

OSK HOLDINGS BERHAD

Investors Relation

May 2026

Strictly private & confidential. For discussion purposes only.

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

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
- Consumer Financing

INDUSTRIES

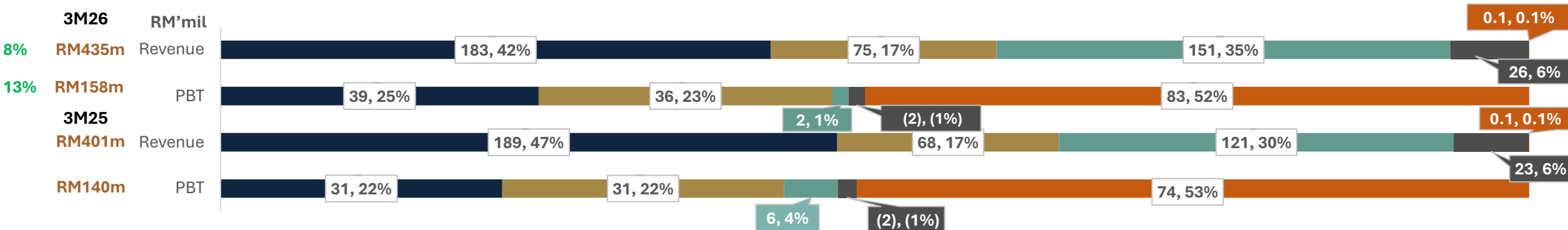
- Olympic Cable
- Acotec Industrialised Building System (IBS)

HOSPITALITY

- Hotels and Resorts
- Vacation Club

INVESTMENT HOLDING

- Investment Holding
- Strategic equity stake in RHB Group



01

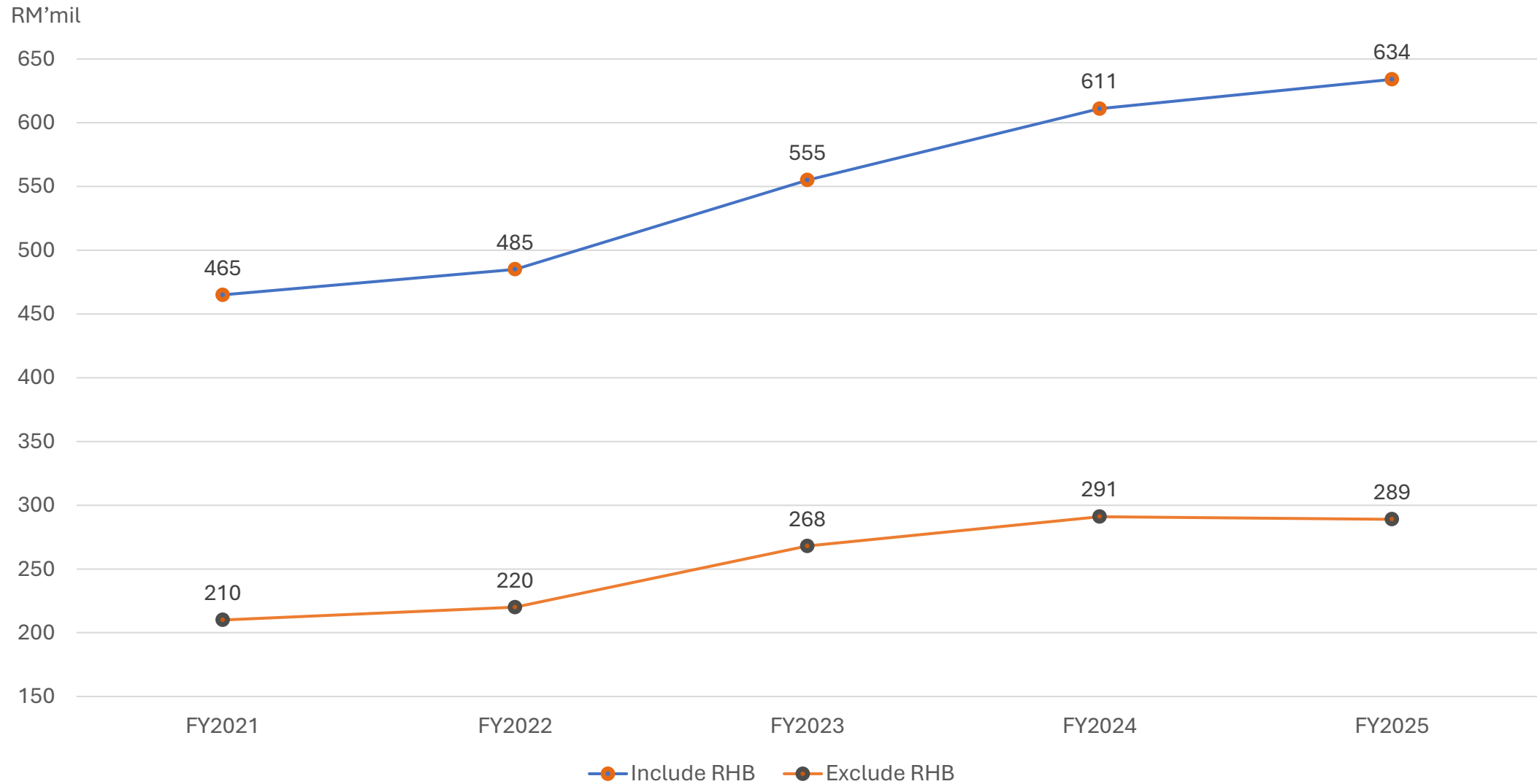
Group Financial Performance Review

Financial Performance

RM'million	4Q25	1Q26	1Q25
Revenue	447.9	434.7	400.6
Profit before tax	173.8	158.3	140.0
Share of results of associates and a joint venture	93.5	87.1	75.9
Profit after tax	157.8	138.7	124.9
Profit attributable to Owners of the Company	157.5	138.0	124.3
Earnings per share (sen)	5.09	4.46	4.02*

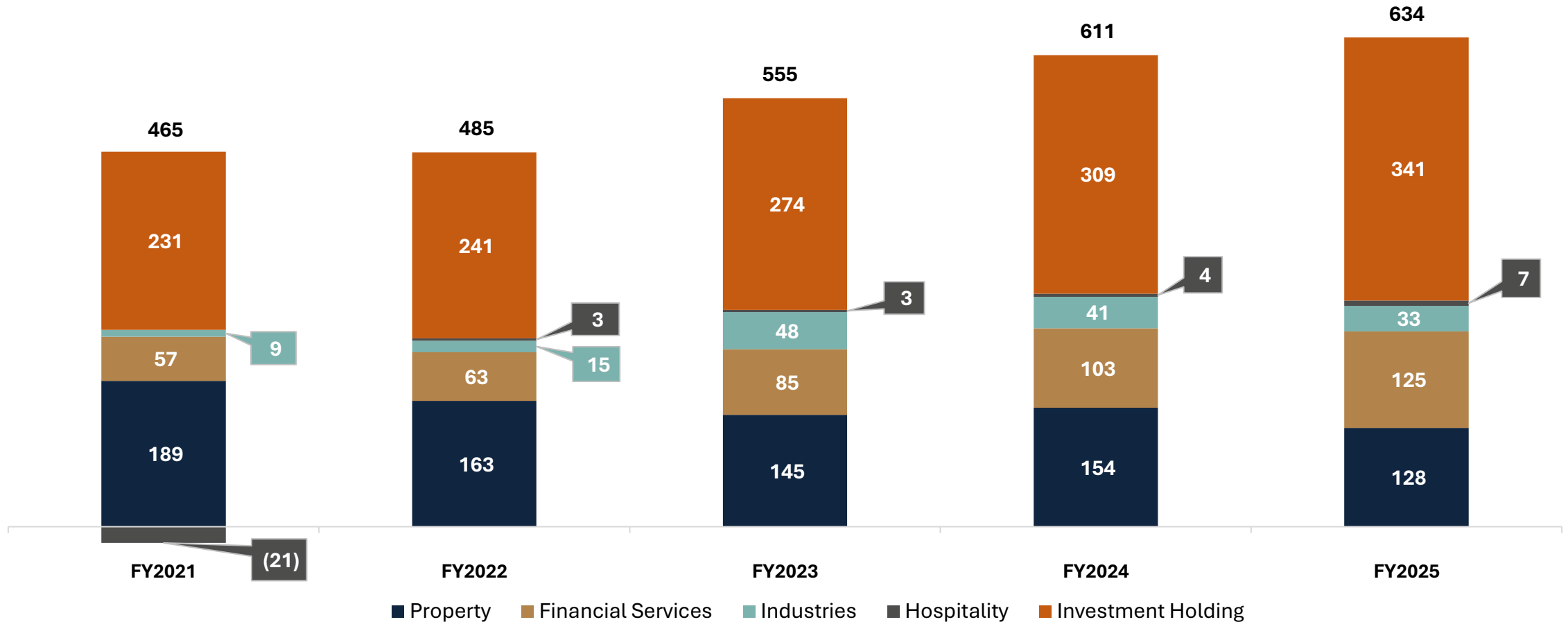
*Restated due to the Company's bonus issue of 1,047,647,409 new ordinary shares (1 bonus share for every 2 existing ordinary share) completed on 24 June 2025.

