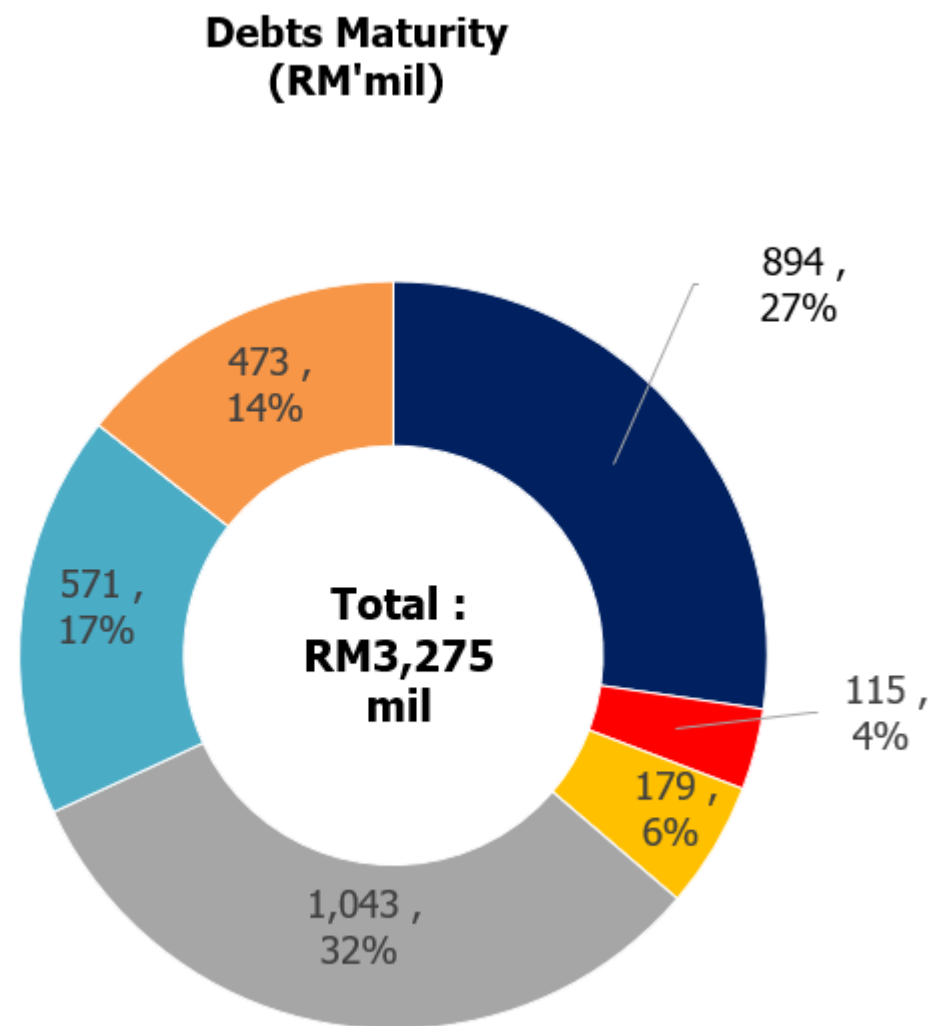
- Increase in total assets from RM10.44 bil in FY2023 to RM10.61 bil in 1H2024 was mainly due to the increase in capital financing portfolio for both Malaysia and Australia and the increase in share of net assets of RHB Group.
- Majority of the Group's assets mainly in the Property Segment and Investment in RHB Bank.

30.6.2024

Assets - RM10.61 bil



Debt Maturity Profile as at 30 June 2024



< 1 month	894	27%
< 1 year (2024)	294	10%
1 year but < 2 years (2025)		
2 years but < 5 years (2026-2028)	1,614	49%
5 years but < 7 years (2029-2030)		
7 years but < 10 years (2031-2034)	473	14%

Effective Cash Flow Management

Generated From / (Used In) RM'million	6M24	6M23
Capital Financing, net of disbursement	(102)	(79)
Other net cash inflows	91	151
Operating activities	(11)	72
Investing activities	64	7
Financing activities	(86)	(162)
Net Decrease in Cash and Cash Equivalents	(33)	(83)
Total Cash & Cash Equivalents	713	628

6M24 movements:

- Net cash used in Operating Activities was mainly due to capital financing's net loan disbursement of RM102 mil and newly launched projects which incurred net costs at its initial stage. Projects with estimated gross development value of RM823 mil were launched in 6M24.
- Net cash generated from Investing Activities was mainly derived from the RM76 mil dividend from RHB and Faber Tower offset against the acquisition of property, plant and equipment of RM19 mil (*including cable expansion of RM4 mil, hotels refurbishment of RM3 mil, IBS factory structure construction and machine purchases of RM3 mil as well as purchases of construction concrete mold of RM3 mil*).
- Net cash used in Financing Activities was mainly due to the dividend payment of RM83 mil.

6M23 movements:

- Net cash generated from Operating Activities was mainly derived from the collection from property development and increased interest income received from capital financing upon growth of loan portfolio offset against the capital financing's net loan disbursement.
- Net cash generated from Investing Activities was mainly derived from the RM91 mil dividend from RHB and Agile offset against the acquisition of lands of RM58 mil and hotels refurbishment of RM15 mil.
- Net cash used in Financing Activities was mainly consists of net repayment of borrowings of RM53 mil and dividend payment of RM87 mil.

