

OSK HOLDINGS BERHAD

Investors Relation

Q4 FY2024

OSK

PROPERTY | FINANCIAL SERVICES | INDUSTRIES | HOSPITALITY | INVESTMENT HOLDING

Strictly private & confidential. For discussion purposes only.

Disclaimer

- This presentation/document (“presentation”) has been prepared by OSK Holdings Berhad and its subsidiaries (“OSK Group”). All information contained in this presentation is published for reference only. Expressions of opinion, forecasts or intentions contained herein are subject to change without notice and should not be taken as advice or obligations of the OSK Group. The information in this presentation may differ or be contrary to the opinions or recommendations expressed by other business areas of the OSK Group as a result of using different assumptions and criteria.
- The information contained herein is obtained in good faith from sources believed to be reliable. This document does not purport to contain all of the information that may be required to evaluate and should not be relied on in connection with any potential transaction. Neither the OSK Group nor any of its affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained in this presentation and any liability therefore (including in respect of direct, indirect or consequential loss or damage) is expressly disclaimed.
- All rights are hereby reserved. The contents of this presentation are confidential and accordingly may not be reproduced or copied to any unauthorized persons or incorporated into another document or other materials without the prior written consent of the OSK Group.

Content

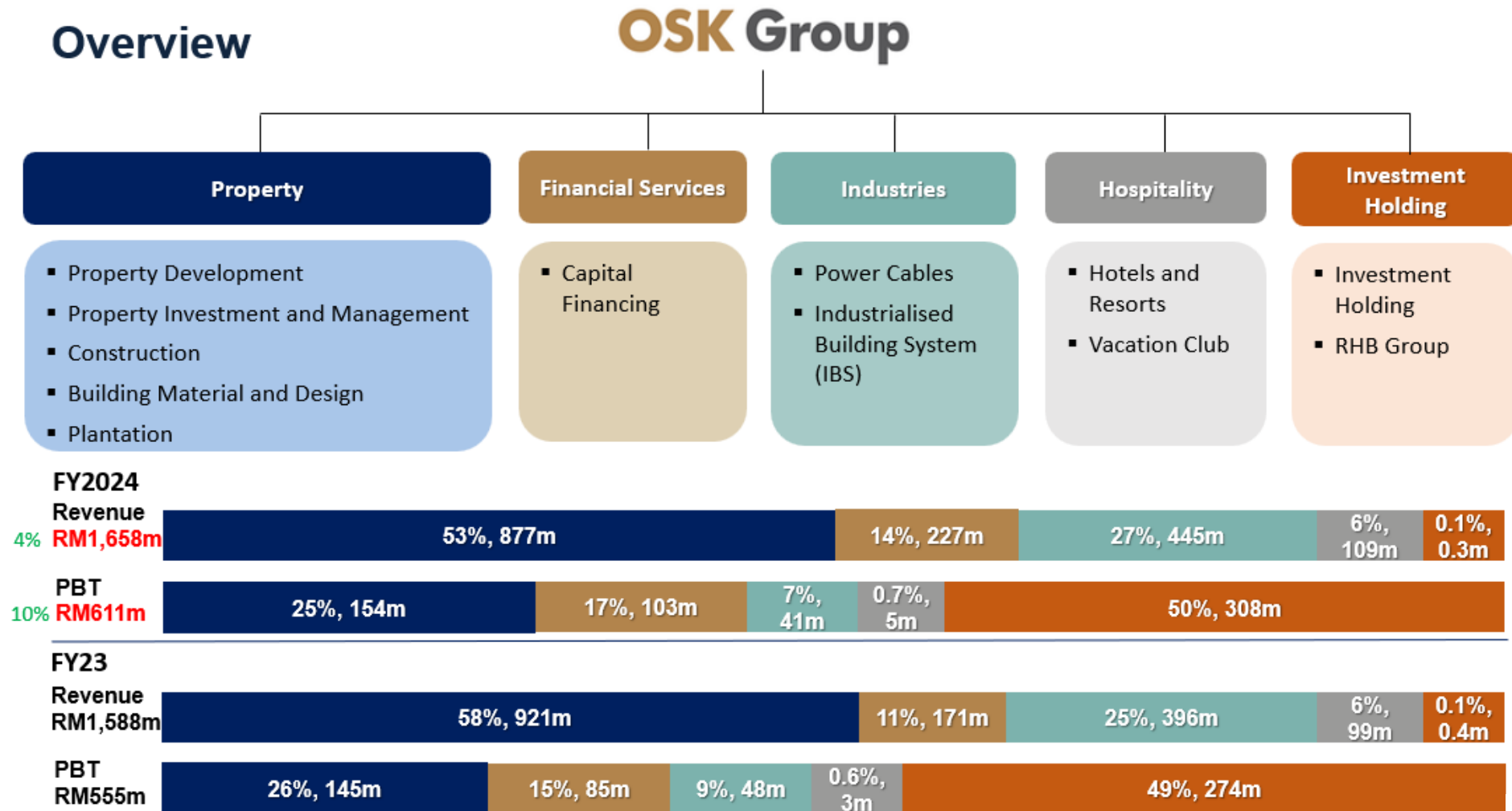
01 Group Financial Performance

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%** (49% in FY2023) followed by Property at **25%** (26% in FY2023).
- Although each business segment differs in revenue and profit size, every business segment is important to the Group.





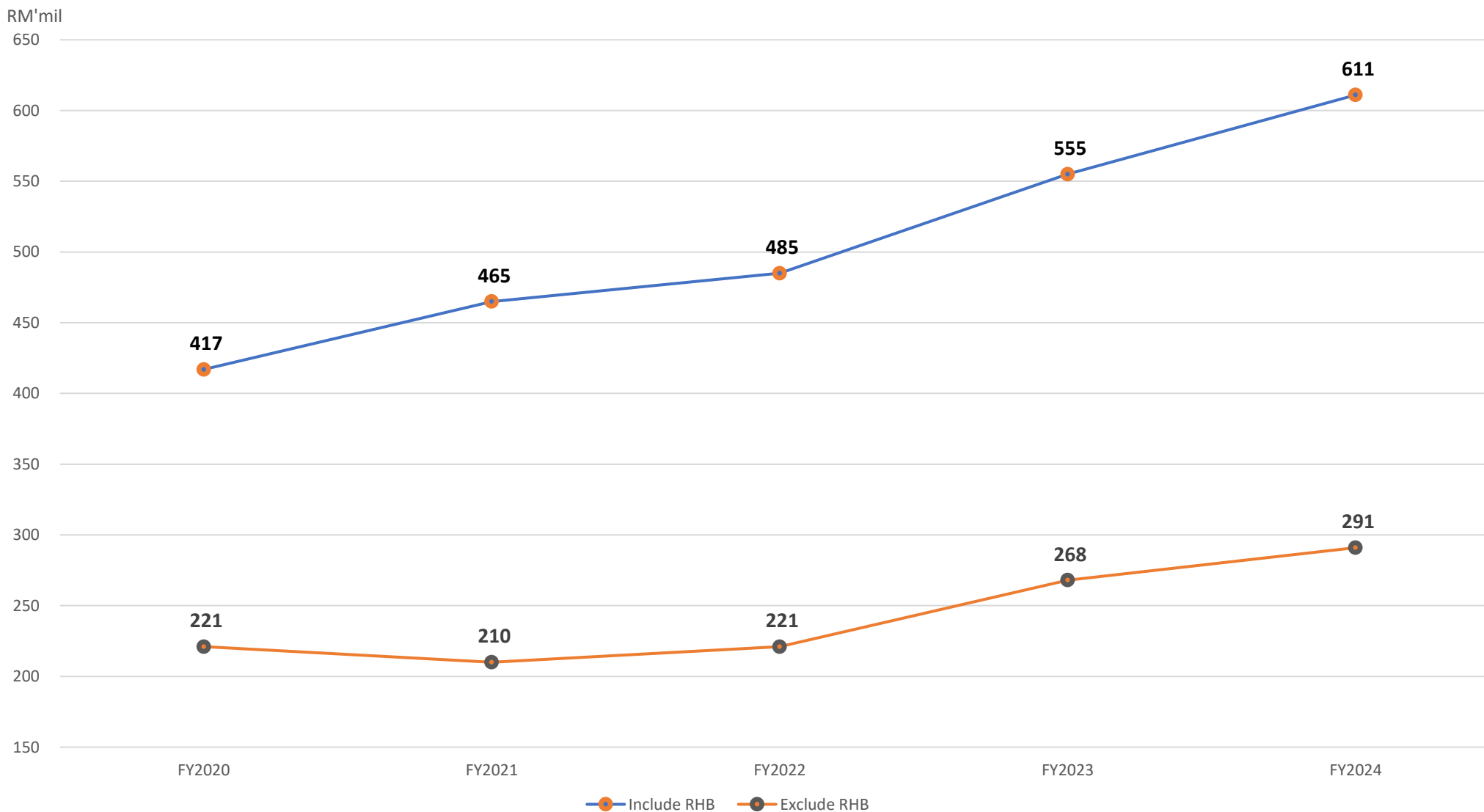
01

Group Financial Performance

Financial Performance

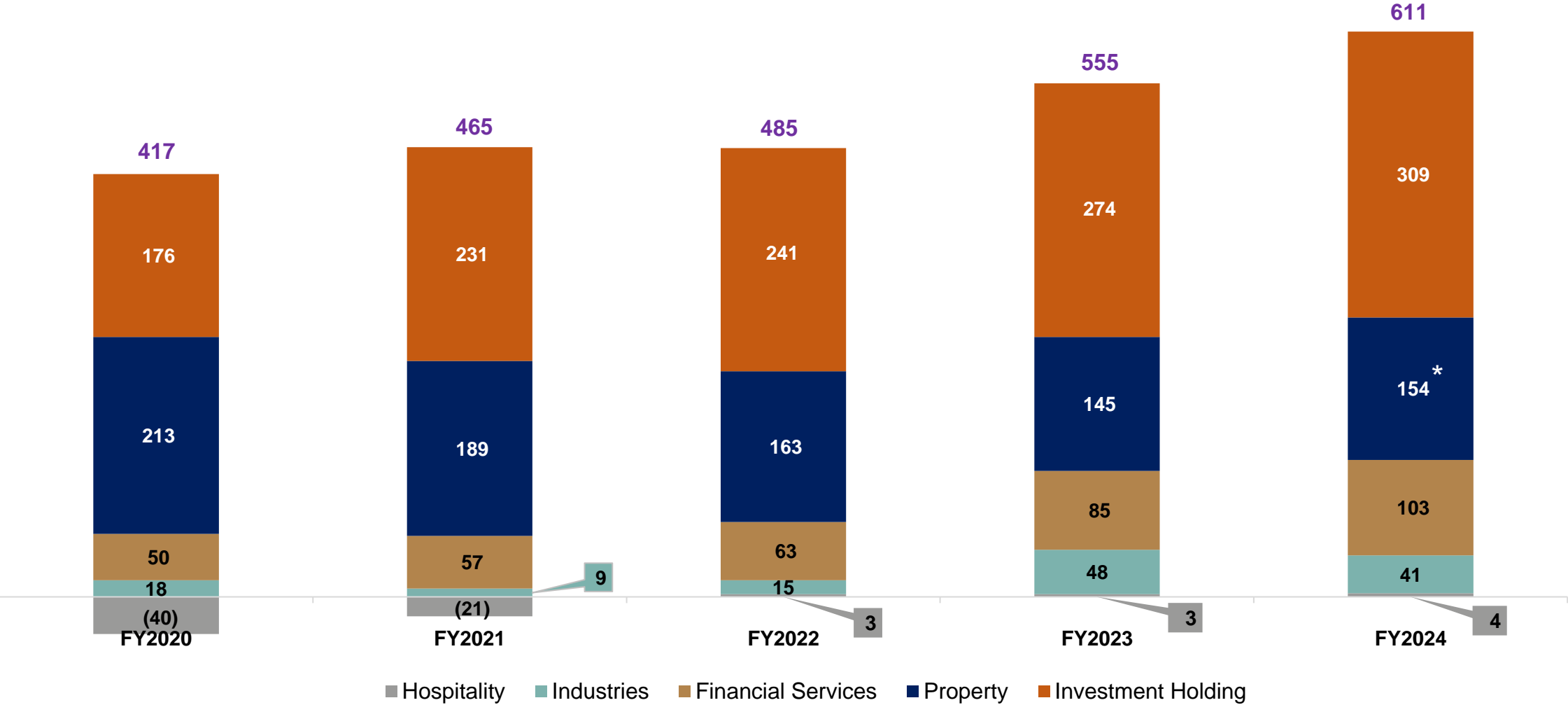
RM'million	1Q24	2Q24	3Q24	4Q24	4Q23	FY24	FY23
Revenue	368.0	368.4	481.0	440.4	423.5	1,657.8	1,587.8
Profit before tax	140.9	141.9	156.3	172.3	140.5	611.4	555.1
Profit before tax (excluding fair value and disposal of properties)	140.9	127.1	156.3	153.8	140.0	577.6	546.0
Share of results	73.4	86.8	84.1	85.2	61.0	329.5	302.3
Profit after tax	123.1	129.6	137.2	148.7	98.5	538.6	470.2
Profit attributable to Owners of the Company	122.9	128.8	137.2	147.6	97.8	536.5	467.0
Earnings per share (sen)	5.96	6.24	6.66	7.16	4.74	26.02	22.64