PBT Trend for the Last 5 Years

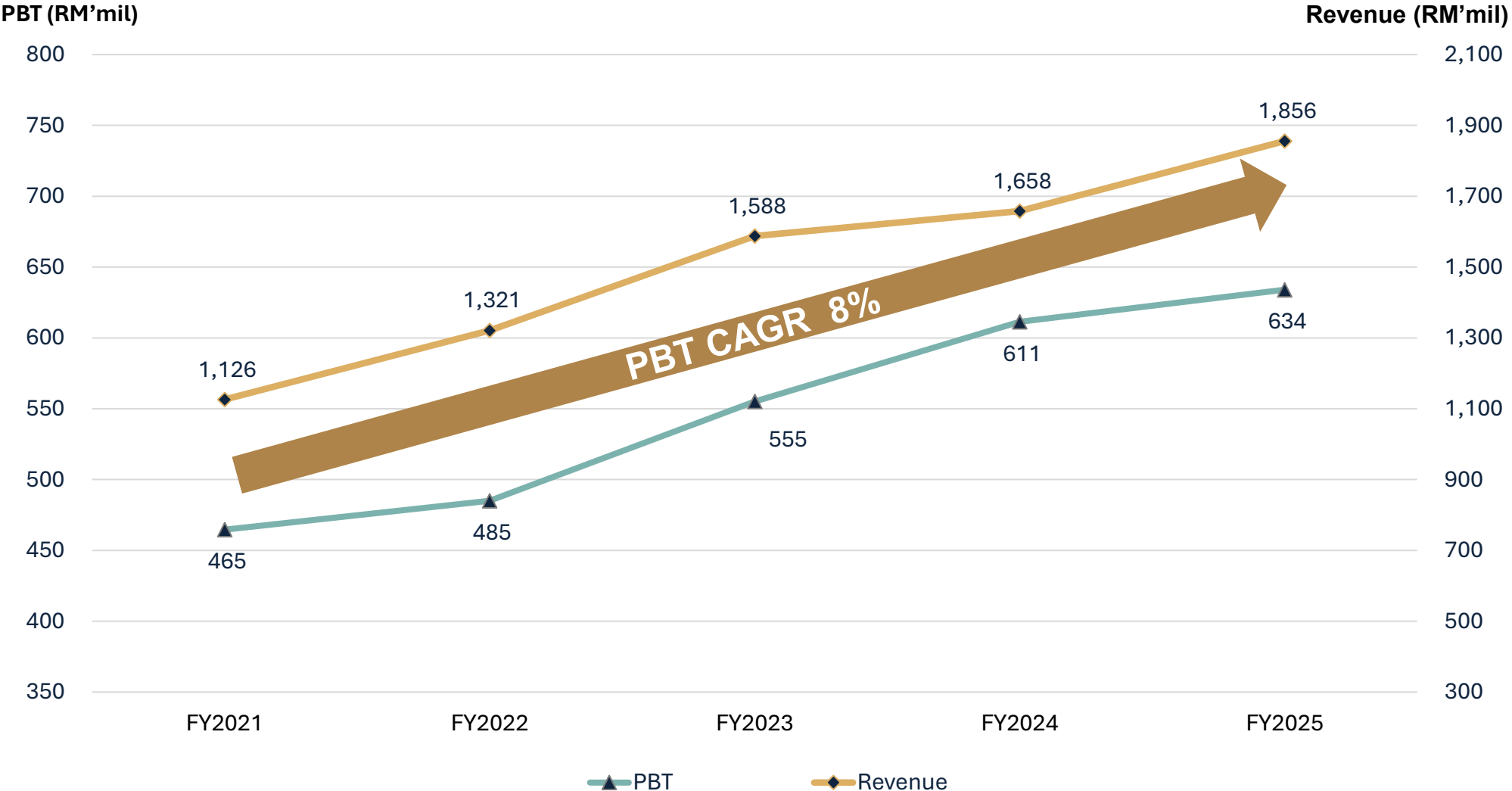


5-Year Performance by Segment – PBT

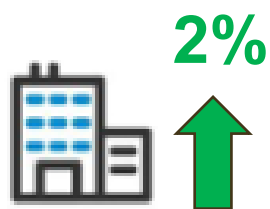
RM'million



5-Year Financial Performance – Revenue vs PBT

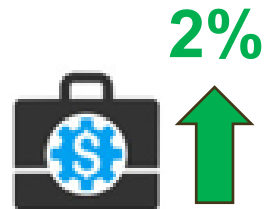


Strong Financial Position as at 31 March 2026



RM12.6b

Total Assets
(2025: RM12.3b)



RM6.9b

Shareholders' Funds
(2025: RM6.8b)



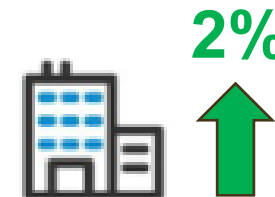
RM2.24

Net Assets per Share
(2025: RM2.21)



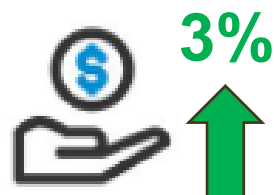
RM2.26b

Cash RM1,004m &
Undrawn Facilities RM1,252m
(2025: RM1.70b – Cash
RM846m &
Undrawn Facilities RM858m)



RM2.58b

Capital Financing
(2025: RM2.53b)



RM4.48b

Total Debts
(2025: RM4.34b)



RM3.45b

Net Debts
(2025: RM3.47b)



4.7 years

Average Debt Maturity
Profile
(2025: 4.5 years)



0.497

Net Gearing
(2025: 0.508)

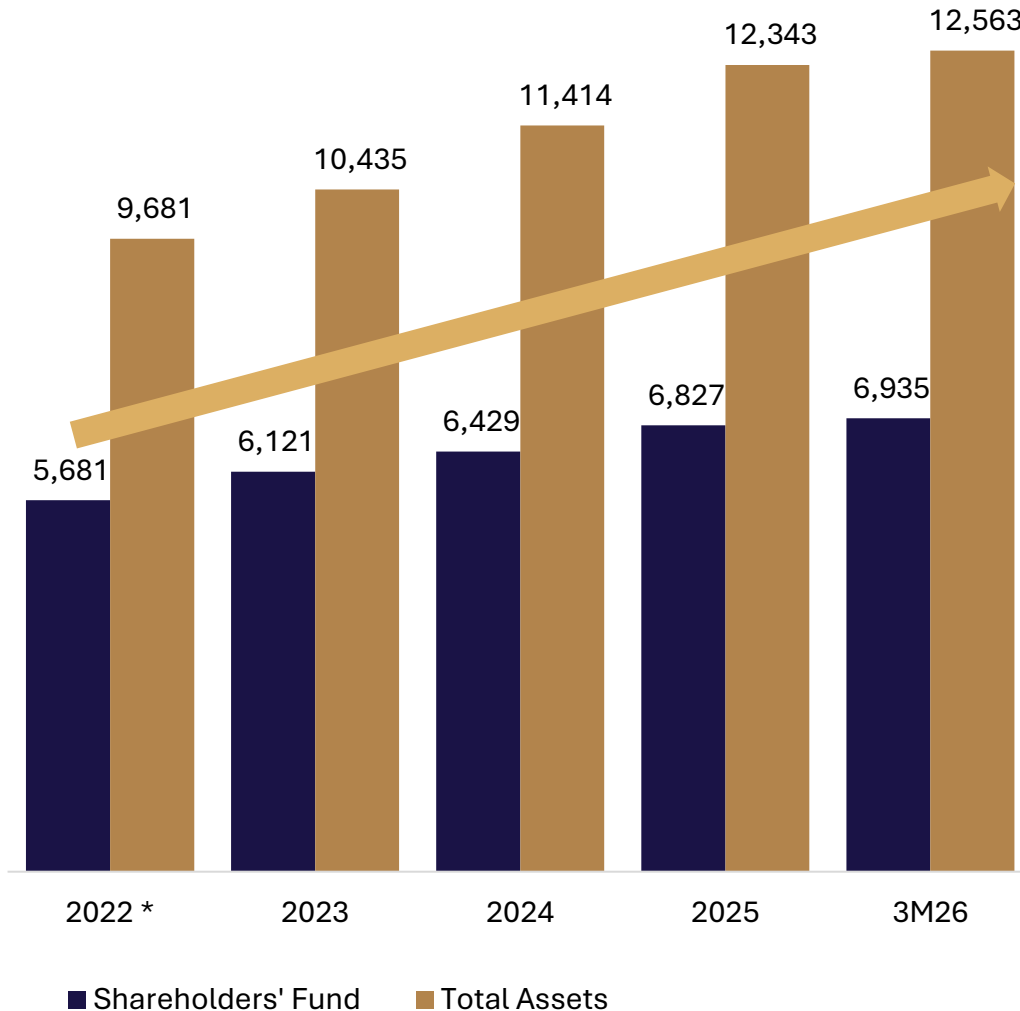


0.125

Net Gearing net of
Capital Financing
portfolio
(2025: 0.138)

Improved Shareholders' Fund and Total Assets

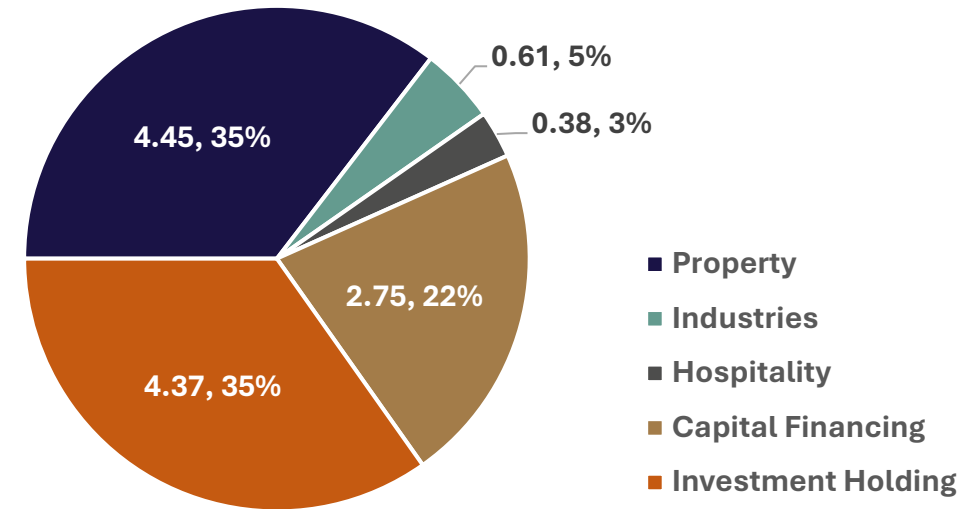
Shareholders' Fund and Total Assets
(RM'million)



