

OSK HOLDINGS BERHAD

Investors Relation

March 2026

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OSK

PROPERTY | FINANCIAL SERVICES | INDUSTRIES | HOSPITALITY | INVESTMENT HOLDING

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The Group's Overview

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



PROPERTY

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

FINANCIAL SERVICES

- Capital Financing

INDUSTRIES

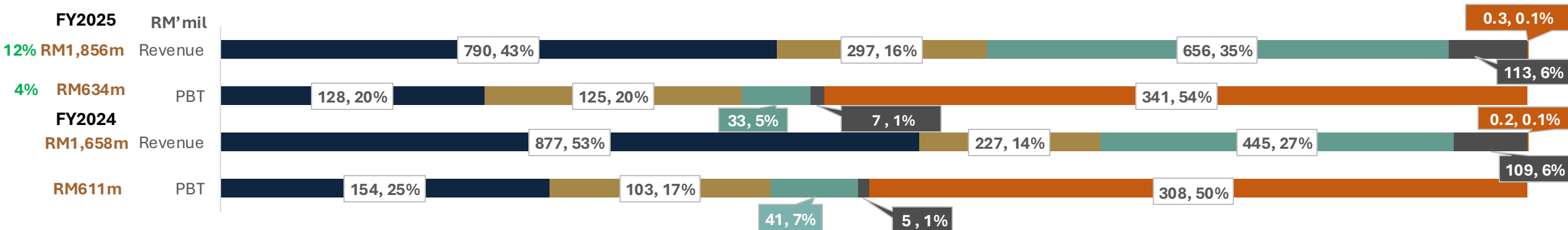
- Olympic Cable
- Acotec Industrialised Building System (IBS)

HOSPITALITY

- Hotels and Resorts
- Vacation Club

INVESTMENT HOLDING

- Investment Holding
- RHB Group



01

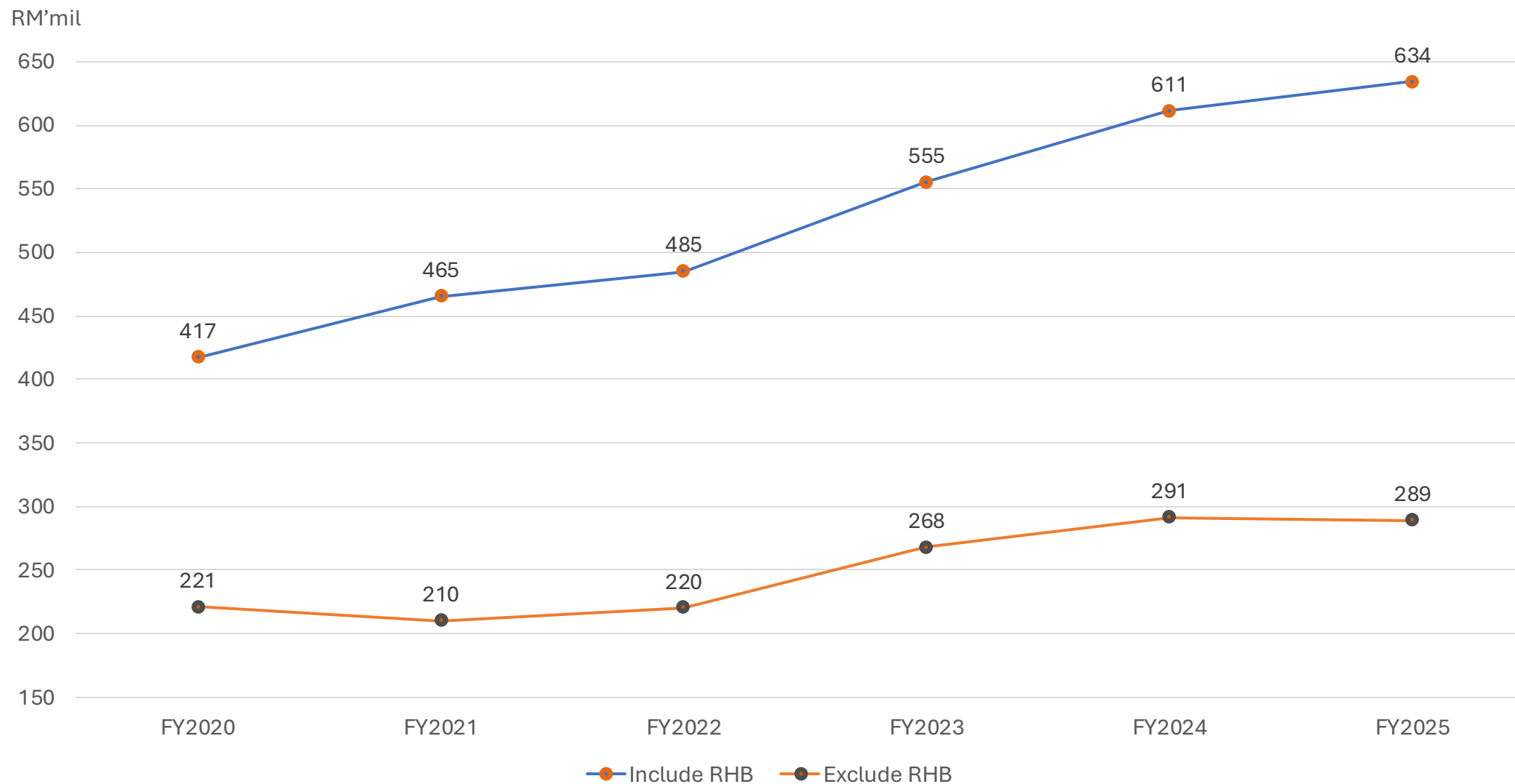
Group Financial Performance Review

Financial Performance

RM'million	1Q25	2Q25	3Q25	4Q25	4Q24	FY25	FY24
Revenue	400.6	510.6	496.7	447.9	440.4	1,855.8	1,657.8
Profit before tax	140.0	155.6	164.6	173.8	172.3	634.0	611.4
Share of results of associates and a joint venture	75.9	80.6	85.1	93.5	85.1	335.1	329.5
Profit after tax	124.9	142.7	152.0	157.8	148.7	577.4	538.6
Profit attributable to Owners of the Company	124.3	142.0	152.2	157.5	147.6	576.0	536.5
Earnings per share (sen)							
- Before issuance of bonus shares	6.03	NA	NA	NA	7.16	NA	26.02
- After issuance of bonus shares	4.02 [*]	4.59	4.92	5.09	4.77 [*]	18.62	17.34 [*]

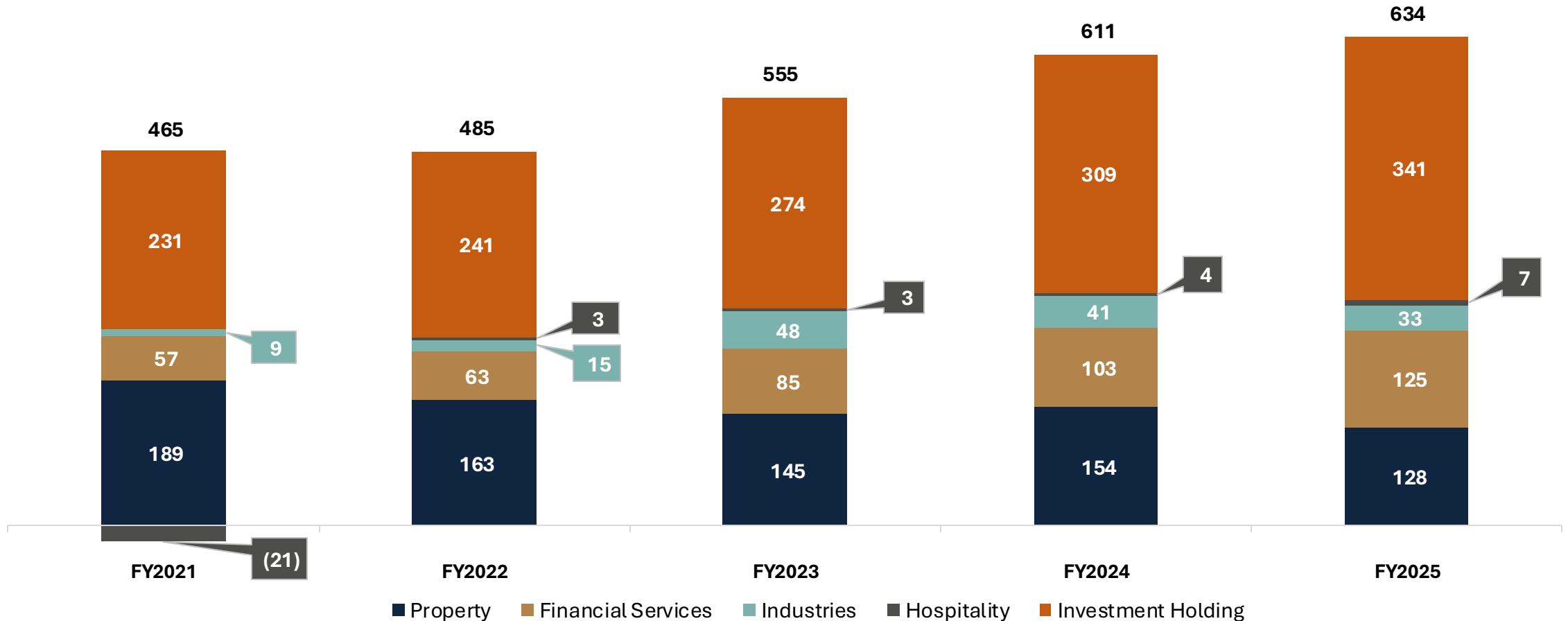
* Restated

PBT Trend for the Last 5 Years

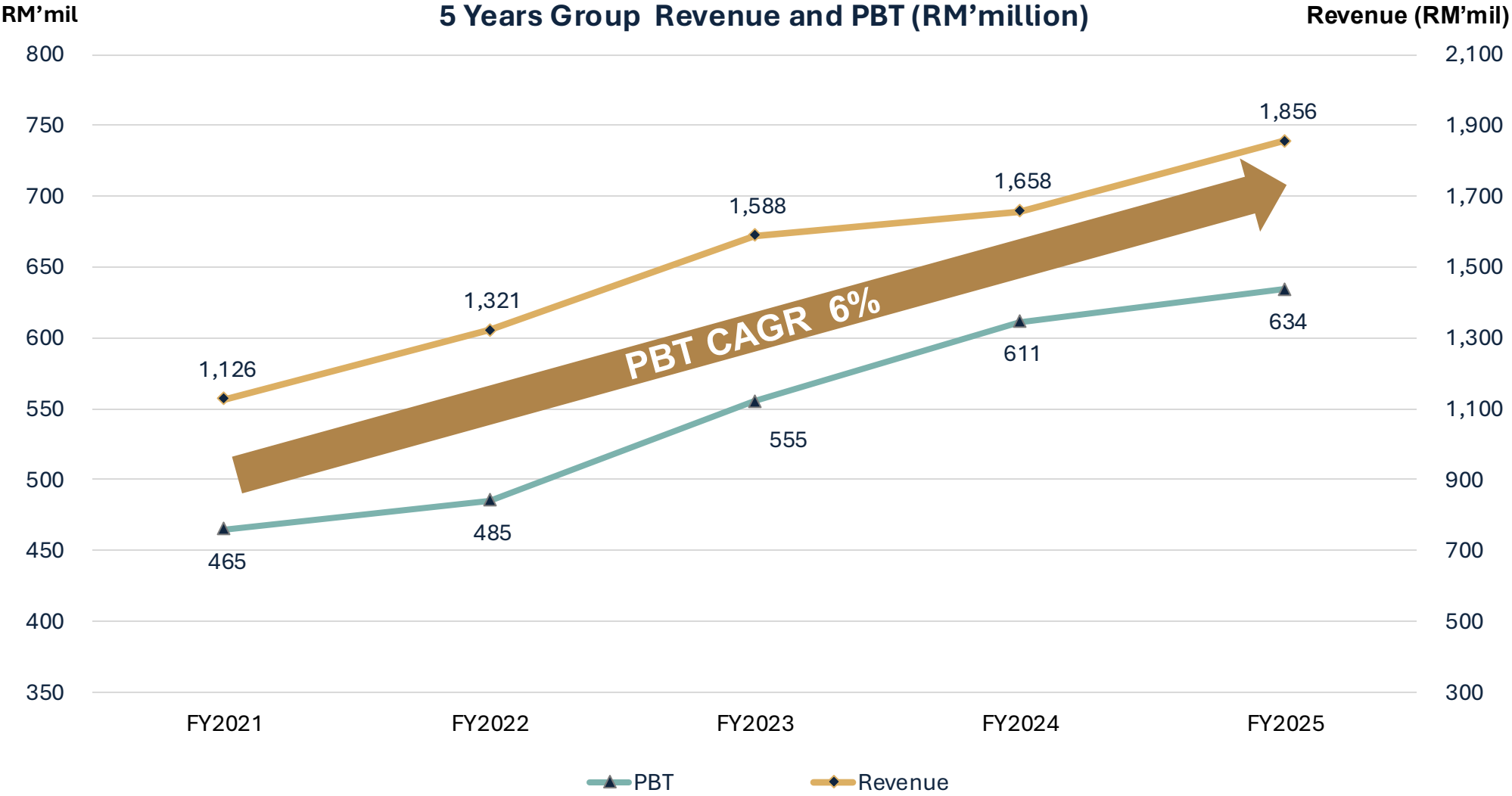


5-Year Performance by Segment

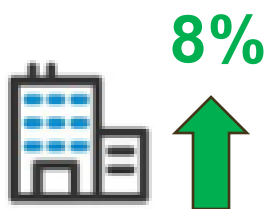
5-Years Segmental PBT (RM'million)