PBT Trend for the Last 5 Years



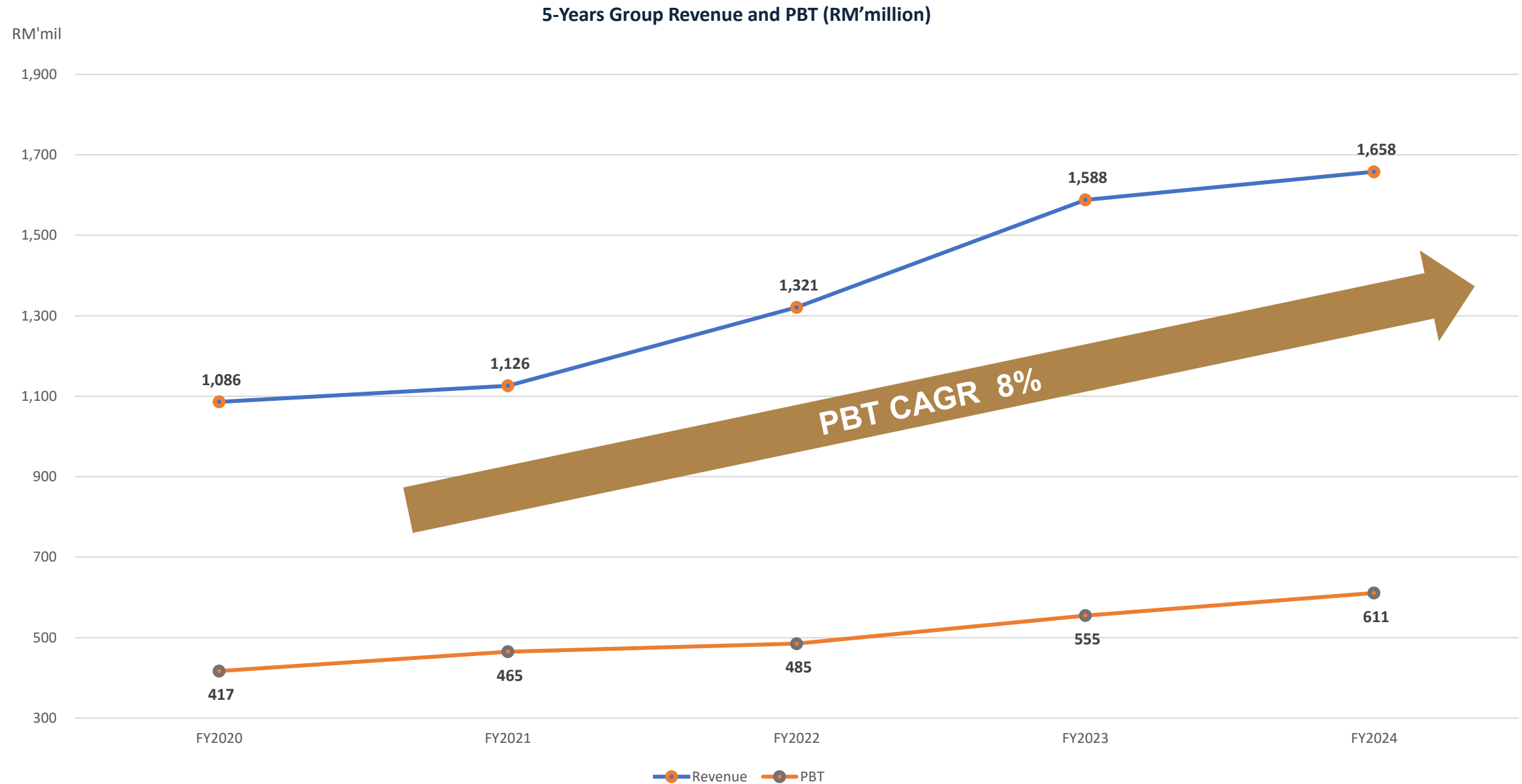
5-Years Performance by Segment

5-Years Segmental PBT (RM'million)

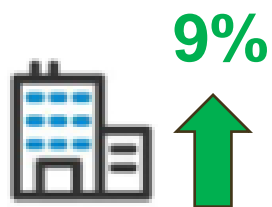


* Included fair value gain on investment properties of RM13.7 mil and gain on disposal of investment properties of RM19.6 mil

5-Years Financial Performance (Cont'd)

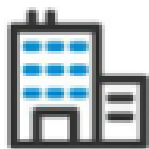


Strong Financial Position as at 31 December 2024



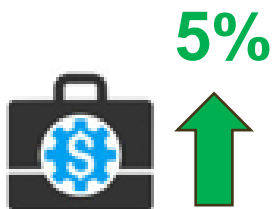
RM11.4b

Total Assets
(2023: RM10.4b)



RM2.18b

Capital Financing
(2023: RM1.74b)



RM6.4b

Shareholders' Funds
(2023: RM6.1b)



RM3.12

Net Assets per Share
(2023: RM2.97)



RM1.6b

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



RM3.86b

Total Debts
(2023: RM3.26b)



RM2.97b

Net Debts
(2023: RM2.52b)



4.7 years

Average Debt Maturity
Profile
(2023: 4.3yr)



0.461

Net Gearing
(2023: 0.411)

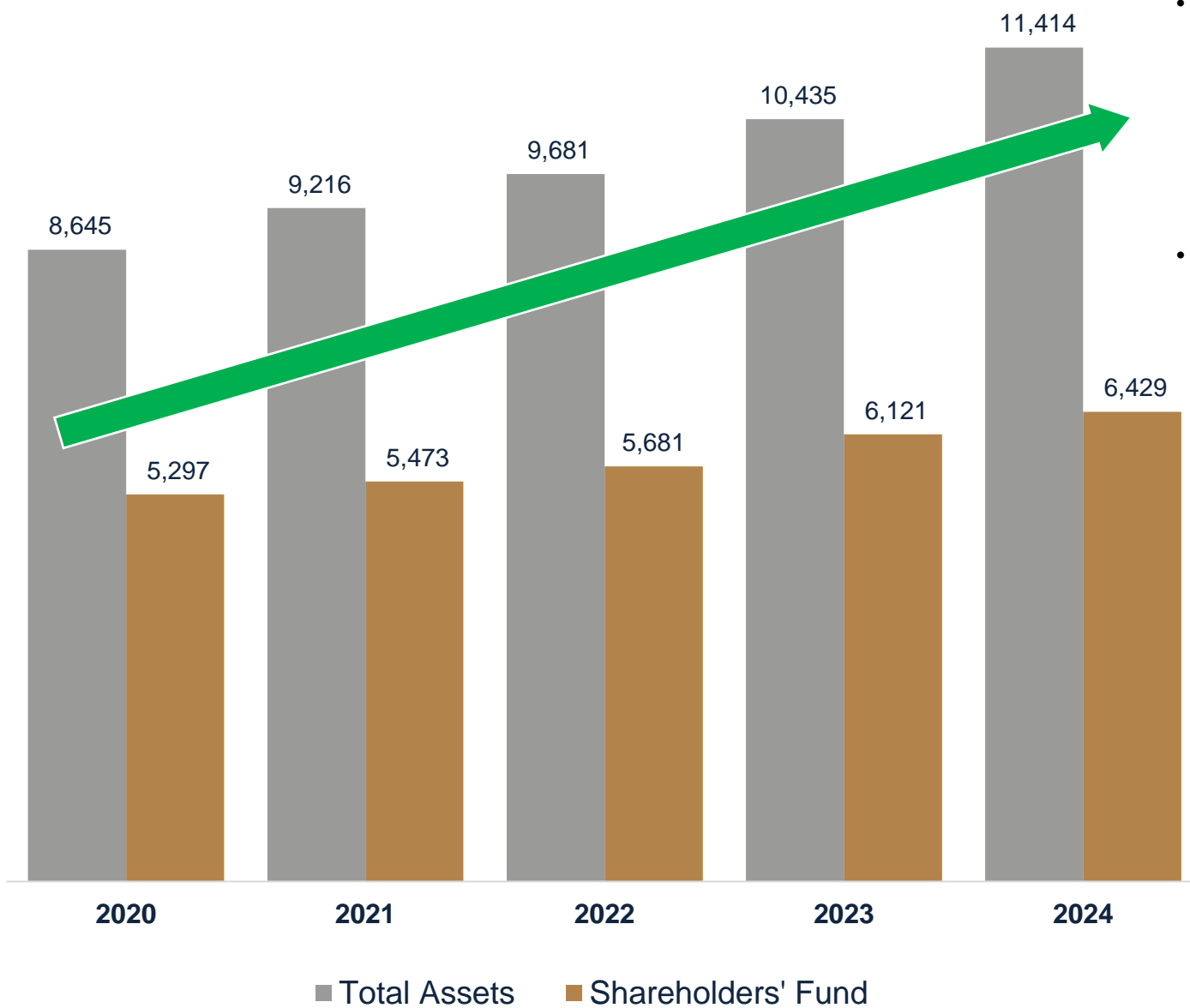


0.122

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

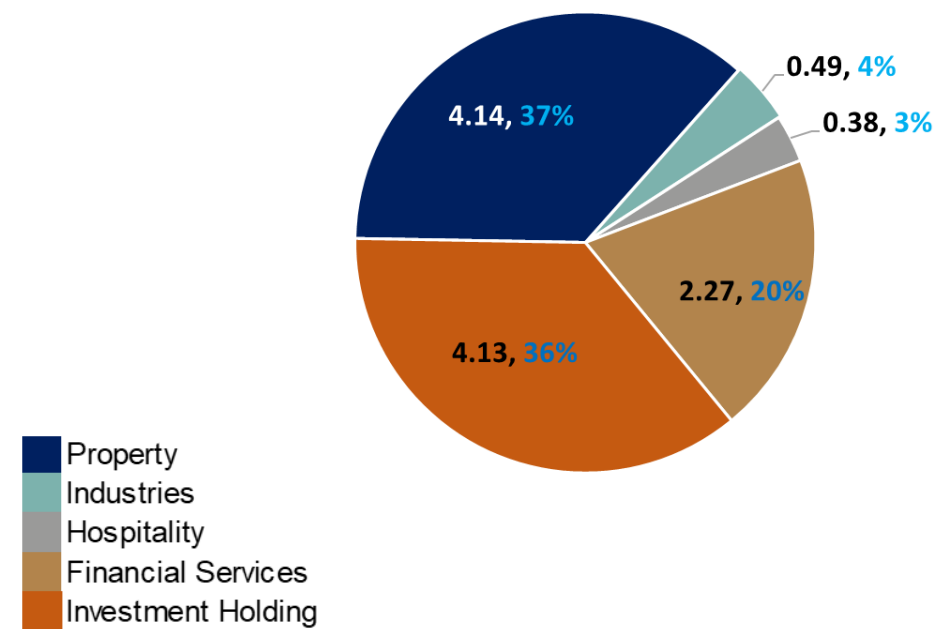
Improved Shareholders' Fund and Total Assets