* Restated

31.03.2026

Asset Distribution by Segment – RM12.56 bil

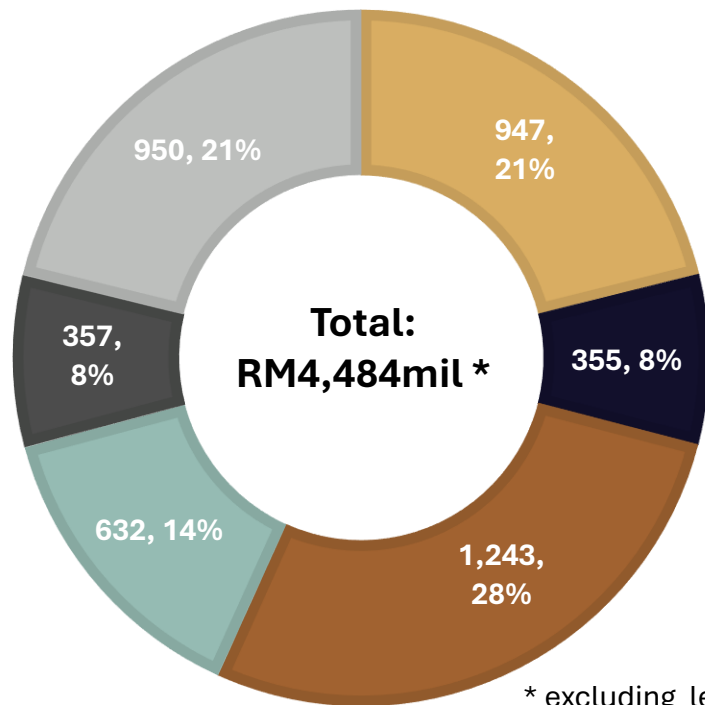


- Total assets increased from RM12.34 bil in FY2025 to RM12.56 bil in 3M26 due to the following reasons:
 - Increase in capital financing portfolio both in Malaysia, Australia and Singapore;
 - Increase in cash and bank balances arising from dividends received from RHB

Debt Maturity Profile and Debt Structure

as at 31 March 2026

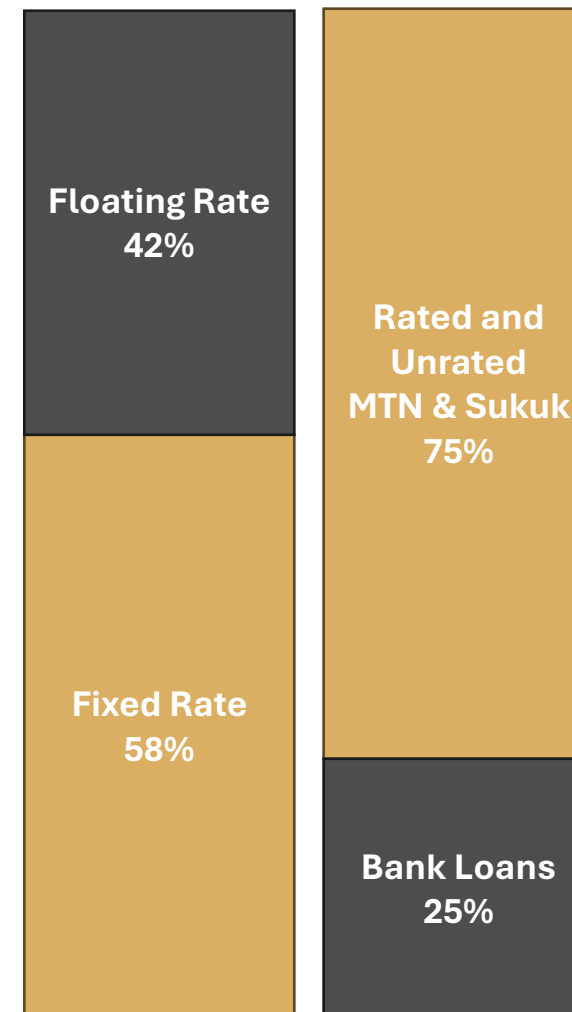
Debt Maturity (RM' mil)



* excluding lease liabilities

	< 1 Year (2025)	1,302	29%
	1 Year but < 2 Years (2026)		
	2 Years but < 5 Years (2027-2029)	1,875	42%
	5 Years but < 7 Years (2030-2031)		
	7 Years but < 10 Years (2032-2033)	357	8%
	> 10 Years (2034-2035)	950	21%

Debt Structure



Effective Cash Flow Management

Cash (Outflows)/Inflows RM'million	3M26	3M25
Net Operating cash (outflows)/inflows from operations (from all businesses, including private credit but excluding net disbursement)	(12)	38
Dividends from RHB	157	-
Cash flow from operations (before net disbursement of private credit loans)	145	38
Net of disbursement from private credit	(53)	(251)
Adjusted Operating Cash Flow	92	(213)
Purchase of land for property development	(40)	(76)
Purchase of property, plant and equipment	(11)	(17)
Other net investing cash inflows	6	5
Net drawdown & funding costs	106	261
Net Increase/(Decrease) in Cash and Cash Equivalents	153	(40)
Cash & Cash Equivalents	1,004	836

Cash Flow Movements in 3M26

- Net cash used in Operating Activities was mainly due to net loan disbursement under capital financing of RM53m (3M25: RM251m) to generate interest/profit and fee income as well as an increase in property development expenditure for the projects at Bandar Puteri Jaya, Sungai Petani.
- Net cash from Investing Activities was mainly due to dividends received from RHB, offset by the following:
 - balance payment for the acquisition of land for property development of RM39.9m, located in Subang Jaya;
 - acquisition of plant and machinery by OCC of RM3.2m; and
 - refurbishment of hotel facilities in Kuantan and Damai Laut Golf Resort of RM3.1m.
- Net cash from Financing Activities was mainly due to net borrowings drawdown of RM127m (3M25: RM283m) for business activities.

02

Group Business Updates

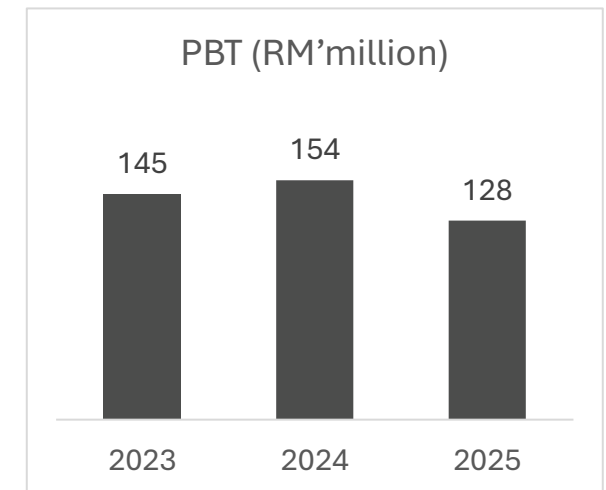




PROPERTY

OSK

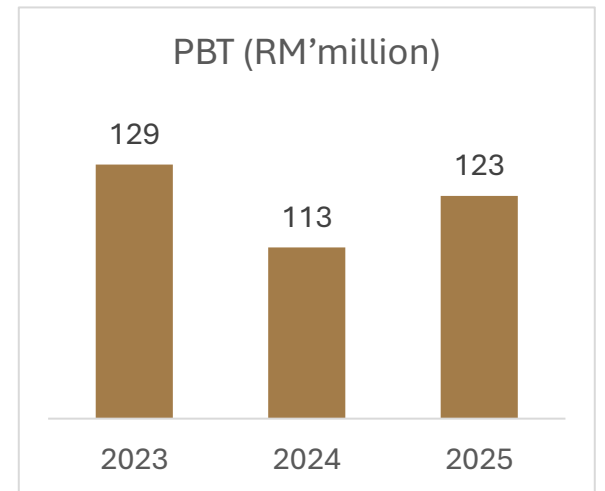
Property Segment





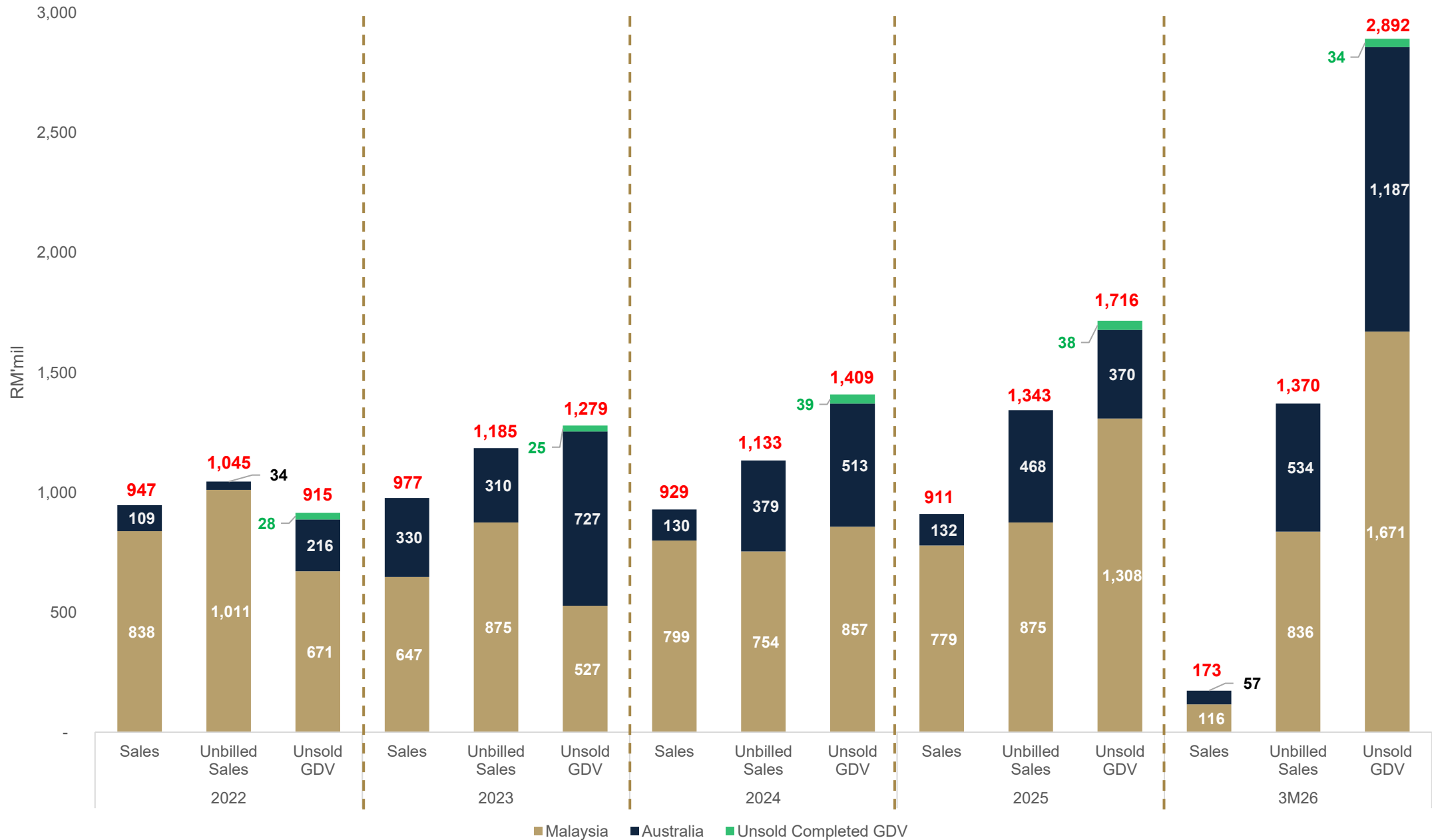
Property Development

Property Development



Sales, Unbilled Sales and Unsold GDV

as at 31 March 2026



Property Segment: On-going Projects (Malaysia)

