

ORIENTAL HOLDINGS BERHAD

(Registration No. 196301000446 (5286-U))

(Incorporated in Malaysia)

FINANCIAL REPORT

30 SEPTEMBER 2025

ORIENTAL HOLDINGS BERHAD
(Registration No. 196301000446 (5286-U))
(Incorporated in Malaysia)

INTERIM FINANCIAL REPORT
30 SEPTEMBER 2025

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ORIENTAL HOLDINGS BERHAD

(Registration No. 196301000446 (5286-U))

(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 30 SEPTEMBER 2025

	As at End of Current Quarter 30 Sept 2025 RM'000 (Unaudited)	As at End of Current Quarter 31 Dec 2024 RM'000 (Audited)	Changes %
Assets			
Property, plant and equipment	2,433,208	2,468,583	-1.4
Right-of-use assets	650,313	678,907	-4.2
Investment properties	1,029,016	987,908	4.2
Intangible assets	20,622	20,590	0.2
Investments in associates	655,986	645,770	1.6
Other investments	195,010	419,164	-53.5
Deferred tax assets	135,204	139,102	-2.8
Inventories	35,899	35,896	0.0
Other receivables	42,333	33,657	25.8
Total non-current assets	5,197,591	5,429,577	-4.3
Inventories	371,088	339,885	9.2
Biological assets	17,308	18,566	-6.8
Trade and other receivables	483,325	482,623	0.1
Current tax assets	16,999	36,376	-53.3
Other investments	1,404,310	1,914,857	-26.7
Cash and cash equivalents	4,052,395	3,335,869	21.5
Total current assets	6,345,425	6,128,176	3.5
Total assets	11,543,016	11,557,753	-0.1
Equity			
Share capital	620,462	620,462	0.0
Reserves	1,008,336	1,269,698	-20.6
Retained earnings	5,722,417	5,624,611	1.7
Treasury stocks	(969)	(969)	0.0
Total equity attributable to stockholders of the Company	7,350,246	7,513,802	-2.2
Non-controlling interests	443,635	488,657	-9.2
Total equity	7,793,881	8,002,459	-2.6
Liabilities			
Borrowings	612,943	845,620	-27.5
Lease liabilities	31,391	20,877	50.4
Contract liabilities	50,257	33,882	48.3
Retirement benefits	23,675	23,406	1.1
Deferred tax liabilities	143,824	165,482	-13.1
Total non-current liabilities	862,090	1,089,267	-20.9
Borrowings	2,326,665	1,858,426	25.2
Lease liabilities	716	7,889	-90.9
Current tax liabilities	69,282	60,254	15.0
Trade and other payables	487,873	528,124	-7.6
Contract liabilities	2,509	11,334	-77.9
Total current liabilities	2,887,045	2,466,027	17.1
Total liabilities	3,749,135	3,555,294	5.5
Total equity and liabilities	11,543,016	11,557,753	-0.1
Net assets per stock (sen)	1184.77	1211.14	-2.2

The selected explanatory notes form an integral part of, and, should be read in conjunction with, this interim financial report.



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CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE PERIOD ENDED 30 SEPTEMBER 2025

	Individual Quarter			Cumulative Quarters		
	Current Year Quarter 30 Sept 2025 RM'000 (Unaudited)	Preceding Year Quarter 30 Sept 2024 RM'000 (Unaudited)	Changes %	Current Year To Date Three quarters to 30 Sept 2025 RM'000 (Unaudited)	Preceding Year To Date Three quarters to 30 Sept 2024 RM'000 (Unaudited)	Changes %
Revenue	1,415,626	1,311,093	8.0	4,093,502	3,681,288	11.2
Results from operating activities	155,911	136,377	14.3	236,592	655,339	(63.9)
Finance costs	(10,565)	(19,728)	(46.4)	(36,940)	(81,723)	(54.8)
Share of profits after tax of equity accounted associates	19,580	14,811	32.2	54,391	18,539	193.4
Profit before taxation	164,926	131,460	25.5	254,043	592,155	(57.1)
Tax expense	(36,887)	(33,602)	(9.8)	(93,961)	(144,907)	(35.2)
Profit from continuing operations	128,039	97,858	30.8	160,082	447,248	(64.2)
Other comprehensive income/ (expense), net of tax						
Foreign currency translation differences for foreign operations : - loss during the period	(58,107)	(330,756)	82.4	(89,813)	(378,853)	76.3
Fair value gain/ (loss) of equity instruments designated at fair value through other comprehensive income	10,810	(5,905)	283.1	(73,472)	835	(8,899.0)
Share of other comprehensive income/ (expense) of equity accounted associates	9	197	(95.4)	(1,039)	(2,456)	57.7
Other comprehensive expense for the period, net of tax	(47,288)	(336,464)	85.9	(164,324)	(380,474)	56.8
Total comprehensive income/ (expense) for the period	80,751	(238,606)	133.8	(4,242)	66,774	(106.4)
Profit attributable to:						
Stockholders of the Company	124,622	88,868	40.2	155,812	446,532	(65.1)
Non-controlling interests	3,417	8,990	(62.0)	4,270	716	496.4
Profit for the period	128,039	97,858	30.8	160,082	447,248	(64.2)
Total comprehensive income/ (expense) income attributable to:						
Stockholders of the Company	77,460	(243,218)	131.8	(4,335)	73,192	(105.9)
Non-controlling interests	3,291	4,612	(28.6)	93	(6,418)	101.4
Total comprehensive income/ (expense) for the period	80,751	(238,606)	133.8	(4,242)	66,774	(106.4)
<i>Weighted average number of stocks in issue ('000)</i>	620,354	620,362		620,354	620,362	
Basic earnings per stock (sen) (based on the weighted average number of stocks)	20.09	14.33	40.2	25.12	71.98	(65.1)