Shareholders' Fund and Total Assets (RM'million)

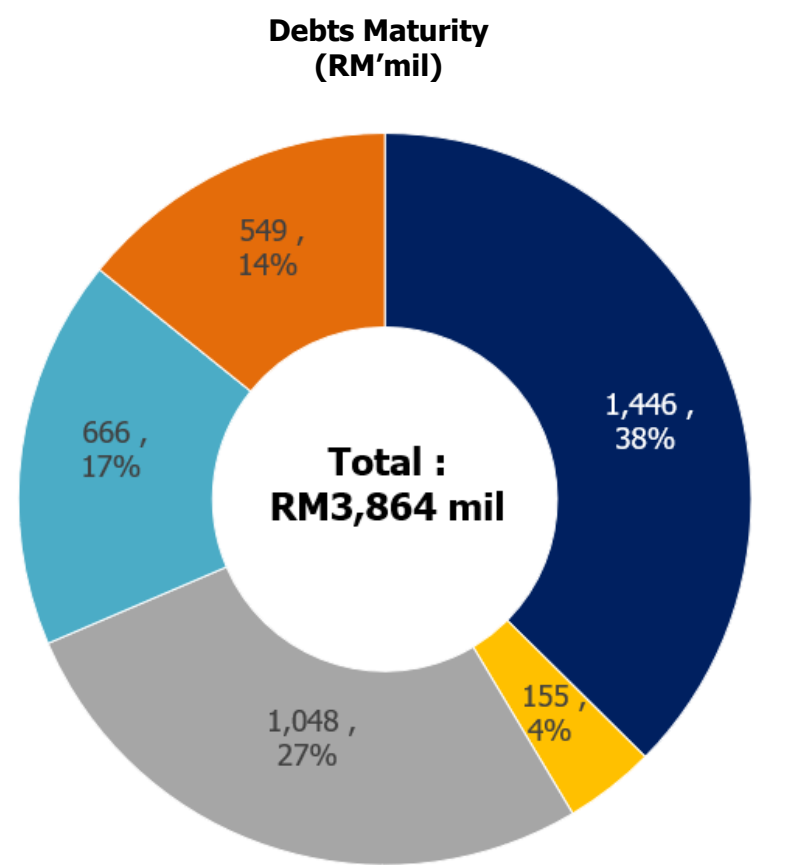


- Total assets increased from RM10.44 bil in FY2023 to RM11.41 bil in FY2024 due to the following reasons:
 - increase in capital financing portfolio for both Malaysia and Australia
 - increase in share of net assets of RHB Group
 - acquisition of 2 manufacturing plants located in Johor Bahru by Cable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

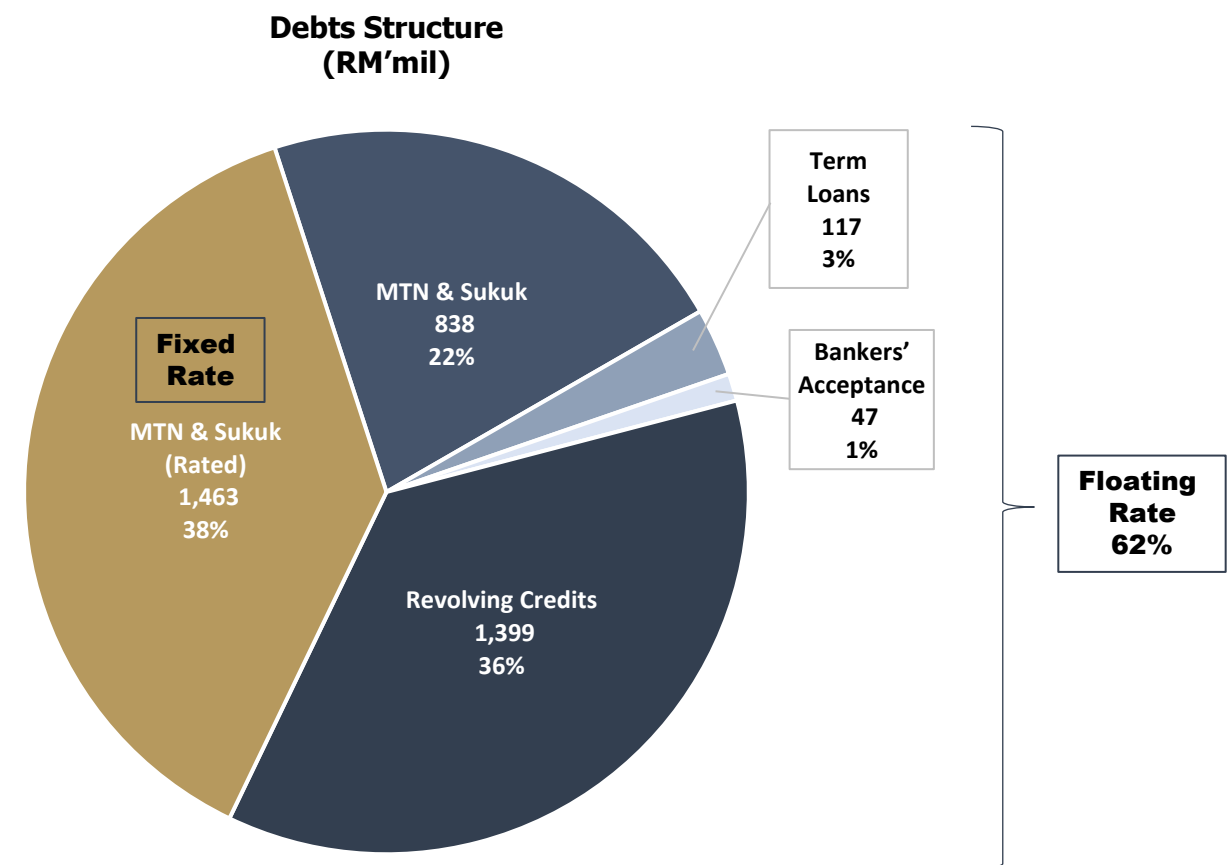
31.12.2024
Assets - RM11.41 bil



Debt Maturity Profile as at 31 December 2024



< 1 year (2025)	1,625	42%
1 year but < 2 years (2026)		
2 years but < 5 years (2027-2029)	1,717	44%
5 years but < 7 years (2030-2031)		
7 years but < 10 years (2032-2035)	522	14%



Effective Cash Flow Management

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

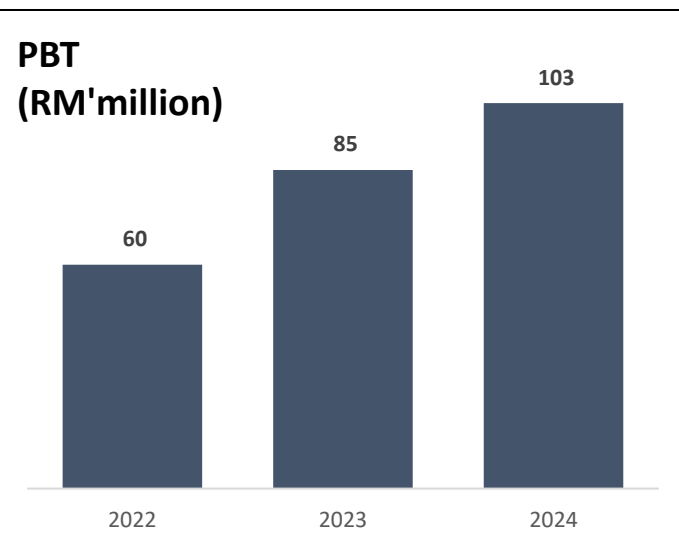
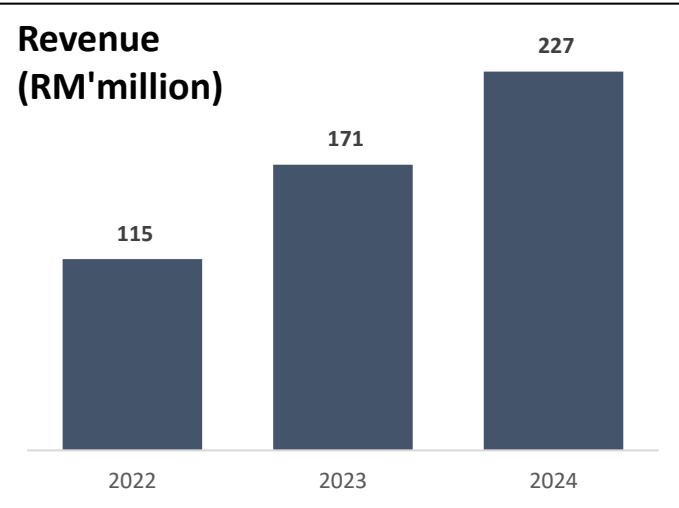
Cash Flow Movements in FY2024

- Net cash used in Operating Activities mainly due to net disbursement by capital financing.
- Net cash used in Investing Activities was mainly due to the acquisition of property, plant and equipment of RM156m in JB and refurbishment cost incurred on Kuantan hotel offset against the dividend of RM144m received from RHB and a joint venture.
- Net cash from Financing Activities was mainly due to the net drawdown of loan amounting to RM648m offset against total dividend payment of RM144m.

