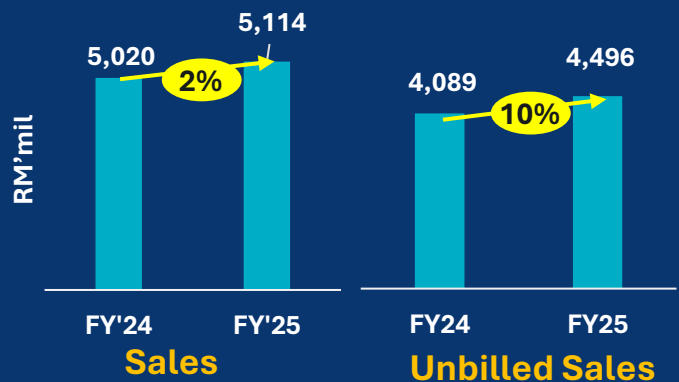


FY2025 Financial Results & Group Update

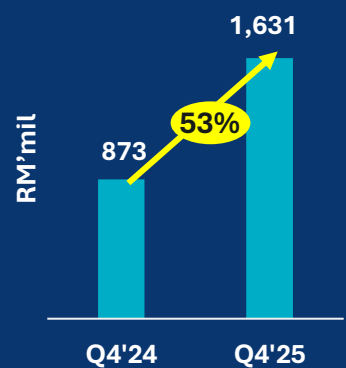
27 February 2026

SALES



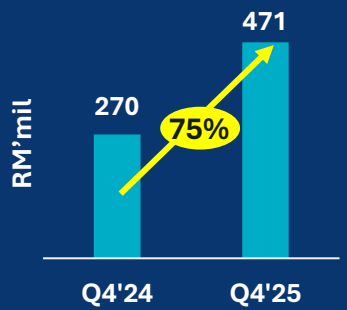
- **Sales:** Grew 2% YoY, surpassing full-year target by 6%
- **Unbilled Sales:** Up 10% YoY, underscoring steady demand & revenue visibility.

REVENUE



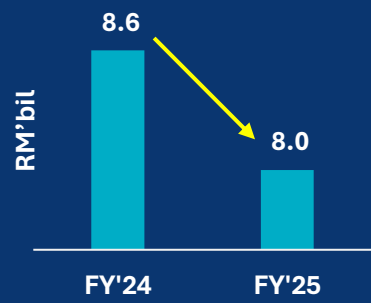
Revenue in Q4'25 doubled YoY, driven by sustained demand and higher unbilled sales.

PBT



Q4 PBT surged, lifted by high-margin land transactions, industrial projects, and cost savings.

GEARING



Gearing remained healthy at 0.33x, reflecting a ~RM5 billion reduction since peak gearing in July 2021.

RM5.1 BILLION FY25 SALES ACHIEVED
SURPASSED RM4.8 BILLION TARGET

FINANCIAL RESULTS

Q4 / FY2025

FY2025 KEY FINANCIAL HIGHLIGHT

FY2025 sales remained resilient with modest growth, supported by steady progress billings, while disciplined deleveraging reduced borrowings and improved net gearing to 0.33x.

SALES

RM 5,114 mil

(YTD Q4'24 : RM5,020mil)

REVENUE

RM 4,218 mil

(YTD Q4'24 : RM5,294 mil)

PBT

RM 969 mil

(YTD Q4'24 : RM1,122 mil)

PAT

RM 603 mil

(YTD Q4'24 : RM631 mil)

BORROWINGS

RM 8.0 bil

(Dec '24 : RM8.6 bil)

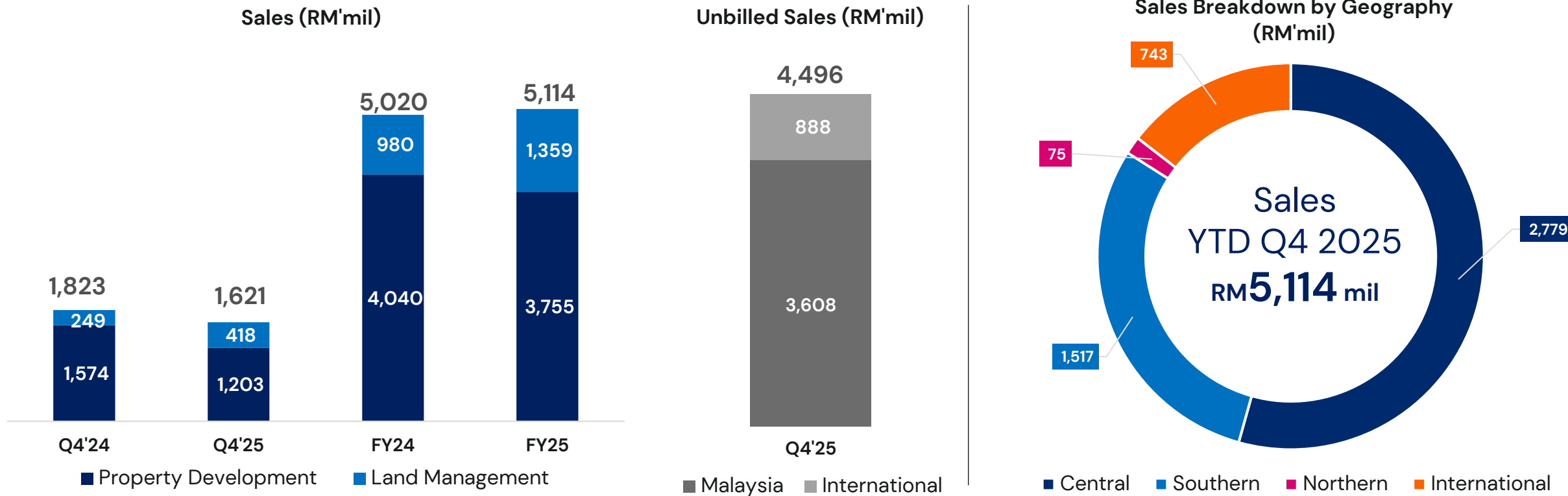
NET GEARING

0.33x

(Dec'24: 0.35x)