5-Year Financial Performance

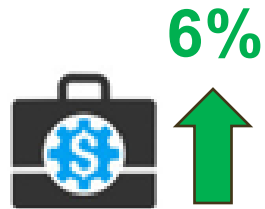


Strong Financial Position as at 31 December 2025



RM12.3b

Total Assets
(2024: RM11.4b)



RM6.8b

Shareholders' Funds
(2024: RM6.4b)



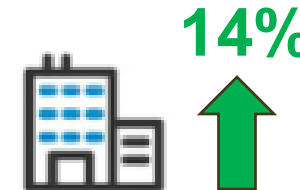
RM2.21

Net Assets per Share
(2024: RM2.08)



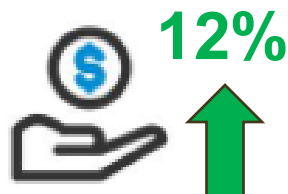
RM1.70b

Cash RM846m &
Undrawn Facilities RM858m
(2024: Cash RM876m &
Undrawn Facilities RM537m)



RM2.53b

Capital Financing
(2024: RM2.21b)



RM4.34b

Total Debts
(2024: RM3.86b)



RM3.47b

Net Debts
(2024: RM2.97b)



4.5 years

Average Debt Maturity
Profile
(2024: 3.8 years)



0.508

Net Gearing
(2024: 0.461)

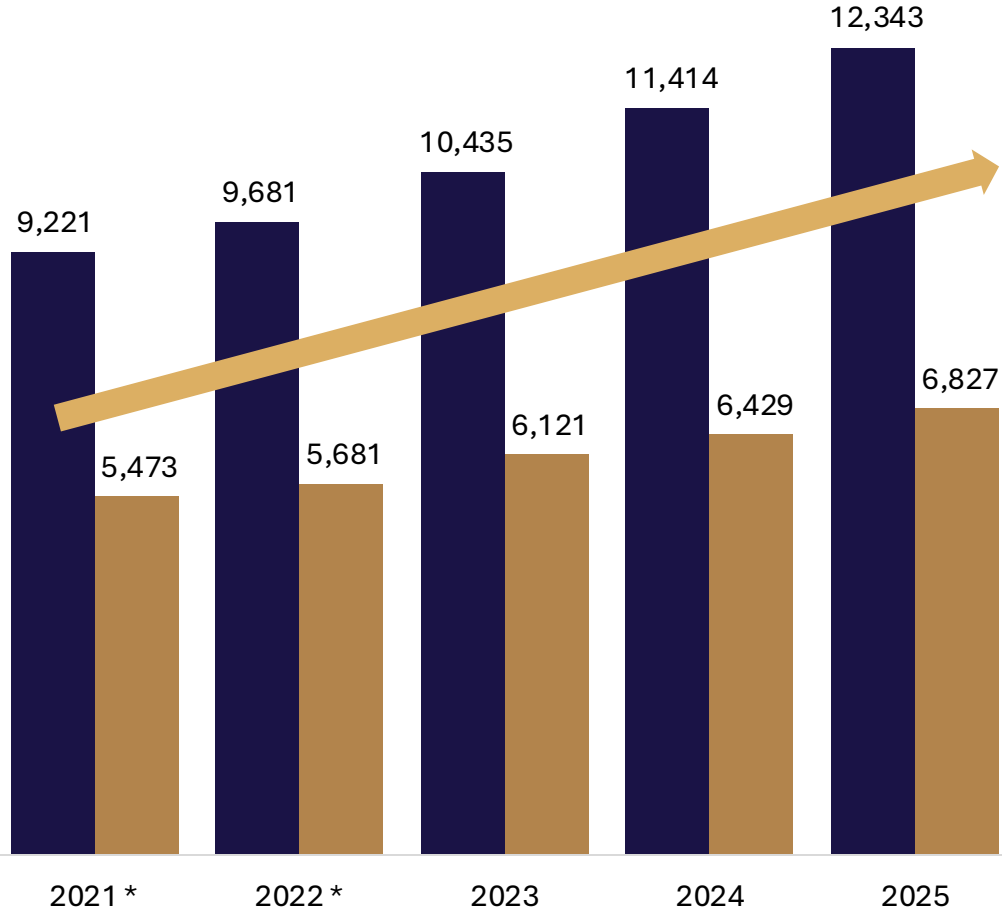


0.138

Net Gearing net of
Capital Financing
portfolio
(2024: 0.117)

Improved Shareholders' Fund and Total Assets

Shareholders' Fund and Total Assets
(RM'million)

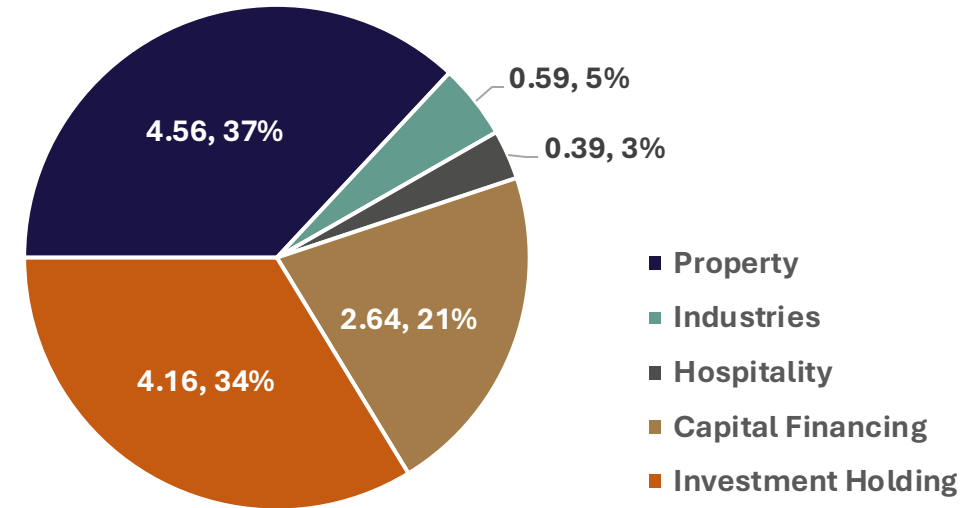


■ Total Assets ■ Shareholders' Fund

* Restated

31.12.2025

Asset Distribution by Segment – RM12.34 bil

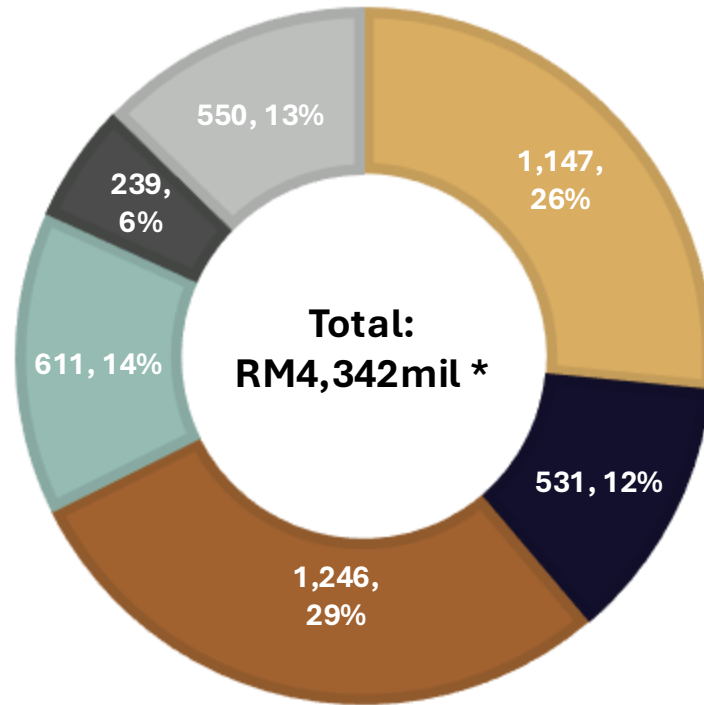


- Total assets increased from RM11.41 bil in FY2024 to RM12.34 bil in FY2025 due to the following reasons:
 - increase in capital financing portfolio for both Malaysia & Australia; and
 - increase in land held for property development arising from the acquisition of land banks located in Bedong, Rawang and Nilai.
- 69% of the Group's assets are in the Property Segment and Investment in RHB Group.

Debt Maturity Profile and Debt Structure

as at 31 December 2025

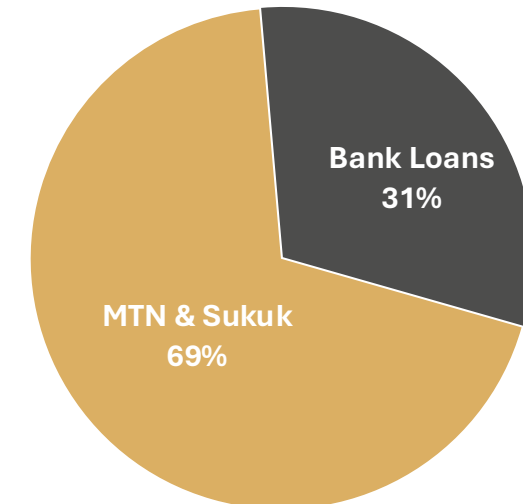
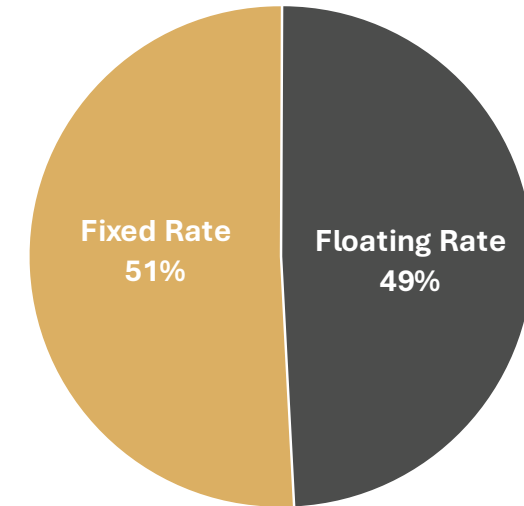
Debt Maturity (RM' mil)



* excluding lease liabilities

	< 1 Year (2025)	1,678	38%
	1 Year but < 2 Years (2026)		
	2 Years but < 5 Years (2027-2029)	1,857	43%
	5 Years but < 7 Years (2030-2031)		
	7 Years but < 10 Years (2032-2033)	239	6%
	> 10 Years (2034-2035)	550	13%

Debt Structure (%)



Effective Cash Flow Management

Cash Inflows/(Outflows) RM'million	FY25	FY24	FY23
Net Operating cash inflows from operations (from all businesses, including private credit but excluding net disbursement)	194	246	315
Dividends from RHB	193	133	153
Cash flow from operations (before net disbursement of private credit loans)	387	379	468
Net of disbursement from private credit	(355)	(509)	(327)
Adjusted Operating Cash Flow	32	(130)	141
Purchase of development lands	(212)	-	(60)
Purchase of property, plant and equipment	(78)	(156)	(77)
Other net investing cash inflows	29	28	17
Dividends paid to Shareholders	(186)	(144)	(149)
Net drawdown & funding costs	391	559	155
Net (Decrease)/Increase in Cash	(24)	157	27
Cash & Cash Equivalents	846	876	744

FY2025 movements:

- Net cash used in (Outflows) Operating Activities mainly due to the net loan disbursement under capital financing of RM355m (FY24: RM509m) to generate interest/profit and fee income.
- Net cash used in Investing Activities included:
 - acquisition of land for property development of RM212.5m including Bedong, Rawang and Nilai lands;
 - acquisition of plant and machinery by OCC of RM21.8m;
 - acquisition of machinery by Construction of RM14m; and
 - refurbishment of hotel facilities at SGRK and DLGR of RM19.6m.
- Net cash from Financing Activities was mainly due to the net borrowings drawdown of RM486m (FY24: RM648m) for business activities.