02

Group Business Updates



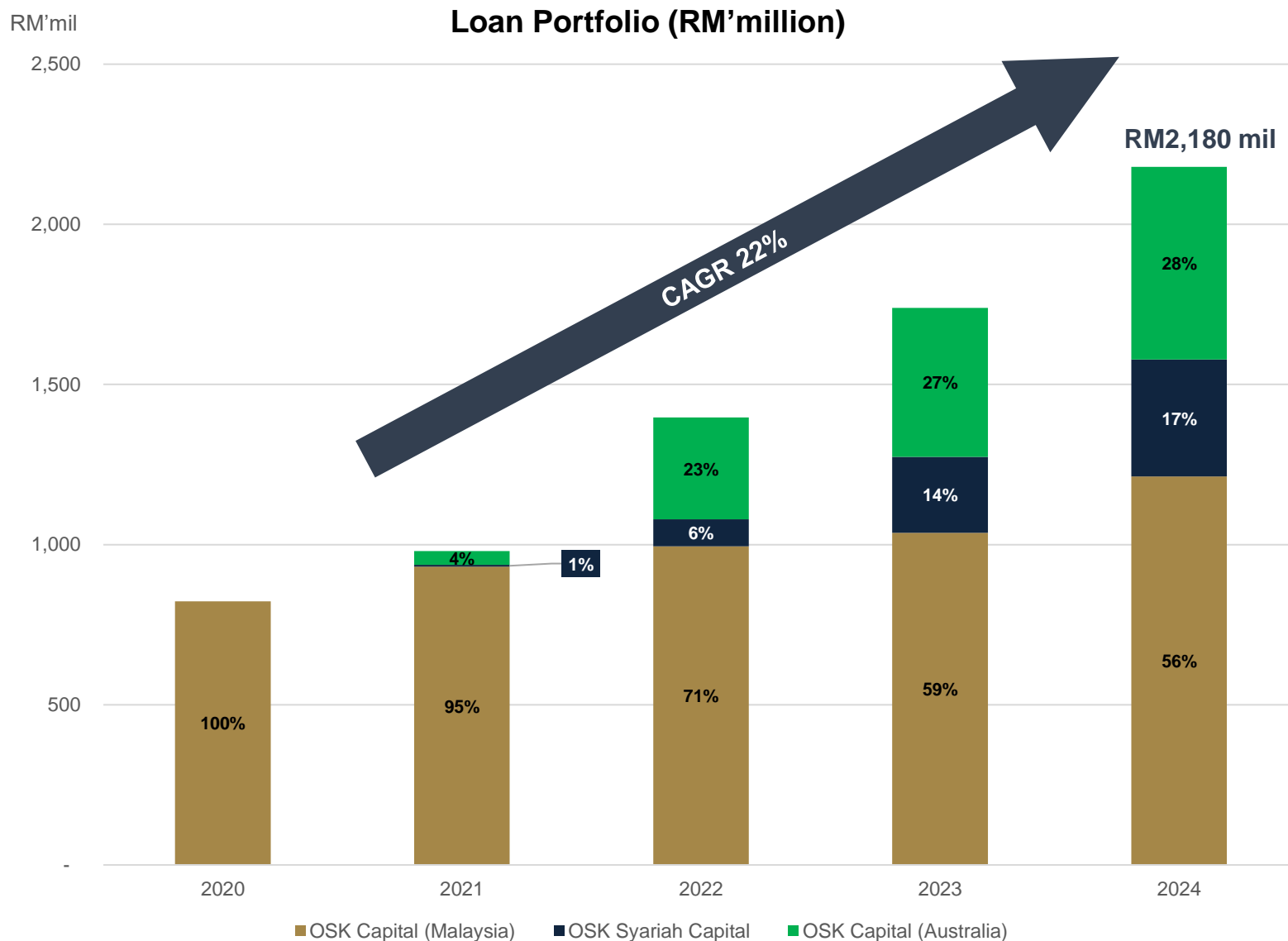


**Financial
Services
Segment**

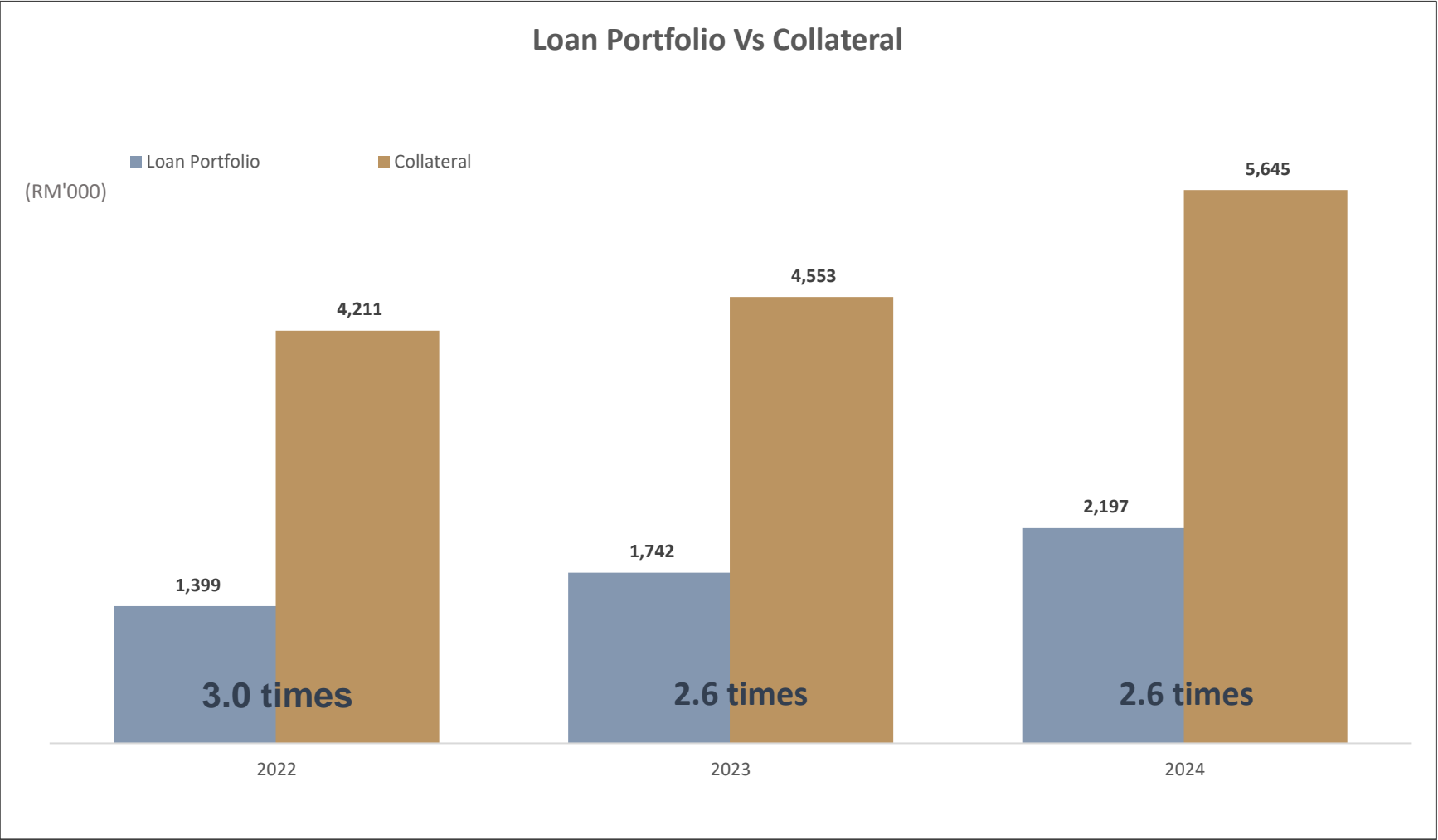
OSK

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 individuals
 - Personal financing for civil servants through the ANGKASA monthly deduction scheme
 - Personal financing for freelancers, with a focus on property agents through a fintech joint venture with Lyte Ventures of Singapore
 - Factoring receivables
- 2 business line in Australia comprises the following:
 - Conventional corporate loans
 - Retail loans



Financial Services Segment: Capital Financing (Cont'd)



Investment in RHB

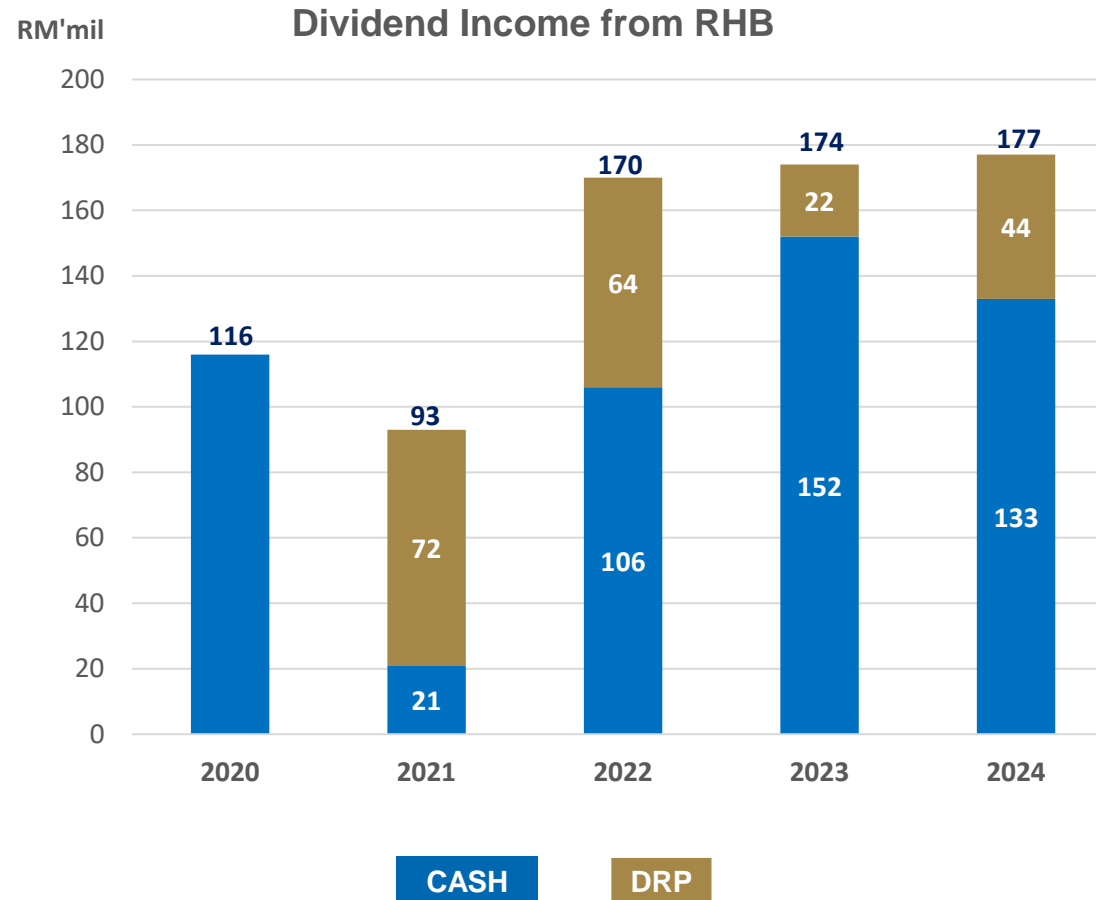
OSK



Financial Services Segment: Strategic Investment

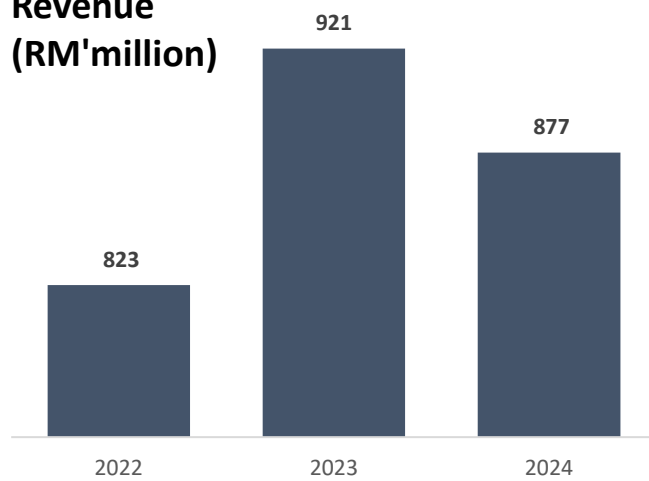


- Arose from the merger between OSK Investment Bank Berhad and RHB Investment Bank Berhad for a purchase consideration satisfied via cash and issuance of new shares in RHB Bank Berhad (“**RHB**”) in 2012
- OSKH is the second-largest shareholder in RHB, holding **10.27% equity interest in RHB (FY23: 10.24%)**