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CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE PERIOD ENDED 30 SEPTEMBER 2025

	Individual Quarter		Cumulative Quarters	
	Current Year	Preceding Year	Current Year	Preceding Year
	Year	Year	To Date	To Date
	Quarter	Quarter	Three quarters	Three quarters
	30 Sept 2025	30 Sept 2024	to 30 Sept 2025)	to 30 Sept 2024)
	RM'000	RM'000	RM'000	RM'000
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)
Included in the Total Comprehensive Expense/Income for the period are the followings :				
Interest income	(29,961)	(45,031)	(105,164)	(137,001)
Other income including investment income	(41,718)	(3,429)	(46,562)	(42,441)
Interest expense	10,565	19,728	36,940	81,723
Depreciation and amortisation	43,481	49,432	136,810	166,416
Bad debts written off/ (Bad debts recovered)	3,287	(6)	3,015	235
(Reversal of write down)/ Write down of inventories	(8,118)	790	(10,600)	(3,969)
Property, plant and equipment write off	74	481	85	717
Loss/ (Gain) on disposal of investments	143	-	372	(91)
Gain on disposal of property, plant and equipment	(179)	(2,896)	(1,726)	(4,086)
Gain on disposal of assets classified as held for sale	-	-	-	(209,848)
(Reversal of impairment loss)/ Provision of impairment loss on assets	-	(174)	53	(70)
Unrealised foreign exchange loss/ (gain)	31,890	(10,296)	287,653	(10,373)
Realised foreign exchange (gain)/ loss	(2,507)	10,904	(6,701)	(3,987)

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CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE PERIOD ENDED 30 SEPTEMBER 2025

← Attributable to stockholders of the Company →
← Non-distributable → Distributable

	Share capital	Translation reserve	Fair value reserve	Treasury stocks	Retained earnings	Capital reserve	Total	Non-controlling interests	Total equity
<i>In thousands of RM</i>									
At 1 January 2024	620,462	1,268,408	386,422	(249)	5,267,344	40,248	7,582,635	527,699	8,110,334
Foreign currency translation differences for foreign operations	-	(371,719)	-	-	-	-	(371,719)	(7,134)	(378,853)
Fair value of financial assets	-	-	835	-	-	-	835	-	835
Share of other comprehensive expense of equity accounted associates	-	-	(2,456)	-	-	-	(2,456)	-	(2,456)
Total other comprehensive expense for the period	-	(371,719)	(1,621)	-	-	-	(373,340)	(7,134)	(380,474)
Profit for the period	-	-	-	-	446,532	-	446,532	716	447,248
Total comprehensive (expense)/ income for the period	-	(371,719)	(1,621)	-	446,532	-	73,192	(6,418)	66,774
Dividends to stockholders	-	-	-	-	(124,073)	-	(124,073)	-	(124,073)
Dividends paid to non-controlling interests	-	-	-	-	-	-	-	(13,956)	(13,956)
Acquisition of non-controlling interest in a subsidiary	-	-	-	-	-	-	-	(270)	(270)
Total transactions with owners	-	-	-	-	(124,073)	-	(124,073)	(14,226)	(138,299)
At 30 September 2024	620,462	896,689	384,801	(249)	5,589,803	40,248	7,531,754	507,055	8,038,809
<i>In thousands of RM</i>									
At 1 January 2025	620,462	913,529	315,921	(969)	5,624,611	40,248	7,513,802	488,657	8,002,459
Foreign currency translation differences for foreign operations	-	(85,636)	-	-	-	-	(85,636)	(4,177)	(89,813)
Fair value of financial assets	-	-	(73,472)	-	-	-	(73,472)	-	(73,472)
Share of other comprehensive expense of equity accounted associates	-	-	(1,039)	-	-	-	(1,039)	-	(1,039)
Total other comprehensive expense for the period	-	(85,636)	(74,511)	-	-	-	(160,147)	(4,177)	(164,324)
Profit for the period	-	-	-	-	155,812	-	155,812	4,270	160,082
Total comprehensive (expense)/ income for the period	-	(85,636)	(74,511)	-	155,812	-	(4,335)	93	(4,242)
Dividends to stockholders	-	-	-	-	(124,052)	-	(124,052)	-	(124,052)
Dividends paid to non-controlling interests	-	-	-	-	-	-	-	(5,778)	(5,778)
Acquisition of non-controlling interest in subsidiaries	-	-	-	-	(35,169)	-	(35,169)	(39,337)	(74,506)
Total transactions with owners	-	-	-	-	(159,221)	-	(159,221)	(45,115)	(204,336)
Transfer upon the disposal of equity investment designated at FVOCI	-	-	(101,215)	-	101,215	-	-	-	-
At 30 September 2025	620,462	827,893	140,195	(969)	5,722,417	40,248	7,350,246	443,635	7,793,881

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CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE PERIOD ENDED 30 SEPTEMBER 2025

	Current Year To Date Three quarters to 30 Sept 2025) RM'000 (Unaudited)	Preceding Year To Date Three quarters to 30 Sept 2024) RM'000 (Unaudited)
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before tax	254,043	592,155
Adjustments for:		
Non-cash items	427,096	157,825
Non-operating items	(170,531)	(330,207)
Operating profit before working capital changes	510,608	419,773
Changes in working capital	(85,137)	51,141
Cash flows from operating activities	425,471	470,914
Dividend received, net	97,708	49,410
Tax paid	(82,621)	(173,062)
Payment of retirement benefits	(1,451)	(1,511)
<i>Net cash flows from operating activities</i>	439,107	345,751
CASH FLOWS FROM INVESTING ACTIVITIES		
Capital expenditure	(187,037)	(556,544)
Proceeds from disposal of assets classified as held for sale	-	240,318
Purchase of investments	(2,864,181)	(1,173,005)
Proceeds from disposal of investments	3,145,539	944,464
Interest received	111,339	139,407
Acquisition of non-controlling interest in subsidiaries	(74,506)	(270)
Decrease in short term investments, net	365,118	1,332,908
<i>Net cash flows from investing activities</i>	496,272	927,278