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

02

Group Business Updates

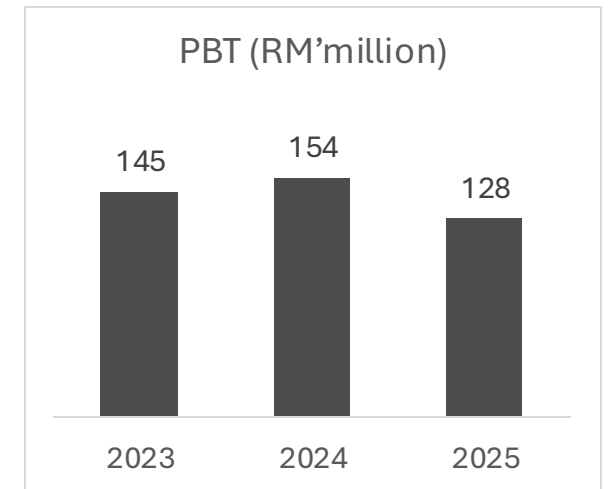
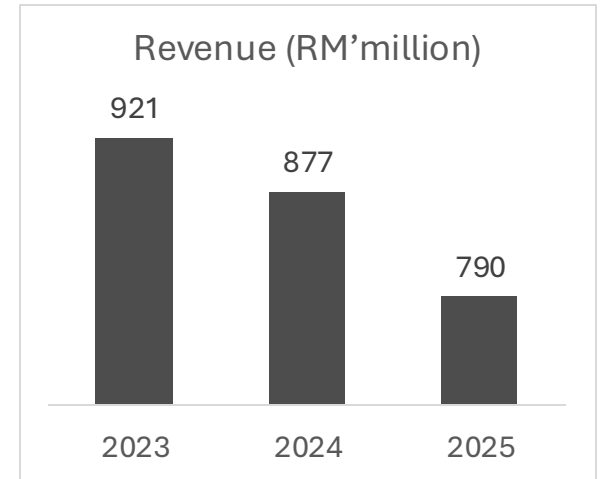




PROPERTY

OSK

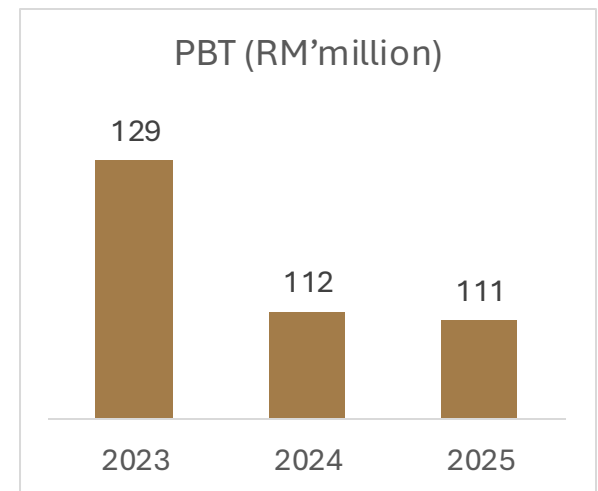
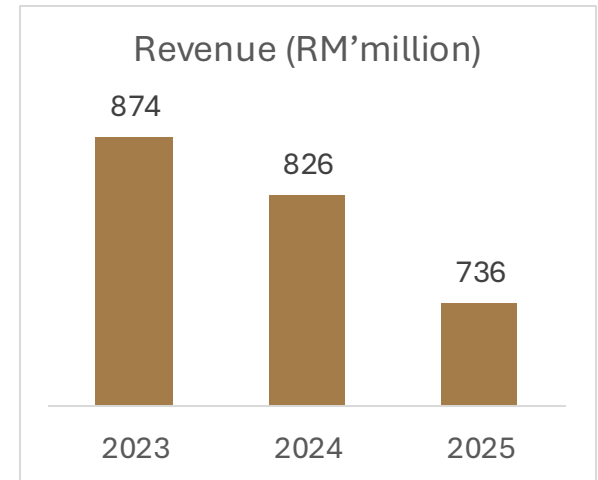
Property





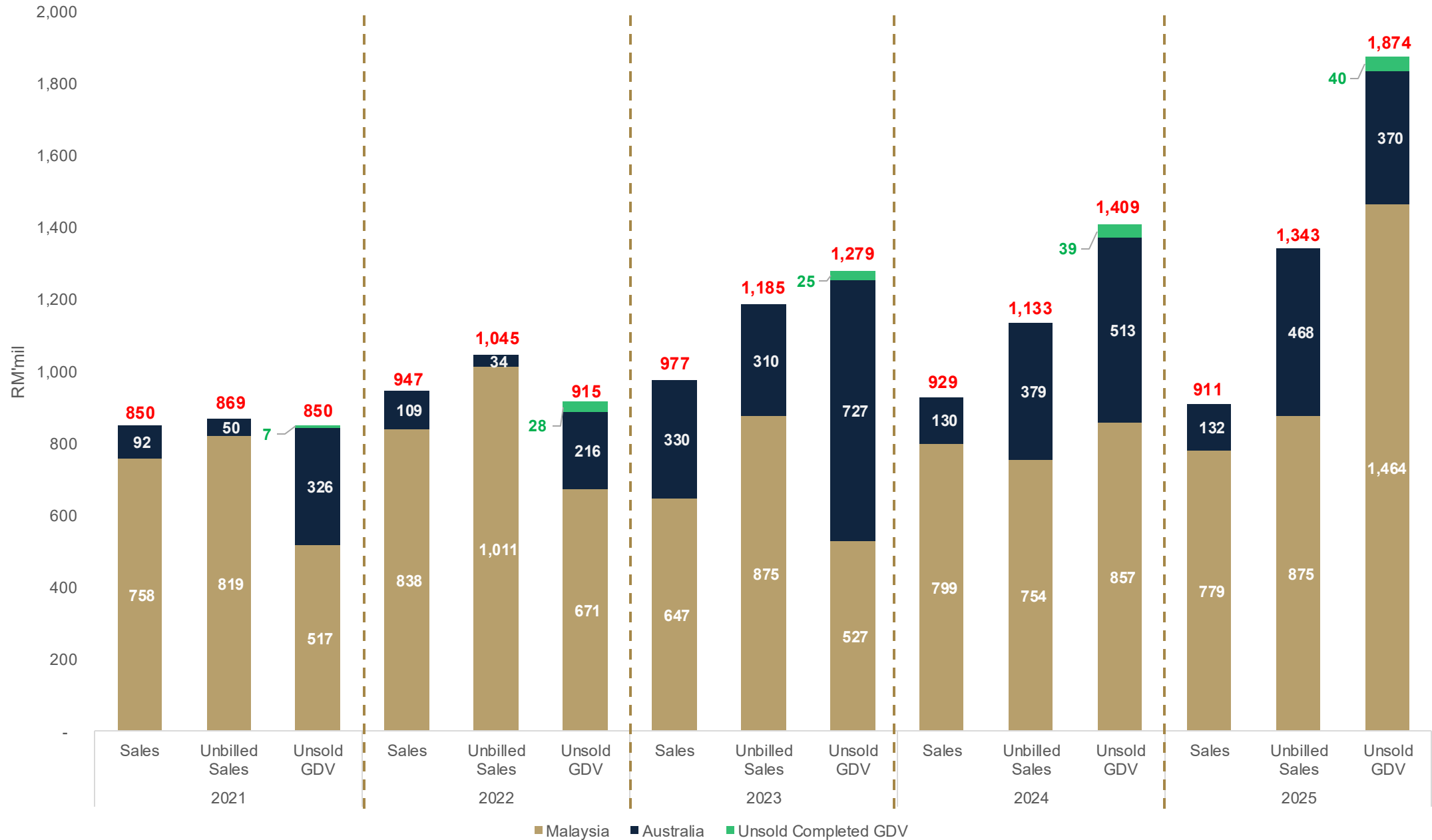
Property Development

Property Development



Sales, Unbilled Sales and Unsold GDV

as at 31 December 2025



Property: On-going Projects (Malaysia)

as at 31 December 2025



Pangsapuri Suria, Butterworth

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

Harbour View Residence, Butterworth

- GDV: RM170mil
- Progress: 16%
- Take-up rate: 34%

Bandar Puteri Jaya, Sungai Petani (Township)

- Total land area: 2,581 acres
- Total GDV: RM4bil
- On-going GDV: RM346mil
- Take-up rate: Average of 30%

Taman Lang Aman, Bandar Amanjaya (Township)

- GDV: RM98mil
- Progress: 55%
- Take-up rate: 42%

Nara @ Shorea Park – Tower A & B

- GDV: RM354mil
- Progress: 85%
- Take-up rate: 67% (Tower A); 20% (Tower B)

Alia @ Mori Park, Shah Alam

- GDV: Service Apartments (SA) = RM375mil; Flexi Suites (FS) = RM27mil; Retail (R) = RM18mil
- Progress: SA = 38%; FS = 57%; R = 50%
- Take-up rate: SA = 95%; FS = 45%; R = 97%

Bayu @ Mori Park, Shah Alam

- GDV: SA = RM423mil; FS = RM68mil
- Progress: SA = 10%; FS = 10%
- Take-up rate: SA = 43%; FS = 11%

OSK Areca, Nilai

- GDV: RM349mil
- Progress: 4%
- Take-up rate: 3%

Iringan Bayu, Seremban (Township)

- Total land area: 1,717 acres
- Total GDV: RM5.5bil
- On-going GDV: RM450mil
- Take-up rate: Average of 37%

LEA by The Hills, Taman Melawati

- GDV: RM234mil
- Progress: 97%
- Take-up rate: 94%

Nuria (RSKU), Taman Melawati

- GDV: RM63mil
- Progress: 77%
- Take-up rate: 91%

Hana Hills, Taman Melawati

- GDV: RM205mil
- Progress: 39%
- Take-up rate: 54%

Property: On-going Projects (Australia)

as at 31 December 2025



MELBOURNE SQUARE

BLVD[®]

M MELBOURNE SQUARE[®]

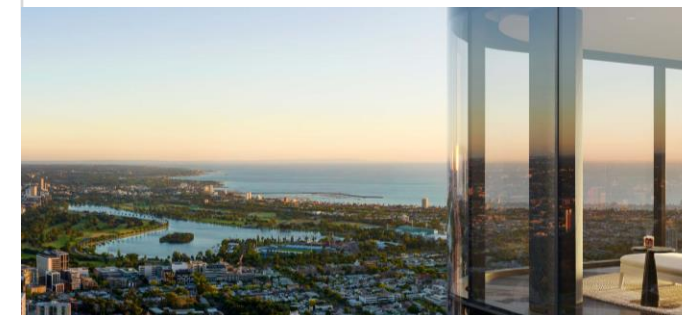
Completed

- Total land area: 5 acres
- Mixed development – 5 phases
- GDV: AUD 2.8bil (all phases)
- Phase 1 GDV: AUD890.3mil
- Stage 1 completion: 100%
- Take-up rate: 93%