as at 31 March 2026



Pangsapuri Suria, Butterworth

- GDV: RM26mil
- Progress: 6%
- Take-up rate: 80%

Harbour View Residence, Butterworth

- GDV: RM170mil
- Progress: 21%
- Take-up rate: 35%

Nara @ Shorea Park – Tower A & B

- GDV: RM354mil
- Progress: 91%
- Take-up rate: 72% (Tower A); 30% (Tower B)

OSK Areca, Nilai

- GDV: RM375mil
- Progress: 6%
- Take-up rate: 6%

Iringan Bayu, Seremban (Township)

- Total land area: 1,717 acres
- Total GDV: RM5.5bil
- On-going GDV: RM450mil
- Take-up rate: Average of 39%

Bandar Puteri Jaya, Sungai Petani (Township)

- Total land area: 2,581 acres
- Total GDV: RM4bil
- On-going GDV: RM346mil
- Take-up rate: Average of 34%

Taman Lang Aman, Bandar Amanjaya (Township)

- GDV: RM98mil
- Progress: 72%
- Take-up rate: 45%

Alia @ Mori Park, Shah Alam

- GDV: Service Apartments (SA) = RM375mil; Flexi Suites (FS) = RM27mil; Retail (R) = RM18mil
- Progress: SA = 50%; FS = 66%; R = 54%
- Take-up rate: SA = 96%; FS = 46%; R = 96%

Bayu @ Mori Park, Shah Alam

- GDV: SA = RM423mil; FS = RM68mil
- Progress: SA = 13%; FS = 13%
- Take-up rate: SA = 51%; FS = 24%

LEA by The Hills, Taman Melawati

- GDV: RM234mil
- Progress: 100%
- Take-up rate: 98%

Nuria (RSKU), Taman Melawati

- GDV: RM63mil
- Progress: 85%
- Take-up rate: 100%

Hana Hills, Taman Melawati

- GDV: RM205mil
- Progress: 55%
- Take-up rate: 60%

Property Segment: On-going Projects (Australia)

as at 31 March 2026



MELBOURNE SQUARE



- Total land area: 5 acres
- Mixed development – 5 phases
- GDV: AUD 3.5bil (all phases)

Completed

Phase 1 MSQ Residences

- GDV: AUD896.1mil
- Completion: 100%
- Take-up rate: 94%

In-progress

Phase 2 BLVD



- High Rise Apartment
- GDV: AUD698.5 mil
- Officially launched in October 2023
- Take-up rate: 79%

Phase 3 AURA



- High Rise Apartment
- GDV: AUD 800mil
- Soft launched in March 2026
- Take-up rate: 6%

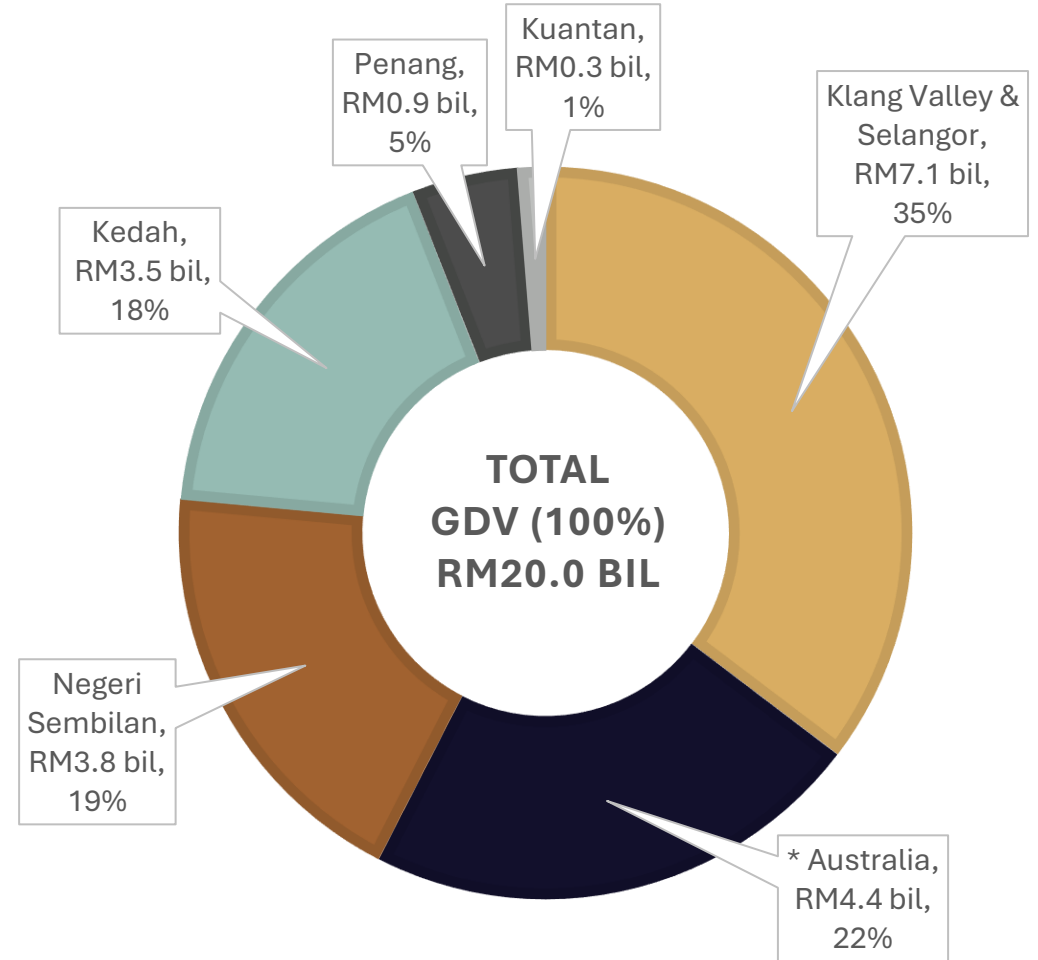
Property Segment: Landbank

- Malaysia & Australia

as at 31 March 2026



Landbank	2,457 acres
Estimated GDV	RM 20.0 billion



New Land – Jan’25

Bedong, Kedah

- ✓ 751.2 acres
- ✓ Freehold
- ✓ Cost: RM162 mil
- ✓ Est. GDV: RM2.24 bil

New Land – Jan’25

Nilai, Negeri Sembilan

- ✓ 2.6 acres
- ✓ Freehold
- ✓ Cost: RM7 mil
- ✓ Est. GDV: RM375 mil

New Land – Nov’25

Rawang, Klang Valley

- ✓ 14.5 acres
- ✓ Freehold
- ✓ Cost: RM58 mil
- ✓ Est. GDV: RM1.26 bil

New Land – Mar’26

Metropark, Klang Valley

- ✓ 3.3 acres
- ✓ Freehold
- ✓ Cost: RM44 mil
- ✓ Est. GDV: RM427 mil

* This represents an effective 40.69% stake in the Australian associated company, which has an estimated gross development value (GDV) of AUD3.9 billion, based on an exchange rate of RM2.77 per AUD1.

Pipeline Launches in FY2026

– Estimated Total GDV of RM1.1bil

		RM'mil	Target launch
Klang Valley	Mori Park, Shah Alam – PH3		
	• Service Apartment	466.4	<i>July 2026</i>
	• SOHO	83.5	
	• Retail Shops	23.8	
Kedah	Bandar Puteri Jaya in Sungai Petani		
	• PH4 (Single Storey Office)	21.5	<i>April 2026</i>
	Bandar Amanjaya in Sungai Petani		
	• Taman Lang Aman Z1 PH2	117.5	<i>June 2026</i>
	• Taman Lang Aman Z2 PH1	19.7	<i>May 2026</i>
Pahang	Ombak – PH1		
	• Tower 1	301.7	<i>April 2026</i>
	• Tower 2	30.7	
	• Commercial	14.5	
Total		1,079.3	

Completed Project in Australia

as at 31 March 2026



**MELBOURNE
SQUARE®**

JV Partner:



**49% Equity
Interest**

*Note: OSKH effective equity interest
in the project is 40.69%.*

Location	: Southbank, Melbourne
Type of property	: Mix development of Residential Apartments, Retail Mall, Office Tower and Hotel
Land area	: 5 acres (FH)
Gross Development Value (GDV)	: AUD 3.5 bil (all phases)
Phase 1 GDV	: AUD 896.1 mil
Launched	: October 2017
Average Selling Price	: AUD 11,300 per sqm
Take-up rate	: 94%
Completion	: Completed in January 2021
No. of units	: 1,054 units of Service Apartments, Retail Podium and Childcare Centre

On-Going Project in Australia

as at 31 March 2026



Project Name	:	BLVD @ Hoff Boulevard, Melbourne Square
Location	:	Southbank, Melbourne
Type of Property	:	High-Rise Apartment
Phase 2 GDV	:	AUD698.5 mil
Launched	:	October 2023
Take-up rate	:	79%
Ave. SP	:	AUD 13,700 psm
No. of units	:	602 units