CONSOLIDATED STATEMENT OF CASH FLOWS (Cont'd)

	Current Year To Date Three quarters to 30 Sept 2025) RM'000 (Unaudited)	Current Year To Date Three quarters to 30 Sept 2024) RM'000 (Unaudited)
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CASH FLOWS FROM FINANCING ACTIVITIES

Bank borrowings (net)	97,038	288,919
Lease liabilities (net)	1,186	(11,481)
Dividends paid to stockholders	(124,052)	(124,073)
Changes in fixed deposits pledged for banking facilities	18,404	227,752
Dividends paid to non-controlling interests	(5,778)	(13,956)
Interest paid	(32,835)	(86,174)
<i>Net cash flows (used in)/ from financing activities</i>	(46,037)	280,987
Net increase in cash and cash equivalents	889,342	1,554,016
Cash and cash equivalents at 1 January	2,952,713	1,872,866
Effects of exchange rates on cash and cash equivalents	(154,412)	(340,619)
Cash and cash equivalents at 30 September (Note 1)	3,687,643	3,086,263

NOTE

	RM'000	RM'000
1 Cash and cash equivalents consist of: -		
Cash and bank balances	1,651,838	951,347
Fixed deposits	2,093,232	2,360,135
Unit trust money market funds	307,325	325,672
	4,052,395	3,637,154
Less:		
Deposits pledged	(364,752)	(550,891)
	3,687,643	3,086,263

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SELECTED EXPLANATORY NOTES
TO THE INTERIM FINANCIAL REPORT
30 SEPTEMBER 2025 (Cont'd)

1. Basis of Preparation

The interim financial report is unaudited and has been prepared in compliance with MFRS 134, Interim Financial Reporting and the additional disclosure requirements as in Part A of Appendix 9B of the Revised Listing Requirements.

The interim financial report should be read in conjunction with the most recent annual audited financial statements of the Group for the year ended 31 December 2024. These explanatory notes provide an explanation of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Group since the year ended 31 December 2024.

The accounting policies and methods of computation adopted by the Group in this interim financial report are consistent with the most recent annual audited financial statements for the year ended 31 December 2024.

The adoption of the following amendments and annual improvements to existing accounting standards that came into effect on or after 1 January 2025 which are applicable to the Group, did not have any significant financial impact on the condensed consolidated interim financial statements upon their initial application.

MFRS Accounting Standards, interpretations and amendments effective for annual periods beginning on or after 1 January 2025

- Amendments to MFRS 121, *The Effects of Changes in Foreign Exchange Rates – Lack of Exchangeability*

MFRS Accounting Standards, Amendments and IC Interpretations issued but not yet effective:

MFRS Accounting Standards, interpretations and amendments effective for annual periods beginning on or after 1 January 2026

- Amendments to MFRS 9, *Financial Instruments* and MFRS 7, *Financial Instruments: Disclosures - Classification and Measurement of Financial Instruments*
- Amendments that are part of Annual Improvements – Volume 11:
 - Amendments to MFRS 1, *First-time Adoption of Malaysian Financial Reporting Standards*
 - Amendments to MFRS 7, *Financial Instruments: Disclosures*
 - Amendments to MFRS 9, *Financial Instruments*
 - Amendments to MFRS 10, *Consolidated Financial Statements*
 - Amendments to MFRS 107, *Statement of Cash Flows*
- Amendments to MFRS 9, *Financial Instruments* and MFRS 7, *Financial Instruments: Disclosures – Contracts Referencing Nature-dependent Electricity*

MFRS Accounting Standards, interpretations and amendments effective for annual periods beginning on or after 1 January 2027

- MFRS 18, *Presentation and Disclosure in Financial Statements*
- MFRS 19, *Subsidiaries without Public Accountability: Disclosures*

MFRS Accounting Standards, interpretations and amendments effective for annual periods beginning on or after a date yet to be confirmed

- Amendments to MFRS 10, *Consolidated Financial Statements* and MFRS 128, *Investments in Associates and Joint Ventures – Sale or Contribution of Assets between an Investor and its Associate or Joint Venture*

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SELECTED EXPLANATORY NOTES
TO THE INTERIM FINANCIAL REPORT
30 SEPTEMBER 2025 (Cont'd)

1. Basis of Preparation (Cont'd)

The Group will adopt the above pronouncements when they become effective in the respective financial periods. These pronouncements are not expected to have a material impact on the financial statements of the Group upon their initial recognition.

2. Auditors' Qualification

There's no qualification on the audit report of the preceding annual financial statements of Oriental Holdings Berhad.

3. Seasonal Cyclical Factors

Majority of the business operations of the Group are generally in tandem with the prevailing economic conditions where the Group operates with the exception of a few sectors. Commodity price is the most significant determinant of the level of profitability for the plantation sector although seasonal factor such as climatic condition also plays a part in determining the production level.

4. Exceptional Items

There were no material exceptional items for the period under review.

5. Changes in Estimates

There were no material changes in estimates of amounts reported in prior financial period.

6. Debt and Equity Securities

There were no issuance and repayment of debt and equity stocks, stock buy-backs, stock cancellations, stocks held as treasury stocks and resale of treasury stocks for the current financial period to date.

