Press Release
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For Immediate Release

S P SETIA DELIVERS RESILIENT Q2 FY2026 PERFORMANCE WITH RM864 MILLION SALES AND LOWER BORROWINGS

KEY HIGHLIGHTS:

- **Sales** remained resilient at **RM864 million:** supported by steady momentum in domestic development sales.
- **Revenue** stood at **RM822 million**: domestic development remaining the core contributor.
- **Further reduction** in **borrowings** by **RM209 million**, with **net gearing ratio** at **0.31x**: reflecting the Group's commitment in debt reduction.

KUALA LUMPUR - S P Setia Berhad ("Setia" or "the Group") is pleased to announce its financial results for **Q2 FY2026**, reflecting continued financial resilience and reinforcing its commitment to creating sustainable long-term value for shareholders.

For **Q2 FY2026,** the Group delivered sales of RM864 million, with domestic developments contributing RM784 million representing 91% of the total sales, while international developments accounted for the remaining 9%. The Central and Southern regions remained the key contributors, making up approximately 99% of total domestic development sales collectively.

Sales in the first half of FY2026 stood at RM1.42 billion, with domestic developments remained the main contributor to the Group's sales, generating RM1.28 billion representing 90% of the total sales, followed by international developments with RM0.14 billion representing 10% of the total sales. The performance reflects continued sales activity amid a more challenging operating environment, with the expected lower contribution from land sale transactions.

The Group recorded **revenue** of RM822 million in **Q2 FY2026**, driven primarily by domestic development projects. For the first half of FY2026, Setia achieved revenue of RM1.65 billion and Profit before Tax (PBT) of RM298 million. The Group further strengthened its financial position with a RM209 million reduction in borrowings, while net gearing remained stable at 0.31x and reflecting continued progress in its deleveraging strategy.

Setia President & Chief Executive Officer Datuk Zaini Yusoff said, *"Setia's Q2 FY2026 results reflect the Group's continued resilience, supported by steady sales performance, lower borrowings and disciplined management of costs and cash flow. While the operating environment remains dynamic, our diversified portfolio, strategic landbank and focus on catalytic townships and eco-industrial parks provide a solid foundation for long-term growth. We will continue to execute with discipline as we advance key developments in Penang and Vietnam, while strengthening Setia's position as a leading property developer in Malaysia and the region."*

Bank Negara Malaysia maintained the Overnight Policy Rate (OPR) at 2.75% in its 9 July 2026 release, signaling a balanced monetary stance to support sustainable growth while preserving price stability. Malaysia's 2026 GDP growth outlook remains at 4%–5%, underpinned by resilient domestic demand, continued investment activity, export recovery and tourism growth. Despite external uncertainties, a stable monetary policy environment and continued investment realisation are expected to support growth momentum, providing a supportive backdrop for construction activity, infrastructure development, industrial expansion and selected property segments.

S P Setia broke ground on the 509-acre Setia Fontaines Industrial Park in Bertam, Penang in June 2026, marking a strategic expansion of its industrial portfolio. The development is targeted at advanced manufacturing, digital infrastructure and high-technology industries, supporting Penang's position as a key investment and industrial hub under the Ekonomi MADANI agenda. Alongside the groundbreaking, Setia signed a Memorandum of Collaboration (MoC) with the Northern Corridor Implementation Authority (NCIA) to explore green electricity supply under the Corporate Renewable Energy Supply Scheme (CRESS), enhancing the park's ESG appeal. The Group also entered into a Memorandum of Agreement (MoA) with the Lembaga Perumahan Negeri Pulau Pinang (LPNPP) to develop 640 affordable homes, complementing the integrated township with workforce housing.

On the international front, Setia Edenia in the township of EcoXuan in Ho Chi Minh City, Vietnam remains on track for completion in 2027. The development is poised to emerge as a key landmark in the northern corridor of Ho Chi Minh City.

With a diversified portfolio spanning established townships, eco-industrial parks and international developments, Setia remains focused on disciplined execution, value creation and the delivery of sustainable long-term growth. This reflects Setia's strategic evolution from a traditional development-led business towards a more balanced and integrated real estate platform, strengthening earnings quality, enhancing resilience across market cycles and creating sustainable long-term value for shareholders.

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