On-Going Project in Australia (Cont'd)

as at 31 March 2026



Project Name	: AURA
Location	: Southbank, Melbourne
Type of Property	: High-Rise Apartment
Phase 3 GDV	: AUD 800 mil
Launched	: Soft launched in March 2026
Take-up rate	: 6%
Average Selling Price	: AUD 16,200 psm
No. of units	: 673 units

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

Location

Southbank, Melbourne

Land Tenure

Freehold

Land Area

7,800 sqm (Combined)

Total NLA

11,614 sqm

Current

Occupancy

74.4% (as at 31
March 2026)

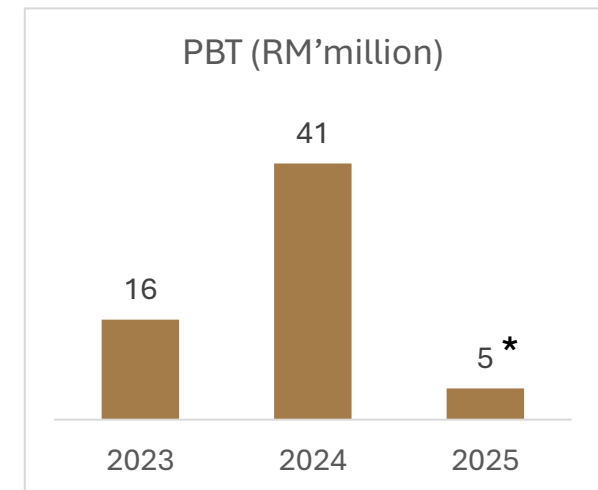
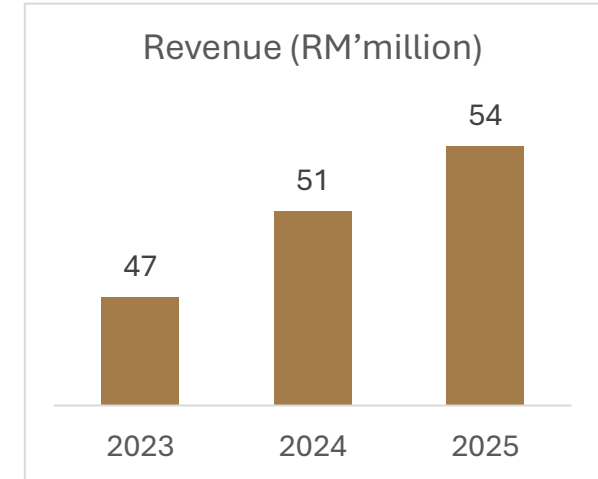




Property Investment



Property Investment



* Profit before tax decreased primarily due to the absence of the gain on disposal of an office tower (Faber Tower 2) by a joint venture and the fair value gain on investment property (You City Retail) recognised in 2024.

Property Investment - Office

as at 31 March 2026



Plaza OSK, Jalan Ampang, Kuala Lumpur

Land Area	1.32 acres (FH)
NLA	236,365 sqft
Occupancy Rate	99%



Faber Towers (Office Tower 1 and Retail Podium), Taman Desa, Kuala Lumpur

Land Area	2.63 acres (FH)
NLA	270,018 sqft
Occupancy Rate	86%

Property Investment – Retail

as at 31 March 2026



Atria
SHOPPING GALLERY
DAMANSARA JAYA

Atria Shopping Gallery, Damansara Jaya

NLA	470,397 sqft
Occupancy Rate	82%



Xi Fertility & Women's Health TCM Centre
兆喜中医助孕与妇科中心



Property Investment – Retail (Cont'd)

as at 31 March 2026



YouCity Retail, Cheras

NLA	155,860 sqft
Occupancy Rate	82%



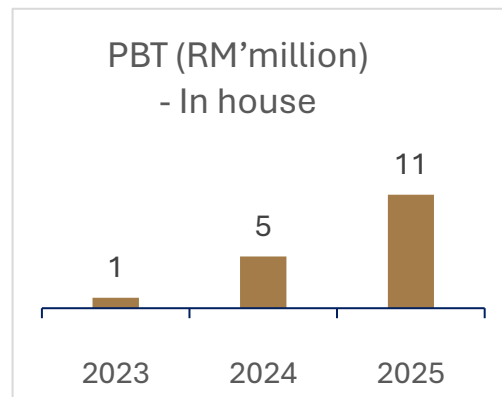
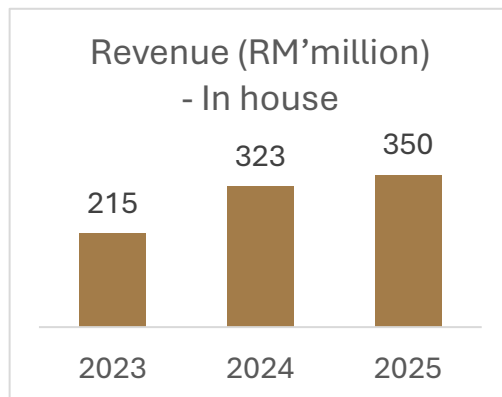


Construction

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)

Outstanding order book of **RM614.1 million**
as at 31 March 2026



On-going projects	RM' million
Mori Park, Shah Alam	250.3
Areca	145.1
BPJ (Phase 5 Parcel 2, 4)	71.5
Harbour View Residence, Butterworth	59.5
Hana Hills, Taman Melawati	34.9
Iringan Bayu (Phase 4A, 12, 13, 14, 15 & 16)	29.7
Nara & Mira at Shorea Park, Puchong	11.6
Lea By The Hill and Nuria RSKU, Taman Melawati	6.8
McDonald's Drive Through, Sg Petani	2.0
YouCity III Superstructure	1.5
Ombak	1.2
Total	614.1

Major projects completed in recent years	RM' million
IB (Phase 8D, 1A, 12, 13, 14, 15, 17SU)	220.0
Ryan & Miho	201.0
Anya @ Shorea Park	144.0
Mira @ Shorea Park	136.0
Lea By The Hills	81.0
Rubica	59.0
Total	841.0

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 15A	78%	3 months delay
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: RM5.2 billion (since inception)

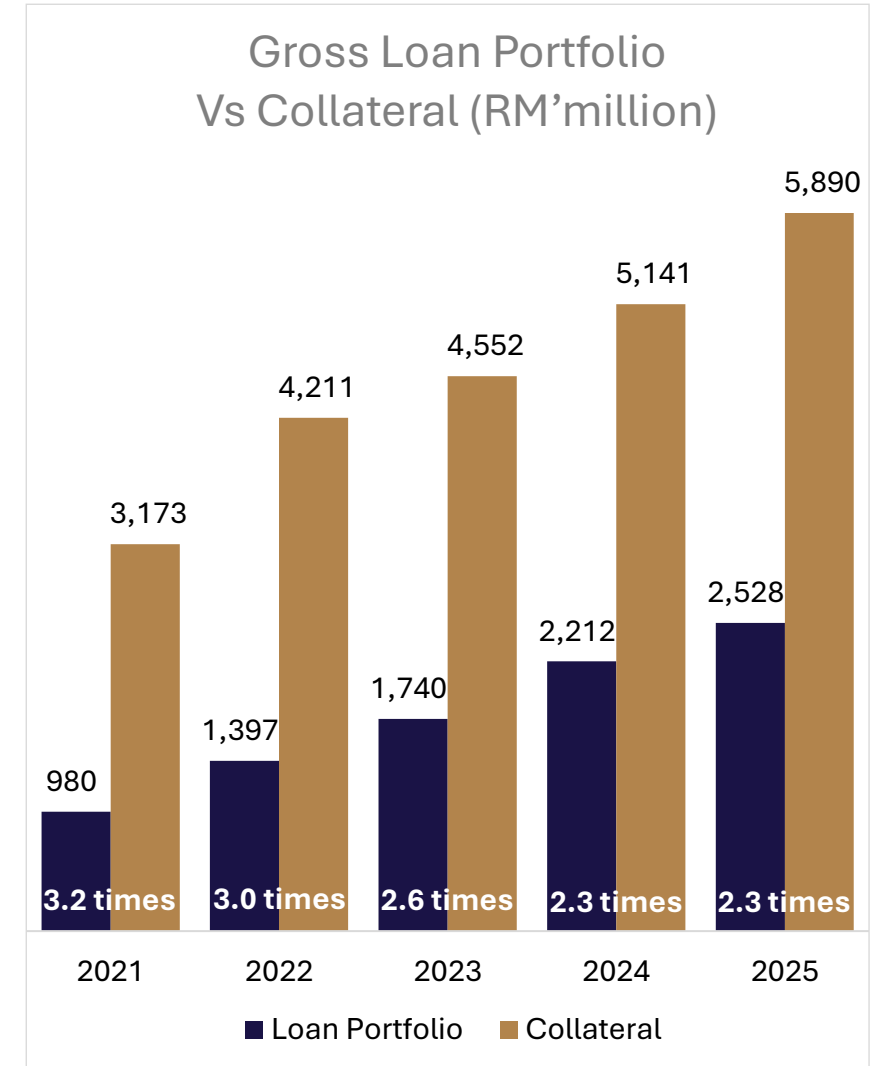
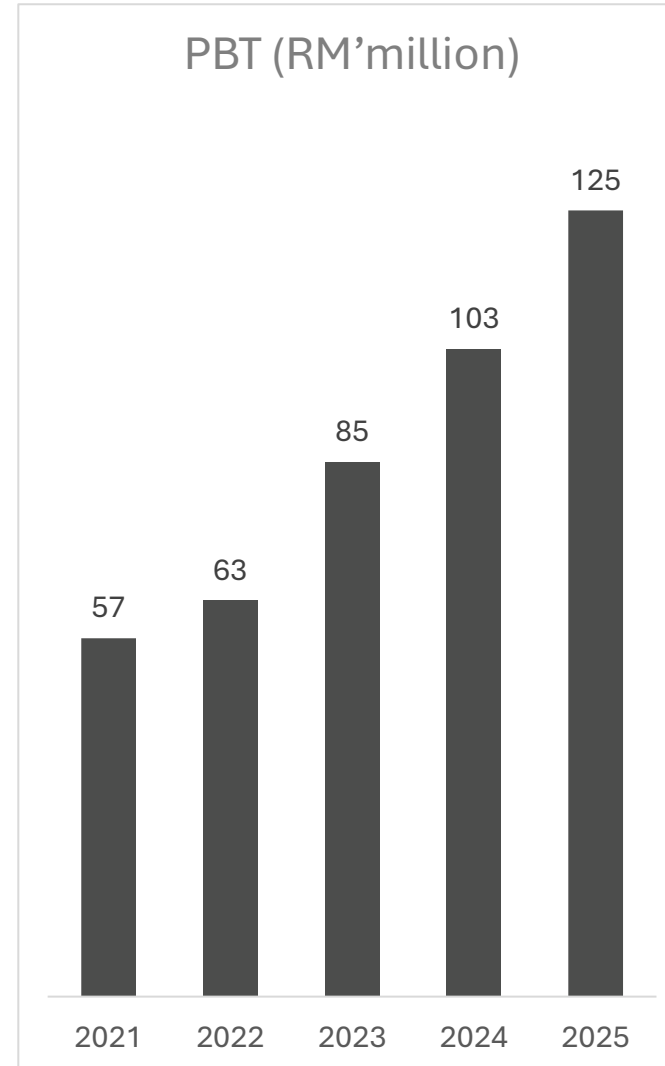
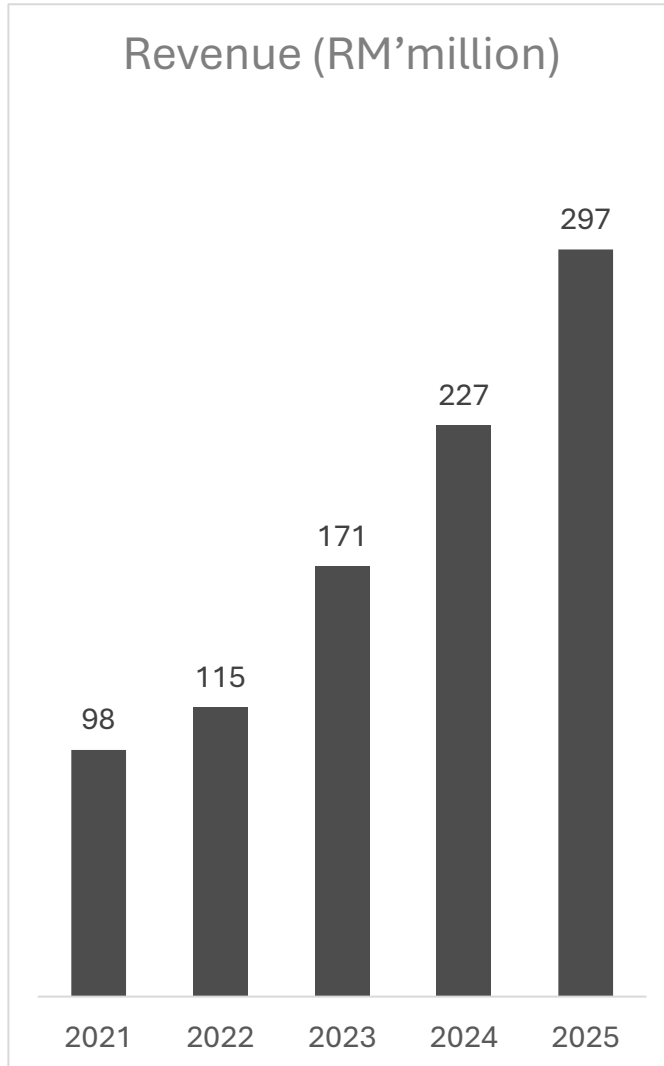