In-progress

Stage 2 BLVD

- High Rise Apartment
- Phase 2 GDV: AUD701.9mil
- Officially launched in October 2023
- Take-up rate: 78%



Property: Landbank

- Malaysia & Australia

as at 31 December 2025



Landbank	2,454 acres
Estimated GDV	RM 19.1 billion

New Land Acquisition Completed in January 2026

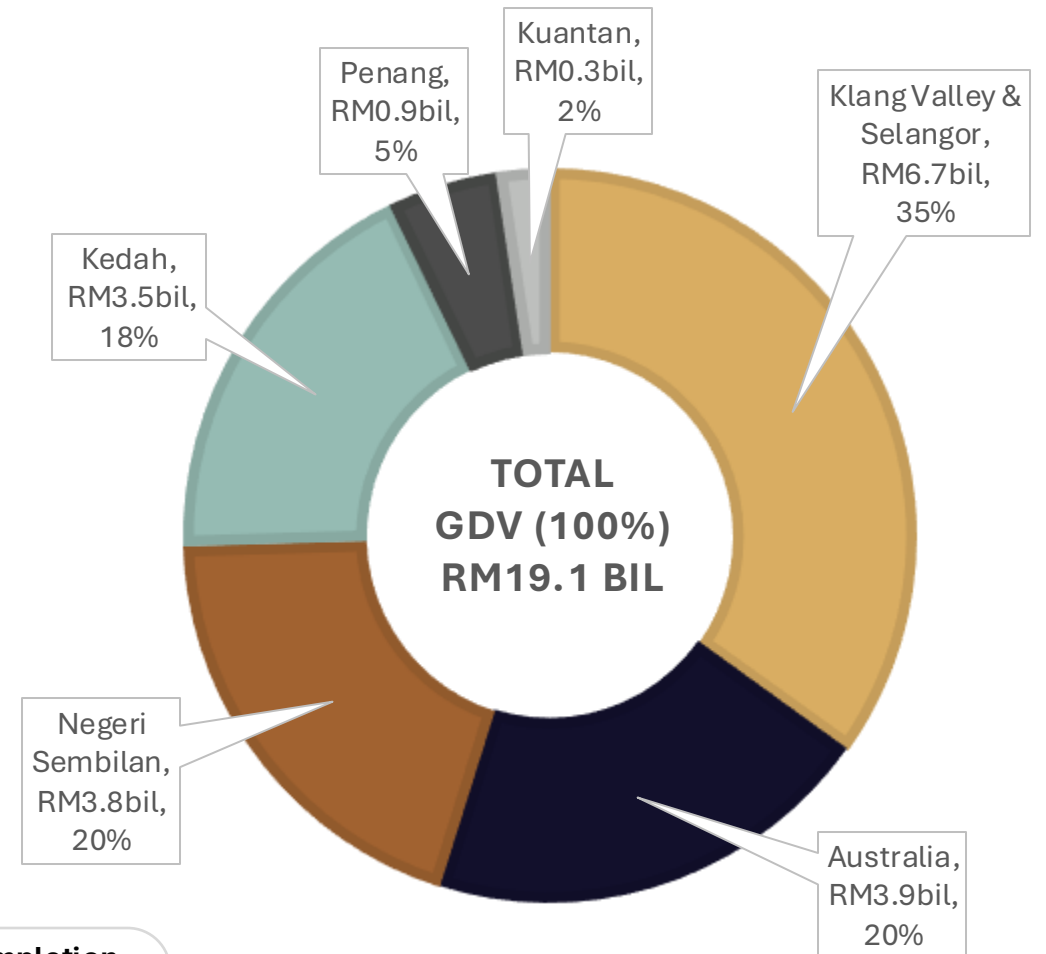
Rawang, Klang Valley

- ✓ 14.4 acres
- ✓ Freehold
- ✓ Purchase Consideration: RM58.0 mil
- ✓ Estimated GDV: RM1,050.3 mil

New Land Acquisition Pending Completion

Metropark, Klang Valley

- ✓ 3.3 acres
- ✓ Freehold
- ✓ Purchase Consideration: RM44.3 mil
- ✓ Estimated GDV: RM353.1mil



Pipeline Launches in FY2026

– Estimated Total GDV of RM1.1bil

		RM'mil	Target launch
Klang Valley	a. Bayu @ Mori Park, Shah Alam (Retail)	33.4	February 2026
	b. Mori Park, Shah Alam – PH3		
	• Service Apartment	466.4	
	• SOHO	83.5	July 2026
	• Retail Shops	23.8	
Kedah	Bandar Puteri Jaya in Sungai Petani		
	• PH4 (Single Storey Office)	21.5	February 2026
	Bandar Amanjaya in Sungai Petani		
	• Taman Lang Aman Z1 PH2	117.5	April 2026
	• Taman Lang Aman Z2 PH1	19.7	February 2026
Pahang	Ombak – PH1		
	• Tower 1	301.7	
	• Tower 2	30.7	March 2026
	• Commercial	14.5	
Total		1,112.7	

Completed Project in Australia

as at 31 December 2025



JV Partner:



49% Equity Interest

Location	: Southbank, Melbourne
Type of property	: Mix development of Residential Apartments, Retail Mall, Office Tower and Hotel
Land area	: 5 acres (FH)
GDV	: AUD 2.8 bil (all phases)
Phase 1 GDV	: AUD890.3 mil
Launched	: Stage 1: October 2017
Ave. SP	: AUD 11,300 per sqm
Take-up rate	: Stage 1: 93%
% of Completion	: Completed in January 2021
No. of units	: Stage 1: 1,054 units of Service Apartments, Retail Podium and Childcare Centre

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

On-Going Project in Australia

as at 31 December 2025



Project Name	:	BLVD @ Hoff Boulevard, Melbourne Square
Location	:	Southbank, Melbourne
Type of Property	:	High-Rise Apartment
Phase 2 GDV	:	AUD 701.9 mil
Launched	:	Launch in October 2023
Take-up rate	:	Stage 2: 78%
Ave. SP	:	AUD 13,622 psm
No. of units	:	602 units

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

Queensbridge Place, Melbourne

- Future development in Melbourne - QBP

Queensbridge Street and City Road

Mix Development

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

Current

Occupancy
78% (as of 31
December
2025)

Location

Southbank, Melbourne

Land Tenure

Freehold

Land Area

7,800 sqm (Combined)

Total NLA

11,614 sqm

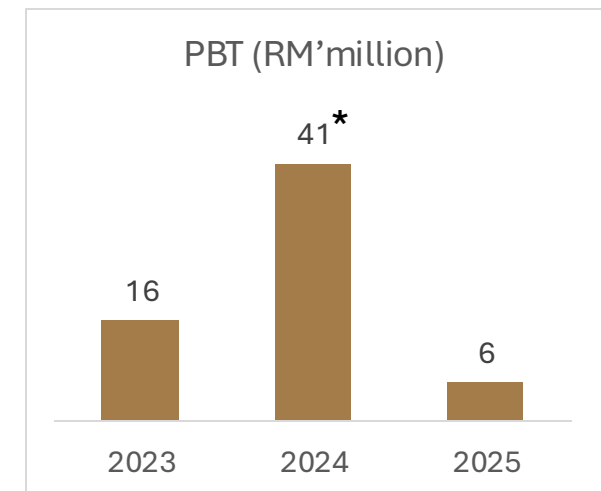
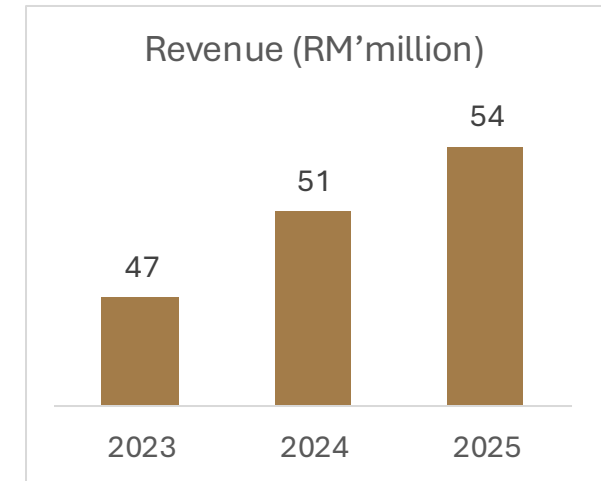




Property Investment



Property Investment



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

Property Investment - Office

as at 31 December 2025



Plaza OSK, Jalan Ampang, Kuala Lumpur

Land Area	1.32 acres (FH)
NLA	236,365 sqft
Occupancy Rate	96%



Faber Towers, Taman Desa, Kuala Lumpur

Land Area	2.63 acres (FH)
NLA	271,342 sqft
Occupancy Rate	86% (retail and office building)

Property Investment - Retail

as at 31 December 2025



Atria Shopping Gallery, Damansara Jaya

NLA	469,699 sqft
Occupancy Rate	85%

Property Investment – Retail (Cont’d)

as at 31 December 2025



YouCity Retail, Cheras

NLA	155,861 sqft
Occupancy Rate	81%



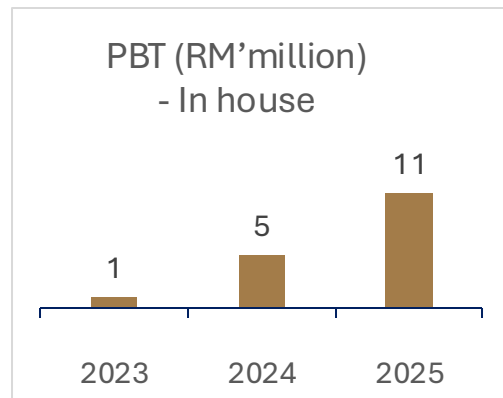
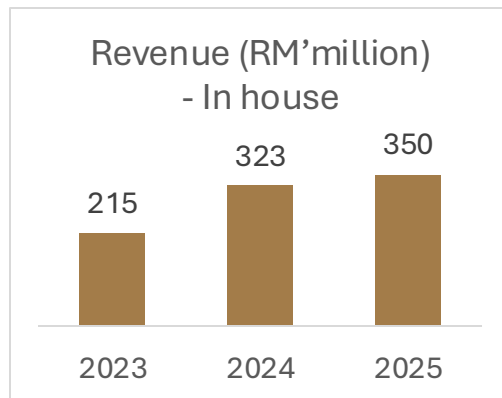


Construction

Construction



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



Construction (Cont'd)

Major projects completed in recent years	RM' million
Mira @ Shorea Park	136
You City III	175
Ryan & Miho	201
Luminari	105
TimurBay	144
Iringan Bayu (Phase 2A, 2B, 2C, 3A, 8D, 1A, 12, 13, 14)	311
Windmill Upon Hills	317
Rimbun Sanctuary	46
Emira	98
Woodsbury	92
You Residences	183
You One	117
Rubica	59
Anya	143
Total	2,127

On-going projects	
Mori Park, Shah Alam	278.2
Anya, Nara & Mira at Shorea Park, Puchong	19.4
Iringan Bayu (Phase 1A, 8D, 12, 13, 14, 15 & 16)	12.9
Hana Hills, Taman Melawati	47.8
Lea By The Hill and Nuria RSKU, Taman Melawati	11.6
Rubica & Harbour View Residence, Butterworth	64.3
YouCity III Superstructure	1.4
BPJ (Phase 5 Parcel 2, 4)	82.1
Areca	1.0
Total	518.7

Outstanding order book of **RM518.7 million** as at 31 December 2025

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)
Iringan Bayu - Phase 13	81%	On time
Rubica	81%	On time
Windmill Upon Hills	80%	3.5 months ahead
Luminari	80%	10 months ahead
Emira	80%	2 months ahead
Iringan Bayu - Phase 14	78%	1 month delay
Anya @ Shorea Park	78%	On time
Iringan Bayu – Phase 2C	77%	4.5 months ahead
TimurBay	76%	2 months ahead
Iringan Bayu - Phase 12	76%	2 months delay
Iringan Bayu – Phase 2D	75%	4.5 months ahead
Iringan Bayu - Phase 3A	75%	2 months ahead
Iringan Bayu - Phase 8D	74%	1 month ahead

Completed Projects: **RM4.9 billion** (since inception)