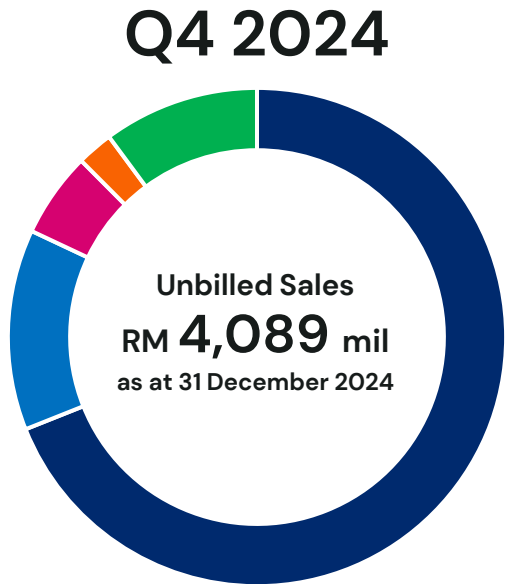
Q4 / FY2025 SALES PERFORMANCE

The growth in 2025 was mainly driven by contribution from strategic land transactions, with steady delivery of Property Development segment.

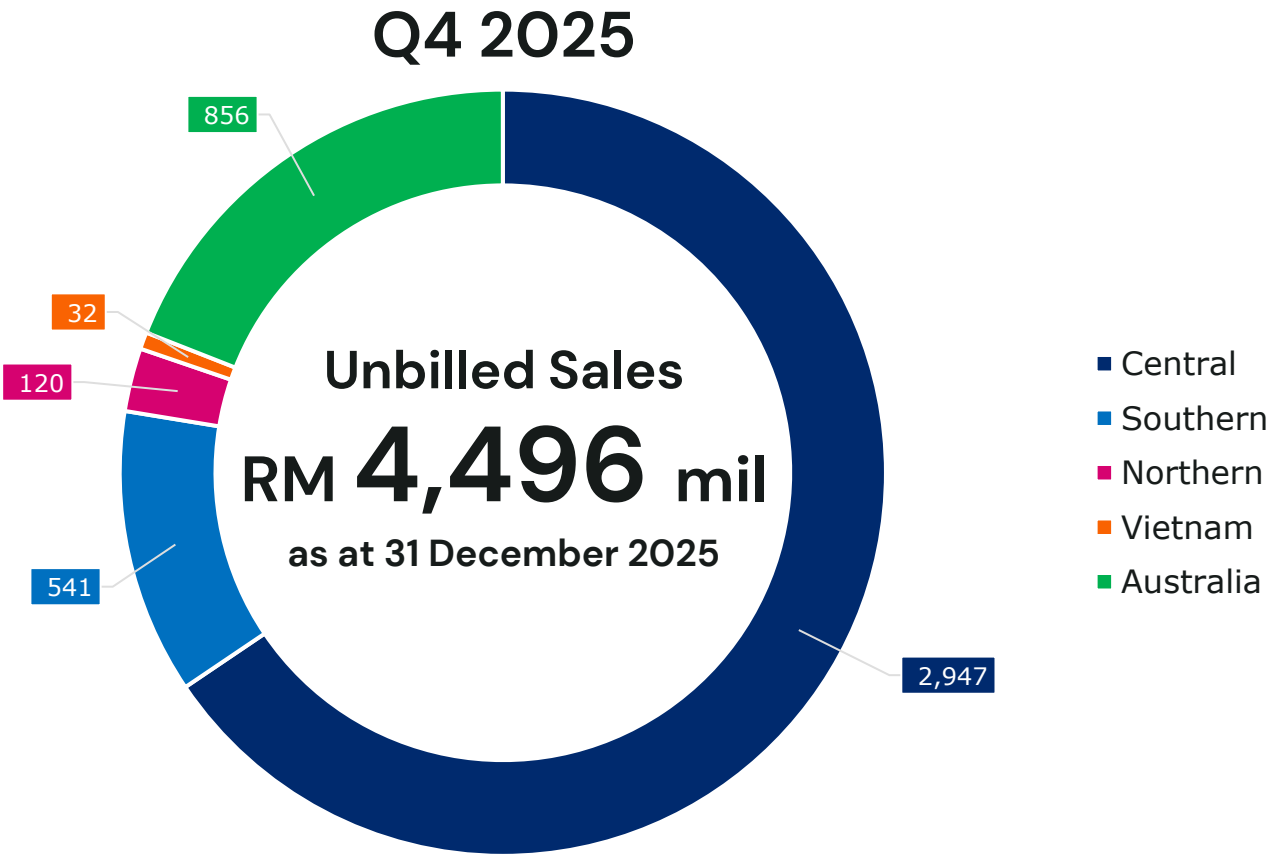


- Domestic sales contributed for 85% of total Group sales. Overseas sales were largely from Australia (ATLAS Melbourne).
- Land management in 2025 contributed 27% of total sales, mainly driven by strategic land transactions in Southern and Central region.
- Demand continues to grow stronger – higher Unbilled Sales indicates property development's future revenue visibility.

Providing **Property Development** revenue visibility in the short to medium term.



+10%
Q4'24 vs Q4'25



+10% higher Unbilled Sales signals stronger market demand vs last year with ~80% of unbilled sales driven by domestic buyers.