02

Group Business Updates

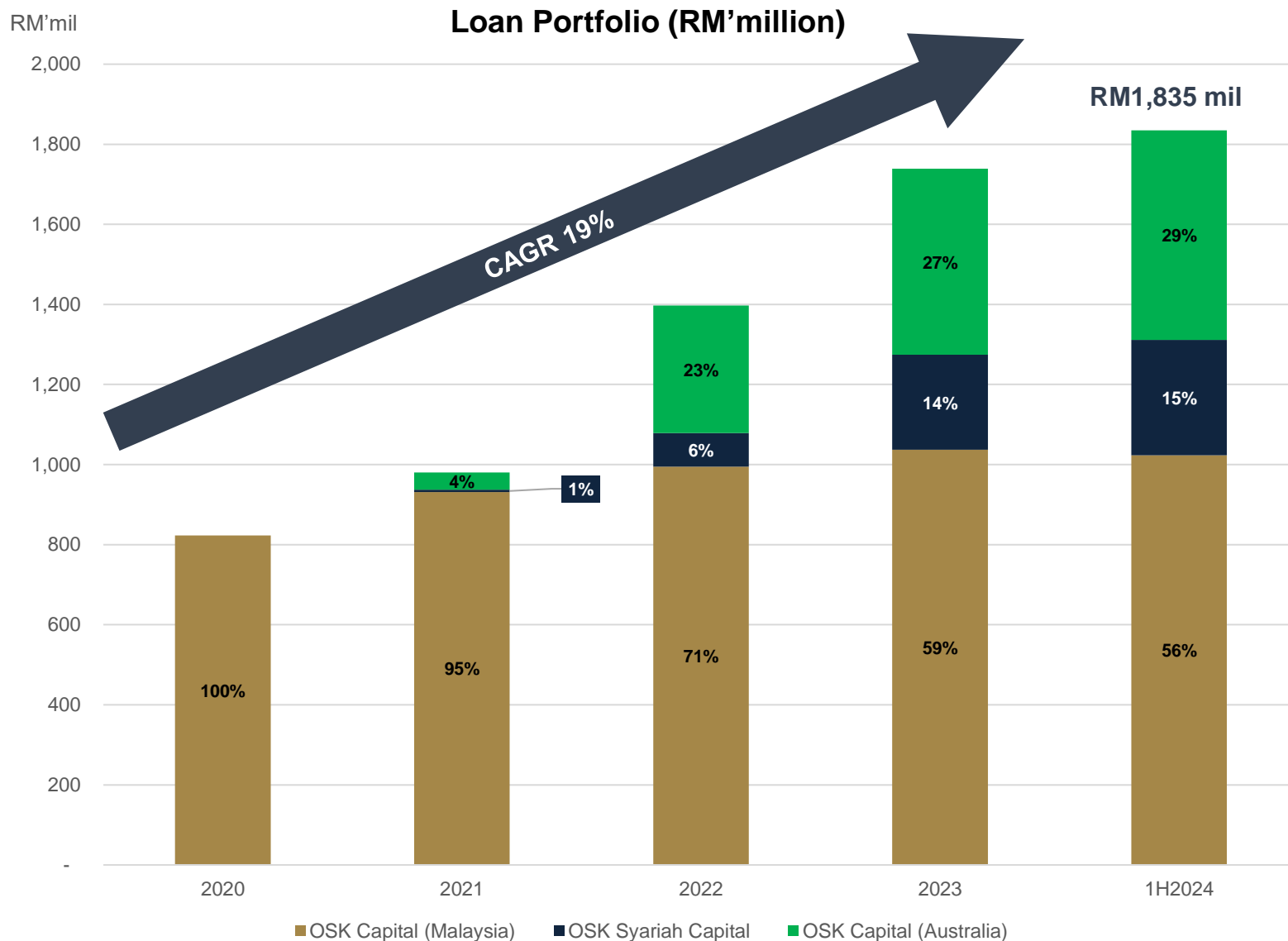


Capital Financing

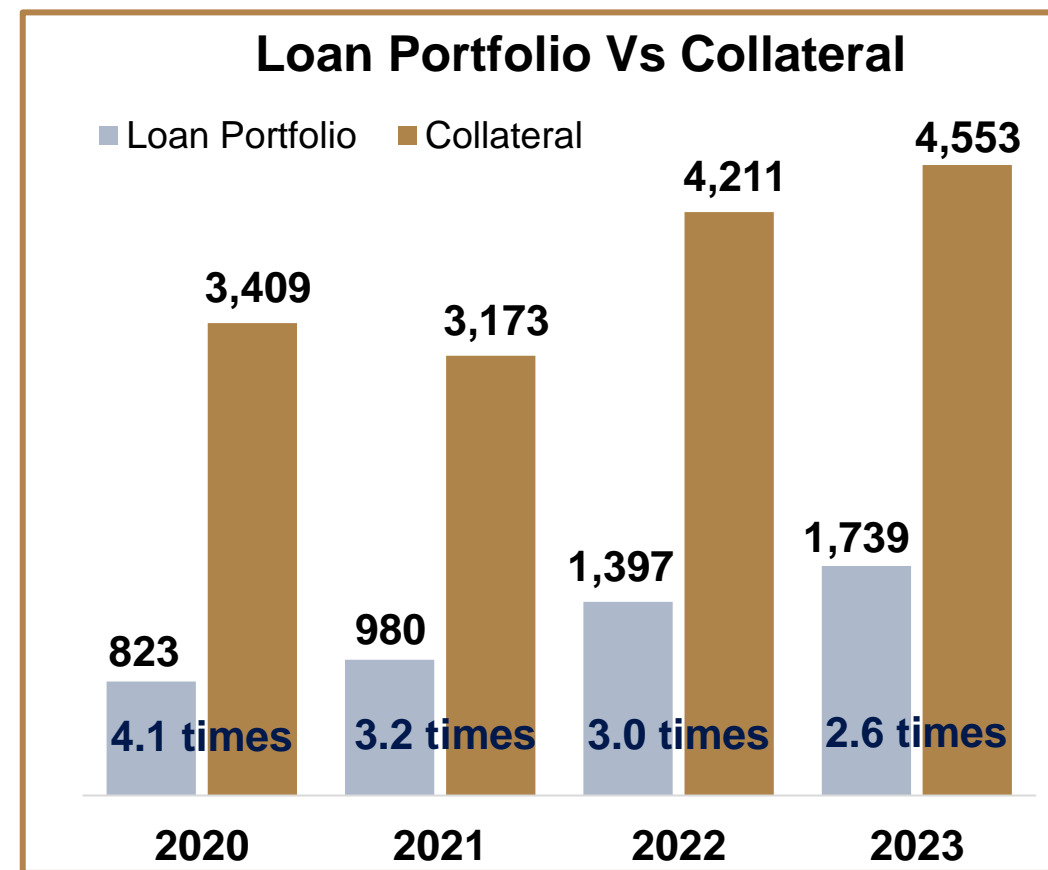
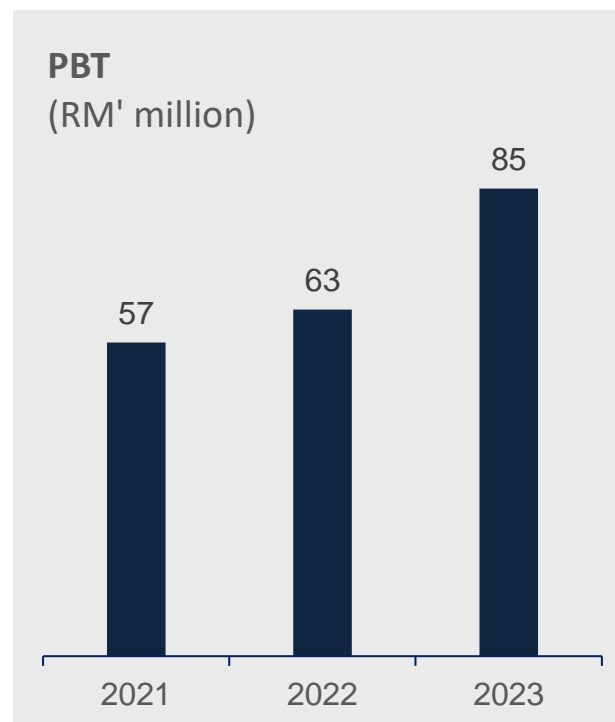
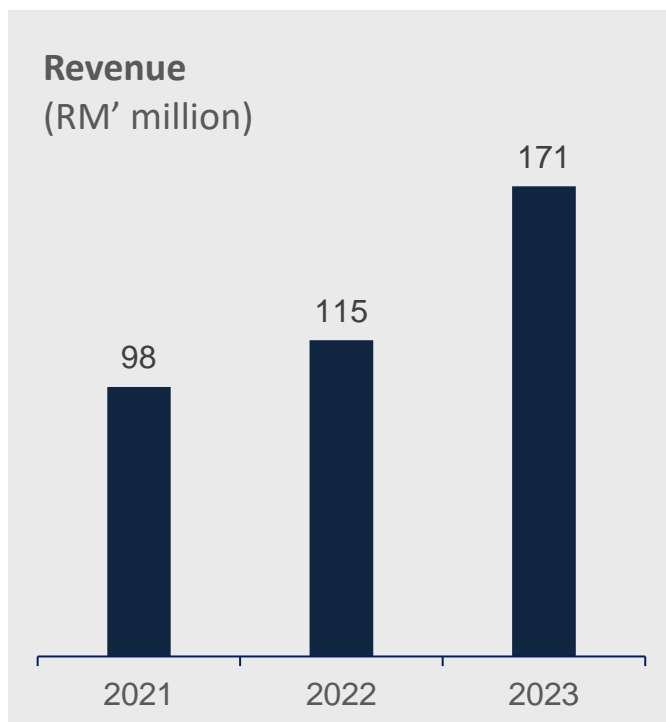


Financial Services Segment: Capital Financing

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



Financial Services Segment: Capital Financing (Cont'd)