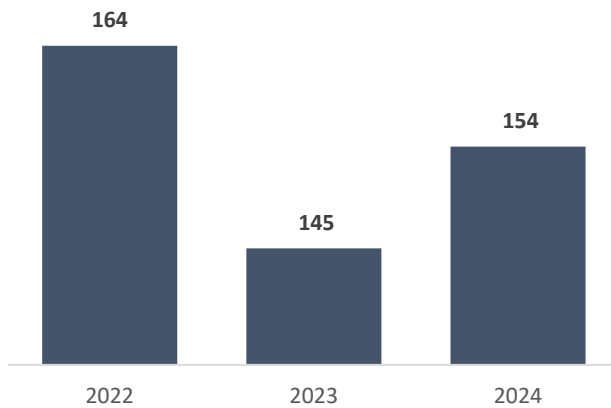


- OSKH’s equity stake in RHB is carried at value of approx. RM3.8 billion at end of December 2024, representing 33% of OSKH Group’s total assets.
- In FY2024, the Group received RM176.9 mil (FY2023: RM174.6 mil) dividend from RHB.
- In the past 5 years, RHB’s annual dividend has increased from 31.0 sen per share in FY2019 to 43.0 sen per share in FY2024 which represents the increase of dividend payout ratio from 50.1% in FY2019 to 60.1% in FY2024.
- On 16 May 2024, OSK opted for DRP in respect of dividend of RM109.7 mil resulting in increase in equity stake to 10.27% from 10.24%.

**Revenue
(RM'million)**

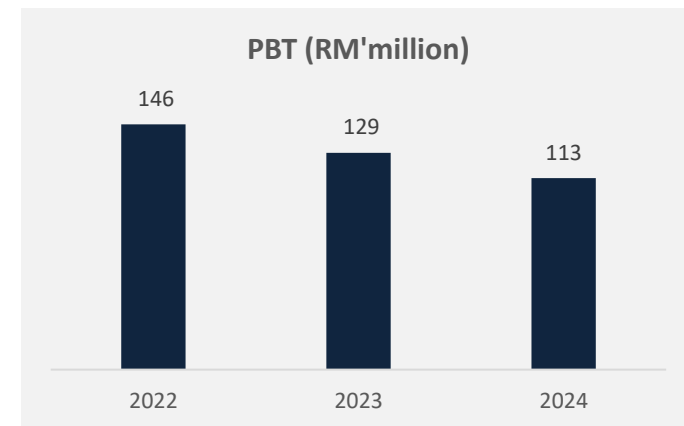
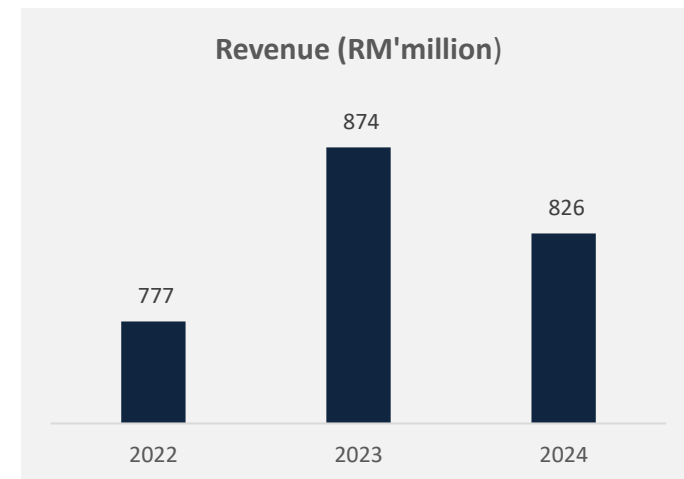


**PBT
(RM'million)**

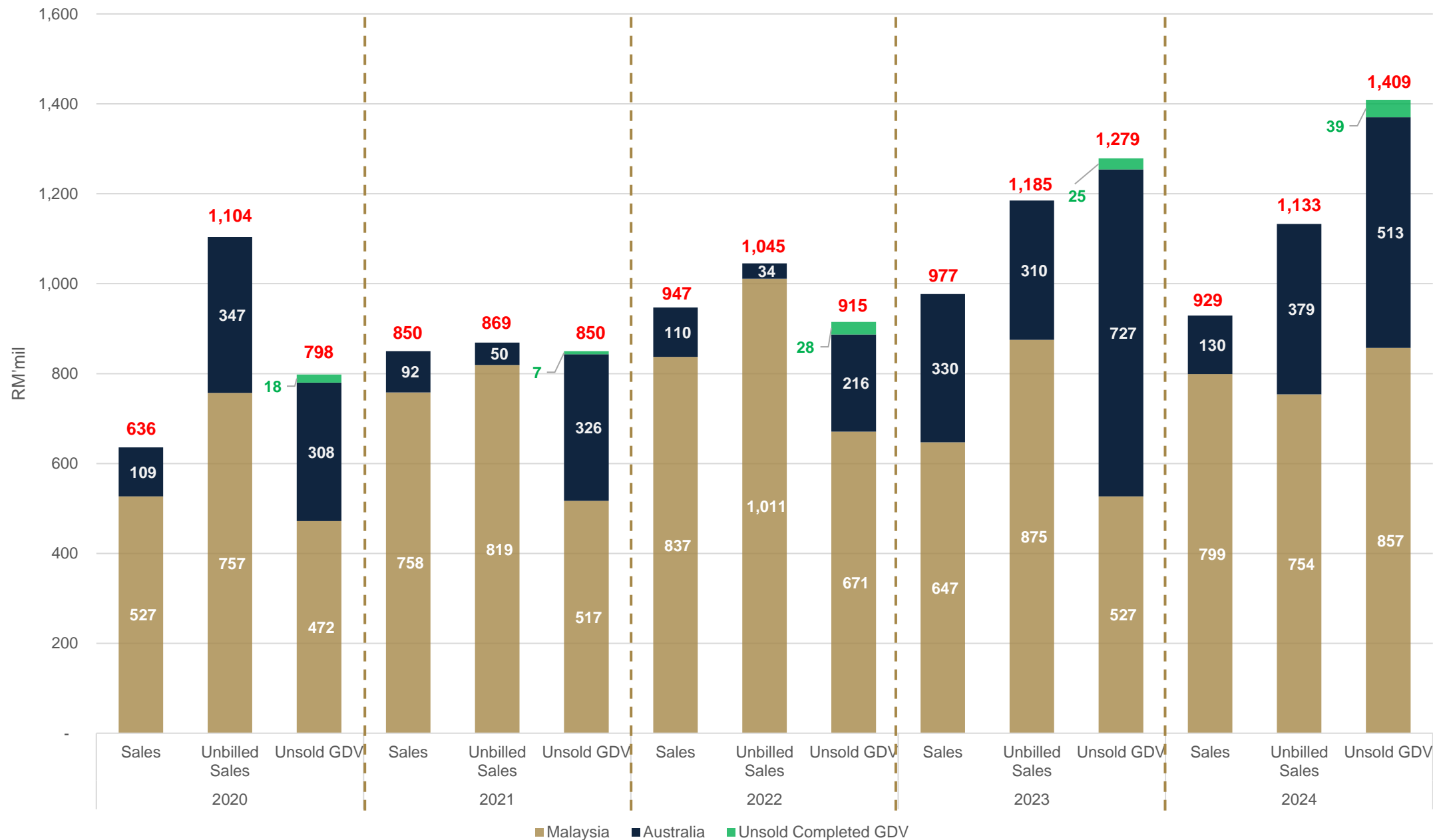


**Property
Segment**

Property Development



Sales, Unbilled Sales and Unsold GDV as at 31 December 2024



Property Segment: On-going Projects

- Malaysia

as at 31 December 2024

PENANG

Rubica @ Harbour Place, Butterworth

- GDV: RM137mil
- Progress: 86%
- Take-up rate: 67%



Pangsapuri Suria, Butterworth

- GDV: RM26mil
- Progress: 8%
- Take-up rate: 83%

SELANGOR

Anya @ Shorea Park

- GDV: RM399mil
- Progress: 86%
- Take-up rate: 84%



Nara @ Shorea Park – Tower A

- GDV: RM184mil
- Progress: 27%
- Take-up rate: 36%



KEDAH

Bandar Puteri Jaya, Sungai Petani (Township)

- Total land area: 2,581 acres
- Total GDV: RM4bil
- On-going GDV: RM95mil
- Take-up rate: Average of 60%



SELANGOR

Alia @ Mori Park, Shah Alam

- GDV: RM373mil for Service Apartments; RM25mil for Flexi Suites; RM18mil for Retails
- Progress: 10% for Service Apartments; 14% for Flexi Suites; 20% for Retails
- Take-up rate: 58% for Service Apartments; 7% for Flexi Suites; 76% for Retail



