

Notice of Annual General Meeting

Setia

S P SETIA BERHAD

(Company No. 197401002663 (19698-X))

(Incorporate in Malaysia)

NOTICE IS HEREBY GIVEN that the Fifty First (51st) Annual General Meeting of the Company will be held at **Function Room 1, Setia City Convention Centre, No. 1, Jalan Setia Dagang AG U13/AG, Setia Alam, Seksyen U13, 40170 Shah Alam, Selangor Darul Ehsan ("Main Venue") and virtually by way of electronic means via Vistra Share Registry and IPO (MY) portal ("The Portal") at <https://srmy.vistra.com> on Thursday, 23 April 2026 at 10.00 a.m. or at any adjournment thereof** for the following purposes:

AGENDA

- To receive the audited financial statements of the Company for the financial year ended 31 December 2025 together with the reports of the Directors and auditors thereon. **Please refer to Explanatory Note A**
- To re-elect the following Directors who retire in accordance with Clause 102 of the Company's Constitution and, being eligible, offer themselves for re-election:
 - Datuk Ir. Khairil Anwar Bin Ahmad **Resolution 1**
 - Datin Wan Daneena Liza Binti Wan Abdul Rahman **Resolution 2***[Explanatory Note 1]*
- To re-elect Datuk Zaini Bin Yusoff, Director who retires in accordance with Clause 107 of the Company's Constitution and, being eligible, offer himself for re-election. **Resolution 3**
[Explanatory Note 1]
- To approve the payment of fees and allowances to the Non-Executive Directors for the period from 24 April 2026 up to the date of the next Annual General Meeting. **Resolution 4**
[Explanatory Note 2]
- To approve the payment of Directors' other remuneration and benefits to the Non-Executive Directors for the period from 24 April 2026 up to the date of the next Annual General Meeting amounting up to approximately RM1,300,000. **Resolution 5**
[Explanatory Note 3]
- To re-appoint Messrs Ernst & Young PLT, Chartered Accountants, the retiring auditors, as the auditors of the Company for the ensuing year and to authorise the Directors to fix their remuneration. **Resolution 6**
[Explanatory Note 4]

AS SPECIAL BUSINESS

To consider and if thought fit, pass the following resolutions:

7. ORDINARY RESOLUTION

PROPOSED SHAREHOLDERS' MANDATE FOR RECURRENT RELATED PARTY TRANSACTIONS OF A REVENUE OR TRADING NATURE AS SPECIFIED IN SECTION 2.3.1 OF THE CIRCULAR TO SHAREHOLDERS DATED 25 MARCH 2026

Resolution 7
[Explanatory Note 5]

"THAT, subject always to the Main Market Listing Requirements of Bursa Malaysia Securities Berhad, approval be and is hereby given to the Company and its subsidiaries ("S P Setia Group") to enter into and give effect to specified recurrent related party transactions of a revenue or trading nature of the S P Setia Group with specified classes of Related Parties (as defined in the Main Market Listing Requirements of Bursa Malaysia Securities Berhad and as specified in Section 2.3.1 of the Circular to Shareholders dated 25 March 2026) which are necessary for the day to day operations in the ordinary course of business and are carried out at arm's length basis on normal commercial terms of the S P Setia Group and on terms not more favourable to the Related Parties than those generally available to the public and are not detrimental to minority shareholders of the Company and such approval shall continue to be in force until:

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- (i) the conclusion of the next Annual General Meeting ("AGM") of the Company at which time it will lapse, unless by a resolution passed at the meeting, the authority is renewed;
- (ii) the expiration of the period within which the next AGM after the date it is required to be held pursuant to Section 340(2) of the Companies Act 2016 ("Act") (but shall not extend to such extension as may be allowed pursuant to Section 340(4) of the Act); or

(iii) revoked or varied by resolution passed by the shareholders in a general meeting,

whichever is the earlier.

AND THAT authority be and is hereby given to the Directors of the Company to complete and do all such acts and things as they may consider necessary or expedient in the best interest of the Company (including executing all such documents as may be required) to give effect to the transactions contemplated and/or authorised by this Ordinary Resolution."