7. Dividends Paid

Since the end of the previous financial year, the Company paid:

- i) a final single tier dividend of 20 sen per ordinary stock totalling RM124,052,366 in respect of the financial year ended 31 December 2024 on 17 July 2025; and
- ii) an interim single tier dividend of 20 sen per ordinary stock totalling RM124,052,366 in respect of the financial year ending 31 December 2025 on 20 November 2025.

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SELECTED EXPLANATORY NOTES
TO THE INTERIM FINANCIAL REPORT
30 SEPTEMBER 2025 (Cont'd)

8. Segment Revenue and Results

	Automotive and related products RM'000	Plastic products RM'000	Hotels and resorts RM'000	Plantation RM'000	Investment holding RM'000	Investment properties & trading of building material products RM'000	Healthcare RM'000	Total of all segments RM'000	Reconciliation/ Elimination RM'000	Notes	Total per consolidated financial statements RM'000
30 September 2025											
Revenue from external customers	2,347,246	199,012	182,392	890,534	43,041	330,299	100,978	4,093,502	-		4,093,502
Inter-segment revenue	7,890	346	13	-	19,230	-	4	27,483	(27,483)		-
Total revenue	2,355,136	199,358	182,405	890,534	62,271	330,299	100,982	4,120,985	(27,483)		4,093,502
Results											
Segment profit/ (loss)	161,956	21,720	52,920	82,538	(86,265)	(12,533)	16,256	236,592	17,451	A	254,043
Assets											
Segment assets	3,745,184	355,755	1,050,374	3,724,341	538,408	1,064,539	256,226	10,734,827	808,189	B	11,543,016

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SELECTED EXPLANATORY NOTES
TO THE INTERIM FINANCIAL REPORT
30 SEPTEMBER 2025 (Cont'd)

8. Segment Revenue and Results (Cont'd)

Notes Nature of reconciliations to arrive at amounts reported in the consolidated interim financial report

A The following items are added to/ (deducted from) segment profit to arrive at “Profit before tax” presented in the condensed consolidated statement of profit or loss and other comprehensive income:

	30 September 2025
	RM'000
Share of results of associates	54,391
Finance costs	(36,940)
	<u>17,451</u>

B The following items are added to segment assets to arrive at total assets reported in the condensed consolidated statement of financial position:

	30 September 2025
	RM'000
Investment in associates	655,986
Current tax assets	16,999
Deferred tax assets	135,204
	<u>808,189</u>

9. Material Post Balance Sheet Events

On 15 May 2025, the Company has entered into a Memorandum of Understanding (“MOU”) with LBS Bina Group Berhad, to develop all that pieces and or parcels of land with total areas measuring approximately 561 acres located at Klebang, Melaka into mixed development comprising of industrial and commercial buildings (“Proposed Development”) in phases, on joint venture basis for a period of 15 years from the date of commencement of the first phase of the Proposed Development. On 16 July 2025, the Board of Directors of the Company announced that the parties have agreed to extend the Validity Period of the MOU for another 3 months to 14 November 2025.

Further to the announcements made on 15 May 2025 and 16 July 2025 regarding the MOU, a wholly-owned subsidiary, Ultra Green Sdn. Bhd. has, on 27 October 2025 entered into two joint venture agreements (“JVAs”) with Business Park Development Sdn. Bhd., a subsidiary of LBS Bina Group Berhad to jointly develop all that pieces and or parcels of land measuring approximately 54.75 acres located at Klebang, Melaka into a commercial and residential (if any) development project. The JVAs signed for two phases comprising of Phase 1A and Phase 1B. Phase 1A of the proposed joint venture targeted to be completed by the Year 2032.

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SELECTED EXPLANATORY NOTES
TO THE INTERIM FINANCIAL REPORT
30 SEPTEMBER 2025 (Cont'd)

10. Changes in Group's Composition

There were no changes in the composition of the Group during the current financial period to-date other than the following:-

- (i) On 13 January 2025, Melaka Straits Medical Centre Sdn. Bhd, a 51.7% subsidiary of the company incorporated a wholly-owned subsidiary named Oriental MISH Sdn. Bhd. ("OMISH"). The initial issued share capital is 1 ordinary share at an issue price of RM1. The intended principal activity of OMISH is to operate as a minimally invasive surgical hospital.
- (ii) On 14 January 2025, the Company acquired an additional 0.2% interest in Armstrong Auto Parts Sdn. Bhd. ("AAP"), a 94.8% owned subsidiary, from non-controlling interest for a total purchase consideration of RM121,500 in cash. Subsequent to the acquisition, AAP became a 95.0% owned subsidiary of the Company.
- (iii) On 27 January 2025, Armstrong Trading & Supplies Sdn. Bhd. ("ATS"), a 95.0% subsidiary of the Company invested in an overseas trading company located in China, Chongqing Armstrong Technology Co. Limited ("CAT") to form a joint-venture trading arm for a total cash consideration of RM91,950 (CNY150,000), representing 30% equity interest in CAT. CAT is aimed at facilitating the sales of cable products across the Asia region that had experienced high costs arising from aging machinery and labour intensity.
- (iv) On 24 April 2025, the Company subscribed for 150,000 Redeemable Preference Shares in Ultra Green Sdn. Bhd., a wholly-owned subsidiary of Kah Motor Company Sdn. Bhd., which in turn is a wholly-owned subsidiary of the Company, for a cash consideration of RM15,000,000.
- (v) On 27 May 2025, Kah Motor Company Sdn. Berhad, a wholly-owned subsidiary of the Company incorporated a wholly-owned subsidiary named Kah Motor Singapore Pte. Ltd. ("KMS"). The initial issued share capital is 1 ordinary share at an issue price of SGD1. The intended principal activities of KMS are the retail sale of motor vehicles (except motorcycles and scooters) and the repair and maintenance of motor vehicles, including the installation of parts and accessories.
- (vi) On 27 May 2025, Kah Motor Company Sdn. Berhad, a wholly-owned subsidiary of the Company incorporated a wholly-owned subsidiary named Kah Investments Singapore Pte. Ltd. ("KIS"). The initial issued share capital is 1 ordinary share at an issue price of SGD1. The intended principal activities of KIS are investment holding and the provision of management consultancy services.
- (vii) On 30 May 2025, the Company acquired an additional 7.5% interest in PT Gunung Maras Lestari ("GML") and PT Gunungsawit Binalestari ("GSBL"), 92.5% indirect owned subsidiaries, from non-controlling interest for a total purchase consideration of RM63,155,813 in cash. Subsequent to the acquisition, GML and GSBL became direct and indirect 100% owned subsidiaries of the Company.

