OSK

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PRESS RELEASE

For Immediate Release

OSK Group Delivers Strong 6M26 Performance as Core Businesses Gain Momentum

Group revenue rises 9% to RM997.7 million, and pre-tax profit increases 9% to RM323.1 million, underpinned by Property, Financial Services and a strong Hospitality recovery

Key Highlights:

- **Diversified portfolio delivers resilience:** Most business segments delivered stronger profitability, while 2Q26 performance improved sequentially across Property, Financial Services, and Hospitality.
- **Growth opportunities broaden:** The Group is positioned to capture demand from corporate lending and launches of its strategic property development pipeline.

Kuala Lumpur, 28 August 2026 – OSK Holdings Berhad ("OSK" or "the Group") delivered a strong performance for the six months ended 30 June 2026 ("6M26"), with Group revenue rising 9% year-on-year (YoY) to RM997.7 million and pre-tax profit increasing 9% to RM323.1 million.

All business segments recorded higher profits during the period, except the Industries segment, which remained affected by elevated operating expenses and cost pressures.

The Group's operating profit grew 16% to RM175.5 million, driven by higher revenue, while profit from investing activities increased 4% to RM179.2 million. Profit attributable to owners of the Company also rose 6% to RM281.5 million.

The Group sustained its momentum into the second quarter. 2Q26 revenue increased 30% quarter-on-quarter (QoQ) to RM563.1 million, while pre-tax profit rose 4% to RM164.9 million, with Property, Financial Services, Industries and Hospitality all recording improvements.

The performance highlights the resilience of OSK's diversified business model, with Property and Financial Services providing strong earnings contributions. At the same time, Hospitality continued its recovery following the reopening of Swiss-Grand Beach Resort Kuantan.

Tan Sri Ong Leong Huat, Executive Chairman of OSK, said, "The first half of 2026 reflects the strength and breadth of OSK's diversified platform. We have seen encouraging momentum in our Property and Financial Services businesses, while Hospitality is making a recovery as our hotels benefit from stronger demand."

"Importantly, we are also seeing encouraging signs within our Industries segment on a sequential basis. While the operating environment remains challenging, our focus is clear. To execute well, remain disciplined and position each business to capture opportunities where we see sustainable demand," he added.

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Property continues to anchor Group growth.

The Property segment remained the Group's largest growth contributor, generating RM435.3 million in revenue, an increase of 9% YoY, while pre-tax profit surged 39% to RM86.7 million.

The first-half improvement was supported by higher revenue recognition from ongoing development projects, healthy sales take-up, progress billings and construction milestones.

The segment gained further traction in 2Q26, with revenue climbing 38% QoQ to RM252.6 million and pre-tax profit advancing 21% to RM47.5 million.

Key contributors were Bandar Puteri Jaya and Taman Lang Aman in Sungai Petani (Kedah), Alia and Bayu at Mori Park in Shah Alam (Selangor), LEA by The Hills and Hana Hills in Taman Melawati (Kuala Lumpur), OSK Areca in Nilai (Negeri Sembilan), and Harbour View Residence in Butterworth (Penang).

The Property Development Division continues to focus on sales and delivery of its launched projects, with OSK Ombak in Kuantan having commenced sales in April 2026.

In Australia, the Group’s joint venture development, Melbourne Square, continued to build momentum, with BLVD, Phase 2, achieving 81% take-up. AURA, Phase 3, launched in April 2026, has also recorded an encouraging 17% take-up, signalling continued demand for the development. The first batch of BLVD units is targeted for handover in 4Q26, with profits expected to be recognised upon completion of the relevant settlements.

Meanwhile, the Property Investment Division also benefited from improved occupancy rates across its office and retail portfolio, which contributed to higher leasing revenue during the period.

As at 30 June 2026, the Group's unbilled sales stood at RM1.5 billion, while its total land bank stood at 2,415 acres with an estimated GDV of RM18.2 billion, strategically located across key regions in Malaysia and Melbourne, Australia.

Financial Services expands loan portfolio

The Financial Services segment continued its growth trajectory, with revenue increasing 12% YoY to RM158.5 million and profit rising 15% to RM69.8 million.

Growth was underpinned by the expansion of the loan portfolio across Malaysia, Australia and Singapore, with total outstanding loans reaching RM2.8 billion as at 30 June 2026, compared with RM2.6 billion a year earlier.

The segment is expected to benefit from strengthening corporate loan demand as it continues its strategic expansion across these markets. At the same time, the business remains focused on disciplined credit assessment, portfolio quality and greater operational efficiency.

Hospitality continues its turnaround

The Hospitality segment recorded RM55.0 million in revenue, an increase of 13% YoY, while its pre-tax loss narrowed to RM1.4 million from RM2.5 million in 6M25, representing a 46% improvement.

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The turnaround gained further momentum in 2Q26, when revenue rose 14% QoQ to RM29.3 million, and the segment returned to a pre-tax profit of RM1.0 million, compared with a RM2.4 million loss in the preceding quarter.

The improved results reflected higher occupancy and average room rates across the Group's hotels, supported by stronger demand for local tourism, conventions and events.

Swiss-Grand Beach Resort Kuantan, now operating at full capacity during 6M26, compared with limited capacity in the corresponding period when refurbishment works were underway, also contributed positively to the segment's performance.

Maintaining discipline amid external headwinds

The Industries segment recorded 9% YoY revenue growth to RM348.8 million in 6M26. However, pre-tax profit declined 71% to RM5.9 million, mainly due to higher operating expenses and raw material cost pressures, particularly in the Cable Division.

On a sequential basis, the segment showed improvement in 2Q26, with revenue advancing 31% QoQ to RM198.0 million and pre-tax profit increasing 31% to RM3.3 million. The improvement reflected lower operating costs in the Cable Division after elevated expenditure in 1Q26 on machinery repairs and maintenance for the Johor Bahru factories, as well as new product testing and certification.

Looking ahead, the Cable Division is positioned to benefit from sustained capital expenditure in the power sector, expanding data centre development and government-led renewable energy and infrastructure projects.

The Group will continue to manage cost and margin pressures through operational efficiencies, disciplined procurement and cost optimisation, while remaining alert to geopolitical tensions, trade uncertainties, construction cost inflation and raw material price volatility.

Tan Sri Ong noted that OSK's focus would remain on converting its strong business pipeline into sustainable long-term value while maintaining financial and operational discipline.

“We enter the second half of the year with a healthy pipeline and clear opportunities across our businesses. Our unbilled sales and sizeable land bank provide visibility for Property, while the continued expansion of Financial Services strengthens our presence across three key markets,” Tan Sri Ong added.

With stronger first-half earnings, a sizeable development pipeline, an expanding regional financial services platform and improving Hospitality performance, OSK remains focused on executing its strategy and strengthening the resilience of its diversified businesses amid evolving market conditions.

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About OSK Group

OSK Holdings Berhad is a conglomerate with diversified business interests in Property, Financial Services, Industries, Hospitality and Investment Holding. Founded on principles of innovation, sustainability, and excellence, the Group has grown from its humble beginnings to become a significant player in both the local and international markets, including being the market leader in several industries.

Over the years, the Group has expanded its horizons beyond Malaysian borders and established operations in Singapore and Australia, offering financial services and property development.

For more information about OSK Group, visit www.oskgroup.com and follow us on LinkedIn: https://www.linkedin.com/company/osk-group/ to stay updated on our latest projects and initiatives.

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