8. ORDINARY RESOLUTION

PROPOSED RENEWAL OF THE AUTHORITY TO ALLOT AND ISSUE NEW ORDINARY SHARES IN THE COMPANY ("S P SETIA SHARES"), FOR THE PURPOSE OF THE COMPANY'S DIVIDEND REINVESTMENT PLAN ("DRP") THAT PROVIDES THE SHAREHOLDERS OF THE COMPANY ("SHAREHOLDERS") THE OPTION TO ELECT TO REINVEST THEIR CASH DIVIDEND IN NEW S P SETIA SHARES

Resolution 8
[Explanatory Note 6]

"THAT pursuant to the DRP as approved by the Shareholders at the Extraordinary General Meeting held on 20 March 2014 and subject to the approval of the relevant regulatory authority (if any), approval be and is hereby given to the Company to allot and issue such number of new S P Setia Shares from time to time as may be required to be allotted and issued pursuant to the DRP upon such terms and conditions and to such persons as the Directors of the Company at their sole and absolute discretion, deem fit and in the interest of the Company PROVIDED THAT the issue price of the said new S P Setia Shares shall be fixed by the Directors at not more than ten percent (10%) discount to the adjusted five (5) market days volume weighted average market price ("VWAP") of S P Setia Shares immediately prior to the price-fixing date, of which VWAP shall be adjusted ex-dividend before applying the aforementioned discount in fixing the issue price of S P Setia Shares;

AND THAT the Directors and the Secretary of the Company be and are hereby authorised to do all such acts and enter into all such transactions, arrangements, deeds, undertakings and documents as may be necessary or expedient in order to give full effect to the DRP with full power to assent to any conditions, modifications, variations and/or amendments as may be imposed or agreed to by any relevant authorities (if any) or consequent upon the implementation of the said conditions, modifications, variations and/or amendments, by the Directors as they, in their absolute discretion, deem fit and in the best interest of the Company."

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9. To transact any other business of which due notice shall have been given.

By Order of the Board

LEE WAI KIM
SSM PC No. 202008001422
MAICSA 7036446
Company Secretary

25 March 2026
Selangor Darul Ehsan

NOTES:

1. The 51st Annual General Meeting ("51st AGM") of the Company will be held in a hybrid mode, whereby member(s), proxy(ies), corporate representative(s) or attorney(s) have the option to:

- (i) Attend physically in person at the Main Venue ("Physical Attendance"); or
- (ii) Attend virtually using the Remote Participation and Voting (RPV) facilities available on Vistra Share Registry and IPO (MY) portal ("The Portal") at <https://srmv.vistra.com> ("Virtual Attendance").

Please refer to the Administrative Guide for the detailed procedures for Physical Attendance and Virtual Attendance.

- 2. A member of the Company shall be entitled to appoint another person as his/her proxy to exercise all or any of his/her rights to attend, participate, speak and vote at a meeting of members of the Company, subject to the Constitution of the Company.
- 3. A member entitled to attend and vote at the meeting is entitled to appoint not more than two (2) proxies to attend and vote in his/her stead. Where a member appoints two (2) proxies, he/she shall specify the proportion of his/her shareholdings to be represented by each proxy.
- 4. Where a member of the Company is an exempt authorised nominee which holds shares in the Company for multiple beneficial owners in one (1) securities account ("omnibus account"), there is no limit to the number of proxies which the exempt authorised nominee may appoint in respect of each omnibus account it holds.
- 5. Where a member of the Company is an authorised nominee as defined under the Securities Industry (Central Depositories) Act, 1991, it may appoint not more than two (2) proxies in respect of each securities account it holds with shares of the Company standing to the credit of the securities account.
- 6. The Form of Proxy, in the case of an individual, shall be signed by the appointor or his attorney, and in the case of a corporation, either under seal or under the hand of an officer or attorney duly authorised.
- 7. To be valid, the duly completed Form of Proxy may be made in a hard copy form or by electronic means in the following manner and must be received by the Company's Share Registrar not less than forty-eight (48) hours before the time appointed for holding the meeting or any adjournment thereof:

In hard copy form

The Form of Proxy must be deposited with the Company's Share Registrar, Tricor Investor & Issuing House Services Sdn. Bhd. at Unit 32-01, Level 32, Tower A, Vertical Business Suite, Avenue 3, Bangsar South, No. 8, Jalan Kerinchi, 59200 Kuala Lumpur, Malaysia or alternatively, deposit the Form of Proxy in the drop-in box located at Unit G-3, Ground Floor, Vertical Podium, Avenue 3, Bangsar South, No. 8, Jalan Kerinchi, 59200 Kuala Lumpur, Malaysia.

By electronic form

The Form of Proxy can be lodged electronically with the Company's Share Registrar via The Portal at <https://srmv.vistra.com>. Kindly refer to the Administrative Guide on the procedures for electronic lodgement of Form of Proxy via The Portal.

- 8. Only members whose names appear in the Record of Depositors on 15 April 2026 shall be entitled to participate in the 51st AGM of the Company or appoint proxy/proxies to attend and/or vote on his/her behalf.

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EXPLANATORY NOTE A

This Agenda item is meant for discussion only as under the provisions of Sections 248(2) and 340(1)(a) of the Act and the Company's Constitution, the audited accounts do not require the formal approval of shareholders. As such, this item is not put forward for voting.