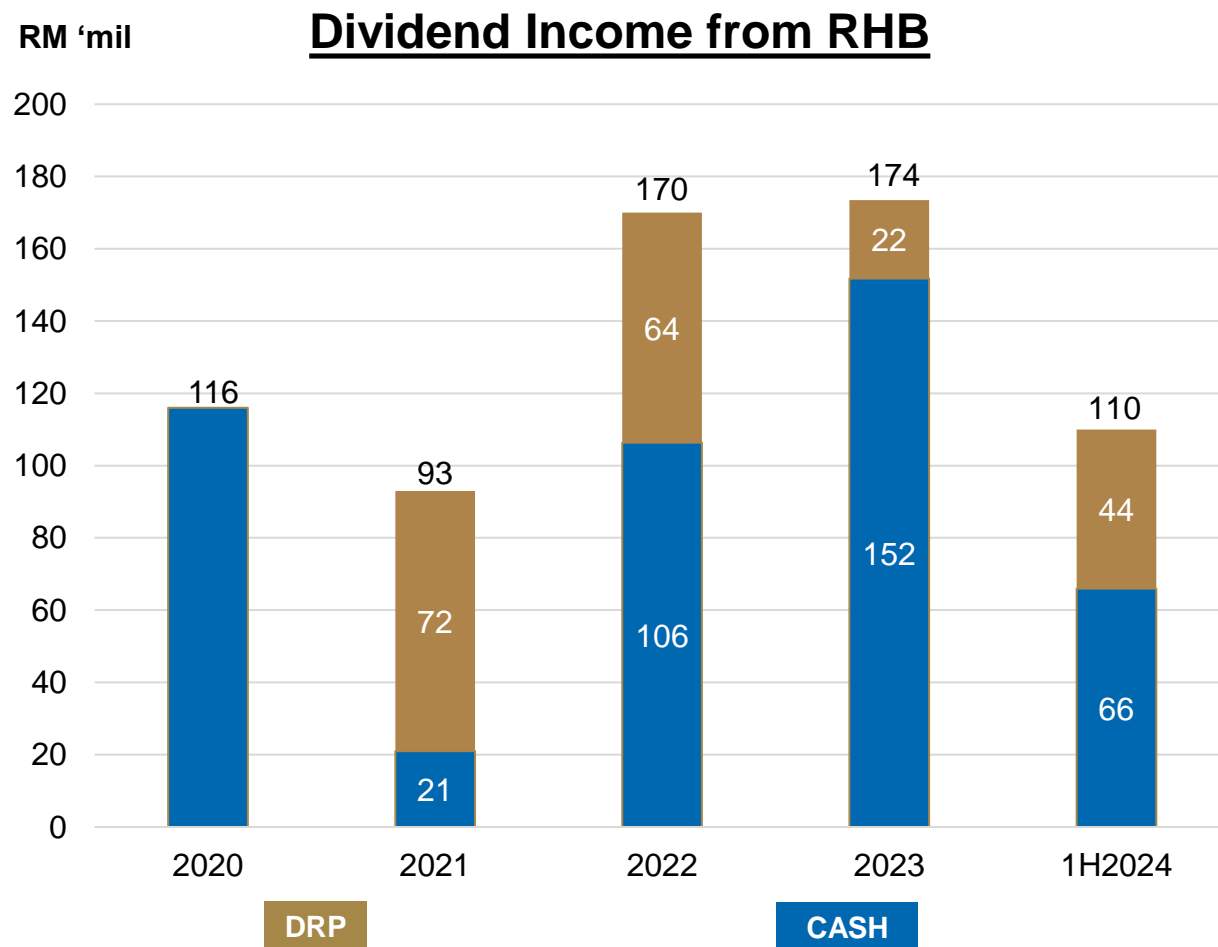
Investment in RHB

OSK





- 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%)**



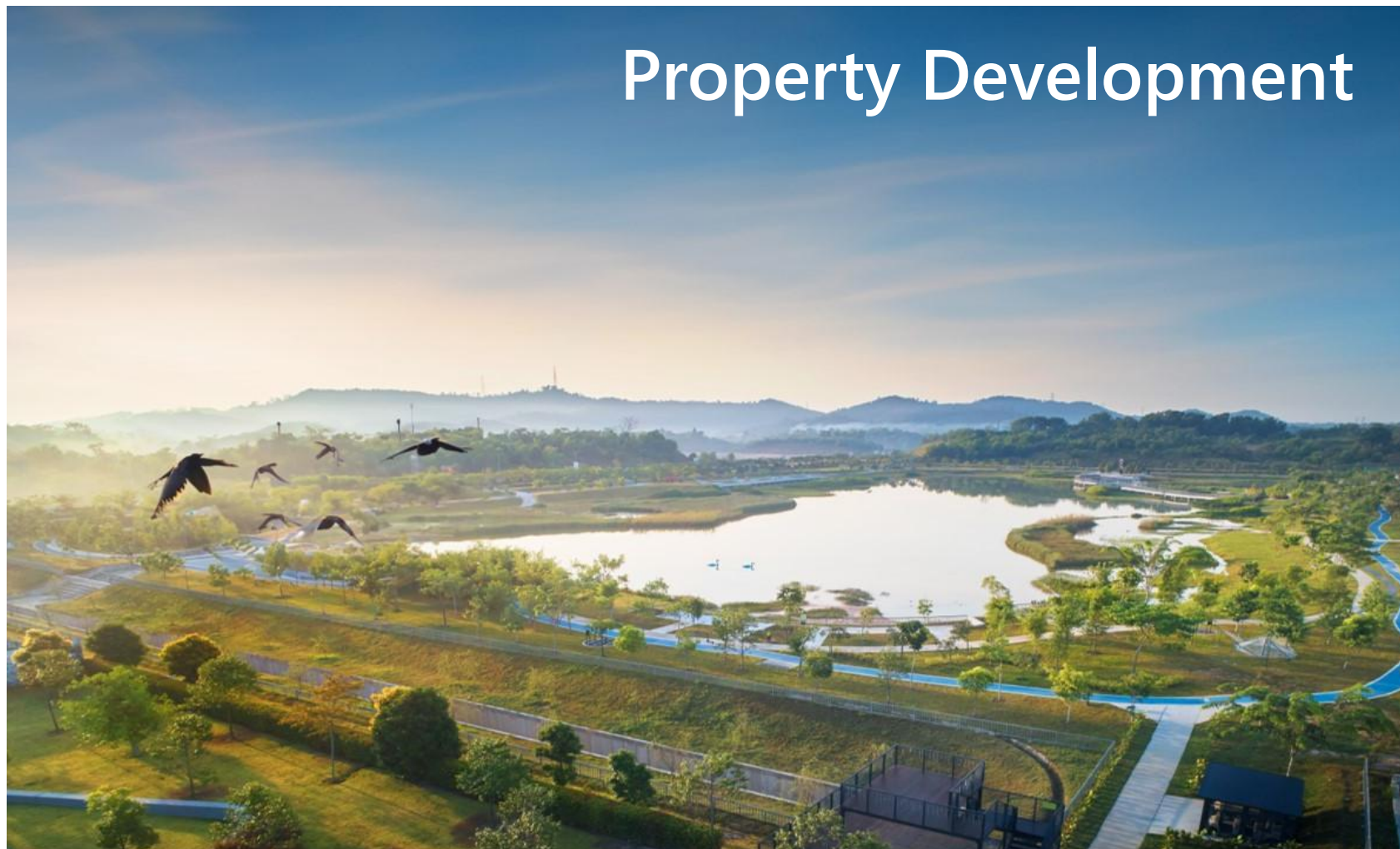
- OSKH's equity stake in RHB is carried at value of approx. RM3.7 billion at end of June 2024, representing 35% of OSKH Group's total assets.
- In FY2023, OSKH derived dividend income of RM174 mil from RHB.
- In the past 5 years, RHB's annual dividend has increased from 31.0 sen per share in FY2019 to 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 RM109.7 mil from RHB resulting in increase in equity stake to 10.27% from 10.24%.

Property Development and Property Investment

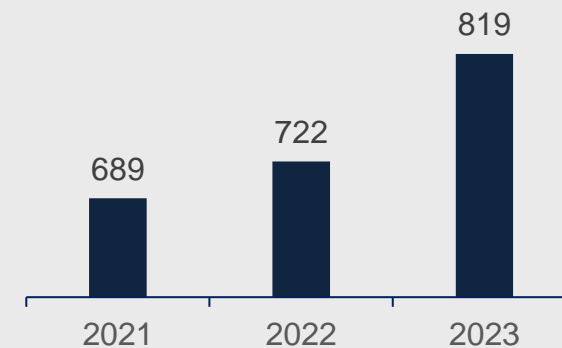
OSK



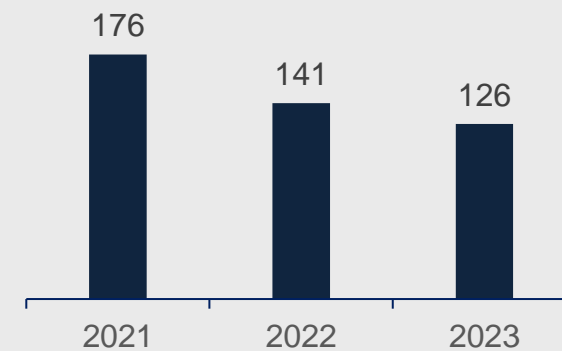
Property Development



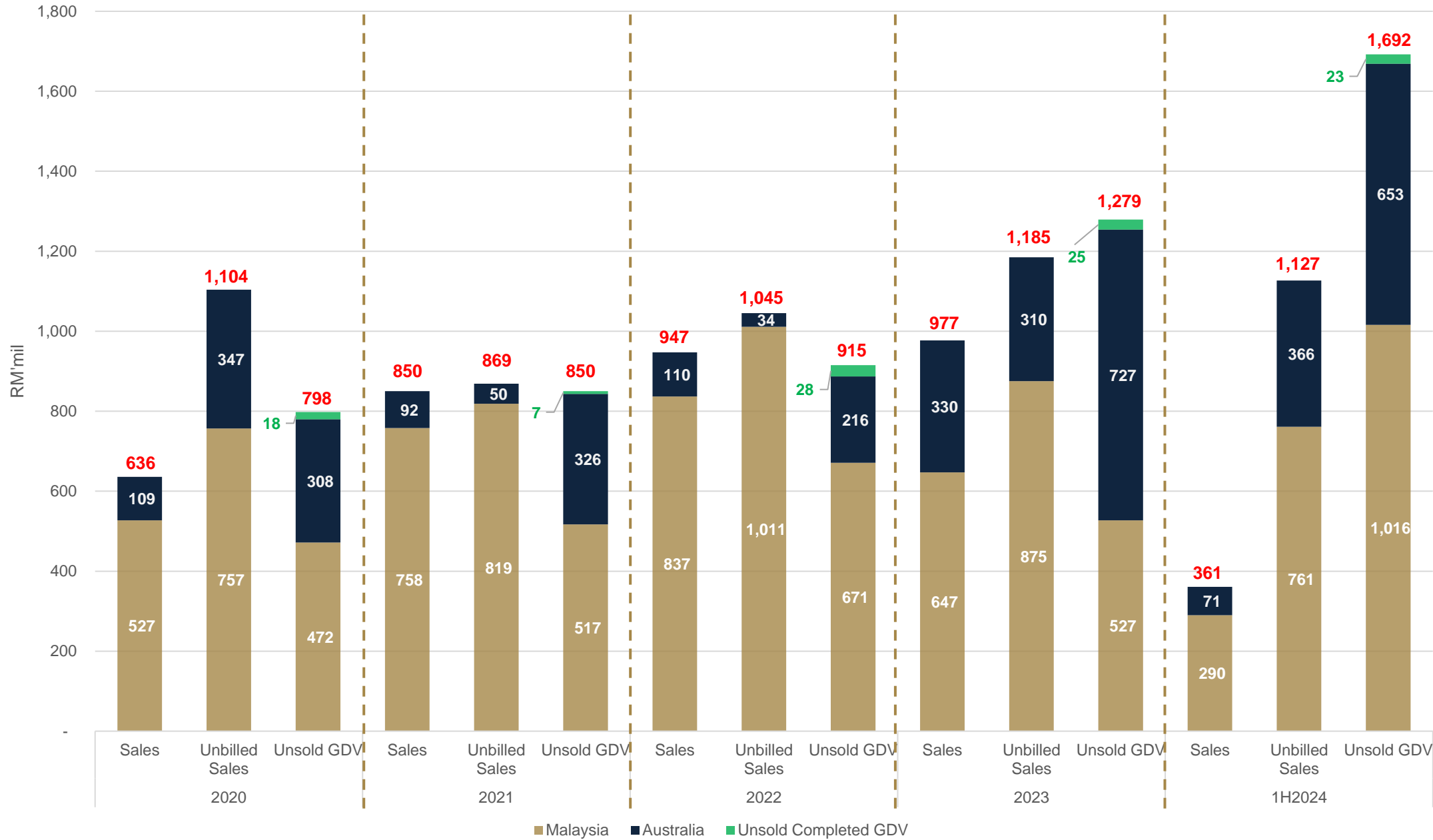
Revenue
(RM' million)