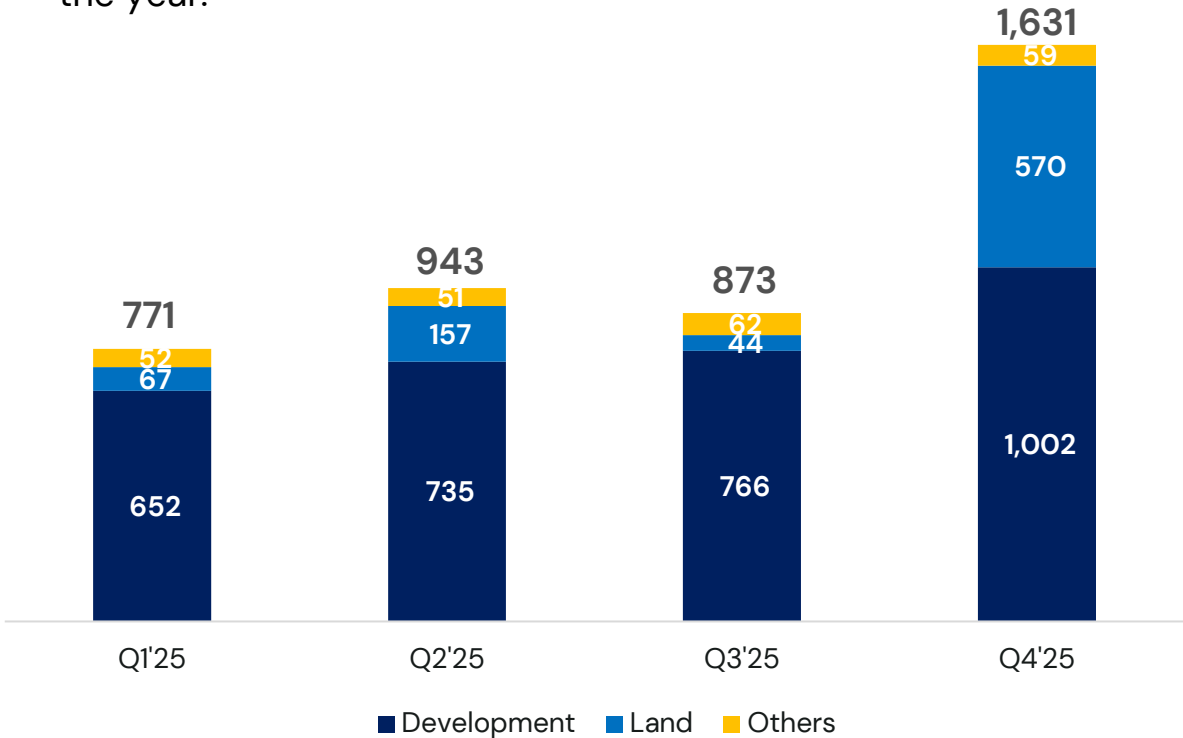
Q4 / FY2025 REVENUE PERFORMANCE

Setia

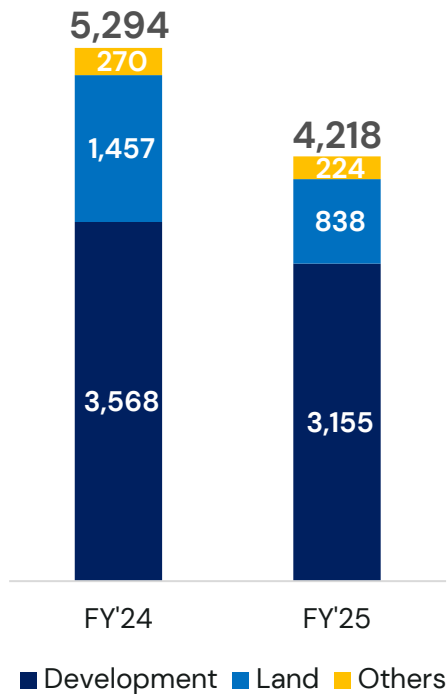
- FY2025 revenue reflects consistent performance anchored by strategic land sales and development projects.
- FY2024 revenue were higher than FY2025 due to major land transactions (Senibong & Glengowrie) and contribution from Australia and Vietnam following substantial handovers of completed projects.

Q-to-Q Revenue (RM'mil)

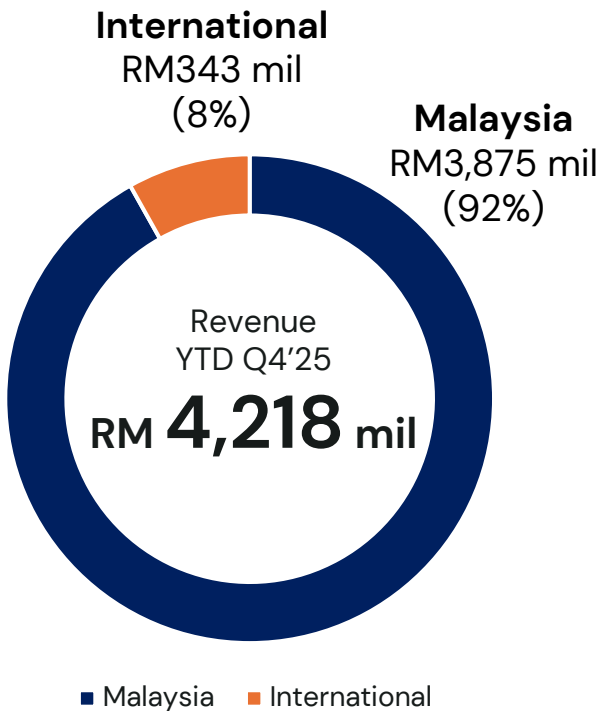
- Steady revenue growth from **Property Development** throughout the year.



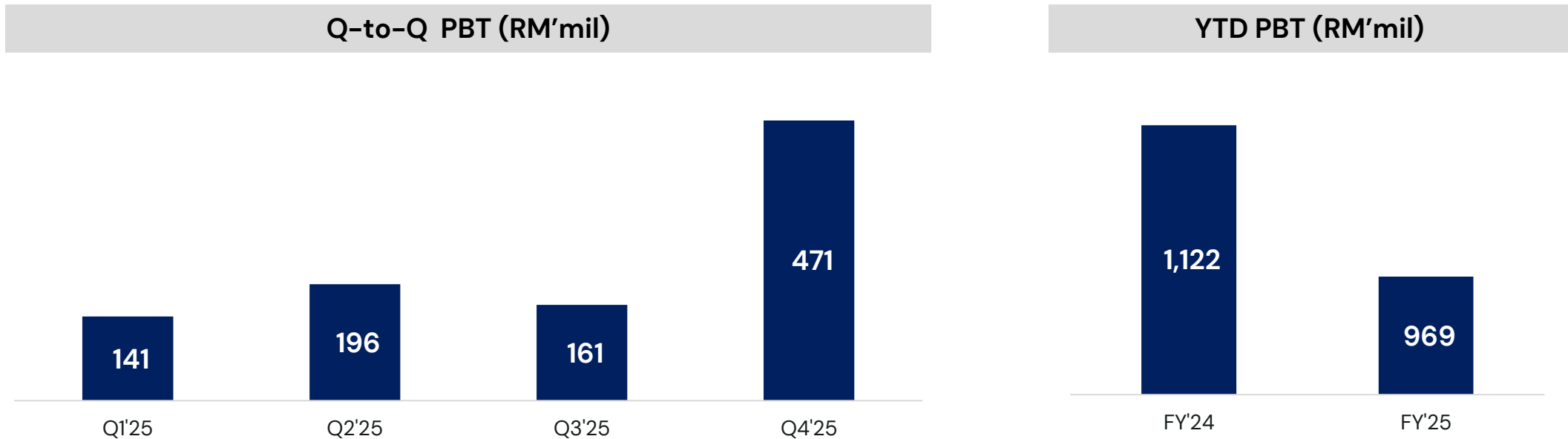
YTD Revenue (RM'mil)