KUALA LUMPUR

LEA by The Hills, Taman Melawati

- GDV: RM233mil
- Progress: 69%
- Take-up rate: 81%



Nuria (RSKU), Taman Melawati

- GDV: RM63mil
- Progress: 29%
- Take-up rate: 79%



Hana Hills, Taman Melawati

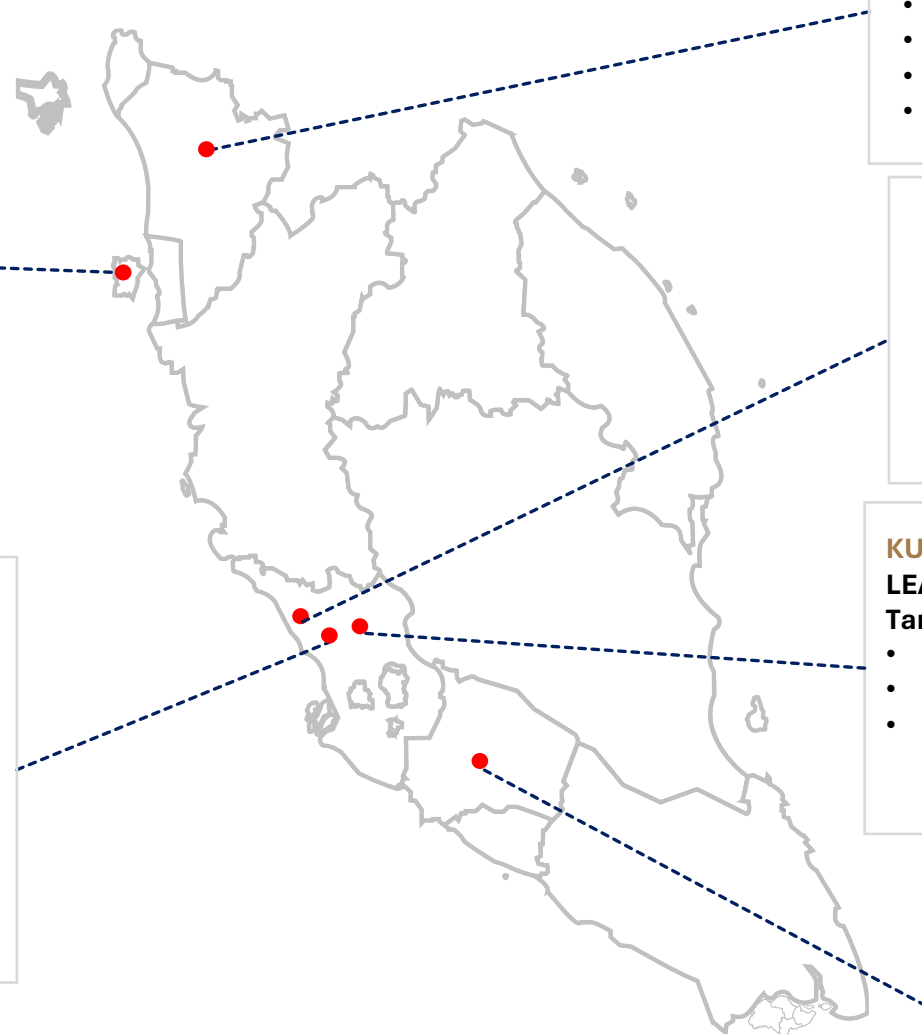
- GDV: RM205mil
- Progress: 10%
- Take-up rate: 34%



NEGERI SEMBILAN

Iringan Bayu, Seremban (Township)

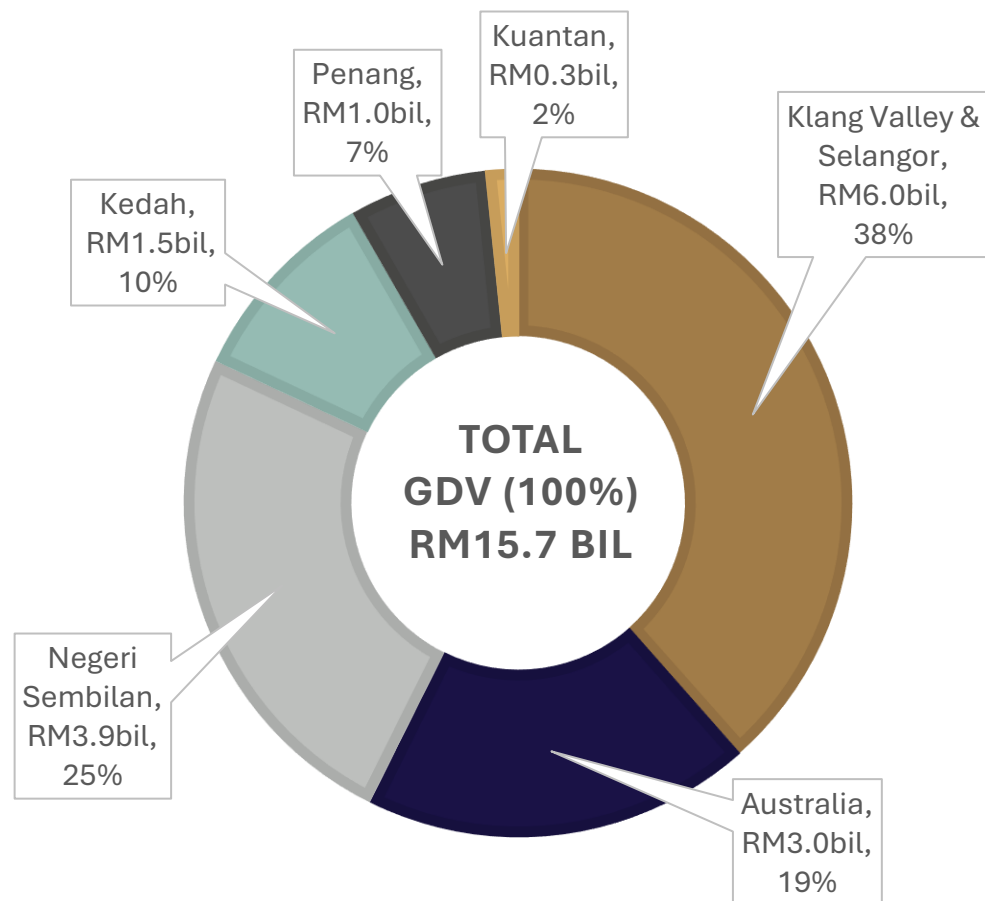
- Total land area: 1,717 acres
- Total GDV: RM5.5bil
- On-going GDV: RM587mil
- Take-up rate: Average of 42%



Property Segment: Landbank

- Malaysia & Australia

as at 31 December 2024



Landbank

1,744 acres

Estimated GDV

RM 15.7 billion



New Land Acquisition Completed in 1Q2025

Bedong 1, Kedah

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

New Land Acquisition Completed in 2Q2025

Bedong 2, Kedah

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

Pipeline Launches in FY2025

– Estimated Total GDV of RM1.41 bil

		RM'mil	Target Launch Date
Klang Valley	a. Nara @ Shorea Park – Tower B	184.1	<i>February 2025</i>
	b. Mori Park @ Shah Alam	442.6	<i>May 2025</i>
Penang	Harbour View Residences	169.8	February 2025
Seremban	Iringan Bayu in Negeri Sembilan <ul style="list-style-type: none"> • PH17 	161.3	<i>July 2025</i>
Kedah	Bandar Puteri Jaya in Sg Petani		
	• Taman Lang Aman Z1 PH1	100.2	<i>February 2025</i>
	• PH5 Parcel 2	108.9	<i>June 2025</i>
	• PH5 Parcel 4 PH1	118.6	<i>June 2025</i>
	• PH4 Hill	121.6	<i>December 2025</i>
Total		1,407.1	

Completed Project in Australia

as at 31 December 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 31 December 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: 63%
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

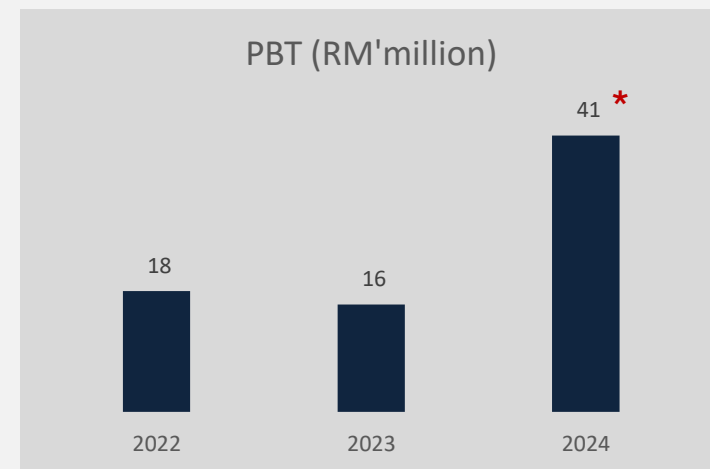
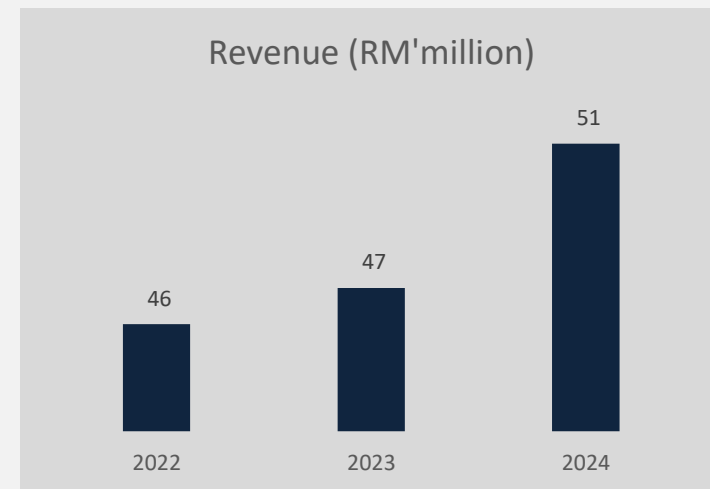
11,614 sqm

Current Occupancy

76% (as of 31 December 2024)



Property Investment and Others



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

Property Investment - Office

as at 31 December 2024



Plaza OSK Jalan Ampang, Kuala Lumpur

Land Area	1.32 acres (FH)
NLA	236,335 sqft
Occupancy Rate	94%



Faber Towers Taman Desa, Kuala Lumpur

Land Area	2.63 acres (FH)
NLA	271,312 sqft
Occupancy Rate	80% (retail and office building)

Property Investment - Retail

as at 31 December 2024



Atria Shopping Gallery, Petaling Jaya

NLA	461,924 sqft
Occupancy Rate	69%

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

BR baskin
robbins[™]
malaysia

MR D-LY
Always Low Prices

LJ
SUPERFOODS
Signature

boulder story
climbing gym

莆田
PUTIEN

UR
by Switch

كدي كوفي ليتل فينع
littlepenangkafē.
小檳城美食館

ORIGINAL
CLASSIC.
Since 2005

Property Investment – Retail (Cont'd)

as at 31 December 2024



You City III, Cheras

NLA	155,660 sqft
Occupancy Rate	82%



Construction

OSK



Construction



- 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**:
 - i. MS ISO 9001:2015 – Quality Management Systems
 - ii. MS 45001: 2018 – Occupational Health & Safety Management Systems
 - iii. 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

Construction Segment (Cont'd)

Outstanding Order Book as at 31 December 2024
totaling **RM518 mil**



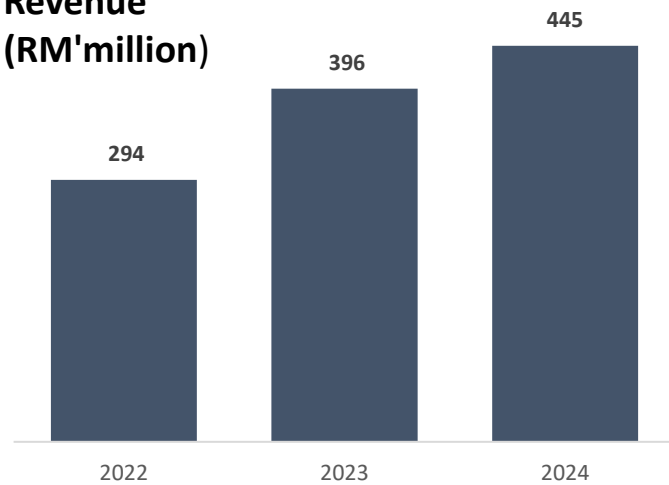
Major projects completed in recent years	RM' million
Mira @ Shorea Park	135
You City III	175
Ryan & Miho	201
Luminari	105
TimurBay	144
Iringan Bayu (Phase 2A, 2B, 2C, 2D, 3A, 8D, 1A)	238
Windmill Upon Hills	317
Rimbun Sanctuary	46
Emira	98
Woodsbury	92
You Residences	183
You One	117
Total	1,851