PBT
(RM' million)



Sales, Unbilled Sales and Unsold GDV as at 30 June 2024



Property Segment: On-going Projects

- Malaysia

as at 30 June 2024

PENANG

Rubica @ Harbour Place, Butterworth



- GDV: RM137mil
- Progress: 58%
- Take-up rate: 49%

Pangsapuri Suria, Butterworth

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

SELANGOR

Mira @ Shorea Park

- GDV: RM366mil
- Progress: 94%
- Take-up rate: 100%



Anya @ Shorea Park

- GDV: RM399mil
- Progress: 64%
- Take-up rate: 65%



Nara @ Shorea Park – Tower A

- GDV: RM184mil
- Progress: 11%
- Take-up rate: 2%



KEDAH

Bandar Puteri Jaya, Sungai Petani (Township)

- Total land area: 2,581 acres
- Total GDV: RM4bil
- On-going GDV: RM448mil
- Take-up rate: Average of 80%



SELANGOR

Alia @ Mori Park, Shah Alam

- GDV: RM373mil for Service Apartments; RM18mil for Retails
- Progress: 2% for Service Apartments; 3% for Retails
- Take-up rate: 10% for Service Apartments; 12% for Retails



KUALA LUMPUR

LEA by The Hills, Taman Melawati

- GDV: RM233mil
- Progress: 38%
- Take-up rate: 78%



Nuria (RSKU), Taman Melawati

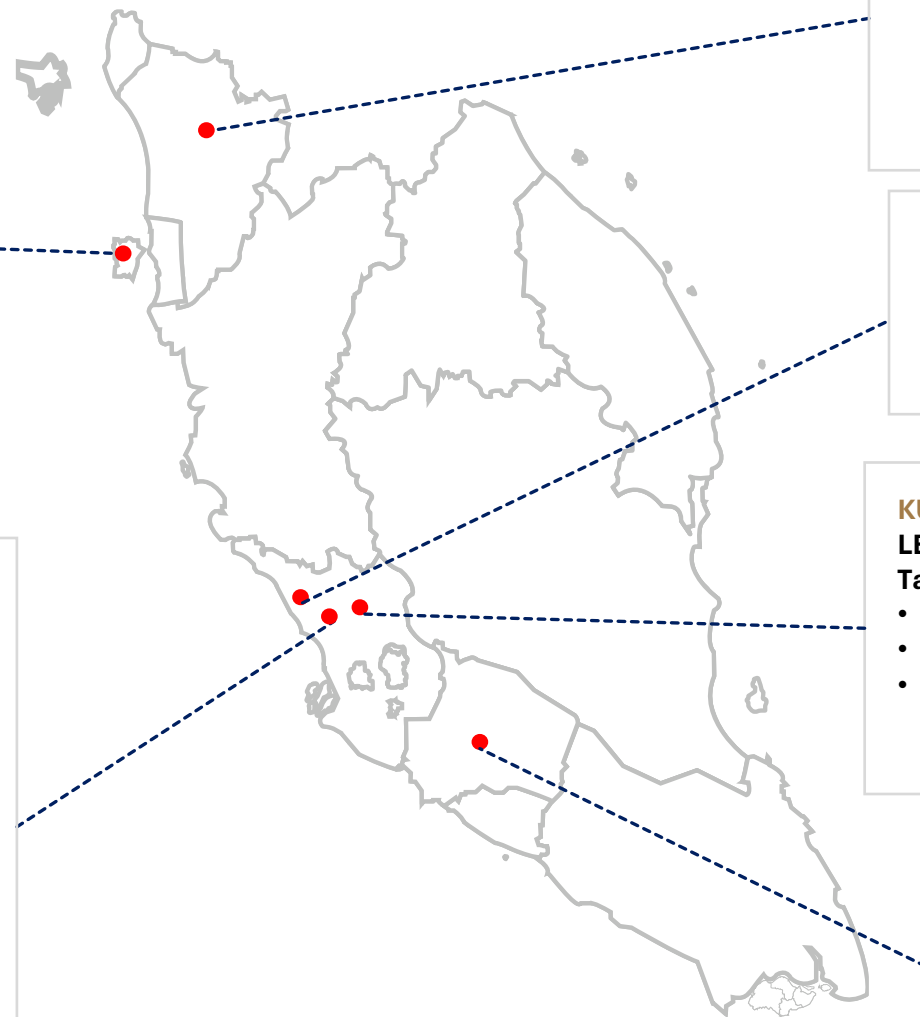
- GDV: RM63mil
- Progress: 12%
- Take-up rate: 47%



NEGERI SEMBILAN

Iringan Bayu, Seremban (Township)

- Total land area: 1,717 acres
- Total GDV: RM5.5bil
- On-going GDV: RM392mil
- Take-up rate: Average of 63%



Property Segment: On-going Projects

- Australia

as at 30 June 2024



SOUTHBANK, MELBOURNE

MELBOURNE SQUARE

- Total land area: 5 acres
- Mixed development comprises of 5 phases
- GDV: AUD2.8 bil
- Stage 1 completion: 100%
- Take-up rate: 91%



BLVD

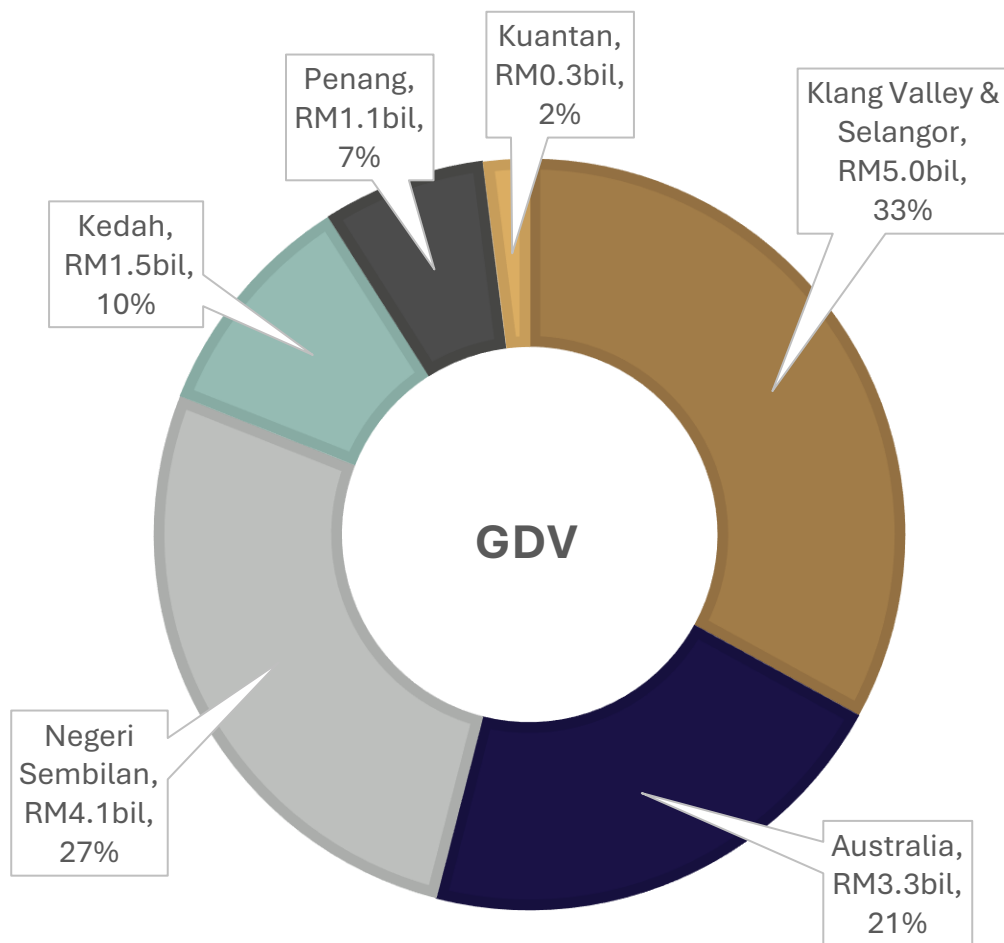
- High-Rise Apartment
- GDV: AUD688 mil
- Official launched in October 2023
- Take-up rate: 54%