Revenue Breakdown by Region



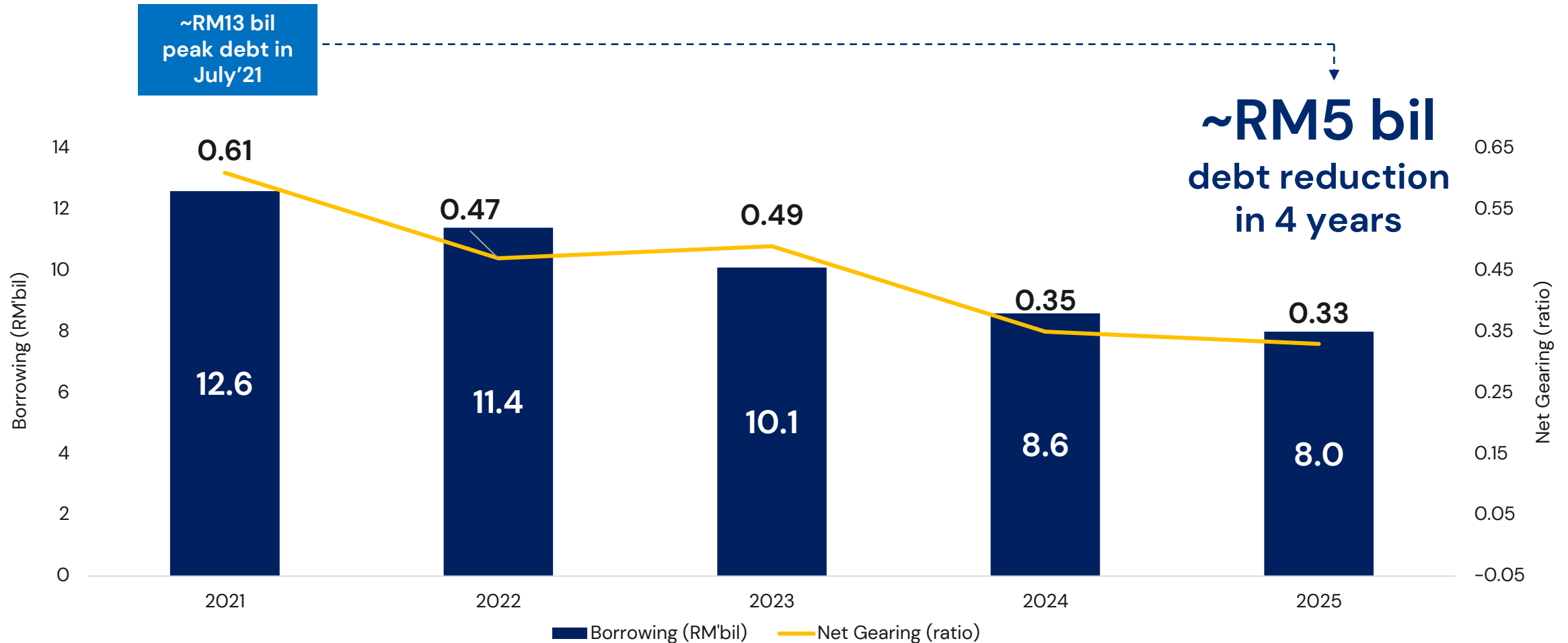
- Q4 2025 PBT surged to RM471 million, driven by the higher margin land sales, higher cost savings from account finalization and fair value gains on investment properties.
- Reported FY2025 PBT of RM969 million includes the recognition of the land transaction, and cost savings in the construction segment from effective projects close out, partially offset with write-downs in inventories.



- The lower PBT in the current year is in line with the decrease in revenue mitigated by higher development profit margins.