On-going projects	RM' million
Anya, Nara & Mira at Shorea Park, Puchong	121
Mori Park, Shah Alam	148
Iringan Bayu (Phase 1A, 8D, 12, 13, 14, 15 & 16)	107
Hana Hills, Taman Melawati	72
Lea By The Hill and Nuria RSKU, Taman Melawati	60
Rubica, Butterworth	8
YouCity III Superstructure	1
Total	518

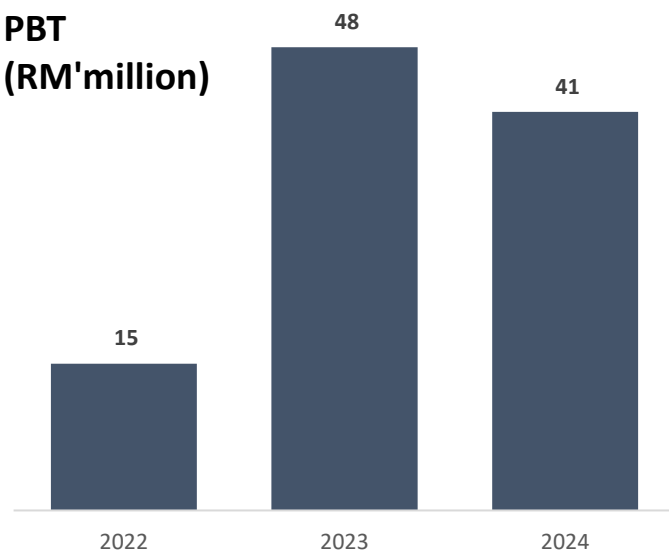
Project	QLASSIC Score	Completion Time
Mira @ Shorea Park	82%	13 months ahead
Iringan Bayu Show Village	82%	1 month ahead
Ryan & Miho	82%	8.5 months ahead (Tower A)
		16 months ahead (Tower B)
Windmill Upon Hills	80%	3.5 months ahead
Luminari	80%	10 months ahead
Emira	80%	2 months ahead
Iringan Bayu –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



Revenue (RM'million)



PBT (RM'million)



**Industries
Segment**

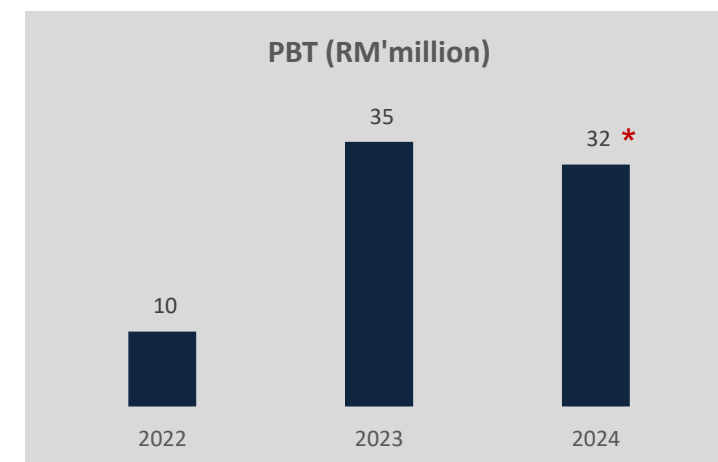
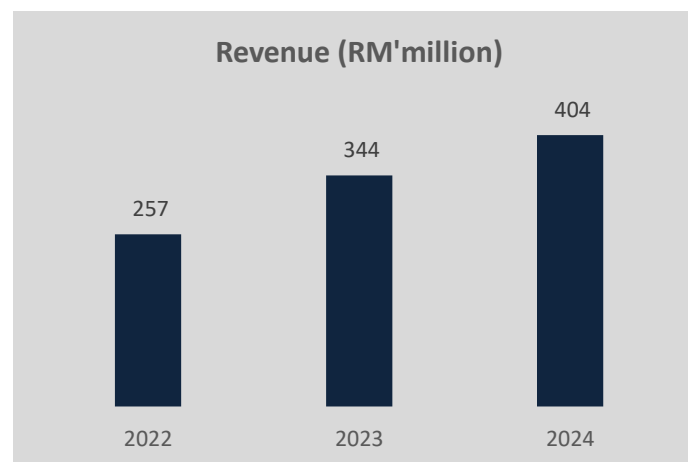
OSK

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
- Total cable production in FY2024: 29,273 km
- Total production capacity in FY2024: 30,751km
- Installation of solar photovoltaic panels on the factory rooftop to generate a total solar power capacity of 1,209.63kWp:-
 - Phase 1: 569.80 kWp (installed)
 - Phase 2: 639.83 kWp (installed)
- A reliable and experienced manufacturer of power cables with the following accreditation:
 - SIRIM – MS ISO 9001: 2000 – Quality Management System
 - UKAS – Quality Management System
 - IQNET Association – The International Certification Network
 - Loss Prevention Certification Board (LPCB)
 - In compliance with TNB technical specification



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

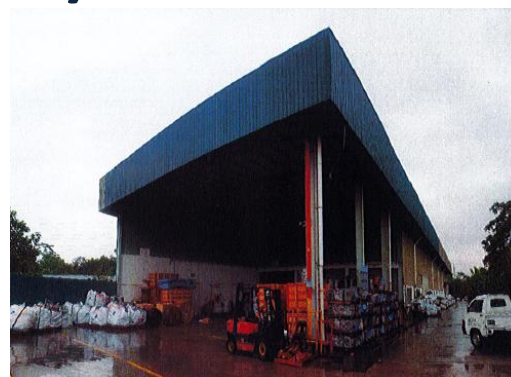


* impacted by the additional costs of RM2.3m incurred in the newly acquired plants that have not commenced operations

Industries Segment: Cables (Cont'd)

Acquisition of Manufacturing Plant - Completed

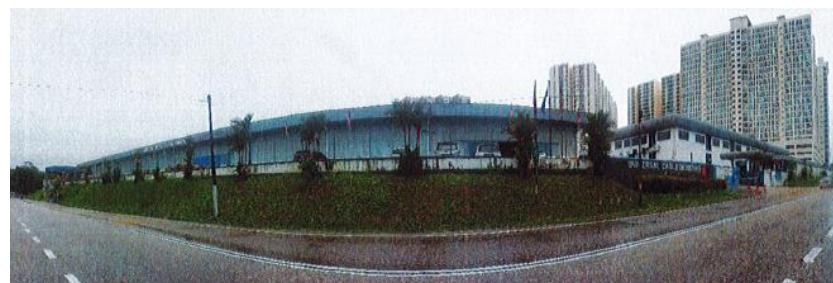
- Location: Tebrau and Plentong, Johor
- Rationale:
 - i. To double the production capacity
 - ii. To expand product offerings, i.e., high voltage cables
 - iii. To achieve cost efficiencies through economies of scale
- Acquired assets include the following:
 - i. Factory land and building
 - ii. Machinery
 - iii. Furniture and fittings
- Land area:
 - i. Property 1: 0.6254 hectares (with a single storey detached factory)
 - ii. Property 2: 4.6038 hectares (with 6 blocks of buildings/factories)
 - iii. Property 3: 5.5163 hectares (with 5 blocks of buildings)



Property 1 (Tebrau)



Property 3 (Plentong)



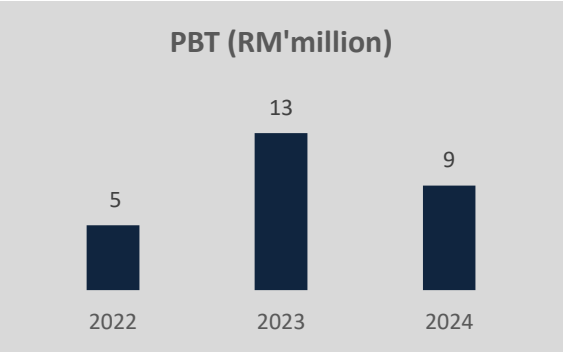
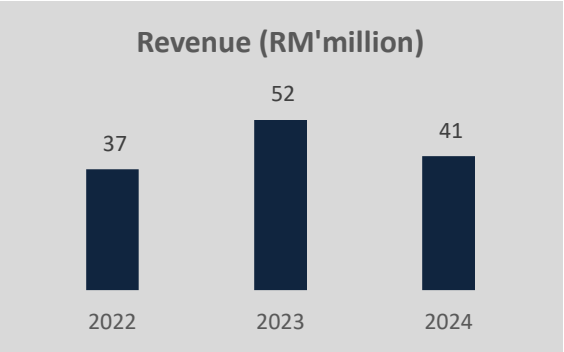
Property 2 (Tebrau)

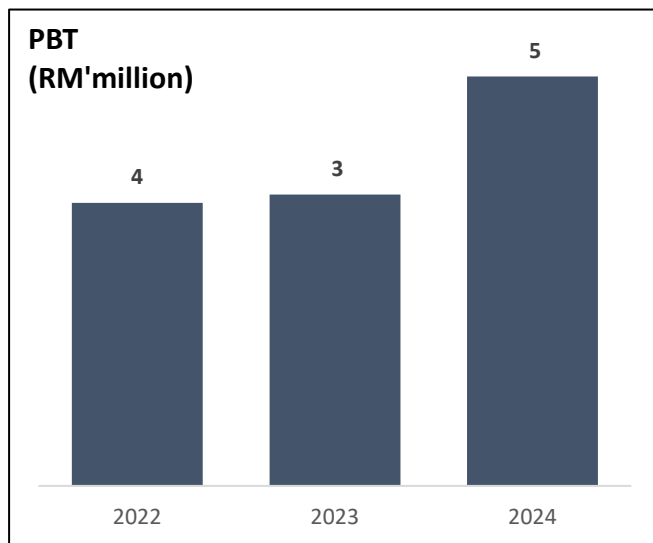
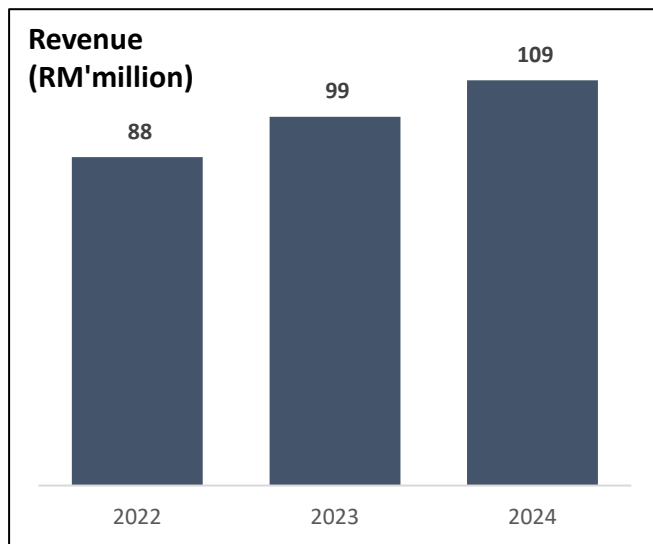


**OLYMPIC
CABLE**
A MEMBER OF **OSK** GROUP

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
- Total factory production capacity for FY2024: 1.1665 million m²
- Average factory utilisation rate for FY2024: 54%
- 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)