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SELECTED EXPLANATORY NOTES
TO THE INTERIM FINANCIAL REPORT
30 SEPTEMBER 2025 (Cont'd)

10. Changes in Group's Composition (Cont'd)

- (viii) On 30 May 2025, the Company acquired an additional 10% interest in PT Surya Agro Persada ("SAP"), PT Sumatera Sawit Lestari ("SSL"), PT Bumi Sawit Sukses Pratama ("BSSP"), PT Gunung Sawit Selatan Lestari ("GSSL"), PT Dapo Agro Makmur ("DAM") and PT Pratama Palm Abadi ("PPA"), 90.0% indirect owned subsidiaries, from non-controlling interest for a total purchase consideration of RM11,229,187 in cash. Subsequent to the acquisition, SAP, SSL, BSSP, GSSL, DAM and PPA became direct and indirect 100% owned subsidiaries of the Company.
- (ix) On 8 September 2025, the Company incorporated a wholly-owned subsidiary named Farquhar Properties Sdn. Bhd. ("FP"). The initial issued share capital is 1 ordinary share at an issue price of RM1. The intended principal activities of FP are to operate and manage hospitality businesses including but not limited to hotels, motels, resorts, homestays, restaurants, bars, as well as related recreational and catering services.
- (x) On 8 September 2025, the Company incorporated a wholly-owned subsidiary named Northam Langkawi Sdn. Bhd. ("NL"). The initial issued share capital is 1 ordinary share at an issue price of RM1. The intended principal activities of NL are to operate and manage hospitality businesses including but not limited to hotels, motels, resorts, homestays, restaurants, bars, as well as related recreational and catering services.

11. Changes in Contingent Liabilities and Assets and Changes in Material Litigations

There were no contingent liabilities and assets at the end of the reporting period.

Neither the Company nor any of its subsidiaries is engaged in any material litigation, either as plaintiff or defendant and the Directors are not aware of any proceedings pending or threatened, against the Company or any of its subsidiaries or of any facts likely to give rise to any proceedings which might materially affect the position or business of the Company or any of its subsidiaries, financially or otherwise.

12. Review of Group's Performance

Overall Review

The Group recorded year to date revenue of RM 4,093.5 million, an increase of 11.2% compared to RM 3,681.3 million in the corresponding period last year. The increase in revenue was mainly due to higher contribution from plantation segment with overall increase in commodities prices and volume as well as higher contribution from automotive segment especially from retail operations in Singapore.

The Group recorded an operating profit of RM 236.6 million (YTDFY24 : RM 655.3 million), decreased by RM 418.7 million and profit before tax of RM 254.0 million compared to RM 592.2 million in the corresponding period last year mainly attributed from lower operating profit from all business segments whilst in the corresponding period last year included a gain on disposal of Bayview Eden Melbourne Hotel in Australia of RM 209.8 million which was completed in March 2024.

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12. Review of Group's Performance (Cont'd)

Segmental Analysis

Performance for each operating segment is as follows:-

The revenue from the automotive segment increased by 10.8% to RM 2,347.2 million whilst operating profit decreased by 16.8% to RM 162.0 million respectively.

For the retail operations in Singapore, revenue increased by 34.7% mainly due to higher number of cars sold by 47.7% driven by the consistent rise in Certificate of Entitlement ("COE") quotas. Despite increase in revenue, operating profit decreased by 12.0% mainly due to lower gross profit margin impacted by high COE prices as well as lower interest income from reduction in fixed deposits placement.

For the retail operations in Malaysia, revenue increased by RM 33.4 million while recorded lower operating profit by RM 2.7 million. Higher revenue was attributed to higher number of cars sold by 5.2% due to added contribution from BYD models as Kah Progression Auto Sdn. Bhd. has been appointed as dealer for BYD-branded vehicles with business commencement in Q2FY24. Decrease in operating profit mainly attributed from intense competition in the industry which has impacted on gross profit as well as rising in operational costs.

The plantation segment generated a revenue of RM 890.5 million, an increase of 40.4% compared to corresponding period last year of RM 634.3 million and recorded a decrease in operating profit of RM 82.5 million (YTDFY24 : RM 130.0 million). Higher revenue was attributed to the higher in FFB, CPO and PK selling prices by 8.3% (YTDFY25 : RM 800/MT ; YTDFY24 : RM 739/MT), 7.4% (YTDFY25 : RM 3,851/MT ; YTDFY24 : RM 3,587/MT) and 55.8% (YTDFY25 : RM 3,135/MT ; YTDFY24 : RM 2,012/MT) respectively as well as higher CPO sales volume by 39.6%. However, decrease in operating profit was attributed to higher realised and unrealised foreign exchange loss of RM 165.8 million (YTDFY24 : RM 3.7 million) on the weakening of IDR against the CHF and JPY denominated borrowings.