FY2025 NET GEARING

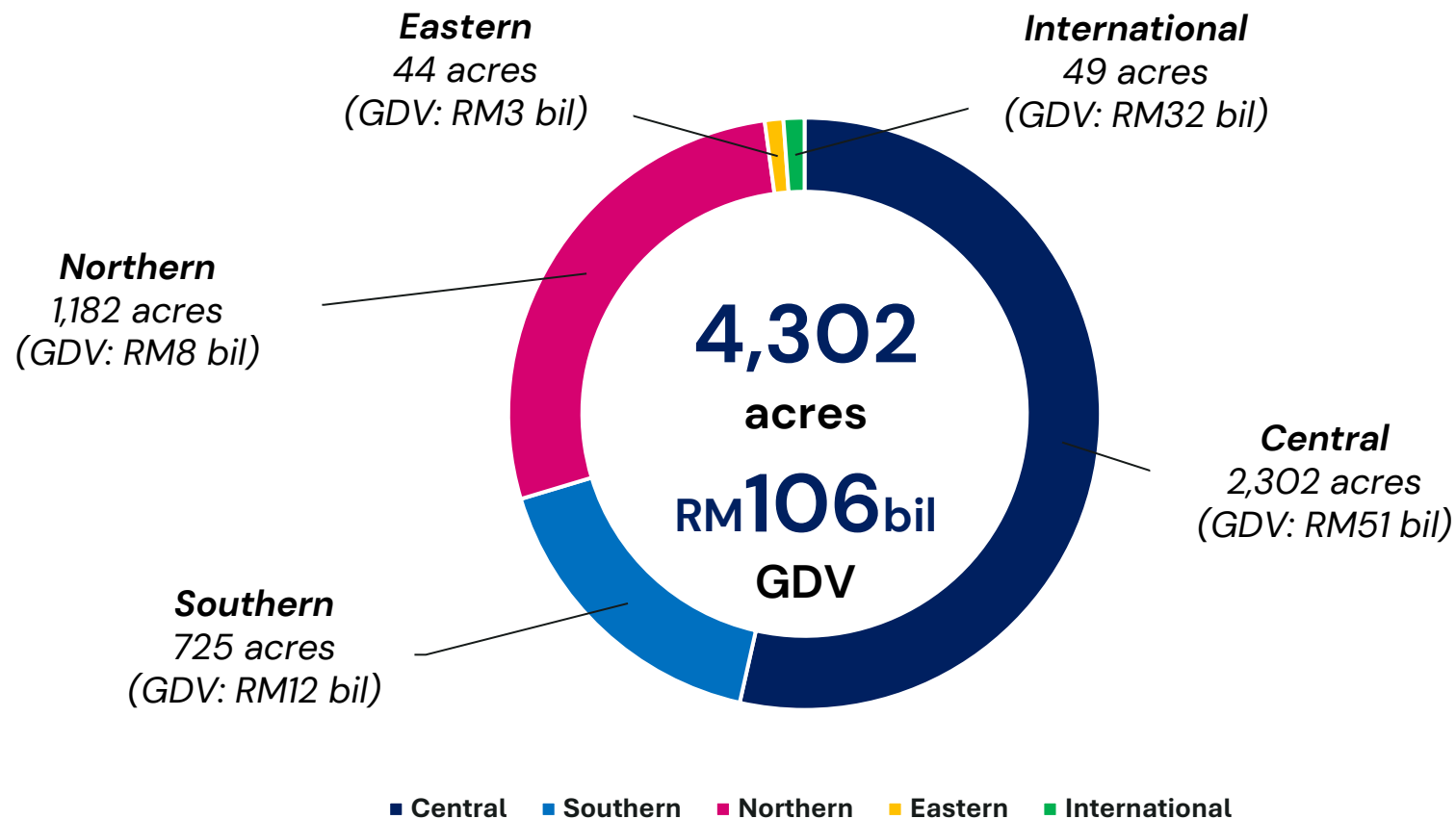
Debt reduction ~**RM5 bil** since peak 2021 level – net gearing expected to be maintained within the 0.30x–0.40x range.



LAND BANKS

FY2025

We have **4,302 acres** of remaining land banks with a total gross **GDV of RM106 bil** as at 31 December 2025:



42
On-going
Projects

PROJECTS LAUNCHES

FY2025 – FY2026

38 projects were launched in 2025 with total GDV of **RM5.1 billion**:

Category	No. of Projects	GDV (RM'mil)
Residential	29	4,068
Commercial	8	778
Industrial	1	293
Total	38	5,139

2026 PLANNED LAUNCHES
50 PROJECTS

RM5.36
billion

CENTRAL - SETIA ECO PARK-PHASE 22B KINGFISHER

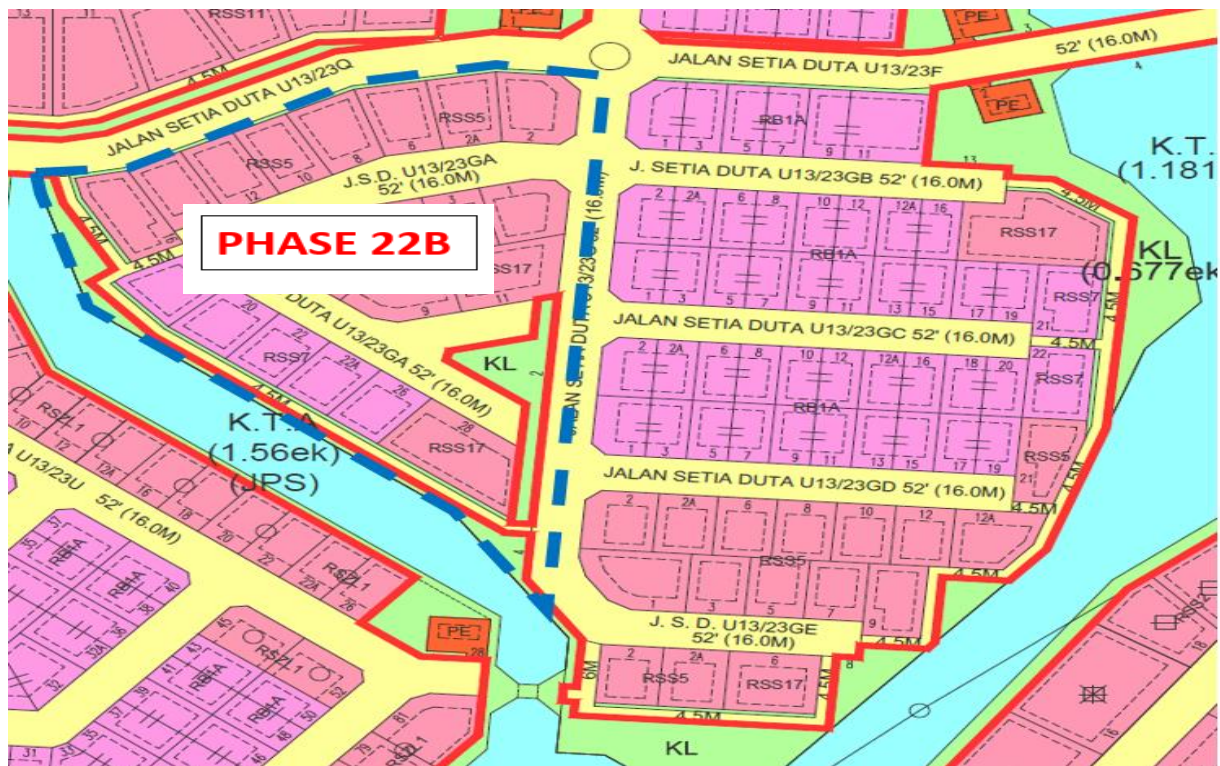
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Total Units