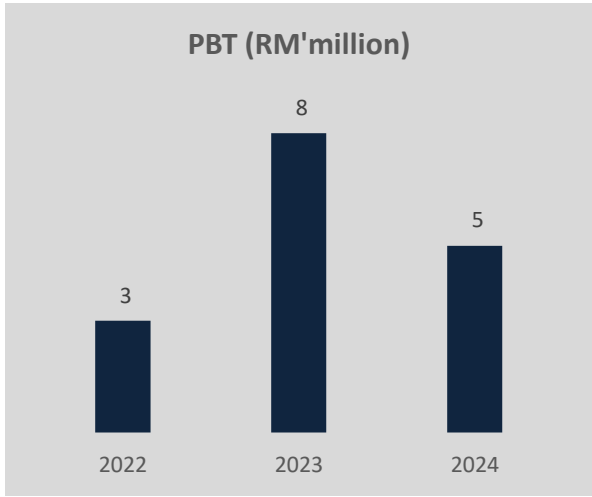
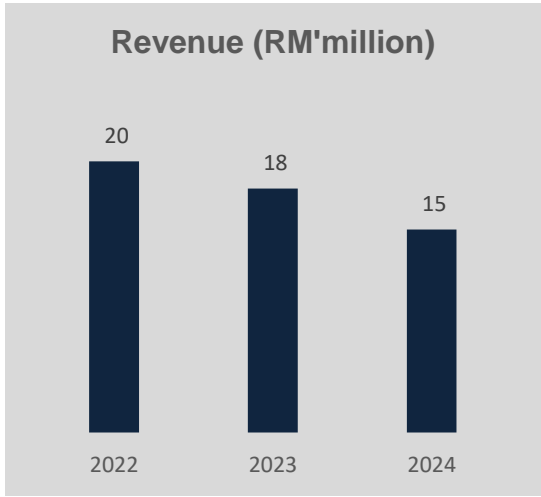
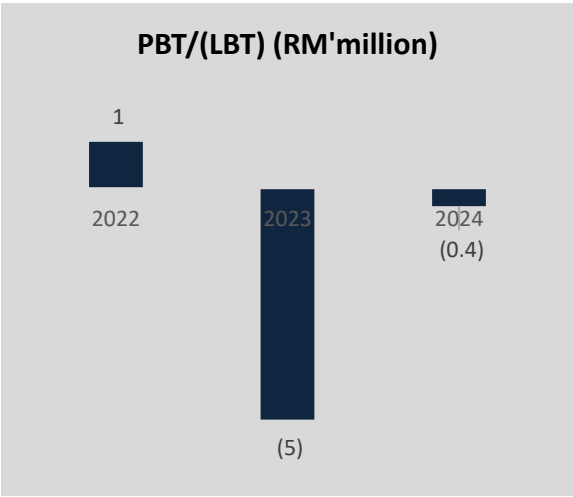
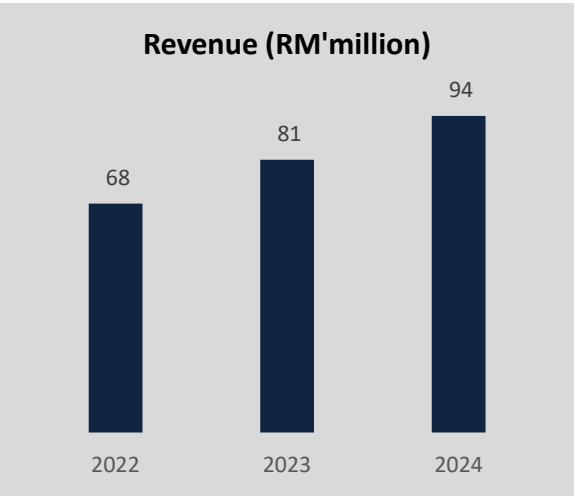




Hospitality

OSK

Hospitality Segment



Hospitality Segment: Hotels

as at 31 December 2024

Hotels managed by



Swiss-Garden Hotel & Residences Genting Highland

Location : Genting Highlands, Pahang

Rooms : 521

Swiss-Garden Hotel Bukit Bintang

Location : Kuala Lumpur

Rooms : 325

Swiss-Garden Beach Resort Kuantan

Location : Kuantan, Pahang

Rooms : 306

Hospitality Segment: Hotels (Cont'd)

as at 31 December 2024

Hotels managed by international brands



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

Location : Lumut, Perak

Rooms : 294

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 31 December 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 31 December 2024 = 6,540



**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 with an **estimated GDV of RM15.7 billion as at 31 December 2024**
- ✓ Successful track record in delivering **more than 40,000 residential properties**
- ✓ **Pipeline properties launches in FY2025** with estimated **GDV of RM1.41 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 1,744 acres as at 31 December 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 RM1.1 billion** as at 31 December 2024
- ✓ **Bedrock cashflow** from investment in RHB Group
- ✓ **As at 31 December 2024, net gearing ratio stands at 0.461x and 0.122x (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)

The Edge Billion Ringgit Club Corporate Awards 2024

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

The Asset Triple A Islamic Finance Awards 2024

- Best Sukuk - Conglomerate



Swiss-Garden International

Agoda 2024 Gold Circle Award

Agoda 2024 Customer Review Award

Luxury Lifestyle Awards 2024

- Best Luxury Family Resort in Kuantan, Malaysia

Tripexpert - 2024 Experts' Choice Award

Luxury Lifestyle Awards 2023

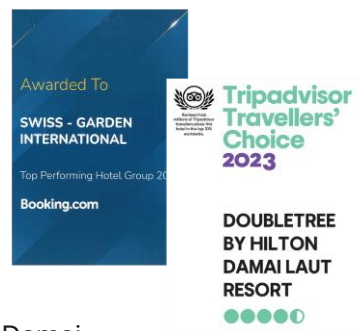
- Best Luxury Family Beach Resort for DoubleTree by Hilton Damai Laut

Tripadvisor Travellers' Choice Award

- DoubleTree by Hilton Damai Laut

Booking.com

- 2023 Top Performing Hotel Groups for Swiss-Garden International



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

Putra Aria Brand Awards 2024 (Bronze)

Sin Chew Business Excellence Awards (SCBEA 2024)

- Property Excellence Award
- Top 10 (Profit After Tax) Awards

PropertyGuru Asia Property Awards – Melbourne Square, BVLD

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



04

APPENDIX



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

ANYA @ Shorea Park, Puchong

as at 31 December 2024



Property Type: Service Apartments

Total GDV: RM399 mil

Launch Date: August 2022

No. of Units: 750

Average Selling Price: RM532 per sqft

% of Completion: 86%

Take-up Rate: 84%

ANYATM
AT SHOREA PARK

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

NARA @ Shorea Park, Puchong

as at 31 December 2024



Property Type: Service Apartments

Total GDV: RM184 mil

Launch Date: June 2024 (Tower A)

No. of Units: 369 (Tower A)

Average Selling Price: RM561 per sqft

% of Completion: 27%

Take-up Rate: 36%

Nara at
Shorea Park



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

LEA by The Hills, Taman Melawati

as at 31 December 2024



Property Type:
Condominium

Total GDV: RM233 mil

Launch Date: June 2022

No. of units: 344

Average Selling Price:
RM605 per sqft

% of Completion: 69%

Take-up Rate: 81%

LEA[®]
BY THE HILLS

A CLOSENESS TO NATURE

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

NURIA (RSKU) – Taman Melawati

as at 31 December 2024



Property Type: Condominium

Total GDV: RM63 mil

Launch Date: March 2024

No. of units: 275

Average Selling Price: RM261 per sqft

% of Completion: 29%

Take-up Rate: 79%



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

Hana Hills – Taman Melawati

as at 31 December 2024



Property Type: Condominium

Total GDV: RM205 mil

Launch Date: July 2024

No. of units: 297

Average Selling Price: RM669 per sqft

% of Completion: 10%

Take-up Rate: 34%



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

ALIA @ Mori Park, Shah Alam

as at 31 December 2024



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

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

Launch Date: June 2024

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

Average Selling Price (per sqft):

SA = RM573 ; FS = RM594; R = RM639

% of Completion: SA = 10% ; FS = 14%; R = 20%

Take-up Rate: SA = 58% ; FS = 7%; R = 76%

On-Going Projects – Penang

Rubica, Butterworth

as at 31 December 2024



Property Type: Condominium

Total GDV: RM137 mil

Launch Date: July 2022

No. of units: 230

Average Selling Price: RM511 per sqft

% of Completion: 86%

Take-up Rate: 67%

Rubica[®]
HARBOUR PLACE
绿碧阁

On-Going Projects – Penang (Cont'd)

Pangsapuri Suria, Butterworth

as at 31 December 2024



Property Type: Low-Medium Cost Apartment

Total GDV: RM26 mil

Launch Date: February 2023

No. of units: 439

Average Selling Price: RM96 per sqft

% of Completion: 8%

Take-up Rate: 83%

Township Development – Negeri Sembilan

as at 31 December 2024



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

On-Going Projects

LEDAYA
Single Storey Terrace Homes

IRUMIA
Double Storey Terrace Homes

Reveria
Double Storey Terrace Homes

Seriya
Single Storey Terrace Homes

ALERIA
Double Storey Terrace Homes

Completed Projects

Gitaran
Double Storey Terrace

MEKARY
TERRACE HOMES

AURY
TERRACE HOMES

Erama

DESIRA
TERRACE HOMES

RIYASANA

Township Development – Negeri Sembilan (Cont'd)

as at 31 December 2024



Property Type: Single-Storey Terrace (Phase 12)

Total GDV: RM61 mil

% of Completion: 84%

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: 88%

Launch Date: Oct 2023

Take-up Rate: 97%

No. of units: 241

Average Selling Price: RM412k

Township Development – Negeri Sembilan (Cont'd)

as at 31 December 2024



Property Type: Double-Storey Terrace (Phase 14)

Total GDV: RM79 mil

% of Completion: 75%

Launch Date: Nov 2023

Take-up Rate: 71%

No. of units: 162

Average Selling Price: RM488k



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

Total GDV: RM153 mil

% of Completion: 33%

Launch Date: Mar 2024

Take-up Rate: 23%

No. of units: 290

Average Selling Price: RM529k

Township Development – Negeri Sembilan (Cont'd)

as at 31 December 2024



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

Total GDV: RM73 mil

% of Completion: 30%

Launch Date: Nov 2024

Take-up Rate: 8%

No. of units: 137

Average Selling Price: RM530k



Property Type: Double-Storey Terrace (Phase 16)

Total GDV: RM122 mil

% of Completion: 7%

Launch Date: Nov 2024

Take-up Rate: 2%

No. of units: 212

Average Selling Price: RM573k

Township Development – Sungai Petani, Kedah



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

Completed Projects



Northfield

Somerville
@ YARRA PARK, SUNGAI PETANI



Southfield
— VILLA —
@ YARRA PARK, SUNGAI PETANI

Springfield

Southfield
— RESIDENCE —
@ YARRA PARK, SUNGAI PETANI

↑ RESIDENSI
SINAR

On-Going Projects



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

as at 31 December 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: 8%


Take-up Rate: 60%



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**

Disclaimer: This material is proprietary and is prepared specifically for the recipient's reference. The information contained herein is not to be distributed without the consent of OSK Holdings Berhad. Any recommendation or views contained in this document do not have regard to specific investment objectives, financial situation and the particular needs of any specific audience. The content furthermore is believed to be correct at the time of the issue of this document, and is not and should not be construed as an offer or a solicitation of any offer to buy or sell any securities. Nor does this document purport to contain all the information a prospective investor may require.