OTHER EXPLANATORY NOTES

1. Resolutions 1, 2 and 3 - Re-election of Directors

The Board is satisfied that in consideration of the wealth of expertise and experience of the following Directors of the Company, they will continue to bring sound judgment and valuable contribution to board deliberations through active participation in discussions and decision making by the Board:

1. Datuk Ir. Khairil Anwar Bin Ahmad;
2. Datin Wan Daneena Liza Binti Wan Abdul Rahman; and
3. Datuk Zaini Bin Yusoff.

The results of the Board Effectiveness Evaluation ("BEE") carried out in October 2025 showed that the performance of the above Directors as well as the Board Committees on which they were a member have exceeded expectations and contributed to the effectiveness of the Board as whole.

The aforesaid Directors have also confirmed that they satisfy all the requirements as set out in the Fit and Proper Policy for Directors of the Company and where applicable, the requirements of independence. Their profiles are set out on pages 245, 246 and 249 of the Integrated Report 2025. The skillsets of the aforesaid Directors have also been mapped against the Board Succession Plan and Diversity Policy.

In view thereof, the Board supports their re-election at the 51st AGM of the Company.

Dato' Merina Binti Abu Tahir is due to retire by rotation at the 51st AGM in accordance with Clause 102 of the Company's Constitution. Dato' Merina Binti Abu Tahir has indicated that she does not wish to seek re-election and will be retiring upon the conclusion of the 51st AGM of the Company.

2. Resolution 4 - Payment of Fees and Allowances to Non-Executive Directors of the Company

Based on the Non-Executive Directors' Remuneration Framework, the fees and allowances payable to the Non-Executive Directors comprised of the following:

Description of Fees and Allowances	
Monthly Fee for Non-Executive Chairman	RM50,000 per month
Monthly Fee for Non-Executive Director	RM12,000 per month
Monthly Fixed Allowance	Chairman of Audit Committee - RM5,000 Chairman of other Board Committee - RM3,000 Membership per Board Committee - RM2,000
Meeting Allowance	Chairman and Board Member - RM2,000 per meeting Board Committee Chairman and Member - RM2,000 per meeting

The fees and allowances remain the same as previous year.

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3. Resolution 5 - Payment of Other Remuneration and Benefits to Non-Executive Directors of the Company

Based on the Non-Executive Directors' Remuneration Framework, the Non-Executive Directors' remuneration other than those disclosed in Explanatory Note 2 comprised of the following:

Description of Remuneration/Benefits	
Allowance for membership on the board of directors of significant project/investment as appointed by the Board of the Company	RM5,000 per month
Other Benefits	Car, petrol and driver for Chairman, security services, Directors and Officers Liability Insurance, medical, hospitalisation and travel insurance, medical expenses for critical illness, professional membership fee and other claimable benefits

4. Resolution 6 - Re-appointment of Messrs Ernst & Young PLT ("EY")

The Audit Committee ("AC") has in February 2026, undertaken an External Auditors Evaluation to assess the performance of EY for the financial year ended 31 December 2025. This assessment was undertaken when deciding on the re-appointment of external auditors and took into account the following criteria:

1. Quality of Services Provided;
2. Sufficiency of Audit Firm Resources;
3. Communication and Interaction; and
4. Independence, Objectivity and Professional Skepticism.

The feedback from the Finance Department of all the Business Units in the Group was taken into consideration in the AC's assessment.

The AC and the Board were satisfied with the performance of EY based on the criteria of assessment and the requirements as prescribed under Paragraph 15.21 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad. In this regard, the Board recommends the re-appointment of EY as external auditors of the Company for the financial year ending 31 December 2026.

5. Resolution 7 - Proposed Shareholders' Mandate for Recurrent Related Party Transactions of a Revenue or Trading Nature

The proposed Resolution 7, if approved, will allow the S P Setia Group to enter into recurrent related party transactions of a revenue and trading nature relating to sale of properties by the S P Setia Group to related parties. The details of the proposal are set out in the Circular to Shareholders dated 25 March 2026 which is published together with the Notice of 51st AGM of the Company.

6. Resolution 8 - Proposed Renewal of the Authority to Allot and Issue New S P Setia Shares for the purpose of the Company's DRP that provides the Shareholders the Option to Elect to Reinvest their Cash Dividend in New S P Setia Shares

The proposed Resolution 8, if approved, will re-new the authority given to the Directors to allot and issue new S P Setia Shares pursuant to the DRP under the resolution passed at the 50th AGM held on 24 April 2025, the authority of which will lapse at the conclusion of the 51st AGM of the Company.