FINANCIAL SERVICES

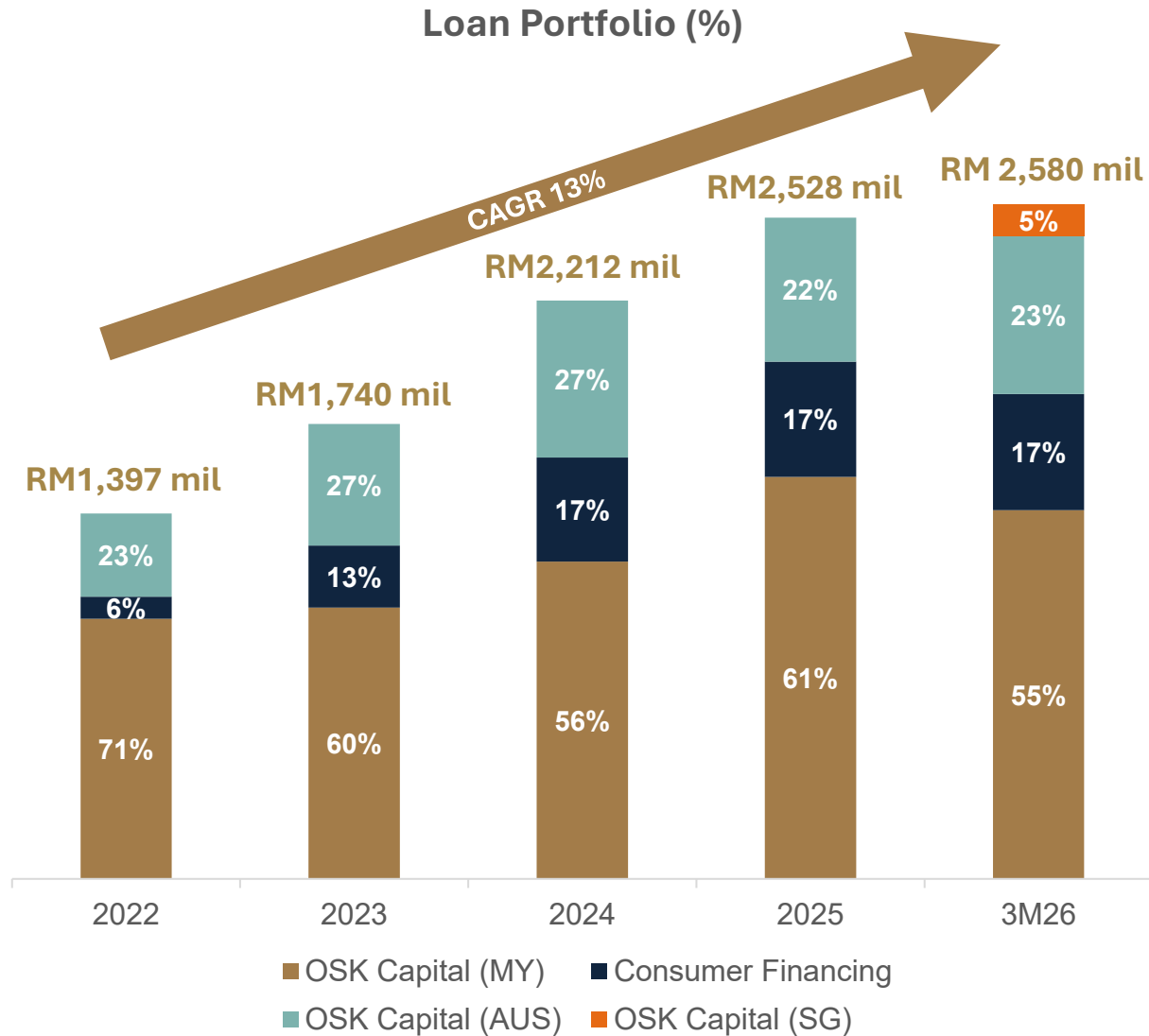
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Financial Services Segment: Capital Financing



Financial Services Segment: Capital Financing (Cont'd)



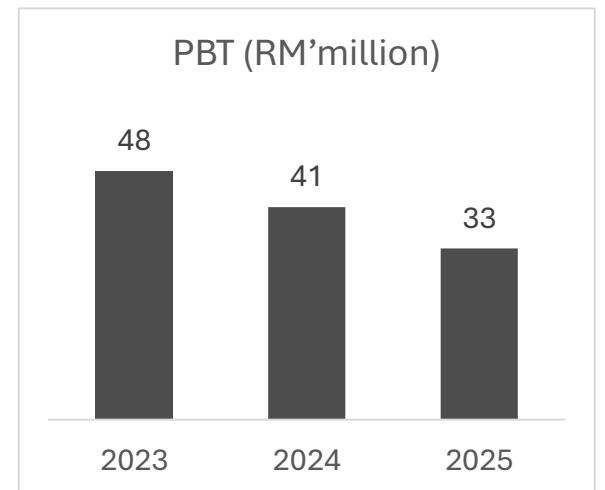
- A licensed moneylender in Malaysia governed under the Money Lenders Act 1951 (Act 400).
- A licensed moneylender in Australia under an Australian Credit License.
- Asset Management in Australia under the Australian Financial Services License.
- Expansion into Singapore in October 2025.
- 5 business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



INDUSTRIES

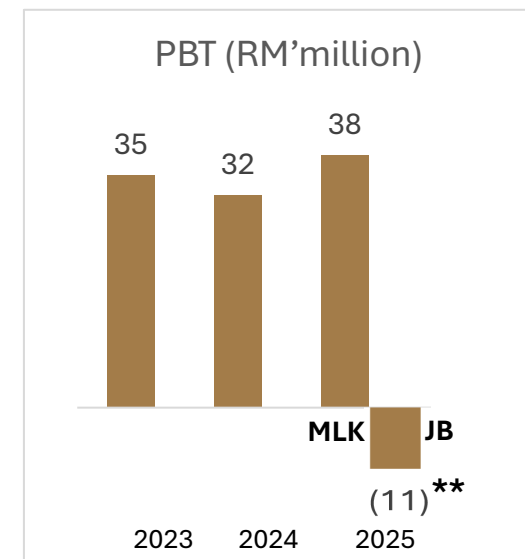
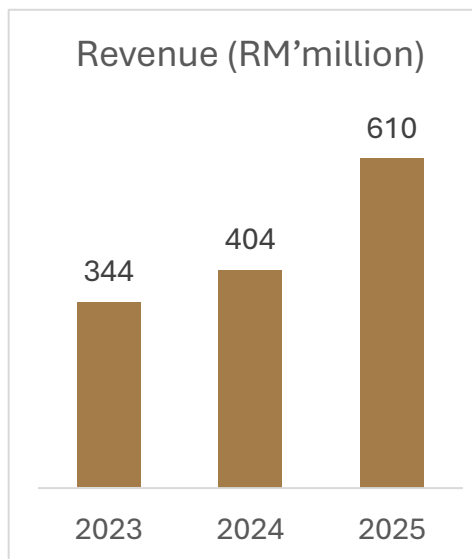
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Industries Segment



