

S P SETIA BERHAD

Q3 2026 Financial Results & Group Update

11 November 2026

BUILDING TRUST, SHAPING TOMORROW

Q3 2026 KEY FINANCIAL HIGHLIGHT

Core development sales remain resilient, while lower borrowings and net gearing strengthen financial flexibility

SALES

RM 918 mil

(Q3'25 : RM1,589 mil)

REVENUE

RM 673 mil

(Q3'25 : RM872 mil)

PBT

RM 93 mil

(Q3'25 : RM161 mil)

PAT

RM 48 mil

(Q3'25 : RM99 mil)

BORROWINGS

RM 7.5 bil

(Dec '25 : RM8.0 bil)

NET GEARING

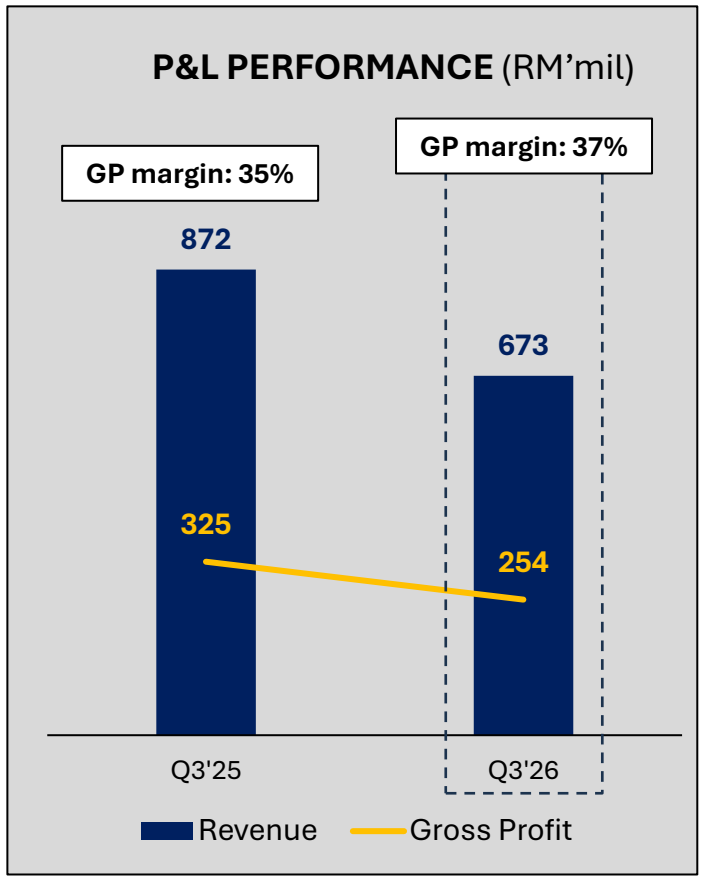
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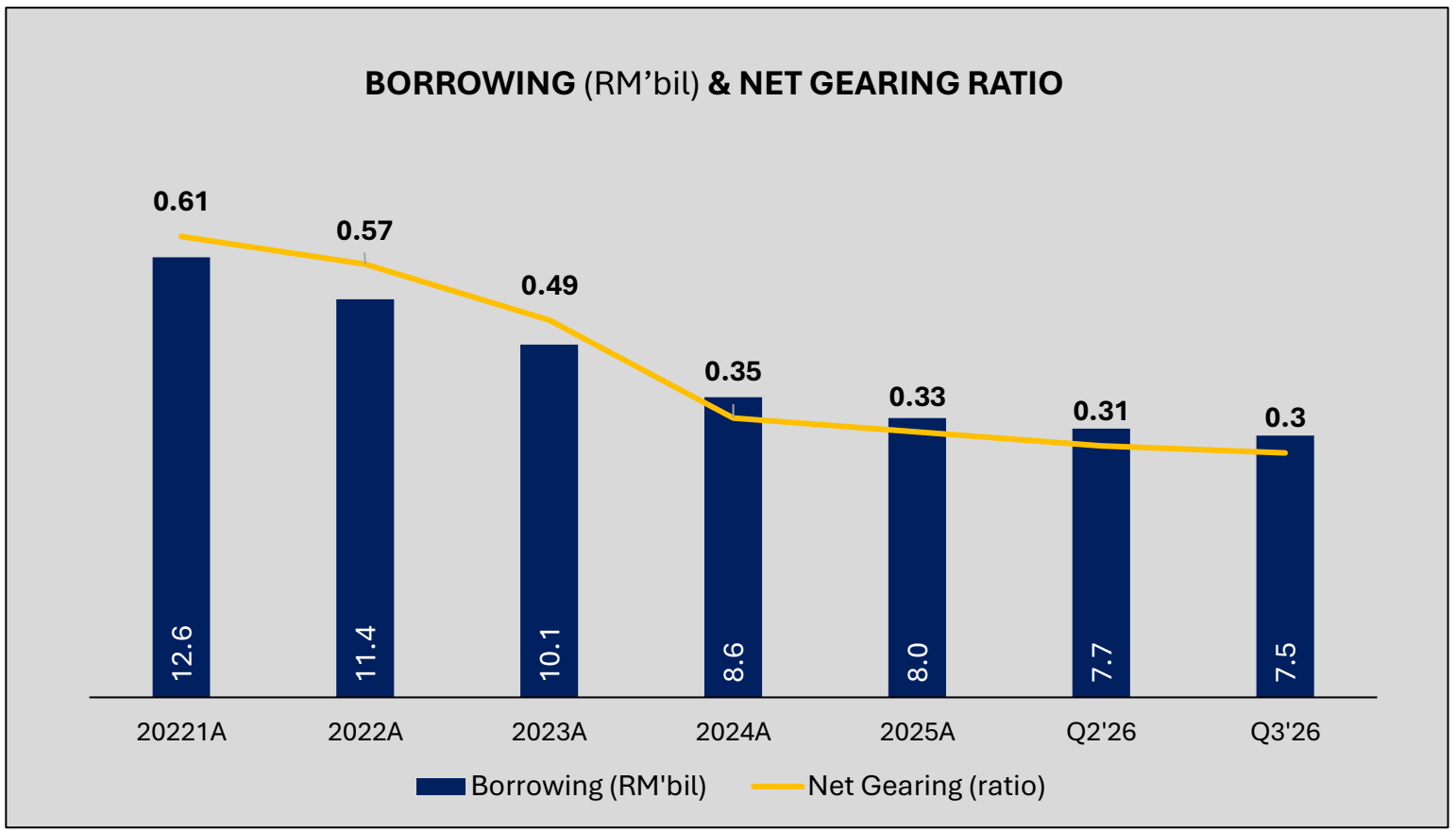
(Dec'25: 0.33x)