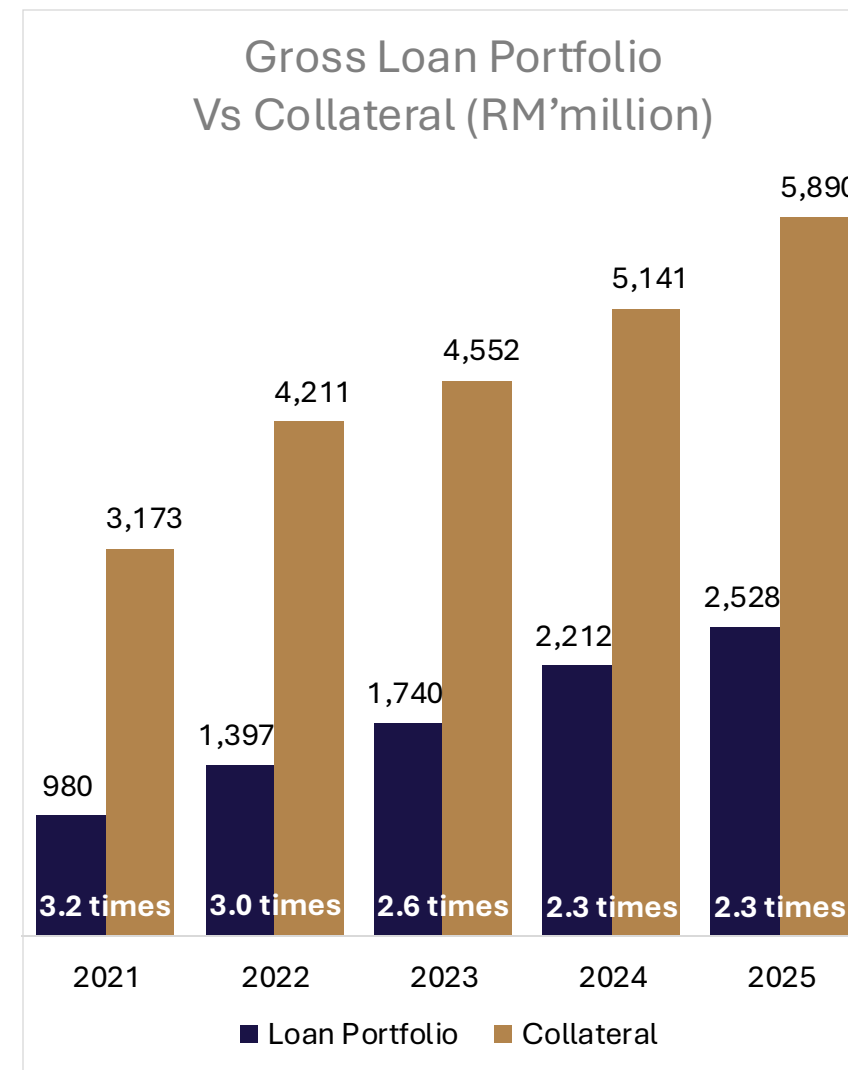
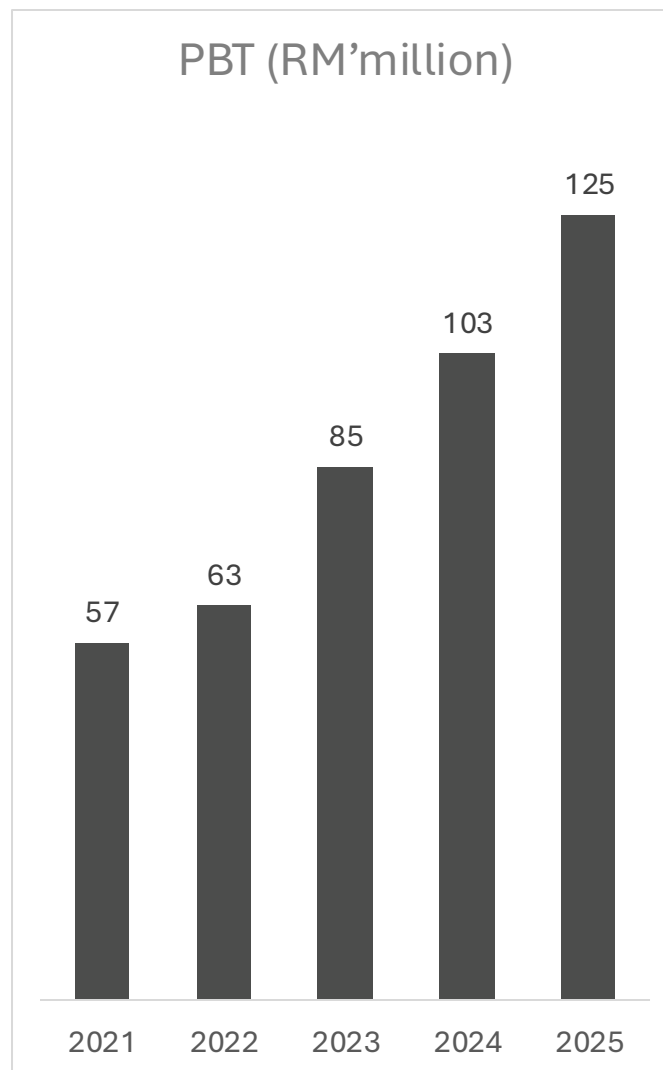
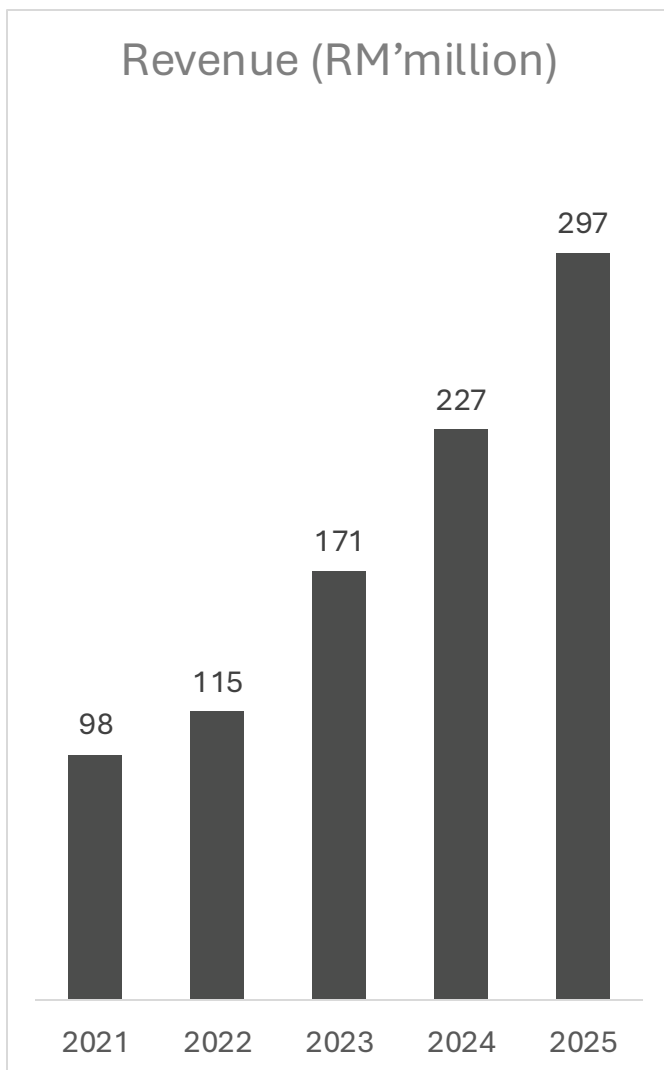


FINANCIAL SERVICES

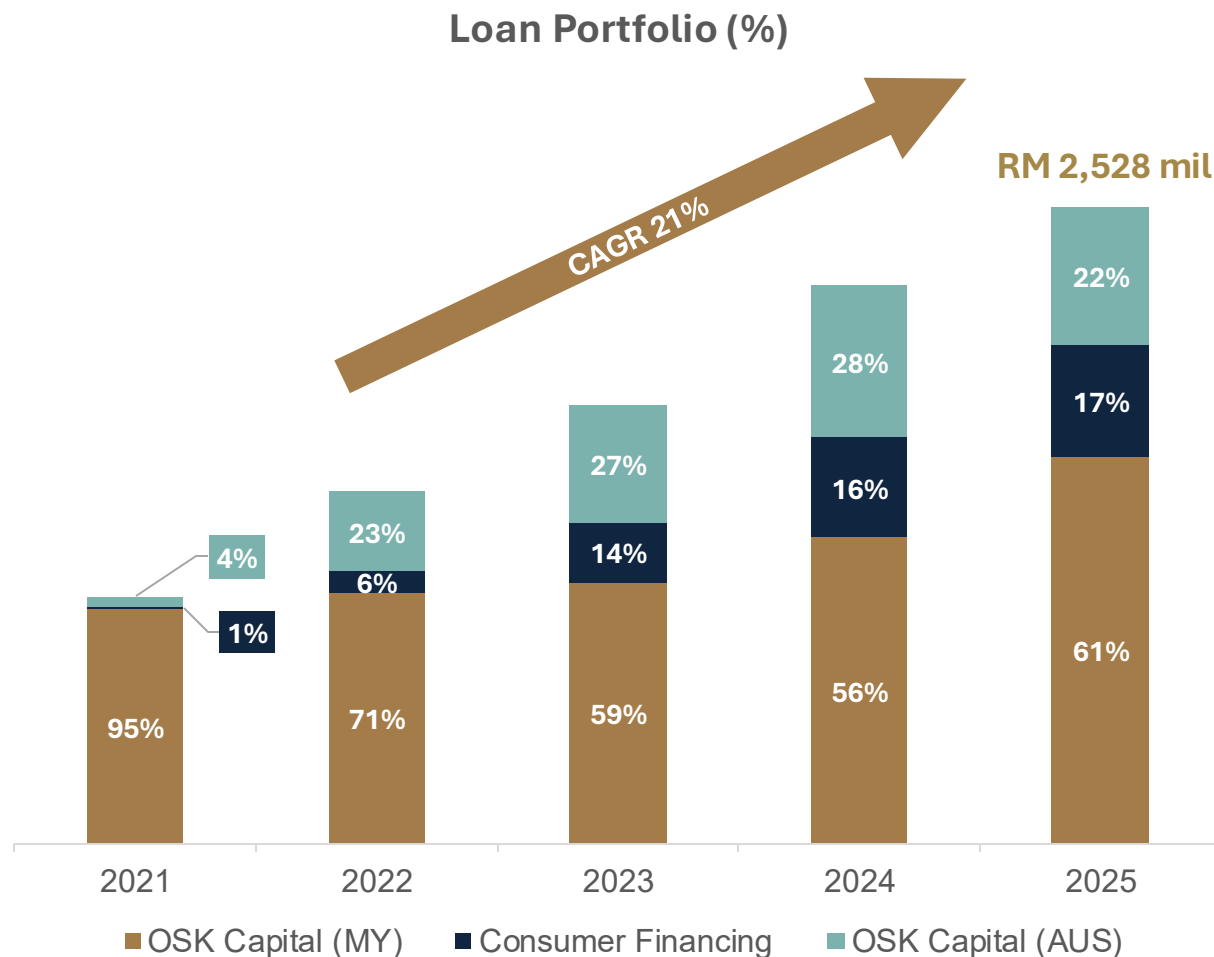
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Financial Services



Financial Services (Cont'd)