Property Segment: Landbank

- Malaysia & Australia

as at 30 June 2024



Landbank

1,883 acres

Estimated GDV

RM 15.3 billion



New Land Acquisitions in 2023

Iringan Bayu, Seremban

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

New Land to be Acquired in 2024

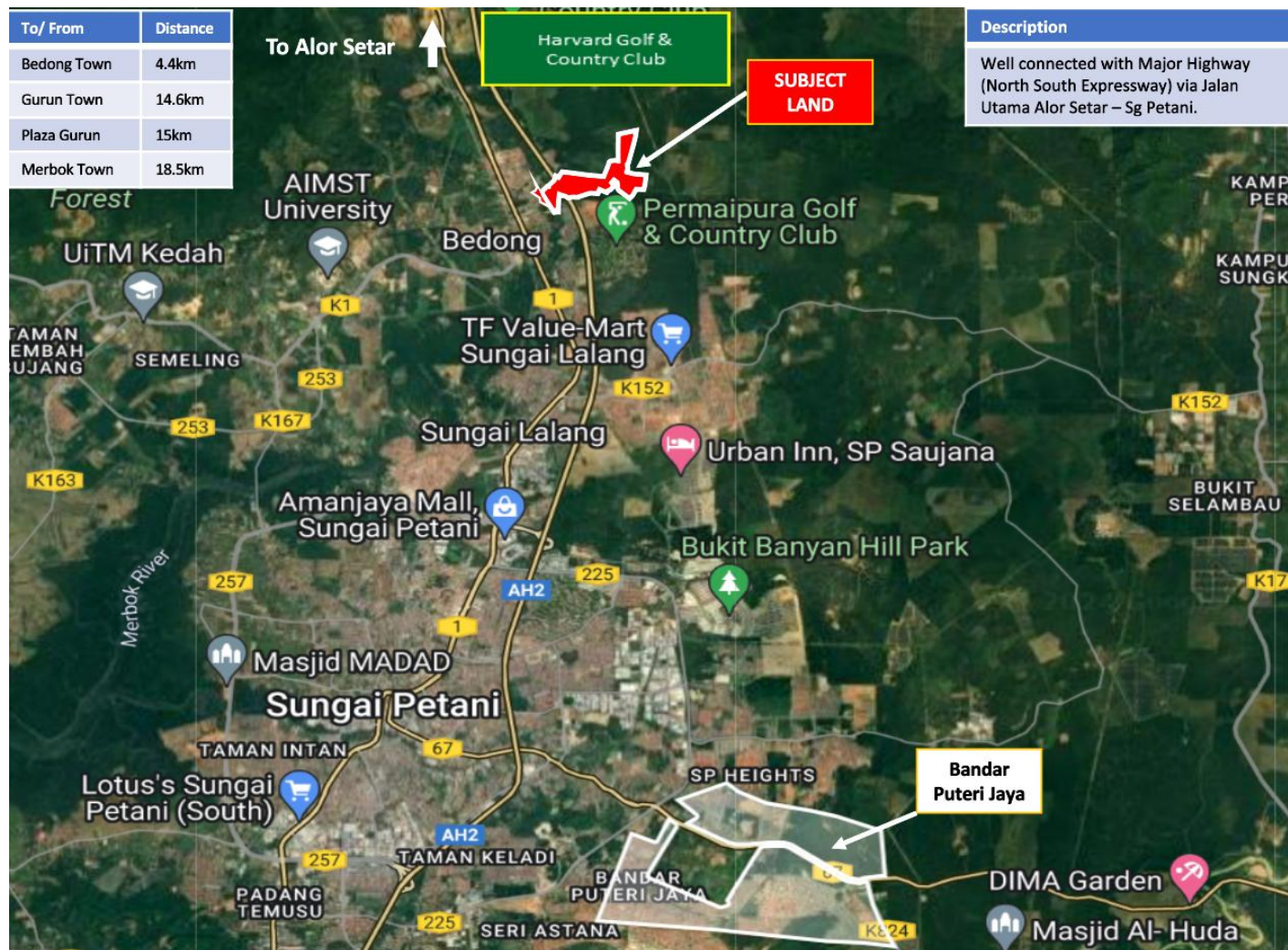
Bedong, Kedah

- ✓ 355.6 acres
- ✓ Freehold
- ✓ RM75.8 mil

Property Segment: Landbank (Cont'd)

- New Land to be Acquired in 2024

as at 30 June 2024



Location	: Bedong, Kedah
Land Size	: 355.6 acres
Tenure	: Freehold land
Purchase Consideration	: RM75.8 mil
Estimated GDV	: RM972.6 mil



Pipeline Launches in 2024

– Estimated Total GDV of RM1.76 bil

		RM'mil	Target Launch Date
Klang Valley	a. Nara @ Shorea Park – Tower A	149.9	June 2024 #
	b. Hana Hills, Taman Melawati	182.8	July 2024
	c. Nuria (RSKU), Taman Melawati	63.0	March 2024 #
	d. Mori Park, Shah Alam	398.1	June 2024 #
Butterworth	Affordable homes	146.4	August 2024
Seremban	Iringan Bayu in Negeri Sembilan		
	• - PH1A	17.0	August 2024
	• - PH15A	153.4	March 2024 #
	• - PH15B	72.6	July 2024
	• - PH16	121.5	July 2024
Kedah	a. Bandar Puteri Jaya in Sg Petani		
	• Business Park	95.3	April 2024 #
	• Low cost 1A	7.3	August 2024
	• Phase 5 Parcel 2	96.3	October 2024
	• Phase 5 Parcel 4 -Phase 1	134.0	October 2024
	b. Aman Jaya in Sg Petani		
	• Phase 1	107.9	December 2024
	• Rumah Makmur	17.2	December 2024
Total		1,762.7	

Note:

Total projects with an estimated GDV of RM859.7 mil launched in 1H2024.

Completed Project in Australia

as at 30 June 2024



**MELBOURNE
SQUARE®**

JV Partner:



**49% Equity
Interest**

Location	: Southbank, Melbourne
Type of Property	: Mix development of Residential Apartment, Retail Mall, Office Tower and Hotel
Land Area	: 5 acres (FH)
Total GDV	: AUD2.8 bil (all phases)
Launch Date	: Stage 1: October 2017
Average Selling Price	: AUD11,300 per sqm
Take-up Rate	: Stage 1: 91%
% of Completion	: Completed in January 2021
No. of Units	: Stage 1: 1,054 units 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 30 June 2024



JV Partner:



49% Equity
Interest

Project Name	:	BLVD @ No. 19 Hoff Boulevard, Melbourne Square
Location	:	Southbank, Melbourne
Type of Property	:	High-Rise Apartment
Total GDV	:	AUD688 mil (approx. RM2 bil)
Launch Date	:	Soft-launch in April 2023, Official launch in Oct 2023
Take-up Rate	:	Stage 2: 54%
Average Selling Price	:	AUD13,622 per sqm
No. of Units	:	602 units

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

Queensbridge Place, Melbourne

– Future development in Melbourne – QBP

JV Partner:



49% Equity Interest

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

Queensbridge Street and City Road

Mix Development

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

Location

Southbank, Melbourne

Land Tenure

Freehold

Land Area

7,800 sqm (Combined)

Total NLA

11,614 sqm

Current Occupancy

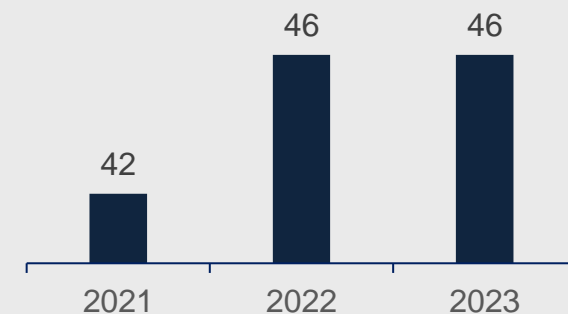
67.2% (as of 30 June 2024)



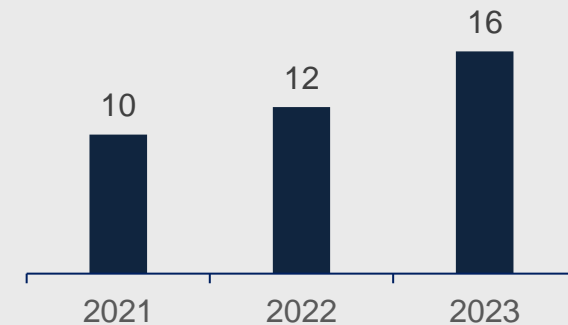
Property Investment and Others



Revenue
(RM' million)



Core PBT
(RM' million)



Property Investment - Office

as at 30 June 2024



Plaza OSK Jalan Ampang, Kuala Lumpur

Land Area	1.32 acres (FH)
NLA	236,335 sqft
Occupancy Rate	95%



Faber Towers Taman Desa, Kuala Lumpur

Land Area	2.63 acres (FH)
NLA	271,312 sqft
Occupancy Rate	81% (retail and office building)

Property Investment - Retail

as at 30 June 2024



Atria Shopping Gallery, Petaling Jaya

NLA	446,809 sqft
Occupancy Rate	86%

CARING[®]
PHARMACY

Village
Grocer

OPTIMAX
EYE SPECIALIST
New Vision New Life[®]

SPITALFIELD'S
GASTROBAR

Corvan[®]