The plastic segment recorded a decrease in revenue of 4.6% to RM 199.0 million (YTDFY24 : RM 208.7 million) with decrease in operating profit of 7.7% to RM 21.7 million (YTDFY24 : RM 23.5 million) respectively. Decrease in revenue and operating profit were attributed to lower sales orders from domestic automotive customers impacted by the influx of China car models.

Hotels and resorts segment recorded a decrease in revenue of 16.6% to RM 182.4 million (YTDFY24 : RM 218.6 million) with operating profit decreased to RM 52.9 million (YTDFY24 : RM 282.6 million). Lower revenue was mainly due to overall lower average occupancy rates and average room rates especially from Australia, Singapore and New Zealand hotels as slow pick-up in bookings. Australia and New Zealand's hotels performance was impacted by the slow bookings from the new systems as undergoing transition process to the Third Party Management. Significant decrease in operating profit was mainly attributed to gain on disposal of Bayview Eden Melbourne Hotel in Australia of RM 209.8 million in Q1FY24. Excluded the gain on disposal, operating profit in 2025 decreased by 27.3%.

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12. Review of Group's Performance (Cont'd)

Revenue from the investment holding segment increased by 13.2% to RM 43.0 million (YTDFY24 : RM 38.0 million) and recorded an operating loss of RM 86.3 million (YTDFY24: operating profit of RM 15.7 million). Higher revenue was mainly due to slightly higher dividend income received from other investments. Operating loss was attributed to realised and unrealised foreign exchange loss of RM 101.2 million (YTDFY24 : realised and unrealised foreign exchange gain of RM 17.2 million) on the weakening of USD and MYR against the JPY, SGD and CHF denominated borrowings.

The investment properties and trading of building material products segment recorded a decrease of 7.8% in revenue to RM 330.3 million (YTDFY24 : RM 358.4 million) in tandem with lower sales volume amid operating in a competitive market. Increase in operating loss of RM 12.5 million (YTDFY24 : RM 10.0 million) was attributed to bad debts written off for unrecoverable debts in Q3FY25 of RM 3.3 million.

Healthcare segment's revenue decreased by 3.5% to RM 101.0 million (YTDFY24 : RM 104.7 million) and recorded a decrease in operating profit of RM 16.3 million (YTDFY24 : RM 18.9 million) attributed to lower number of patients and operation theatre cases by 7.9% and 2.7% respectively hence impacting gross profit margin.

13. Material Change in Profit/ Loss Before Taxation ("PBT"/ "LBT") reported as compared with the immediate preceding quarter

Overall Review

The Group's revenue for the third quarter of 2025 was RM 1,415.6 million, an increase of RM 150.6 million or 11.9% from RM 1,265.0 million in Q2FY25 with overall increase in revenue except for plantation segment.

The Group recorded an operating profit of RM 155.9 million (Q2FY25 : operating loss of RM 43.1 million), increased by RM 199.0 million and profit before tax of RM 164.9 million compared to loss before tax of RM 39.3 million for Q2FY25 mainly attributed from higher operating profit from all business segments except for hotels and resorts segment. Turnaround into profit before tax in the current quarter was attributed to lower realised and unrealised foreign exchange loss of RM 29.4 million (Q2FY25 : RM 167.1 million) mainly from the plantation and investment holding segments.

Segmental Analysis

Performances of each operating segment as compared to the immediate preceding quarter are as follows:-

Revenue from the automotive segment increased by 15.7% to RM 829.5 million (Q2FY25 : RM 716.8 million) with increase in operating profit by 56.5% to RM 65.9 million (Q2FY25 : RM 42.1 million). The increase in revenue was mainly attributed to higher number of cars sold by 39.6% from retail operations in Singapore. Higher operating profit was mainly from retail operations in Singapore attributed to realised foreign exchange gain due to strengthening of USD against SGD on its cash and cash equivalents from the disposal of equity investments and bonds.

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13. Material Change in Profit/ Loss Before Taxation (“PBT”/ “LBT”) reported as compared with the immediate preceding quarter (Cont'd)

The plantation segment generated a revenue of RM 265.5 million, a decrease of 7.2% compared to immediate preceding quarter of RM 286.1 million and recorded an operating profit of RM 21.9 million (Q2FY25 : operating loss of RM 1.2 million). Lower revenue was attributed to the decrease in CPO and PK sales volume by 2.6% and 4.6% respectively as well as lower PK selling price by 8.9%. Operating profit was mitigated by realised and unrealised foreign exchange loss of RM 34.5 million (Q2FY25 : RM 72.2 million) on the weakening of IDR against the CHF and JPY denominated borrowings.

Revenue from the plastic segment increased by 10.4% to RM 71.4 million (Q2FY25 : RM 64.7 million) with increase in operating profit of 13.7% to RM 9.1 million (Q2FY25 : RM 8.0 million). Increase in revenue and operating profit were attributed to higher sales orders from domestic automotive customers coupled with disciplined cost control.

Hotels and resorts segment recorded an increase in revenue of 8.0% to RM 61.1 million (Q2FY25 : RM 56.6 million) and recorded a decrease in operating profit of RM 15.6 million (Q2FY25 : RM 17.8 million). Higher revenue was mainly due to overall higher average occupancy rates especially from Australia and New Zealand hotels with higher bookings from corporate events and domestic travel. Lower operating profit as the hotels are currently undergoing transition process to the Third Party Management with lower room rate adjustments as part of strategy to increase sales.

Revenue from the investment holding segment increased significantly to RM 40.8 million (Q2FY25 : RM 1.2 million) and recorded an operating profit of RM 42.3 million (Q2FY25 : operating loss of RM 106.4 million). Turnaround into operating profit was attributed to realised and unrealised foreign exchange gain of RM 2.0 million (Q2FY25 : realised and unrealised foreign exchange loss of RM 82.3 million) on the strengthening of USD and MYR against the JPY and CHF denominated borrowings.