21 Bungalow Units

Total GDV

RM93.47 mil



SOUTHERN - NUSAJAYA CORRIDOR



Project	Indah Prime 3	Eco Square	Aurea	Eugenia 1	Carissa 1
Property Type	2SSO	2SSO	2SB	DSTH	DSTH
No. of Units	61	22	22	32	89
GDV (RM mil)	122.0	24.2	59.6	20.2	61.4

SOUTHERN - JB CORRIDOR

Setia

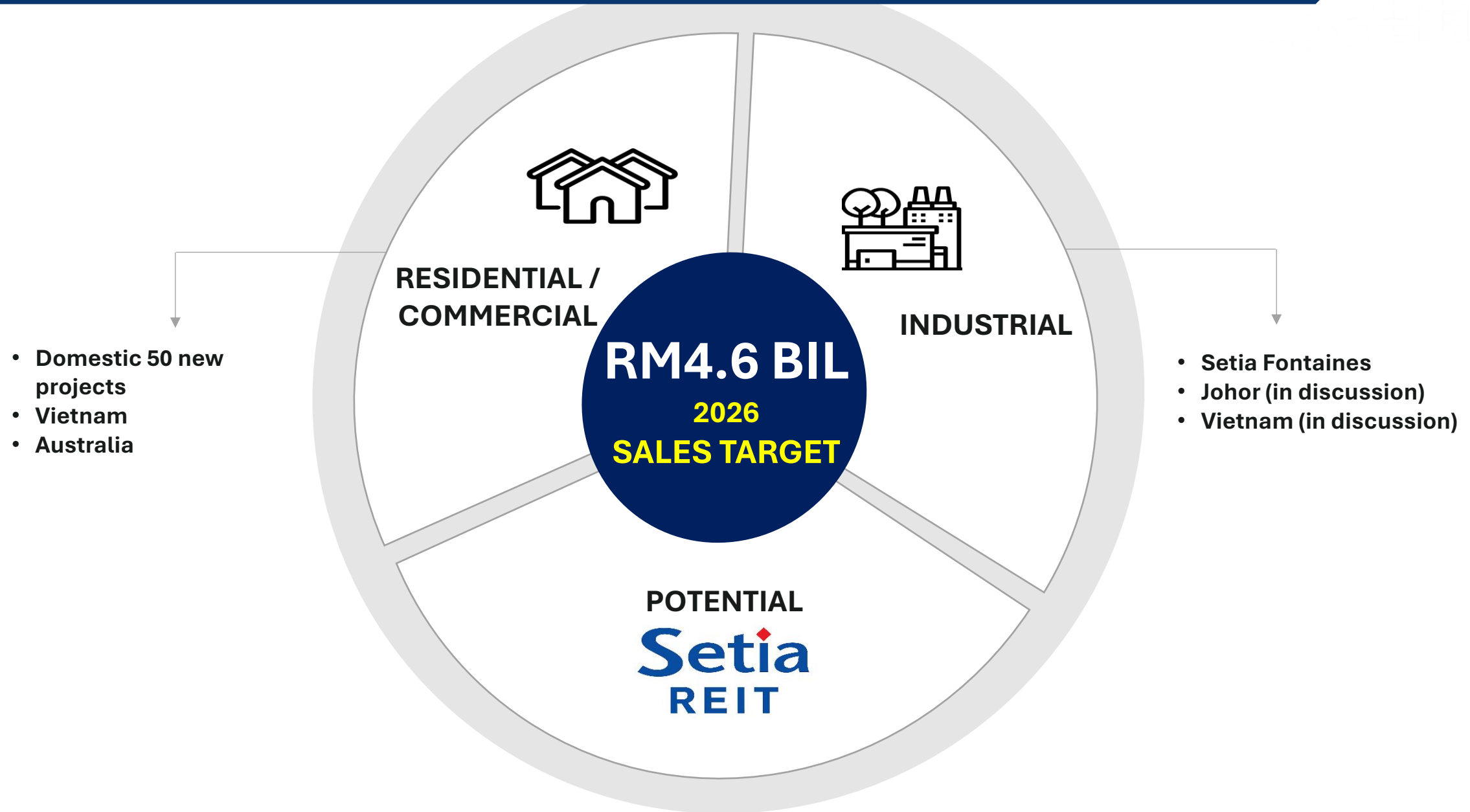


Project	The Point P1	Cap Square 3 -P2	Palmwood 4	Flair	Sapphire Elan	Summerra Grove	Sky Bliss	Fremont I	Artesia
Property Type	3SSO	2SSO	DSTH	DSCH/ DSLB	Bungalow	DSTH	Serviced Apt	Link Bungalow	Cluster
No. of Units	39	31	175	34	27	203	502	24	88
GDV (RM mil)	86	43.71	173	38.4	117	180	230	56	138