ANYTIME
FITNESS

等记
LITTLE EAT SHOP

G3
LAB
SWEET INNOVATION

Jungle
Gym
Kid's Adventure Playland

MR. D.L.Y.
Always Low Prices

LJ
SUPERFOODS
Signature

香杉木桶鱼
XIANGSHAN FISH STEAMBOAT

莆田
PUTIEN

UR
by Switch

كدي كوفي ليتل فينع
littlepenangkafē.
小檳城美食館

Property Investment – Retail (Cont'd)

as at 30 June 2024



You City III, Cheras

NLA	155,492 sqft
Occupancy Rate	56%



Construction

OSK



Construction Segment

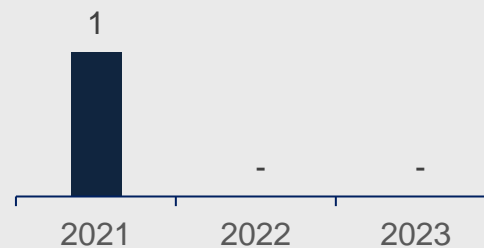


- Established contractor since 1979
- A **construction partner of OSK Property** that focus on in-house project developments undertaken by OSK Property
- Successfully constructed and built multiple quality residential and commercial projects in Malaysia
- A registered **Class A** contractor with Pusat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

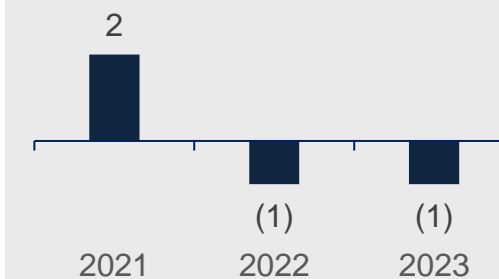


- Optimise construction cost** through early involvement in design and planning of the development projects
- Close supervision** during construction to ensure quality standards
- Delivers superior quality products at competitive prices and ahead of schedule

Revenue
(RM' million)



PBT/(LBT)
(RM' million)



Construction Segment (Cont'd)

Outstanding Order Book as at 30 June 2024
totaling RM464 million



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
You City III	176
	1,647
On-going Projects	RM'million
Mira, Anya & Nara, Shorea Park	177
Lea By The Hill and Nuria RSKU, Melawati	95
Iringan Bayu (Phase 1A, 8D, 12,13,14, 15 & 16)	165
Rubica	26
Mori Park Earthwork & Foundation	1
	464

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



Industries

OSK



Industries Segment: Cables

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

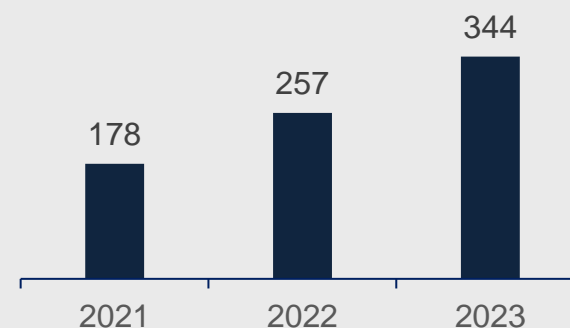


OLYMPIC CABLE

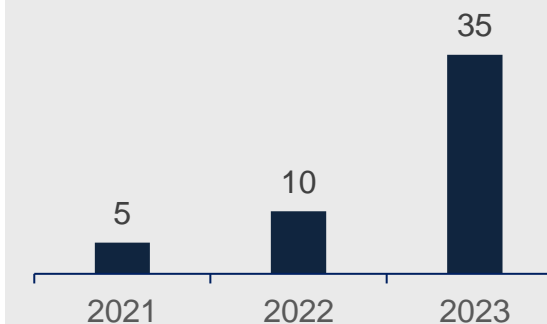
A MEMBER OF OSK GROUP



Revenue
(RM' million)

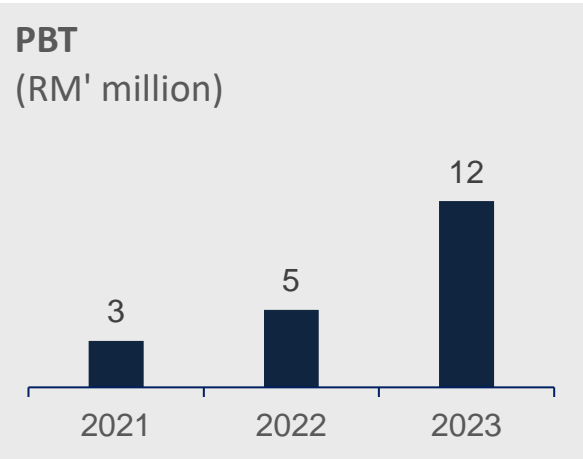
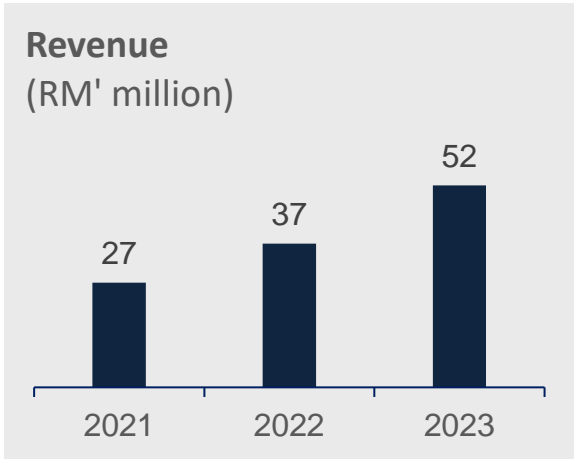


PBT
(RM' million)



Industries Segment: IBS

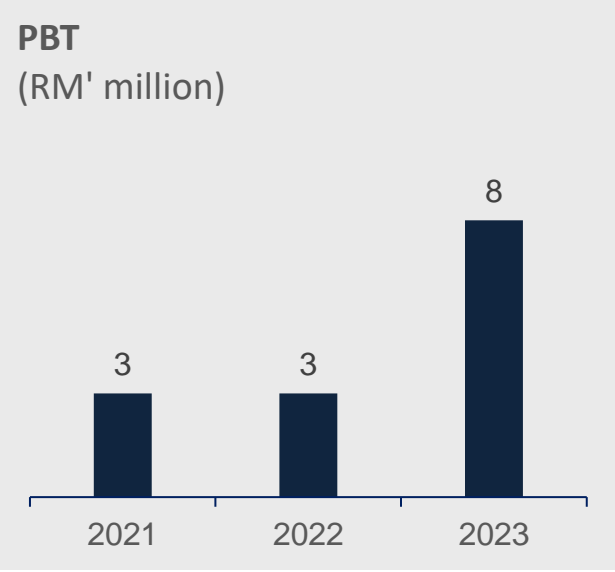
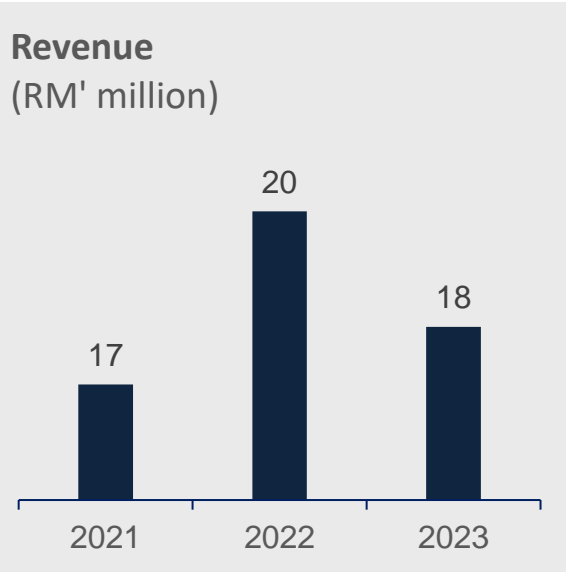
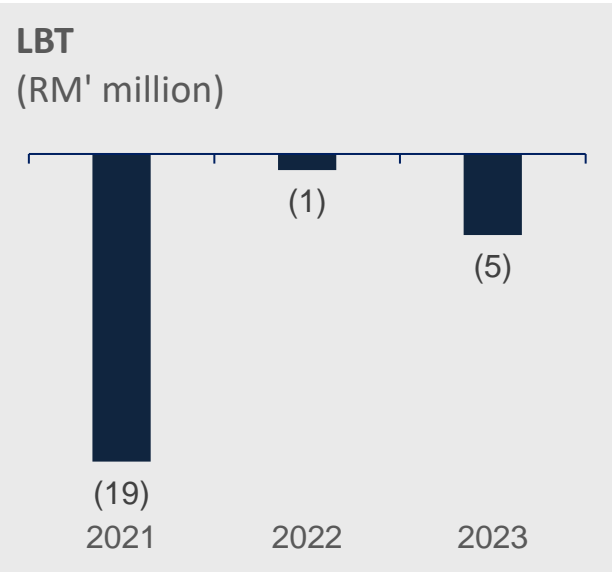
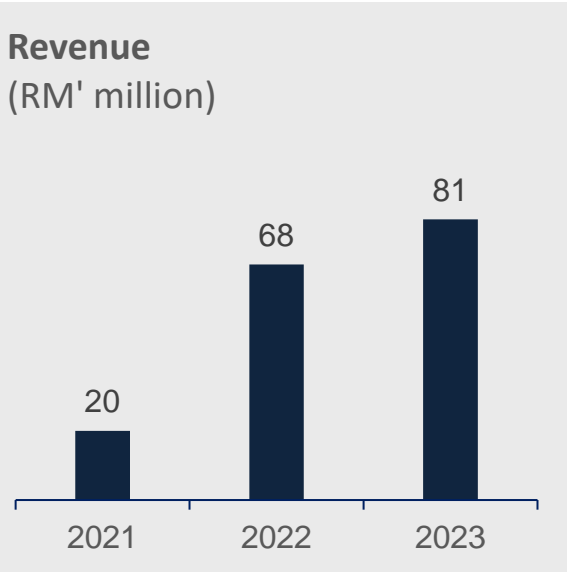
- Acotec’s industrialised building system (IBS) wall panels are utilised in the construction for both high-rise and landed properties
- Recognition of Acotec’s IBS wall panels are as follows:
 - i. Lightweight nature
 - ii. Ease of installation
 - iii. Capacity to save valuable construction time and manpower
- Acotec has successfully launched AcoLITE, latest range of lightweight wall panels, which are manufactured using recycled material inputs to bolster Acotec’s commitment to sustainable practices
- Factory production capacity as at 30 June 2024: 555.2 million m²
- Factory utilisation rate as at 30 June 2024: 51.4%
- A reliable and experienced provider of IBS wall panels with the following accreditation
 - i. SIRIM – MS ISO 9001:2008 – Quality Management System
 - ii. SIRIM – ISO 14001-2004 – Environmental Management System
 - iii. UKAS – Quality Management System
 - iv. Singapore Green Label Scheme
 - v. Construction Industry Development Board (CIDB)