The investment properties and trading of building material products segment recorded a 6.1% increase in revenue to RM 113.1 million (Q2FY25 : RM 106.6 million) in tandem with higher sales volume. Lower operating loss of RM 4.7 million (Q2FY25 : RM 8.2 million) was mainly due to in Q2FY25 incurred payment of land tax for Australian properties as well as local land tax/statutory payments. The segment remain facing stiff price competition for its building material products.

Healthcare segment's revenue increased by 3.3% to RM 34.1 million (Q2FY25: RM 33.0 million) with operating profit increased to RM 5.9 million (Q2FY25 : RM 4.7 million) attributed to higher number of patients by 10.2%.

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14. Current Year Prospects

The International Monetary Fund (“IMF”) has projected global growth to slow from 3.3% in 2024 to 3.2% in 2025 and 3.1% in 2026, an upward revision from the April 2025 World Economic Outlook but continue to mark a downward revision relative to the pre-policy-shift forecasts.

The automotive industry has witnessed substantial transformations driven by rapid evolution of new technologies towards electrification and autonomous vehicles, regulatory shifts, evolving consumer demands, interest rates and global events. Beginning 2026, excise duty exemptions on completely-built-up (“CBU”) EVs will be removed, after which domestic assembly will take precedence. Management will continue enhance its sales and after-sales services with strong promotional campaigns while staying well-informed as the automotive industry navigates the uncertainties that lie ahead in 2026.

In 2025, COE prices in Singapore have trended upward across all categories, with notable spikes during the September 2025 tender, driven by upcoming EV rebate cuts from 1 January 2026 and higher surcharges on other cars as fuelling demand. Analysts expect the final quarter of 2025 to remain volatile. If deregistrations increase and quotas rise in early 2026, premiums could ease further. Several new Honda car models have been progressively being launched in 2025 which have positively attract strong consumer interest.

The plastic segment continues to face competitive environment from other industry players i.e., automotive sector although the sector is seeing positive signs of recovery. Management will continue to exercise cost rationalisation and productivity improvement.

Research firm BMI, a Fitch Solutions company projects average CPO price to RM 4,320 per tonne for 2025. BMI forecasts a slight easing in prices in 2026 to RM 4,300 per tonne, as near-term supply pressures ease but long-term structural constraints continue to support elevated prices. The plantation segment’s management will take necessary steps to ensure that all estates and mills remain efficient, cost effective and competitive. The forex exposure of the borrowings will be closely monitored and managed.

In May 2025, management of the Australia and New Zealand hotel portfolio was transferred to a third-party operator; Accor. The portfolio is currently in the midst of a structured transition process, which is expected to drive additional profitability for the hotels and resorts segment.

The Group is in the pipeline to acquire three hotels and an office tower in Pulau Pinang and Langkawi. The hotels will be rebranded and operated by a third-party operator; The Ascott Limited (“Ascott”) and the hotels stand to benefit from Ascott’s strong global reputation, trusted service standards and wide distribution network. The addition of the hotels will enable OHB Group to strengthen its hospitality assets and market presence in Malaysia.

The healthcare segment will continue to focus on strengthening brand awareness and positioning the hospital for sustainable growth.

The Board will continue to seek business opportunities that will complement its existing businesses and further consolidate and strengthen the Group’s financial strength to meet the challenges ahead.

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15. Variance of Actual Profit from Forecast Profit/Profit Guarantee

Not Applicable.

16. Taxation

	Individual Quarter		Cumulative Quarter	
	Current Year Quarter 30 Sept 25 RM'000 (Unaudited)	Preceding Year Quarter 30 Sept 24 RM'000 (Unaudited)	Current Year To date 30 Sept 25 RM'000 (Unaudited)	Preceding Year To date 30 Sept 24 RM'000 (Unaudited)
Current taxation				
Malaysian taxation				
- Based on profit for the period	8,964	4,705	22,283	21,686
- Under provision in respect of prior period	137	135	751	725
	9,101	4,840	23,034	22,411
Foreign taxation				
- Based on profit for the period	30,267	27,119	88,589	84,779
	39,368	31,959	111,623	107,190
Deferred taxation				
- Current period	(2,481)	1,643	(5,444)	36,979
- (Over)/ Under provision in respect of prior period	-	-	(12,218)	738
	(2,481)	1,643	(17,662)	37,717
	36,887	33,602	93,961	144,907

17. Status of Corporate Proposals

The following corporate proposals had been announced by the Company but not completed as at the date of this announcement are as follows:

- a) the Stock Buy-Back which was approved by the stockholders at the Annual General Meeting on 10 June 2025 for the buy-back of up to 10% or up to 62,039,363 ordinary stocks. There were no stocks buy-back for the period to date; and

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17. Status of Corporate Proposals (Cont'd)

b) On 7 November 2025, the Company entered into the following acquisitions with related parties for a total cash consideration of RM411.00 million:

- (i) The Company had entered into a conditional share subscription agreement with Boon Siew Sdn Berhad (“BSSB”) and Northam Georgetown Sdn Bhd (“NGSB”) (“Share Subscription Agreement”) for the proposed subscription of 153,100,000 ordinary shares in NGSB (“Subscription Shares”) for a cash subscription price of RM153.10 million (“Subscription Price”). Upon completion of the Share Subscription Agreement, the Company shall be the legal and beneficial owner of 96.84% equity interest in NGSB. Following the completion of the Share Subscription Agreement, the Company and BSSB shall enter into a share sale agreement, the agreed form of which is appended to the Share Subscription Agreement (“SSA”), for the proposed acquisition of the remaining 3.16% equity interest in NGSB comprising 5,000,002 ordinary shares in NGSB (“NGSB Sale Shares”) for a purchase consideration of RM13.90 million in cash (“OS Consideration”).