2026 MOVING FORWARD

TARGET & INITIATIVES

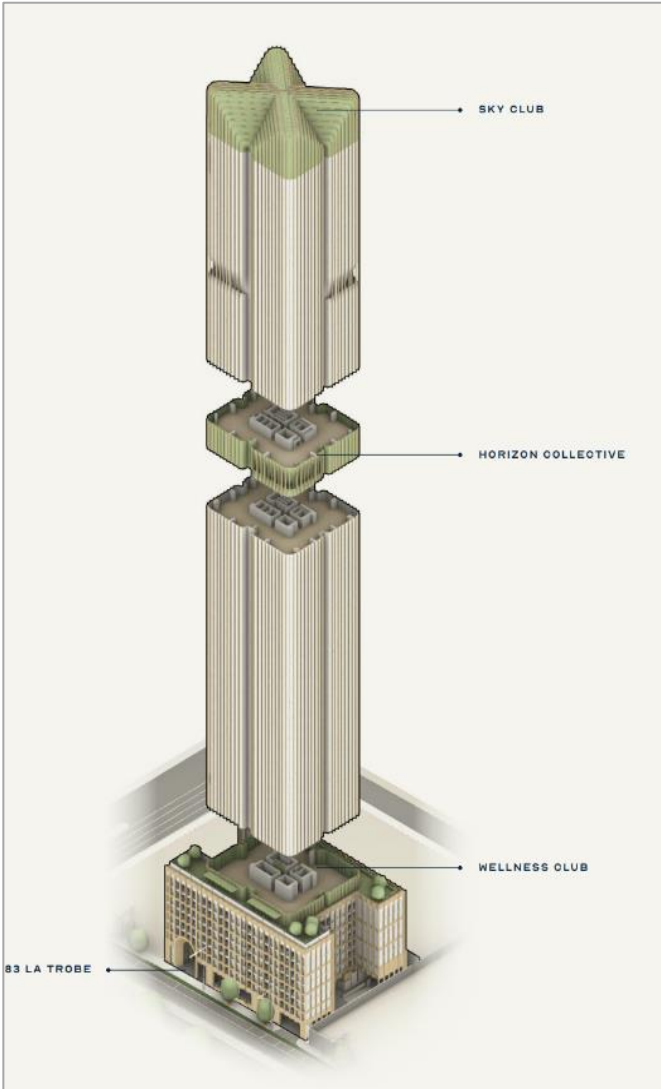
2026 SALES TARGET & KEY PORTFOLIO



PROPERTY DEVELOPMENT UPDATES

1. AUSTRALIA - ATLAS, LA TROBE ST
2. VIETNAM - SETIA EDENIA / ECO XUAN

	Target / Plan	Status Update
Number of available unit	873	511 (59%)
2025 Sales	AUD113 mil	AUD190 mil (over-achieved by 68%)





**TOTAL GDV FOR TOWER A, B & C
AT USD81 MIL / RM381 MILLION**

Phase 1 (Tower A & B)

- **Official Launch : 13 Dec 2025**
 - Units: 625
 - GDV: RM302 mil
 - Land area : 8,629 sqm
- **Status Update:** Construction ongoing
- **Target Completion:** 2027

Phase 2 (Tower C)

- **Target Launch :** 2026

The development is poised to emerge as a key landmark in the northern corridor of Ho Chi Minh City



INDUSTRIAL UPDATES

SETIA FONTAINES

TARGET OCCUPIERS

Firms transitioning from older estates into institutional-grade environments

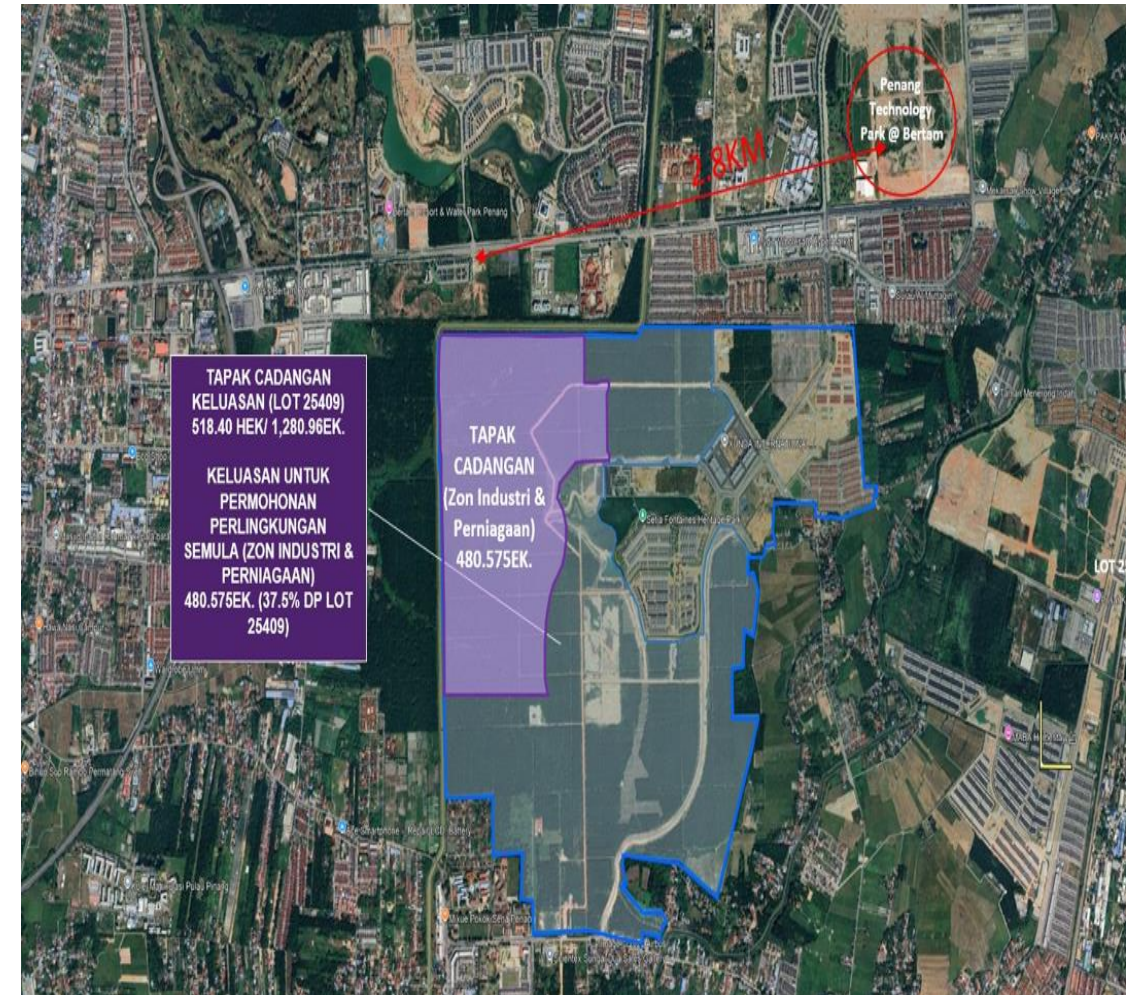


Tier-2 and Tier-3 suppliers supporting electronics, precision engineering, advanced manufacturing, and industrial services.

New entrants seeking Penang access with modern ESG and workforce-friendly conditions.

These occupiers value readiness, reliability, and credibility more than prestige or sheer scale.