Industries Segment: 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.
- Total cable sales in 3M26: 6,190 km
- Annual combined capacity of Melaka and JB factories in FY2025: 61,500km
- 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 Segment: Olympic Cable (Cont'd)

- Location: Melaka, Pandan and Plentong, Johor



Pandan



Pandan



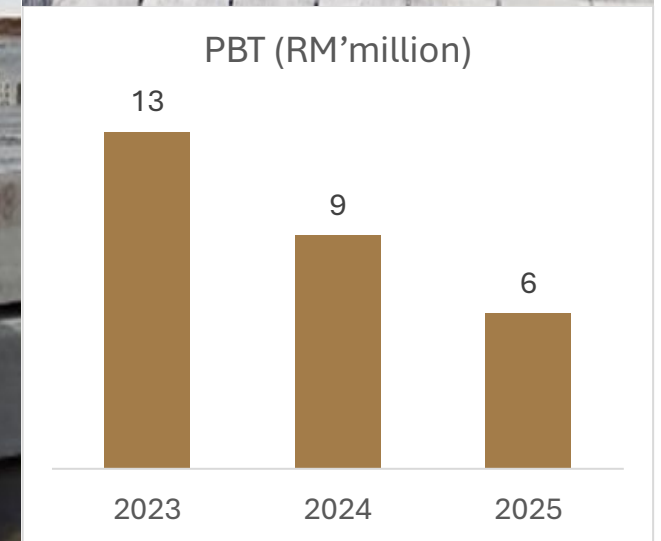
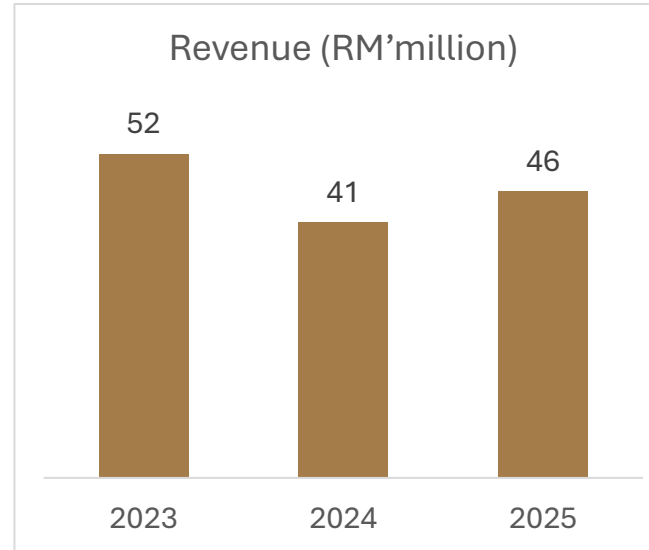
Machinery



Plentong

Industries Segment: 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:
 - Lightweight nature
 - Ease of installation
 - 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 3M2026: 420,000m²
- Average factory utilisation rate for 3M2026: 62%
- A reliable and experienced provider of IBS wall panels with the following accreditation
 - SIRIM – MS ISO 9001:2008 – Quality Management System
 - SIRIM – ISO 14001-2004 – Environmental Management System
 - UKAS – Quality Management System
 - Singapore Green Label Scheme
 - Construction Industry Development Board (CIDB)

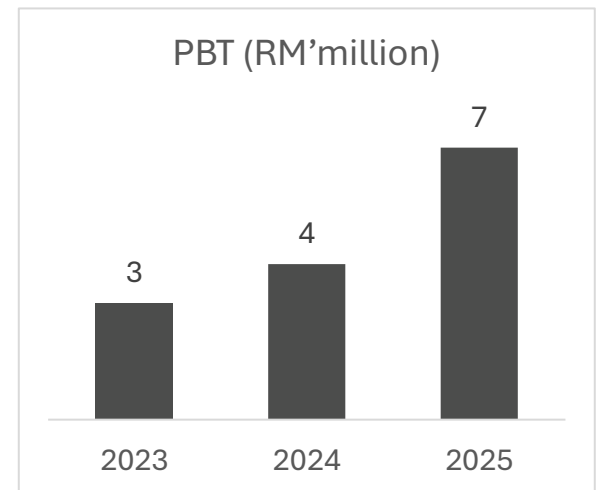
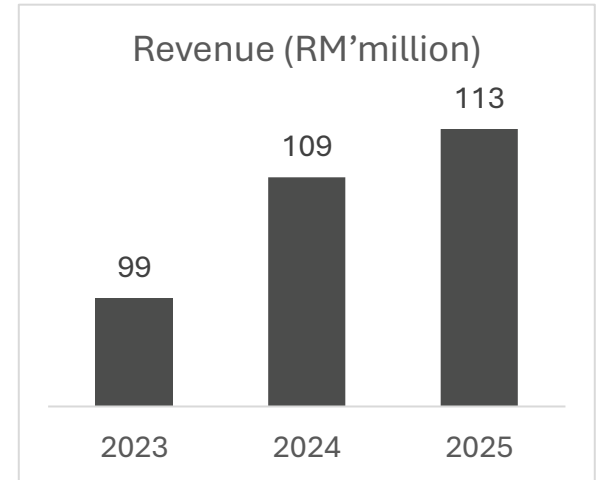




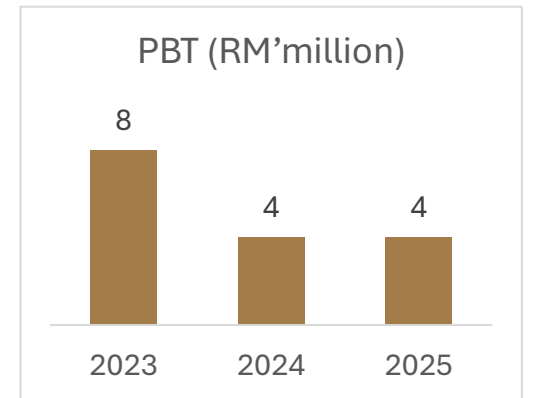
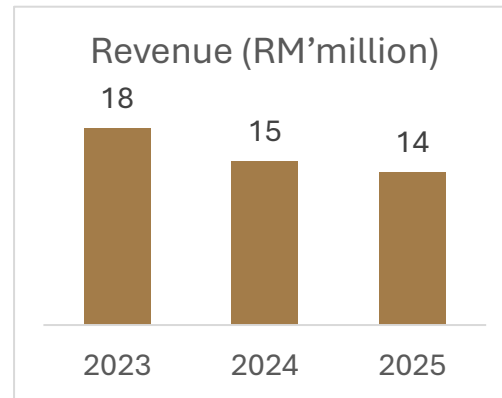
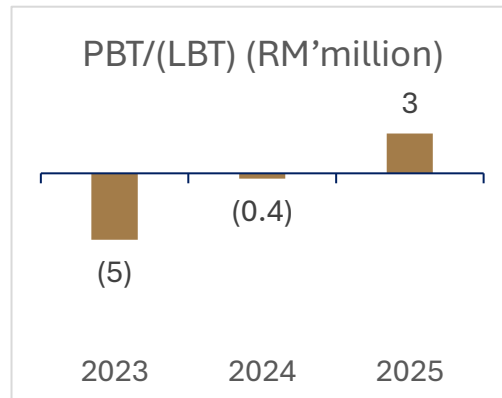
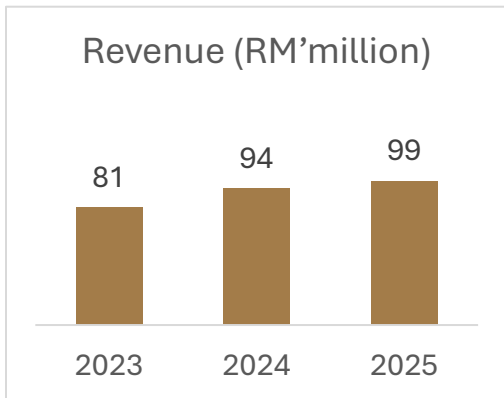
HOSPITALITY

OSK

Hospitality Segment



Hospitality Segment



Hospitality Segment: Hotels

as at 31 March 2026

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



**Swiss-Grand
Beach Resort Kuantan**

Location : Kuantan, Pahang

Rooms : 306



Damai Laut Golf & Country Club

Location : Lumut, Perak

Award-winning 18 holes championship golf course



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

Location : Genting Highlands, Pahang *

Rooms : 338

* managed for external owners

Hospitality Segment: Hotels (Cont'd)

as at 31 March 2026

Hotels managed by International Brands



Double Tree by Hilton Damai Laut Resort

Location : Lumut, Perak

Rooms : 294



Holiday Inn Express & Suites

Location : Johor Bahru, Johor

Rooms : 203

Hospitality Segment: Vacation Club

as at 31 March 2026

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

- Sale of membership term programs has ceased since January 2023.
- All existing members under the membership programs will continue to enjoy their member privileges and entitlement with SGI VC.
- **5,859 active members**

A photograph of a business meeting. In the foreground, a white desk holds several documents with colorful horizontal bar charts. A silver calculator and a pen holder with pens are also on the desk. In the background, two men in dark suits are looking at a tablet held by one of them. One man is pointing at the tablet with a white pen. The scene is brightly lit, suggesting an office environment.