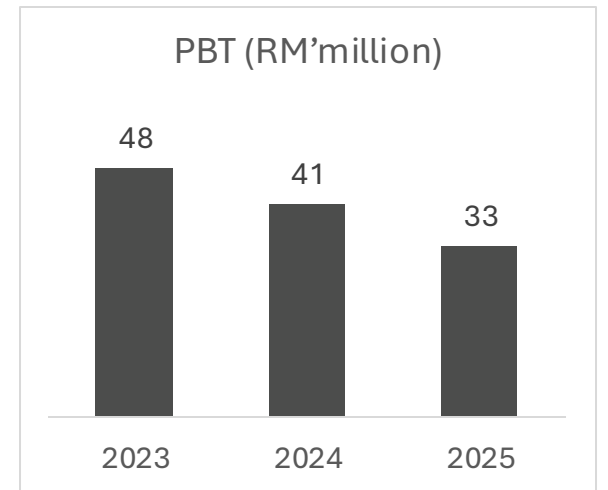
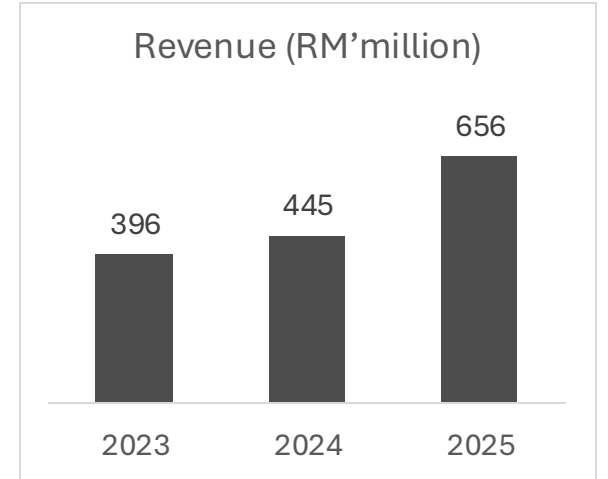
- A licensed moneylender in Malaysia governed under the Money Lenders Act 1951 (Act 400).
- A licensed moneylender in Australia under an Australian Credit License and Australian Financial Services License obtained in 2025.
- Expansion into Singapore in October 2025.
- 5 business lines in Malaysia comprise the following:
 - Conventional and Islamic financing to corporates and individuals
 - Personal financing for civil servants through the ANGKASA monthly deduction scheme
 - Factoring receivables
 - Motorcycle financing



INDUSTRIES

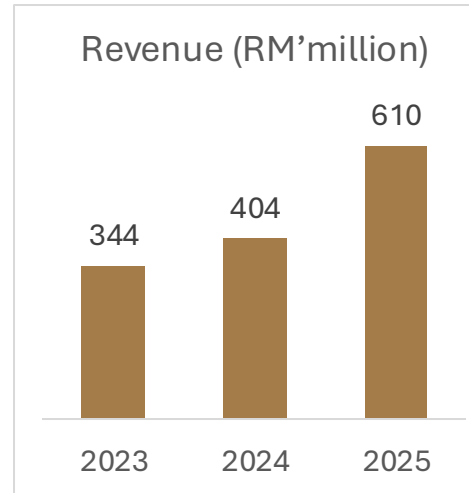
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Industries



Industries: Olympic Cable

- A leading manufacturer of power cables, serving industries including power utilities infrastructure, construction & buildings, renewable energy, oil & gas and telecommunications.
- Major product range includes copper and aluminum low-voltage, medium-voltage and high-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.
- Annual combined capacity of Melaka and JB factories: 61,500 km
- Total cable production in FY2025: 32,760km
- Installation of solar photovoltaic panels on the factory rooftop to generate a total solar power capacity of 1,209.63kWp:-
 - Phase 1: 569.80 kWp (installed)
 - Phase 2: 639.83 kWp (installed)
- A reliable and experienced manufacturer of power cables with the following accreditation:
 - SIRIM – MS ISO 9001: 2000 – Quality Management System
 - UKAS – Quality Management System
 - IQNET Association – The International Certification Network
 - Loss Prevention Certification Board (LPCB)
 - In compliance with TNB technical specification



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

** Losses of RM10.9m incurred at the Johor Bahru factories, primarily arising from costs incurred for repair and maintenance, new product testing for certification, depreciation and interest costs.

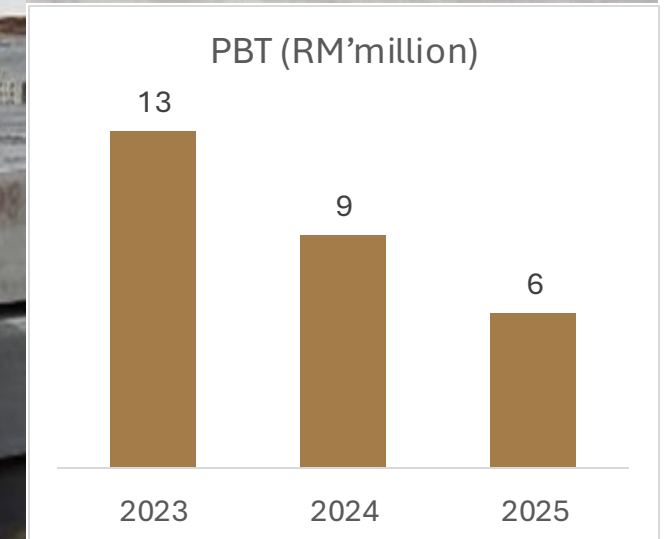
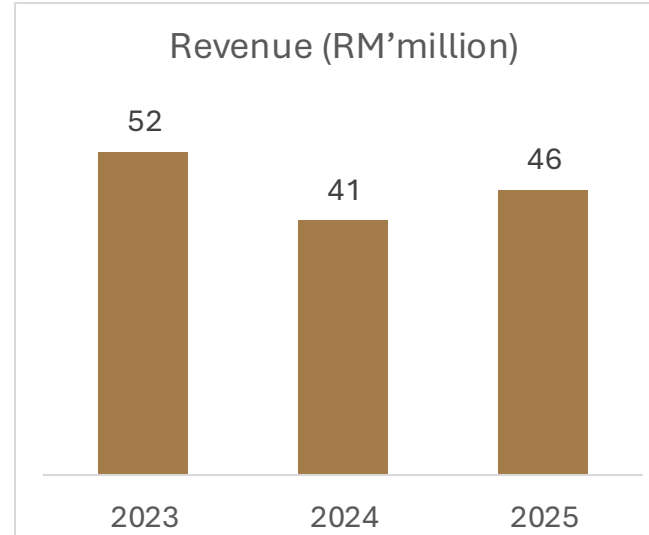
Industries: Olympic Cable

- Location: Melaka, Pandan and Plentong, Johor
- Melaka Factory capacity at 31,500km/year, combined capacity with JB Factory at 61,500km/year (subject to product mix)



Industries: Acotec IBS

- Acotec’s industrialised building system (IBS) wall panels are utilised in the construction for both high-rise and landed properties
- Recognition of Acotec’s IBS wall panels are as follows:
 - 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 FY2025: 1,680,000m²
- Average factory utilisation rate for FY2025: 68%
- 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)

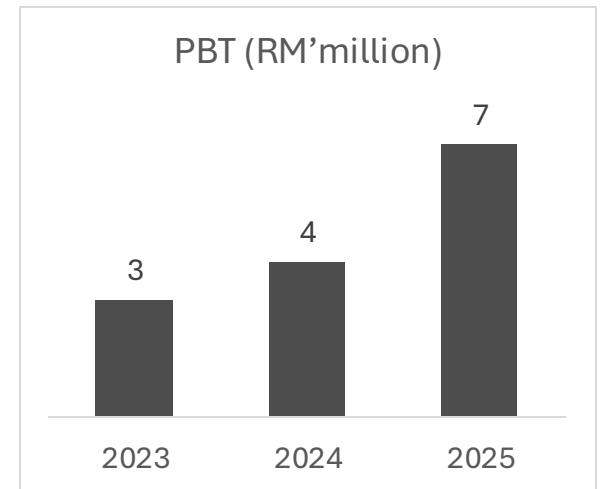
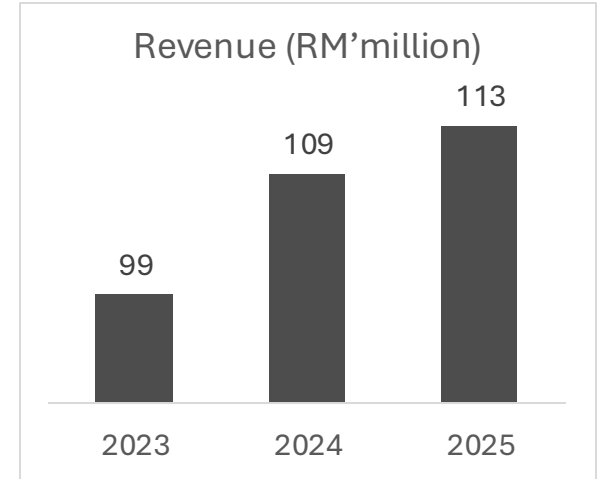




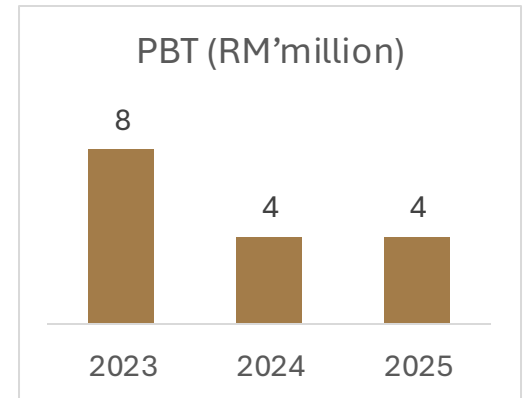
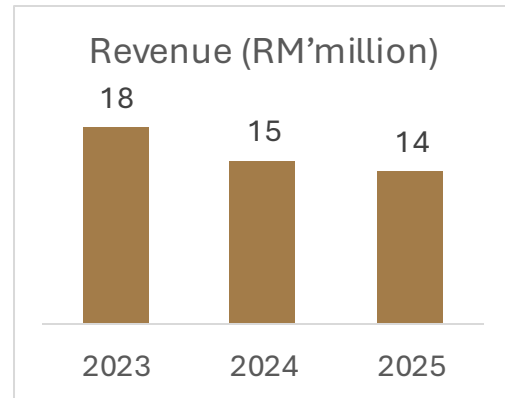
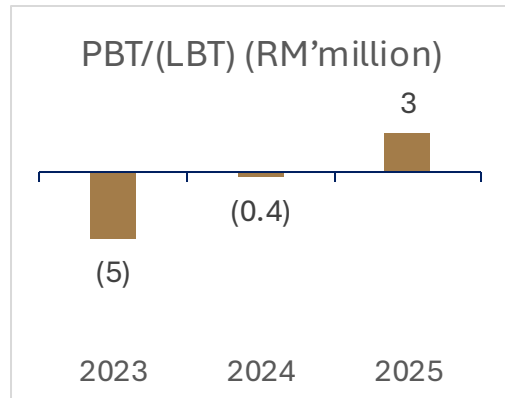
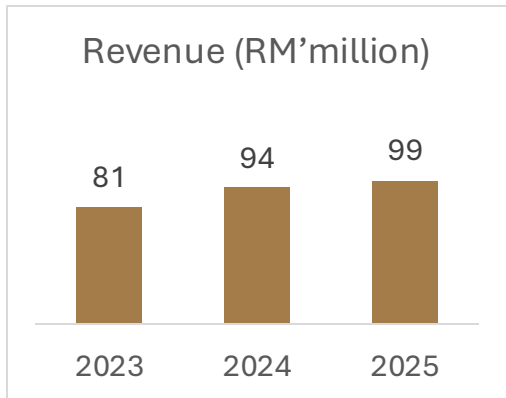
HOSPITALITY

OSK

Hospitality



Hospitality



Hospitality: Hotels

as at 31 December 2025

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



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

**Swiss-Grand
Beach Resort Kuantan**

Location : Genting Highlands, Pahang
Rooms : 351

Location : Kuantan, Pahang
Rooms : 306

Hospitality: Hotels (Cont'd)

as at 31 December 2025

Hotels managed by International Brands



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

Holiday Inn Express & Suites

Location : Lumut, Perak

Rooms : 294 Award-winning 18 holes championship golf course

Location : Johor Bahru, Johor

Rooms : 203

Hospitality: Vacation Club

as at 31 December 2025

SGI VACATION CLUB
A MEMBER OF OSK GROUP



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



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



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



**Timur BaySeafront Residence @
Balok, Kuantan**



SGI Vacation Club Melaka

- The Group has taken a strategic decision to cease the sales of all membership term programs since January 2023. All existing members under the membership programs will continue to enjoy their member privileges and entitlement with SGI VC.
- **5,958 active members**