ARUP



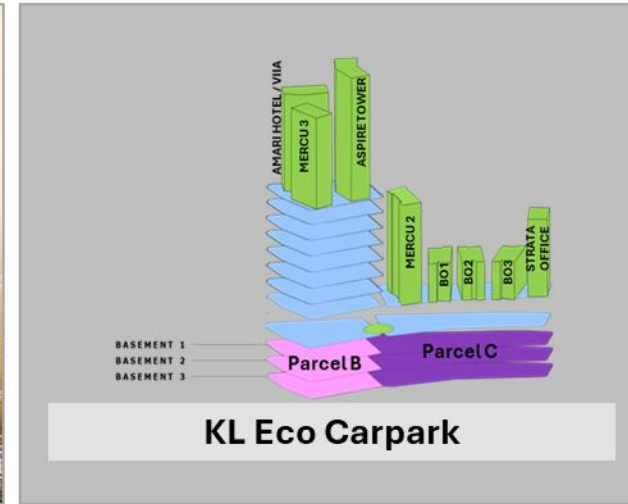
POTENTIAL TENANT TYPOLOGIES : Tier-2 and Tier-3 anchors stabilise local industrial ecosystems by aggregating SME demand, subcontracting activity, and industrial services.

Key Sector	Tier 2 Supplier	Tier 3 Supplier	Tenants Typology/ Profile
Electronics Manufacturing Services (EMS)	PCB sub-assembly, cable harnesses, box-build, casing suppliers	Tooling & jigs, QA / burn-in, ESD packaging, plating & stamping	• VS Industry • AEMulus • Eng Teknologi • Metfab Engineering • LKT Engineering
Precision Engineering & Industrial Equipment	CNC machining, semiconductor equipment sub-components, automation integrators	MRO workshops, calibration & metrology, industrial tooling	• UWC Berhad • Pentamaster • QES Group • Greatech Technology • Polytool Technologies
Medical Devices (regulated light manufacturing)	Disposable devices, cleanroom plastics & tubing, sterilisation-ready assembly	Validation & certification, traceability packaging, cleanroom support	• SGS Malaysia • SteriPack Malaysia
Automotive Electronics	Electronic Control Unit (ECU) sub-assemblies, power electronics, wiring systems	Environmental & lifecycle testing, diagnostics software support	• Applus+ Malaysia
Warehouse, Storage & Cold Chain	Contract logistics, controlled-environment warehousing	Spare-parts logistics, reverse logistics, refurbishment hubs	• DB Schenker Malaysia • YCH Group Malaysia • CJ Logistics Malaysia

SETIA REIT

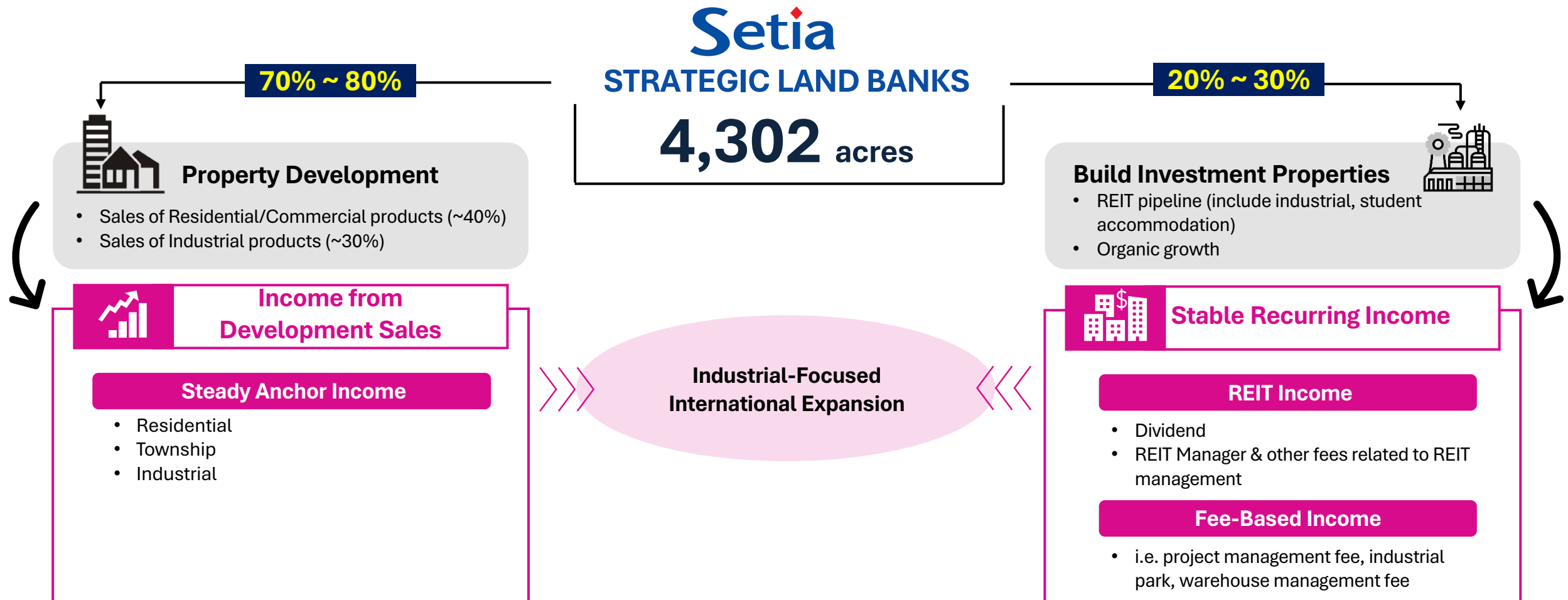
PROPOSED POTENTIAL ASSETS

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TARGET REIT LISTING IN Q1 2027

STRATEGIC ROADMAP



Stable Today, Steady Tomorrow.
Anchor + recurring to deliver cycle-proof income.



Business Focus



Accelerating
Development



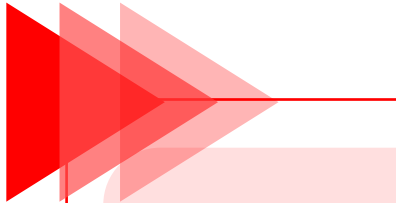
Industrial
Growth



International
Growth



Recurring
Income (REIT)



Enablers



Empowering
Team Setia



Amplifying
Setia Brand



Driving
Innovation
& Digitalization



Leading ESG
& Sustainability

THE EDGE MALAYSIA *Top Property Developers Awards 2025*

Best in Quantitative Attributes
S P SETIA BHD



Thank You



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