Press Release
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For Immediate Release

S P SETIA ACHIEVES YEAR-TO-DATE Q3 FY2026 SALES OF RM2.34 BILLION AND PROFIT BEFORE TAX OF RM391 MILLION, WITH LOWER BORROWINGS

KEY HIGHLIGHTS:

- **Sales of RM918 million**: supported by steady performance from domestic and international development projects.
- **Revenue stood at RM673 million**: primarily driven by contributions from domestic development projects.
- **Reduced borrowings and net gearing ratio of 0.30x**: net gearing strengthened to 0.30x from 0.35x in Q3 FY2025, reflecting Setia's focus on debt reduction.

KUALA LUMPUR - S P Setia Berhad ("Setia" or "the Group") delivered a resilient performance in Q3 FY2026, recording revenue of RM673 million, underpinned by steady contributions from its established townships and a disciplined strategy focused on strengthening business resilience and driving performance.

Sales for Q3 FY2026 amounted to RM918 million, led by the Central and Southern regions, which collectively contributed 56% of total sales, while international development projects accounted for 32%, largely supported by sales from Vietnam.

For the last nine months this year, the Group recorded revenue of RM2.32 billion and profit before tax of RM391 million, with development revenue accounting for 83% of total revenue. Profit before tax moderated by 21% from Q3 FY2025, mainly due to the expected lower contribution from land sales transactions.

Sales remained resilient despite softer market demand, reaching RM2.34 billion for the nine-months period, supported by domestic developments of RM1.79 billion (77%) and international developments of RM431 million (18%).

Year-to-date borrowings reduced by RM402 million, with net gearing improving to 0.30x from 0.35x in Q3 FY2025 in line with its ongoing deleveraging strategy.

Setia President & Chief Executive Officer Datuk Zaini Yusoff said, *"Our Q3 FY2026 performance reaffirms the strength of our established townships and the resilience of our diversified portfolio. Improved sales momentum, coupled with a further reduction in borrowings, reflects our disciplined approach to growth. The groundbreaking of Atlas Melbourne marks another step in expanding our international presence. As we close the financial year, we remain focused on prudent launches, cost discipline and cash flow to deliver sustainable long-term value to our shareholders."*

The Group reinforced its long-term commitment to Australia with the groundbreaking of Atlas Melbourne on 17 September 2026. Sales have exceeded 60% of the total units, reflecting strong buyer confidence ahead of construction. Further strengthening its Melbourne development pipeline, the Group is targeting the launch of Sapphire Tower 2's residential units in December 2026, advancing the next phase of the Sapphire by the Gardens precinct. Together with UNO Melbourne, Fulton Lane and Parque Melbourne, these developments deepen Setia's presence in one of its key international markets.

In Vietnam, 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.

Malaysia's economic outlook for 2027 remains stable, with GDP growth projected to be between 4.8% and 5.3% in 2026 and, between 4.2% and 5.2% in 2027, while approved investments increased by 11.7% in 1H 2026, with Selangor, Johor and Penang remaining key investments destinations. With the Malaysia MADANI agenda's focus on quality investment, connectivity, sustainable urban development and homeownership, these priorities provide a constructive environment for the Group to strengthen its property development activities.

Anchored by a diversified portfolio of established townships, eco-industrial parks and international developments, Setia is well positioned to capitalise on Malaysia's supportive economic landscape and selected overseas opportunities. The Group will continue to sharpen its focus on disciplined execution, prudent capital management and earnings resilience as it evolves into a more balanced and integrated real estate platform that delivers sustainable long-term value to shareholders.

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