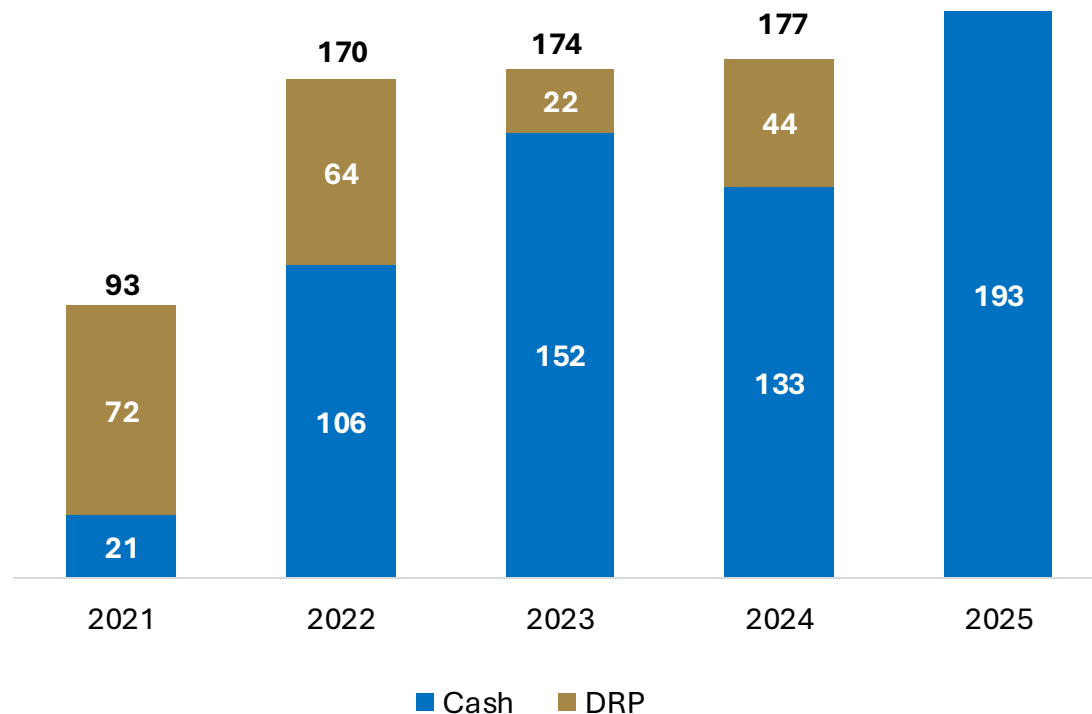
INVESTMENT HOLDING

OSK

Investment Holding: Strategic Investment



Dividend Income from RHB (RM'mil)



- OSKH is the second-largest shareholder in RHB, holding **10.265% equity interest in RHB (FY2024: 10.271%)**.
- OSKH's equity stake in RHB is carried at value of approx. RM4.0 billion at end of December 2025, representing 32% of OSKH Group's total assets.
- In FY2025, the Group received RM192.5 mil (FY2024: RM176.9 mil) dividend from RHB.

Key Takeaways

Key Investment Highlights

Integrated Property and Construction Model

- ✓ Reputable developer with landbank with an **estimated GDV of RM19.1 billion as at 31 December 2025**
- ✓ Successful track record in delivering **more than 40,000 residential properties**
- ✓ **Properties launches in FY2026** with estimated **GDV of RM1.1 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 2,454 acres as at 31 December 2025** 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 Malaysia, Singapore 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 RM1.3 billion** as at 31 December 2025
- ✓ **Bedrock cashflow** from investment in RHB Group
- ✓ **As at 31 December 2025, net gearing ratio stands at 0.508x and 0.138x (excluding loan disbursed)** indicating ample headroom for additional gearing to support future growth, if necessary



03

Group ESG Updates



Our Key Sustainability Milestones in FY2025

Making steady progress in our sustainability footprint, strengthening governance and improving transparency.



Inaugural Sustainability Statement in accordance with **IFRS Sustainability Disclosure Standards**

- Assessed 125 assets for climate risk
- Set our mid term climate target with the target to reduce emission intensity by 2030 (45%) in relation to 2024 as base year



Establishment of a **Group Management Sustainability Committee**

to enhance the Group’s sustainability governance and strengthen sustainability stewardship



Obtain provisional green certification **3 high rise development**

- OSK Ombak, Kuantan
- OSK Areca, Nilai
- Bayu at OSK Mori Park



FTSE4Good

FTSE4Good Bursa Malaysia Index,

reflecting our commitment to sustainable practices aligned with the FTSE4Good criteria by FTSE Russell*

Our Score Improved from 3.0 to 3.1

Advancing Environmental Sustainability by Driving Climate Action and Responsible Consumption



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



Solar power capacity
1.96 MWp at 8 sites, with **additional 3* sites to be commissioned** in FY2026 which will increase capacity to 5,.38MWp

* Olympic Cable (Pandan & Plentong) and Acotec in Johor

Solar energy generation rose by **2.48%**, reaching **2,492 MWh** in FY2025

Avoided **1,922.3 tCO₂e** GHG emissions

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

ISO 14001:2015 Environmental Management Systems Certification

100%
manufacturing plants are certified

100%
construction sites operate in compliance with the standard

34%
Reduction in waste directed to disposal

Rainwater harvesting:
6,853 liters
of rainwater harvesting capacity installed in FY2025

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



Empowering Talent and deepening employee engagement through continuous learning and upskilling and different programmes



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



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



33,177
training hours to support staff development

Had our first OSK Leadership Excellence Programme, facilitated by the Asia School of Business

Enhancing Gender Diversity through women's inclusion

33.3%
at the Board

39.4%
at the Senior Management



354
employees trained in health and safety standards



Maintained **zero** workplace fatalities group-wide

Fostering Community Advancement through Holistic and Sustainable Initiatives



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



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



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



Invested in Community Development to Catalyse Positive Change

RM1.58 million invested in FY2025



584

volunteer man-hours recorded to volunteerism



20,676

recipients of support from our community enrichment programmes



39

recipients of the OSK Foundation Scholarship since FY2021

Initiatives under OSK Foundation

OSK Foundation is the philanthropic arm of OSK Group, operating as a standalone entity under its own governance framework. The Foundation leads the Group's strategic community investments through structured philanthropic programmes.

Total Disbursement ▶



RM1.58 million

Total Disbursed in 2025

RM15.2 million

Total Disbursed Since Inception in 2016

0.42%

Average Disbursement as
% of Net Profits since
inception of Foundation



20,676
Total
underserved
individuals and
communities
impacted in
2025



Key Initiatives under OSK Foundation



EDUCATION

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



COMMUNITY DEVELOPMENT

1. Assisting **small women businesses** through **nationwide grant support**.
2. Opened the OSK Foundation–NKF **Kidney Dialysis Centre** for B40 patients in Sungai Petani, Kedah.
3. Signature **Gifts of Hope Programme** provides food and essentials during major festive seasons, with **2025** marking its first **collective rollout across multiple business-unit locations**.
4. Sponsored **5,000 Hero Meals** to support **flood-affected communities and first responders**, distributed through local partners and NGOs
5. Collected and distributed over **1,260 toys to underserved children**, including **sick kids in hospitals** and those from disadvantaged communities



ENVIRONMENT

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

Key Initiatives - Education



Some OSK Foundation Scholars with OSK Foundation team



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



WYCA VTOC Work Ready Now! (WRN) empowers 35 young women with essential employability skills, workplace know-how, and professional confidence to successfully launch their careers.



Trainees from Montfort Youth Centre, an OSK Foundation TVET partner, showcase their talents during the Skills Competition organized by their departments.



Classroom activity at an OSK Foundation-sponsored Orang Asli preschool, helping students build confidence to participate and lead in class

Key Initiatives under OSK Foundation

EDUCATION	COMMUNITY DEVELOPMENT	ENVIRONMENT
<ol style="list-style-type: none"> 1. Scholarships - supporting 840 students with full tuition fees and monthly living allowance at public and private universities. 2. Funding mentorship for 69 B40 secondary students in Klang Valley to help them secure scholarships 3. Funding 840 students through Technical and Vocational Education Training (TVET) Scholarship including support for Life Skills, Work, Ready Now and Entrepreneurship Programmes for Technical and Vocational students, 4. Funding preschools in Orang Asli villages (Perak & Sabah). 	<ol style="list-style-type: none"> 1. Assisting small women businesses through nationwide grant support. 2. Opened the OSK Foundation-KIT Kidney Dialysis Centre for 840 patients in Sungai Petani, Kedah. 3. Signature Gifts of Hope Programme provides food and essentials during major festive seasons, with 2025 marking its first collective rollout across multiple business-unit locations. 4. Sponsored 5,000 Hero Meals to support flood-affected communities and first responders, distributed through local partners and NGOs. 5. Collected and distributed over 1,250 toys to underprivileged children, including sick kids in hospitals and those from disadvantaged communities 	<ol style="list-style-type: none"> 1. Partnered with UNICEF to provide seed grants to youth for community-led environmental projects. 2. Funding a 2-year community-based river rehabilitation project for Sungai Raya Ais.

Key Initiatives – Community Development

Key Initiatives under OSK Foundation



EDUCATION

1. **Scholarships** - supporting 840 students with full tuition fees and monthly living allowance at public and private universities.
2. Funding mentorship for 69 B40 secondary students in Klang Valley to help them secure scholarships.
3. Funding 840 students through Technical and Vocational Education Training (TVET) Scholarship including support for Life Skills, Work Ready Now and Entrepreneurship Programmes for Technical and Vocational students.
4. Funding preschools in Orang Asli villages (Perak & Sabah).



COMMUNITY DEVELOPMENT

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ENVIRONMENT

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



33 OSKF-WIM Seed and Support Women's Entrepreneurial Grant Recipients



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



OSK staff volunteers packing OSKF-sponsored Hero Meals to support flood-affected communities and first responders.



Deepavali GOH 2025 conducted across six (6) states, Selangor, Melaka, Negeri Sembilan, Pahang, Penang and Kedah



OSK Foundation, together with OSK Ventures International (OSKVI), distributed new and gently loved toys across multiple locations to children from underserved communities through the Toys of Hope programme.

Key Initiatives – Environment



An eco-friendly programme was held at Atria Shopping Gallery, featuring workshops and activities to promote environmental awareness.



Community River Ranger Training - equipping participants with skills in river conservation and waste management.



A total of 347 kg of waste was collected from common areas, drains, and parks during the clean-up.



Community Clean-Up at PPR Lembah Subang 1 in conjunction with Hari Cuci Malaysia 2025 and World Rivers Day.



Key Initiatives under OSK Foundation



EDUCATION

1. Scholarships - supporting 840 students with full tuition fees and monthly living allowance at public and private universities.
2. Funding mentorship for 69 840 secondary students in Klang Valley to help them secure scholarships
3. Funding 840 students through Technical and Vocational Education Training (TVET) Scholarship including support for Life Skills, Work Ready Now and Entrepreneurship Programmes for Technical and Vocational students.
4. Funding preschools in Orang Asli villages (Perak & Sabah).



COMMUNITY DEVELOPMENT

1. Assisting small women businesses through nationwide grant support.
2. Opened the OSK Foundation-NKF Kidney Dialysis Centre for 840 patients in Sungai Petani, Kedah.
3. Signature Gifts of Hope Programme provides food and essentials during major festive seasons, with 2025 marking its first collective rollout across multiple business-unit locations.
4. Sponsored 8,000 Hero Meals to support flood-affected communities and first responders, distributed through local partners and NGOs.
5. Collected and distributed over 1,200 toys to underserved children, including sick kids in hospitals and those from disadvantaged communities.