Hospitality

OSK





Hospitality Segment: Hotels

as at 30 June 2024

Hotels managed by



Swiss-Garden Hotel & Residences Genting Highland

Swiss-Garden Hotel Bukit Bintang

Swiss-Garden Beach Resort Kuantan

Location : Genting Highlands, Pahang

Rooms : 521

Location : Kuala Lumpur

Rooms : 325

Location : Kuantan, Pahang

Rooms : 306

Hospitality Segment: Hotels (Cont'd)

as at 30 June 2024

Hotels managed by international brands



DoubleTree by Hilton Damai Laut Resort and Damai Laut Golf & Country Club

Location : Lumut, Perak

Rooms : 294 (4 star)

Award-winning 18-holes championship golf course

Holiday Inn Express & Suites Johor Bahru

Location : Johor Bahru, Johor

Rooms : 203

Hospitality Segment: Vacation Club

as at 30 June 2024

- SGI VC has ceased the sales of all membership term programs since January 2023. All existing members under the membership programs will continue to enjoy their member privileges and entitlement with SGI VC
- Total active vacation club members as at 30 June 2024 = 6,870



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



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

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



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



**Timur BaySeafront Residence @
Balok, Kuantan**



SGI Vacation Club Melaka

Key Takeaways

Key Investment Highlights

Integrated Property and Construction Model

- ✓ Reputable developer with landbank featuring an **estimated GDV of RM15.3 billion as at 30 June 2024**
- ✓ Successful track record in delivering **more than 40,000 residential properties**
- ✓ **Pipeline properties launches in FY2024** with estimated **GDV of RM1.76 billion**
- ✓ Minimal unsold completed stocks, the focus remains in selling on-going projects
- ✓ Prop-Con Model facilitates early contractor involvement in the planning and design stages, enabling effective management of cost, time and product quality

Sustainable Growth

- ✓ **Total landbank of 1,883 acres as at 30 June 2024** strategically located at growth areas in Malaysia and Australia; including 2 township developments
- ✓ Integrated development in Melbourne, Australia with strong pipeline projects
- ✓ Capital financing portfolio has expanded through the introduction of new products, including civil servant financing and Islamic financing in both Malaysia and Australia

Resilient Earnings and Healthy Financial Position

- ✓ **Targeted property sales of RM1 billion per annum** from existing and future launches
- ✓ **Unbilled sales stood at RM1.6 billion** as at 30 June 2024
- ✓ **Bedrock cashflow** from investment in RHB Bank Berhad
- ✓ **As at 30 June 2024, net gearing ratio stands at 0.407x and 0.116x (excluding loan disbursed)** indicating ample headroom for additional gearing to support future growth, if necessary





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 IBS wall panels are certified as eco-friendly building materials by the Singapore Green Label Scheme



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

Acknowledged for integrating sustainable design principles into our product offerings

Ryan & Miho

Certified as a Gold Standard Green Building Index (GBI)

Anya Residences

Green Building Index (GBI) certified service apartment

Nara @ Shorea Park

GreenRE certified development – Bronze standard for residential category

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

Sustainability & CSR Malaysia Awards 2024

- Company of the Year Award (Conglomerate ESD Leadership Award)

NACRA Excellence Awards 2023 (Gold)

- Companies with less than RM2 Billion in the Market Capitalisation



OSK Property

StarProperty Awards 2024

- Yarra Park** won Honours for The Family Friendly Award – Best Family Centric Development
- Ranked 5th for Top 10 All-Stars Award

StarProperty Reader's Choice Awards 2024

- Most Heart-Warming CSR Initiative

FIABCI World Prix D'Excellence Awards 2024

- Melbourne Square** won World Silver Winner for Master Plan Category

Malaysia Landscape Architecture Awards 2024

- Ryan & Miho** won Excellence in Landscape Construction Award

The Edge Malaysia Best Managed & Sustainable Property Awards 2024

- Ryan & Miho** won Gold for Multiple-Owned Strata Residential (below 10 years), Managed by Henry Butcher



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 a city skyline at sunset. The sky is filled with soft, orange and pink clouds. The city is densely packed with skyscrapers and buildings. In the foreground, there are some green spaces and a road. A dark blue circle is overlaid on the left side of the image, containing the number 04 in a gold-colored font.

04

APPENDIX

On-Going Projects – Klang Valley

MIRA @ Shorea Park, Puchong

as at 30 June 2024



Property Type: Service Apartments

Total GDV: RM366 mil

Launch Date: Tower A on Jul'21; Tower B on Sep'21

No. of Units: 908

Average Selling Price: RM403k

% of Completion: 94% (VP in July 2024)

Take-up Rate: 100%



On-Going Projects – Klang Valley (Cont'd)

ANYA @ Shorea Park, Puchong

as at 30 June 2024



Property Type: Service Apartments

Total GDV: RM399 mil

Launch Date: August 2022

No. of Units: 750

Average Selling Price: RM531k

% of Completion: 64%

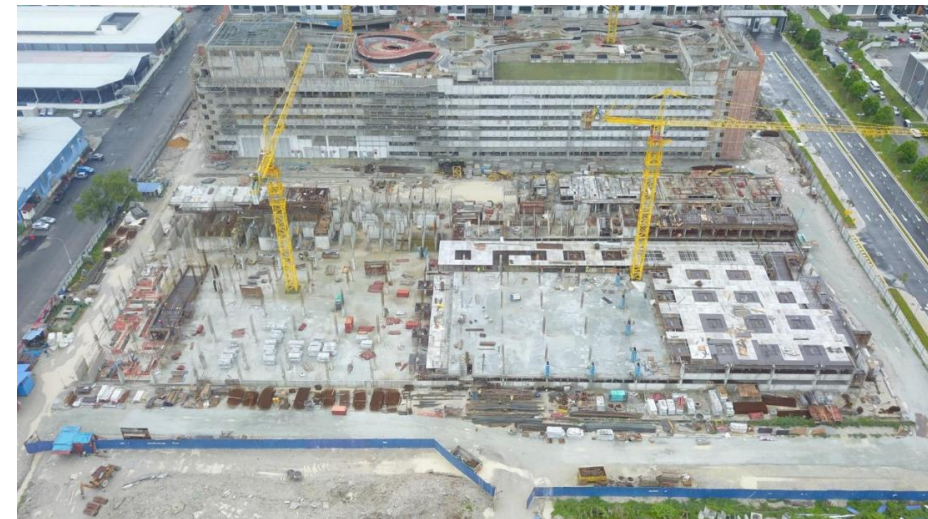
Take-up Rate: 65%

ANYATM
AT SHOREA PARK

On-Going Projects – Klang Valley (Cont'd)

NARA @ Shorea Park, Puchong

as at 30 June 2024



Property Type: Service Apartments

Total GDV: RM184 mil

Launch Date: June 2024 (Tower A)

No. of Units: 369 (Tower A)

Average Selling Price: RM499k

% of Completion: 11%

Take-up Rate: 2%

Nara at
Shorea Park



On-Going Projects – Klang Valley (Cont'd)

LEA by The Hills, Taman Melawati

as at 30 June 2024



Property Type:
Condominium

Total GDV: RM233 mil

Launch Date: June 2022

No. of units: 344

Average Selling Price:
RM677k

% of Completion: 38%

Take-up Rate: 78%

LEA[®]
BY THE HILLS

A CLOSENESS TO NATURE

On-Going Projects – Klang Valley (Cont'd)

ALIA @ Mori Park, Shah Alam

as at 30 June 2024



Property Type: Service Apartments and Retails (Phase 1)

Total GDV:

Service Apartments = RM373 mil ; Retail = RM18 mil

Launch Date: June 2024

No. of units:

Service Apartments = 812 ; Retail = 22 units

Average Selling Price:

Service Apartments = RM459k ; Retail = RM812k

% of Completion:

Service Apartments = 2% ; Retail = 3%

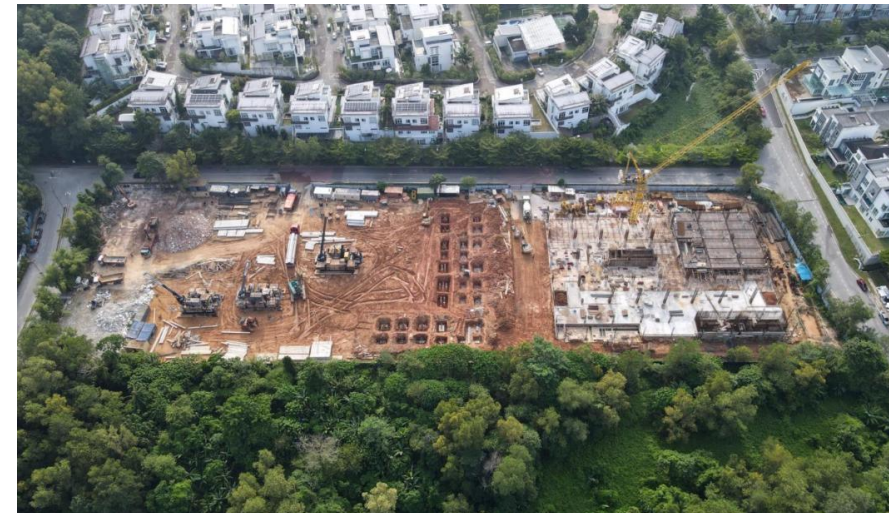
Take-up Rate:

Service Apartments = 10% ; Retail = 12%

On-Going Projects – Klang Valley (Cont'd)

NURIA (RSKU) – Taman Melawati

as at 30 June 2024



Property Type: Condominium

Total GDV: RM63 mil

Launch Date: March 2024

No. of units: 275

Average Selling Price: RM229k

% of Completion: 12%

Take-up Rate: 47%



On-Going Projects – Penang

Rubica, Butterworth

as at 30 June 2024



Property Type: Condominium

Total GDV: RM137 mil

Launch Date: July 2022

No. of units: 230

Average Selling Price: RM595k

% of Completion: 58%

Take-up Rate: 49%

Rubica[®]
HARBOUR PLACE
绿碧阁

On-Going Projects – Penang

Pangsapuri Suria, Butterworth

as at 30 June 2024



Property Type: Low-Medium Cost Apartment

Total GDV: RM26 mil

Launch Date: February 2023

No. of units: 439

Average Selling Price: RM60k

% of Completion: 8%

Take-up Rate: 80%

Township Development – Negeri Sembilan

as at 30 June 2024





 IRINGAN BAYU®
 SEREMBAN

Total No. of Units for Iringan Bayu Township

Total Launched	Completed & Handed Over	On-Going
3,701	2,503	1,198

On-Going Projects



 IRUMIA
 Double Storey Terrace Homes



 LEDAYA
 Single Storey Terrace Homes



 Reveria
 Double Storey Terrace Homes



 Seriya
 Single Storey Terrace Homes

Completed Projects



 Gitaran
 Double Storey Terrace



 MEKARY
 TERRACE HOMES



 AURY
 TERRACE HOMES



 Erama



 DESIRA
 TERRACE HOMES

Township Development – Negeri Sembilan (Cont'd)

as at 30 June 2024



Property Type: Single-Storey Terrace (Phase 12)

Total GDV: RM61 mil

% of Completion: 32%

Launch Date: Nov 2023

Take-up Rate: 100%

No. of units: 239

Average Selling Price: RM256k



Property Type: Single-Storey Terrace (Phase 13)

Total GDV: RM99 mil

% of Completion: 44%

Launch Date: Oct 2023

Take-up Rate: 77%

No. of units: 241

Average Selling Price: RM412k

Township Development – Negeri Sembilan (Cont'd)

as at 30 June 2024



Property Type: Double-Storey Terrace (Phase 14)

Total GDV: RM79 mil

% of Completion: 29%

Launch Date: Nov 2023

Take-up Rate: 42%

No. of units: 162

Average Selling Price: RM488k



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

Total GDV: RM153 mil

% of Completion: 26%

Launch Date: Mar 2024

Take-up Rate: 50%

No. of units: 290

Average Selling Price: RM529k

Township Development – Sungai Petani, Kedah



Total No. of Units for Bandar Puteri Jaya Township		
Total Launched	Completed & Handed Over	On-Going
2,293	1,331	962

Completed Projects



On-Going Projects



Township Development – Sungai Petani, Kedah (Cont'd)

as at 30 June 2024



Property Type: Single-Storey Terrace (Zone 2)

Total GDV: RM53 mil

% of Completion: 98%

Launch Date: Nov 2022

Take-up Rate: 98%

No. of units: 126

Average Selling Price: RM421k



Property Type: Double-Storey Terrace (Zone 3)

Total GDV: RM20 mil

% of Completion: 96%

Launch Date: Apr 2023

Take-up Rate: 28%

No. of units: 39

Average Selling Price: RM520k

Township Development – Sungai Petani, Kedah (Cont'd)

as at 30 June 2024



Property Type: Single-Storey Bungalow (Zone 2)

Total GDV: RM56 mil

% of Completion: 93%

Launch Date: Oct 2022

Take-up Rate: 98%

No. of units: 81

Average Selling Price: RM688k



Property Type: Double-Storey Semi-D and Bungalow (Zone 3)

Total GDV: RM28 mil

% of Completion: 99%

Launch Date: Sep 2022

Take-up Rate: 100%

No. of units: 40

Average Selling Price: RM689k

Township Development – Sungai Petani, Kedah (Cont'd)

as at 30 June 2024

Springfield



Property Type: Double-Storey Terrace (Zone 2)

Total GDV: RM112 mil

Launch Date: Jul 2022

No. of units: 257

Average Selling Price: RM435k

% of Completion: 99%

Take-up Rate: 99%



Property Type: Single-Storey Terrace (Zone 1)

Total GDV: RM36 mil

Launch Date: Nov 2022

No. of units: 99

Average Selling Price: RM369k

% of Completion: 99%

Take-up Rate: 92%



Property Type: Rumah Makmur Kedah – Single-Storey Terrace (Zone 1)

Total GDV: RM48 mil

Launch Date: Apr 2023

No. of units: 226

Average Selling Price: RM214k

% of Completion: 78%

Take-up Rate: 100%

Township Development – Sungai Petani, Kedah (Cont'd)

as at 30 June 2024



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

Total GDV: RM95 mil

Launch Date: Apr 2024 and Aug 2024

No. of units: 94

Average Selling Price: RM1 mil

% of Completion: 0%

Take-up Rate: 29%



Projects Handed Over in 2022 and 2023



Projects Handed Over in FY2022, FY2023 and FY2024

Project handed over in FY2022		
Project Name	GDV (RM'mil)	Type of Property
<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 Zone 2	53.4	SSSD
BPJ - Northfield Zone 1	50.3	SSTH
BPJ - Westfield Zone 3	27.6	DSSD
BPJ - Somerville Zone 3	27.2	SSB
BPJ - Westfield Zone 1, 2 3	8.0	SSB & DSB
Total GDV (RM'mil)	505.3	
Total Units Handed Over	1,120	
Project handed over in FY2023		
Project Name	GDV (RM'mil)	Type of Property
<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 Zone 3	53.1	SSTH
BPJ - Southfield Residence Zone1 & Zone 2	51.9	SSSD & SSB
BPJ - Eastfield Zone 1	51.2	SSTH
BPJ - Southfield Villa Zone 1	40.7	SSB
BPJ - Westfield Zone 3B	19.6	SSSD
BPJ - Westfield Zone 1, 2 3	1.4	SSB & DSB
YouCity III	492.3	High-rise
Total GDV (RM'mil)	1,066.3	
Total Units Handed Over	1,196	

Project handed over as of 30 June 2024		
Project Name	GDV (RM'mil)	Type of Property
<u>Iringan Bayu</u>		
IB - 8D - Gitaran	167.7	DSTH
Total GDV (RM'mil)	167.7	
Total Units Handed Over as off 30 June 2024	50	

Legends:

- 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 FY2022 and FY2023

- Sungai Petani, Kedah



BPJ WESTFIELD – Total: 203 Units

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



BPJ NORTHFIELD – Total: 474 Units

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

Projects Handed Over in FY2022 and FY2023

- Sungai Petani, Kedah



BPJ EASTFIELD

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



BPJ SOUTHFIELD

- Zone 1: 66 units
 - Single-Storey Bungalow
 - *VP in October 2023*
 - **QLASSIC Score – 82%**
- Zone 1 & 2 : 101 units
 - Single-Storey Semi-D & Bungalow
 - *VP in Dec 2023*
 - **QLASSIC Score – 83%**

Projects Handed Over in FY2022 and FY2023

- Seremban, Negeri Sembilan



Iringan Bayu

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



Iringan Bayu

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



Iringan Bayu

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

Projects Handed Over in FY2022 and FY2023

- *Seremban, Negeri Sembilan*
- *Recently Completed Projects*



Iringan Bayu

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

Projects Handed Over in FY2023

- *Klang Valley*

- *Recently Completed Projects*



- YouCity III: 800 units
- Serviced Apartment
- **VP in December 2023**

Projects Handed Over in FY2024

- *Seremban, Negeri Sembilan*
- *Recently Completed Projects*



Iringan Bayu

- Phase 8D (Gitaran): 316 units
- Double-Storey Terrace
- **VP in June 2024**
- **QLASSIC Score 77%**





Thank You

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