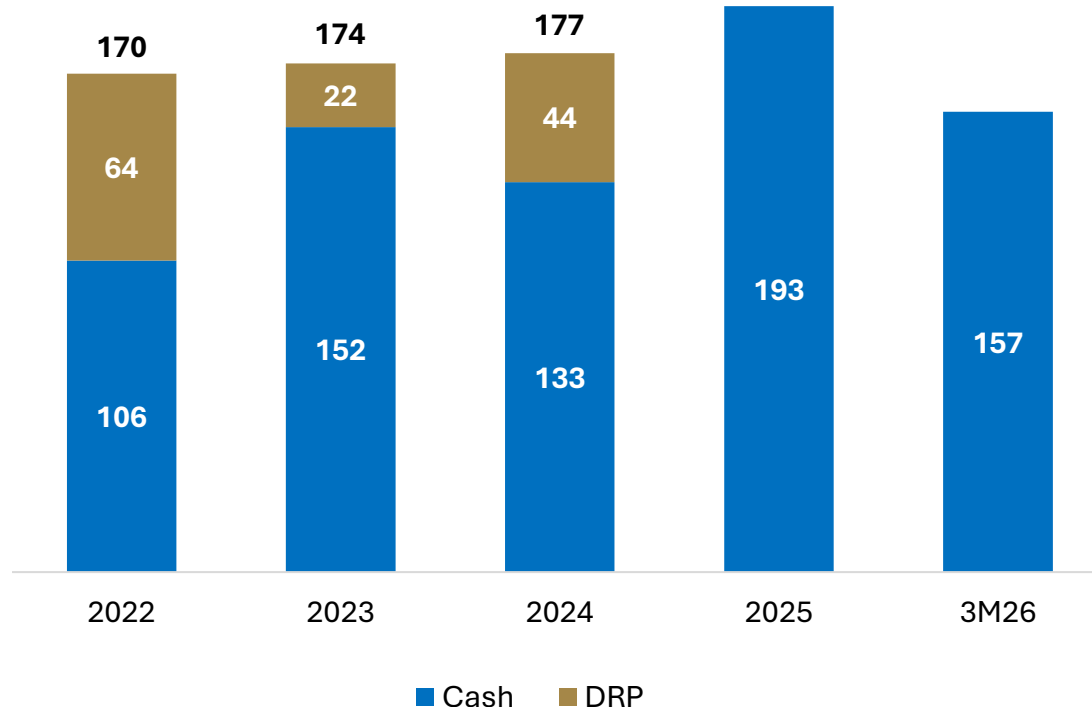
INVESTMENT HOLDING

OSK

Investment Holding Segment: Strategic Investment



Dividend Income from RHB (RM'mil)



- OSKH is the second-largest shareholder in RHB, holding **10.265% equity interest in RHB (FY2025: 10.265%)**.
- OSKH's equity stake in RHB is carried at value of approx. RM3.9 billion at end of March 2026, representing 31% of OSKH Group's total assets.
- In 3M26, the Group received RM156.7 mil (FY2025: RM192.5 mil) dividend from RHB.

Key Takeaways

Key Investment Highlights

Integrated Property and Construction Model

- ✓ Reputable developer with landbank with an **estimated GDV of RM20.0 billion as at 31 March 2026**
- ✓ 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 2,457 acres as at 31 March 2026** 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, Islamic financing and motorcycle 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 RM1.4 billion** as at 31 March 2026
- ✓ **Bedrock cashflow** from investment in RHB Group
- ✓ **As at 31 March 2026, net gearing ratio stands at 0.497x and 0.125x (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



Provisional GreenRE Certifications for our **3 high rise developments**

- OSK Ombak, Kuantan
- OSK Areca, Nilai
- Harbour View Residence, Butterworth



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 across 5 properties in the Group

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%
in Senior Positions



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.



RM 1.58 million

Total Disbursed in 2025



RM 15.2 million

Total Disbursed Since Inception
in 2016



20,676

Total Underserved Individuals &
Communities Impacted in 2025



0.42%

Average Disbursement as % of Net Profits
since inception of Foundation



Key Initiatives under OSK Foundation for FY 2025



EDUCATION

- Scholarships supporting B40 students with full tuition fees & monthly living allowance at public and private universities.
- Mentorship funding for 69 B40 secondary students in Klang Valley to help them secure scholarships.
- TVET Scholarship for B40 students including Life Skills, Work Ready Now and Entrepreneurship Programmes.
- Funding pre-schools in Orang Asli villages (Perak & Sabah).



COMMUNITY DEVELOPMENT

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



ENVIRONMENT

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

2025 Key Initiatives – Education



OSK Foundation Scholars gather with the OSK Foundation team at OSK headquarters.



Youth participants engage in a collaborative brainstorming session during the CTG University Residential Camp.



YWCA VTOC Work Ready Now! programme empowers 35 young women with employability skills and workplace know-how.



Montfort Youth Centre TVET trainees showcase their talents at the OSK Foundation-sponsored Skills Competition.



Classroom activity at an OSK Foundation-funded Orang Asli preschool in Perak, building confidence and participation.

2025 Key Initiatives – Community Development



OSKF–WIM Seed & Support Women's Entrepreneurial Grant recipients at the award ceremony.



OSK Foundation – National Kidney Foundation (NKF) Dialysis Centre, Sungai Petani, Kedah.



Interior of the NKF–OSK Foundation Dialysis Centre, providing vital care for B40 patients.



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



Deepavali Gifts of Hope 2025 conducted across six states: Selangor, Melaka, N. Sembilan, Pahang, Penang & Kedah.



OSK Foundation & OSKVI distribute new and gently loved toys to underserved children through the Toys of Hope programme.

2025 Key Initiatives – Environment



'From Trash to Treasure: The Art of Reimagining Waste' – eco-awareness event at Atria Shopping Gallery, Petaling Jaya.



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



347 kg of waste collected from common areas, drains and parks during the Hari Cuci Malaysia community clean-up.



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



Participants of the Hari Cuci Malaysia community clean-up programme gather for a group photo at PPR Lembah Subang 1.

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 * (Cont'd)

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 * (Cont'd)

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

Trip.com

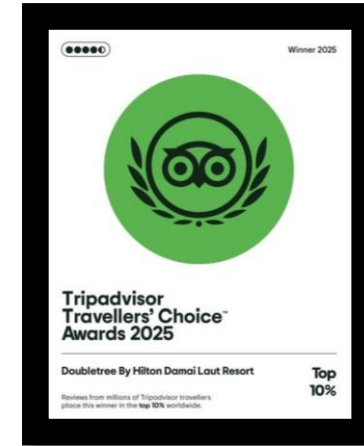
- Premium Hotel 2024

World Luxury Hotel Awards

- 2024 Luxury Family Resort (Country Winner:
Malaysia)

Luxury Lifestyle Awards

- Top 100 SPAs of the World Awards for 2024



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 March 2026



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: 91%

Take-up Rate: 72% (Tower A); 30% (Tower B)

On-Going Projects- Klang Valley

LEA by The Hills, Taman Melawati

as at 31 March 2026



Property Type: Condominium

Total GDV: RM234 mil

Launch Date: June 2022

No. of units: 344

Average Selling Price: RM529 per sqft

% of Completion: 100%

Take-up Rate: 98%

On-Going Projects- Klang Valley

NURIA (RSKU) – Taman Melawati

as at 31 March 2026



Property Type: Condominium

Total GDV: RM63 mil

Launch Date: March 2024

No. of units: 275

Average Selling Price: RM236 per sqft

% of Completion: 85%

Take-up Rate: 100%

On-Going Projects- Klang Valley

Hana Hills – Taman Melawati

as at 31 March 2026



Property Type: Condominium

Total GDV: RM205 mil

Launch Date: July 2024

No. of units: 297

Average Selling Price: RM568 per sqft

% of Completion: 55%

Take-up Rate: 60%

On-Going Projects- Klang Valley

ALIA @ Mori Park, Shah Alam

as at 31 March 2026



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: SA = RM577 ; FS = RM634; R = RM724

% of Completion: SA = 50% ; FS = 66%; R = 54%

Take-up Rate: SA = 96% ; FS = 46%; R = 96%

On-Going Projects- Klang Valley

BAYU @ Mori Park, Shah Alam

as at 31 March 2026



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 = 13%; FS = 13%

Take-up Rate: SA = 51%; FS = 24%

On-Going Projects- Penang

Pangsapuri Suria, Butterworth

as at 31 March 2026



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: 6%

Take-up Rate: 80%

On-Going Projects- Penang

Harbour View Residence, Butterworth

as at 31 March 2026



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: 21%

Take-up Rate: 35%

On-Going Projects – Negeri Sembilan

OSK Areca, Nilai

as at 31 March 2026



Property Type: Serviced Apartment

Total GDV: RM375 mil

Launch Date: December 2025

No. of units: 774

Average Selling Price: RM575 per sqft

% of Completion: 6%

Take-up Rate: 6%

On-Going Projects - Negeri Sembilan

as at 31 March 2026



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 (Cont'd)

as at 31 March 2026



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: 100%

Take-up Rate: 41%



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: 96%

Take-up Rate: 19%



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: 92%

Take-up Rate: 15%

Township Development – Negeri Sembilan (Cont'd)

as at 31 March 2026



Property Type: Commercial

Total GDV: RM78mil

Launch Date: December 2025

No. of units: 68

Average Selling Price: RM1 mil

% of Completion: 1%

Take-up Rate: 79%

Township Development – Sungai Petani, Kedah

as at 31 March 2026



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

Completed Projects



WESTFIELD



Northfield



Somerville
@ YARRA PARK, SUNGAI PETANI



EASTFIELD



Southfield
— VILLA —
@ YARRA PARK, SUNGAI PETANI



Springfield



Southfield
— RESIDENCE —
@ YARRA PARK, SUNGAI PETANI



RESIDENSI
SINAR

On-Going Projects



BPJ
BUSINESS PARK



Sierra
OSK YARRA PARK



Ayra
OSK YARRA PARK

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

as at 31 March 2026



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: 73%

Take-up Rate: 76%

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

as at 31 March 2026



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: 24%

Take-up Rate: 22%

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

as at 31 March 2026



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: 20%

Take-up Rate: 5%

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

Taman Lang Aman

as at 31 March 2026



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: 72%

Take-up Rate: 45%

Projects Handed Over in FY2025

Projects handed over as at FY2025		
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	399.0	SA
Rubica	141.0	C
Total GDV (RM'mil)	780.0	
Total Units	1,606	

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





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