Upon completion of the Share Subscription Agreement and the SSA, the Company shall be the legal and beneficial owner of 100% equity interest in NGSB, which owns an operational 4-star rated 365-room resort hotel and 3-storey lodge building along with other supporting amenities and facilities attached thereto identified as Bayview Beach Resort Penang (“Bayview Beach Resort Penang”) located at Batu Ferringgi, Pulau Pinang. For the avoidance of doubt, the Subscription Price and the OS Consideration shall amount to RM167.00 million (“Proposed NGSB Share Acquisition”);

- (ii) Farquhar Properties Sdn Bhd (“FPSB”), a wholly-owned subsidiary of the Company, had entered into a conditional sale and purchase agreement with BSSB for the proposed acquisition of an operational 4-star rated 340-room hotel along with other supporting amenities and facilities attached thereto identified as Bayview Hotel Georgetown, a 15-storey building comprising an office tower, 2 showrooms and car parking bays identified as Wisma Boon Siew located at George Town, Pulau Pinang, for a purchase consideration of RM153.00 million in cash (“Proposed Georgetown Acquisition”); and
- (iii) Northam Langkawi Sdn Bhd (“NLSB”), a wholly-owned subsidiary of the Company, had entered into a conditional sale and purchase agreement with Boon Siew Development Sdn Bhd (“BSDSB”) for the proposed acquisition of an operational 4-star rated 282-room hotel along with other supporting amenities and facilities attached thereto identified as Bayview Hotel Langkawi located at Langkawi, Kedah Darul Aman, for a purchase consideration of RM91.00 million in cash (“Proposed Langkawi Hotel Acquisition”).

(The Proposed NGSB Share Acquisition, Proposed Georgetown Acquisition and Proposed Langkawi Hotel Acquisition are collectively referred to as the “Proposals”).

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17. Status of Corporate Proposals (Cont'd)

The Proposals are subject to the following approvals being obtained:-

- (i) approval from the non-interested Stockholders for the Proposals at an extraordinary general meeting (“EGM”) to be convened; and
- (ii) any other relevant authorities or parties, if required.

The Proposals are inter-conditional upon each other in terms of Stockholders’ approval.

However, the completion of the Proposals are not inter-conditional upon each other and may be completed independently of one another.

Save as disclosed above, the Proposals are not conditional upon any other proposal/scheme undertaken or to be undertaken by the Company.

Barring any unforeseen circumstances, the submissions to the relevant authorities for the Proposals is expected to be made within 2 months from the date of this announcement.

Barring any unforeseen circumstances and subject to all approvals being obtained, the Proposals are expected to be completed in the third quarter of 2026.

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18. Group Borrowings

	Interest rate %	Borrowings denominated in		Source Currency	RM Equivalent RM'000	Total RM'000
		Ringgit	Foreign Currencies			
Short Term		RM'000 I			II	I + II
Hire purchase financing	4.3 - 7.5	467		-	-	467
Borrowings – secured						
-Revolving credit	1.3 - 1.5	-	JPY 11.805 billion		335,114	335,114
	0.8 - 1.6	-	CHF 0.236 billion		1,249,852	1,249,852
Borrowings – unsecured						
-Bankers acceptance	3.6 - 4.0	25,393		-	-	25,393
-Revolving credit	1.5 - 3.8	50,000	JPY 0.640 billion		18,132	68,132
	0.5 - 1.5	-	CHF 0.123 billion		647,707	647,707
		<u>75,860</u>			<u>2,250,805</u>	<u>2,326,665</u>
Long Term						
Hire purchase financing	4.3 - 7.5	1,718		-	-	1,718
Borrowings – secured						
-Revolving credit	1.0 - 1.6	-	CHF 0.035 billion		182,653	182,653
Revolving credit - unsecured	0.5 - 3.8	100,000	CHF 0.062 billion		328,572	428,572
		<u>101,718</u>			<u>511,225</u>	<u>612,943</u>
Total Borrowings		<u>177,578</u>			<u>2,762,030</u>	<u>2,939,608</u>

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19. Trade receivables

The ageing analysis of trade receivables (included under trade and other receivables category) as at 30 September 2025 is as follows:

	RM'000	%
Not past due	282,000	84.1
Past due less than 3 months	42,965	12.8
Past due 3-6 months	10,155	3.0
Past due 6-12 months	26	0.0
Past due more than 1 year	130	0.1
	335,276	100.0

The Group did not impair the past due trade receivables but monitor these receivables closely. No bad and past due debts are anticipated that could materially affect the financial results and financial position of the Group as a whole.

20. Changes in Material Litigations

Not applicable.

21. Dividend Proposed

No dividend has been proposed for the current quarter.

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22. Basic Earnings per Stock

The basic earnings per stock are computed based on the net profit for the year divided by the weighted average number of stocks in issue.

	Individual Quarter		Cumulative Quarters	
	Current Year Quarter 30 Sept 25 RM'000 (Unaudited)	Preceding Year Quarter 30 Sept 24 RM'000 (Unaudited)	Current Year To Date (Three quarters to 30 Sept 25) RM'000 (Unaudited)	Preceding Year To Date (Three quarters to 30 Sept 24) RM'000 (Unaudited)
Net profit for the period attributable to Stockholders of the Company (RM'000)	<u>124,622</u>	<u>88,868</u>	<u>155,812</u>	<u>446,532</u>
<i>Weighted average number of stocks in issue ('000)</i>	620,354	620,362	620,354	620,362
Basic earnings per stock (sen)	<u>20.09</u>	<u>14.33</u>	<u>25.12</u>	<u>71.98</u>

By Order of the Board

ONG TZE-EN
Company Secretary

DATED THIS 20 NOVEMBER 2025