Press Release
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For Immediate Release

SETIA AND HELP SIGN DEVELOPMENT AND LEASE AGREEMENTS FOR NEW INTERNATIONAL SCHOOL IN BANDAR KINRARA

Purpose-built campus for more than 1,000 students is targeted to open in August 2029, expanding access to quality, affordable international education to Puchong, Bukit Jalil and surrounding communities

SHAH ALAM – S P Setia Berhad ("Setia"), through its subsidiary Perumahan Kinrara Berhad ("PKB"), and HELP Kinrara Sdn Bhd, a subsidiary of HELP Education Services Sdn Bhd, the K-12 education arm of HELP Education Group ("HELP"), have signed an Agreement to Build-and-Lease and a Lease Agreement for a new international school in Bandar Kinrara.

Setia will develop and construct the purpose-built campus, which HELP will lease and operate as the fourth school in the HELP Group of Schools, targeted to open in August 2029.

Reflecting the strong leadership commitment behind the partnership, the agreements were signed by Datuk Yuslina Mohd Yunus, Chief Operating Officer of Setia, and Dr Gerard Louis, Group Co-CEO (K-12) of HELP. They were witnessed by Datuk Zaini Yusoff, President and CEO of Setia, and Mr Adam Chan, Executive Deputy Chairman of HELP.

The agreements bring together Setia's township development capabilities and HELP's four decades of education expertise to deliver a long-term community asset within the planned transit-oriented development ("TOD") on the former cricket field site.

The proposed school will be developed on a 2.01-acre site identified as Plot 5 within the approximately 16-acre commercial land parcel at Bandar Kinrara. Planned as a six-storey campus with an indicative gross floor area of 176,085 square feet and capacity for more than 1,000 students, the school is intended to serve families in Bandar Kinrara and surrounding communities while contributing to the creation of a more integrated, accessible and liveable urban precinct.

The international school is expected to offer Primary and Secondary programmes based on the British Curriculum, incorporating the International Primary Curriculum and leading to Cambridge IGCSE qualifications, for students aged five (5) to sixteen (16). Alongside strong subject knowledge, the curriculum will place emphasis on developing creativity, critical thinking, collaboration, communication, character building and digital fluency. These will be nurtured through STEAM, the

performing and creative arts, sport, leadership and community service, guided by HELP's research-informed approach to education and innovation.

The campus is planned to include 55 classrooms, six science laboratories with preparation rooms, an engineering and design workshop, a food technology kitchen, two music rooms, two art rooms, dedicated edtech facilities, a library of approximately 4,200 square feet and a multipurpose hall of approximately 6,000 square feet. The final design and delivery remain subject to the relevant approvals and project requirements.

Under the agreements, PKB will undertake the development and construction of the school complex, while HELP will secure the required education approvals and complete the campus fit-out ahead of the school's opening. HELP will lease the completed school complex for an initial term of 15 years, with an option to renew for a further five years.

The development reflects a shared view that quality education infrastructure can play a catalytic role in community development. Strategically located within the wider proposed TOD, the international school is expected to complement future residential and commercial components, support the needs of a growing catchment and enhance Bandar Kinrara's appeal as a well-connected township in the Klang Valley.

Datuk Zaini Yusoff said the partnership demonstrates Setia's disciplined approach to place-making and long-term value creation.

"At Setia, we believe trust is built through the quality of the places we create and their lasting relevance to the people who call them home. Our approach to integrated township development brings together homes, education, amenities and connectivity, so that families can build their lives within communities designed around their evolving needs.

"Setia's collaboration with HELP reflects this approach to innovation: bringing complementary expertise into our townships to create places that offer more than a home. By integrating education into the wider vision for Bandar Kinrara, we aim to enhance everyday living for existing homeowners and give prospective buyers greater confidence in the community they choose to be part of.

"For us, responsible development means combining thoughtful planning, quality and innovation with disciplined delivery and credible partnerships. This is how we seek to earn the trust of today's homeowners and tomorrow's buyers, while shaping connected, inclusive townships where people can live, learn and grow," Datuk Zaini added.

Dr Gerard Louis said the new school will build on the success of HELP's existing campuses, extending the Group's holistic approach to education that prepares students for life.

"For 40 years, HELP has grown by building educational institutions with a lasting impact. Bandar Kinrara is a natural next step for us: an established, well-connected township with families who value a strong education. It is HELP's ambition to explore different financial models for delivering a well-rounded education, so that more Malaysian families can access an international pathway without compromising educational standards.

"Beyond academic achievement, at the heart of every HELP school is a commitment to nurturing the whole child and equipping them to be career and future ready for a fast-changing world. This commitment is reflected in our accreditation by the Council of International Schools, a testament to the care our leaders, teachers and staff bring to our schools every day.

"Our vision is to provide an education for life in all its fullness, where every child discovers their talents, whether in the science lab, on the stage, in the design workshop or through service to their community, and develops the knowledge, skills and character to flourish in whatever path they choose. Bandar Kinrara families will experience that same vision," Dr Gerard added.

The school is intended to be integrated with the broader planning vision for the site, which is approved for high-density development. Its presence is expected to generate activity throughout the day, support surrounding amenities and improve the precinct's attractiveness to residents and businesses.

Its location within a transit-oriented setting is also consistent with a planning approach that brings essential services closer to communities and encourages more efficient connections between homes, education, employment and public transport.

For Setia, the initiative underscores a broader strategy of building resilient, future-ready townships by integrating essential community infrastructure with disciplined land optimisation, strengthening Bandar Kinrara's long-term proposition while unlocking sustainable value from strategically located assets.

For HELP, the campus brings its holistic education at accessible fees to a new community. Together, the partners aim to give families in Bandar Kinrara and the surrounding areas access to a high-quality international education close to home.

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