ENVIRONMENT

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

Awards and Accolades *

OSK Group

Sustainability & CSR Malaysia Awards 2024

- Company of the Year (Conglomerate)

The Edge Billion Ringgit Club Corporate Awards 2024

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

The Asset Triple A Islamic Finance Awards 2024

- Best Sukuk - Conglomerate



OSK Property

StarProperty Awards 2025

- All-Stars Award – Listed Top 10 (No. 3)
- Most Preferred Developer
- Most Heart-Warming CSR Initiative
- Hana Hills - The Skyline Award - Best High-Rise Residential Development (Excellence)
- ALIA @ Mori Park - The Proximity Award - Best Integrated Development (Honours)
- Taman Lang Aman - The Northern Star Award - Best Northern Malaysia Development (Honours)



- NARA at Shorea Park – The Family-Friendly Award - Best Family-Centric Development (Honours)
- Yarra Park – The Neighbourhood Award – Best Comprehensive Township (Below 500 acres) [Revisit Excellence Winner]



* non-exhaustive list

Awards and Accolades *

OSK Property

The Edge Property Excellence Awards 2025

- Malaysia’s Top 10 Property Developers

The Malaysia Developer Awards 2025

- Top 3 – Top-of-the-Chart Awards (Market Cap above RM1 billion)
- Melbourne Square – Special Awards (International)

FIABCI World Prix D’Excellence Awards 2025

- Iringan Bayu Wetland Park – Environmental Category (World Gold Winner)

FIABCI Malaysia

- Property Man of The Year 2025

PropertyGuru Asia Property Awards 2024 – Melbourne Square, BVLD

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

PropertyGuru Asia Property Awards 2024 Grand Final – Melbourne Square, BVLD

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



OSK Capital

Anugerah Kredit Madani Tahun 2024

- Most Valuable Business



* non-exhaustive list

Awards and Accolades *

Hospitality

DoubleTree by Hilton Damai Laut Resort 2025 Haute Grandeur Global Awards

- Best Corporate Resort in Malaysia
- Best Family Resort in Malaysia
- Best Hideaway Resort in Malaysia

Tripadvisor Travelers Choice Awards 2025

- Top 10% Hotel Global

Booking.com

- Traveller Review Awards 2024 (8.7 out of 10)

Ministry of Tourism, Arts and Culture

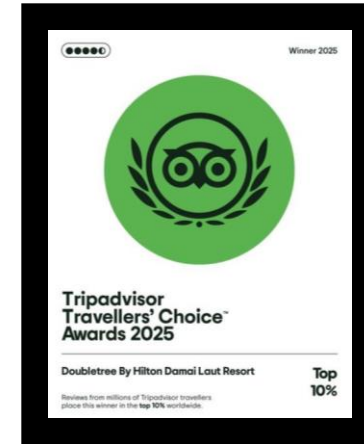
- ASEAN Green Hotel Standard (2024-2026)

National Level

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

World Luxury Hotel Awards

- 2024 Luxury Family Resort (Country Winner: Malaysia)



Swiss-Garden Beach Resort Kuantan Agoda

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

Trip.com

- Chinese Friendly Hotel 2024

Luxury Lifestyle Awards 2024

- Best Luxury Family Resort in Kuantan, Malaysia

Swiss-Garden Hotel Melaka

Tripexpert

- 2024 Experts' Choice Award

Swiss-Garden Hotel & Residences Genting Highlands

Trip.com Group

- Chinese Friendly Hotel 2025

Agoda

- 2024 Customer Review Award (8.1 out of 10)

SGI Vacation Club Melaka

Booking.com

- Traveller Review Awards (9.0 out of 10)

Agoda

- 2024 Customer Review Award (9.1 out of 10)

04

APPENDIX



On-Going Projects- Klang Valley

NARA @ Shorea Park, Puchong

as at 31 December 2025



Property Type: Service Apartments

Total GDV: RM354 mil (Tower A & B)

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

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

Average Selling Price: RM561 per sqft

% of Completion: 85%

Take-up Rate: 67% (Tower A); 20% (Tower B)

On-Going Projects- Klang Valley

LEA by The Hills, Taman Melawati

as at 31 December 2025



Property Type: Condominium

Total GDV: RM234 mil

Launch Date: June 2022

No. of units: 344

Average Selling Price: RM529 per sqft

% of Completion: 97%

Take-up Rate: 94%

On-Going Projects- Klang Valley

NURIA (RSKU) – Taman Melawati

as at 31 December 2025



Property Type: Condominium

Total GDV: RM63 mil

Launch Date: March 2024

No. of units: 275

Average Selling Price: RM236 per sqft

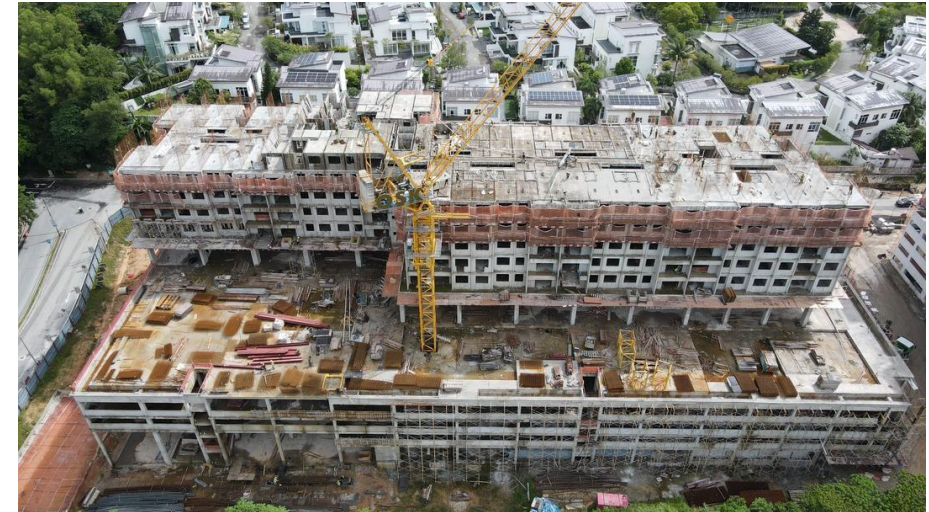
% of Completion: 77%

Take-up Rate: 91%

On-Going Projects- Klang Valley

Hana Hills – Taman Melawati

as at 31 December 2025



Property Type: Condominium

Total GDV: RM205 mil

Launch Date: July 2024

No. of units: 297

Average Selling Price: RM568 per sqft

% of Completion: 39%

Take-up Rate: 54%

On-Going Projects- Klang Valley

ALIA @ Mori Park, Shah Alam

as at 31 December 2025



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

Total GDV: SA = RM375 mil; FS = RM27 mil; R = RM18 mil

Launch Date: June 2024

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

Average Selling Price (per sqft): SA = RM577 ; FS = RM634; R = RM724

% of Completion: SA = 38% ; FS = 57%; R = 50%

Take-up Rate: SA = 95% ; FS = 45%; R = 97%

On-Going Projects- Klang Valley

BAYU @ Mori Park, Shah Alam

as at 31 December 2025



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

Total GDV: SA = RM423 mil; FS = RM68 mil

Launch Date: May 2025 (SA); October 2025 (FS)

No. of units: SA = 841; FS = 187

Average Selling Price (per sqft): SA = RM631; FS = RM642

% of Completion: SA = 10%; FS = 10%

Take-up Rate: SA = 43%; FS = 11%

On-Going Projects- Penang

Pangsapuri Suria, Butterworth

as at 31 December 2025



Property Type: Low-Medium Cost Apartment

Total GDV: RM26 mil

Launch Date: February 2023

No. of units: 439

Average Selling Price: RM95 per sqft

% of Completion: 8%

Take-up Rate: 80%

On-Going Projects- Penang

Harbour View Residence, Butterworth

as at 31 December 2025



Property Type: Service Apartments (Rumah MutiaraKu)

Total GDV: RM170 mil

Launch Date: March 2025

No. of units: 373

Average Selling Price: RM479 per sqft

% of Completion: 16%

Take-up Rate: 34%

On-Going Projects – Negeri Sembilan

OSK Areca, Nilai

as at 31 December 2025



Property Type: Serviced Apartment

Total GDV: RM349 mil

Launch Date: December 2025

No. of units: 774

Average Selling Price: RM575 per sqft

% of Completion: 4%

Take-up Rate: 3%

On-Going Projects- Negeri Sembilan

as at 31 December 2025



Total No. of Units for Iringan Bayu Township		
Total Launched	Completed & Handed Over	On-Going
4,318	3,611	707

On-Going Projects

Reveria
Double Storey Terrace Homes

ALERIA
Double Storey Terrace Homes

Bayu68
@ OSK IRINGAN BAYU

Completed Projects

Gitaran

MEKARY
TERRACE HOMES

AURY
TERRACE HOMES

LEDAYA
Single Storey Terrace Homes

DESIRA
TERRACE HOMES

Riyasana
SINGLE STOREY HOMES

Erama

IRUMIA
Double Storey Terrace Homes

Seriya
Single Storey Terrace Homes

Township Development – Negeri Sembilan

as at 31 December 2025



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

Total GDV: RM164 mil

Launch Date: March 2024

No. of units: 290

Average Selling Price: RM564k

% of Completion: 95%

Take-up Rate: 36%



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

Total GDV: RM80 mil

Launch Date: November 2024

No. of units: 137

Average Selling Price: RM583k

% of Completion: 92%

Take-up Rate: 18%



Property Type: Double-Storey Terrace (Phase 16)

Total GDV: RM128 mil

Launch Date: November 2024

No. of units: 212

Average Selling Price: RM605k

% of Completion: 75%

Take-up Rate: 13%

Township Development – Negeri Sembilan

as at 31 December 2025



Property Type: Commercial

Total GDV: RM78mil

Launch Date: December 2025

No. of units: 68

Average Selling Price: RM1 mil

% of Completion: 0%

Take-up Rate: 82%

Township Development – Sungai Petani, Kedah

as at 31 December 2025



Total No. of Units for Bandar Puteri Jaya Township		
Total Launched	Completed & Handed Over	On-Going
2,725	2,199	526

Completed Projects



On-Going Projects



Township Development – Sungai Petani, Kedah

as at 31 December 2025



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

Total GDV: RM100 mil

Launch Date: April 2024 and August 2024

No. of units: 94

Average Selling Price: RM1 mil

% of Completion: 59%

Take-up Rate: 75%

Township Development – Sungai Petani, Kedah

as at 31 December 2025



Property Type: Double-Storey Terrace House (Phase 5 Parcel 2)

Total GDV: RM112mil

Launch Date: October 2025

No. of units: 239

Average Selling Price: RM467k

% of Completion: 9%

Take-up Rate: 13%

Township Development – Sungai Petani, Kedah

as at 31 December 2025



Property Type: Double-Storey Semi-D & Double-Storey Bungalow (Phase 5 Parcel 4)

Total GDV: RM134 mil

Launch Date: September 2025

No. of units: 193

Average Selling Price: RM692k

% of Completion: 8%

Take-up Rate: 3%

Township Development – Sungai Petani, Kedah

Taman Lang Aman

as at 31 December 2025



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

Total GDV: RM98 mil

Launch Date: February 2025

No. of units: 197

Average Selling Price: RM500k

% of Completion: 55%

Take-up Rate: 42%

Projects Handed Over in FY2024 & FY2025

Projects handed over in FY2024		
Project Name	GDV (RM'mil)	Type of Property
Iringan Bayu		
IB - 8D – Gitaran	167.7	DSTH
IB - 1A - Riyasana	17.0	SSTH
Bandar Puteri Jaya		
BPJ - Eastfield Zone 2	53.0	SSTH
BPJ - Eastfield Zone 3	20.0	DSTH
BPJ - Southfield Zone 2	56.0	SSB
BPJ - Southfield Zone 3	28.0	DSSD & DSB
BPJ - Springfield Zone 1	36.0	SSTH
BPJ - Springfield Zone 2	112.0	DSTH
BPJ - Residensi Sinar Zone 1	48.4	SSTH
Mira @ Shorea Park, Puchong	366.0	SA
Total GDV (RM'mil)	904.1	
Total Units	2,150	

Legends:

DSTH - Double Storey Terrace Homes

SSTH - Single Storey Terrace Homes

SSB - Single Storey Bungalow

DSB - Double Storey Bungalow

DSSD - Double-Storey Semi-D

SA – Service Apartments

C – Condominium

Projects handed over as at 31 December 2025		
Project Name	GDV (RM'mil)	Type of Property
Iringan Bayu		
IB - 12 - Seriya	61.0	SSTH
IB - 13 - Ledaya	99.0	SSTH
IB - 14 - Irumia	80.0	DSTH
Anya @ Shorea Park, Puchong		
Rubica	141.0	C
Total GDV (RM'mil)	780.0	
Total Units	1,595	



Contact Us

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