Latest sales achieved as at 10th November 2026: RM2.96bil

Q3 2026 FINANCIAL HIGHLIGHTS

Resilient Fundamentals, Well-Positioned for Value Realisation





- **Resilient Core Business**: Healthy development margins maintained. Strong operating fundamentals despite market challenges.
- **Revenue Phasing:** Near-term earnings moderated by the timing of revenue recognition in Vietnam and Australia, with revenue contribution expected in subsequent periods**.**
- **Strong Balance Sheet, Positioned for Growth**: Healthy liquidity and lower gearing. Financial flexibility to support future value creation.

2026 LAUNCHED PROJECTS - TAKE-UP RATES

- **Commercial products** led the market-driven performance, while industrial and residential contributed steady sales momentum
- Selected parcels within **Setia EcoHill will be repurposed for industrial developmen**t to optimise land value and capture evolving market demand.
- 100% sold **-** Pangsapuri Pinang Setia, a collaboration project with Penang State Housing Board with target completion by 2029

Residential

- **High-volume absorption in Southern residential with more than 50% take-up** – shows deep consumer liquidity and resilient demand for living spaces in Johor.

Industrial

- **Setia Alaman Industrial Park shoplots** are **90% sold** - reflecting sustained demand for limited industrial land within a mature and well-connected township, supported by highway accessibility and an established business ecosystem.
- **Setia Versa II** in the **Southern** corridor achieved a 50% take-up, fetching growing demand for purpose-built detached factories, with sales expected to build progressively as market interest continues to strengthen.

Commercial

- **Impiana Shoplot** in **Semenyih & Bangi Corridor** has **87% take-up** - reflecting strong commercial product interest benefitting from the under-supply.
- **Eco Square and Indah Prime 3 in Southern region has 69% and 65% take-up -** indicates strong investor confidence in the commercial viability and business ecosystem in Johor.



Impiana, Setia Alamsari


Eco Square, Setia Eco Garden

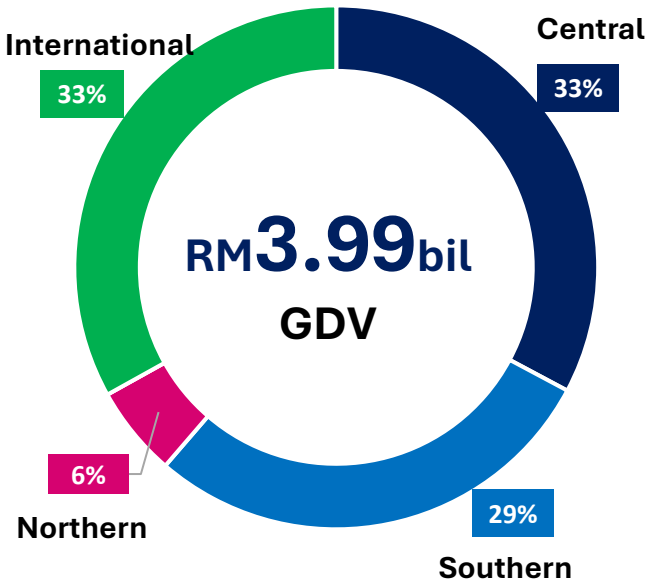

Indah Prime 3, Taman Bukit Indah

*latest take-up rates as at 30 Oct 2026

2026 PROJECT LAUNCHES

Execution. Demand discipline. Land optimization. Diversified growth.

Total 31 Planned Launches FY2026



Projects Launched as of 30th Sept 2026

24 PROJECTS
worth RM2.08 bil

Remaining Launches Q4 2026

7 PROJECTS
worth RM1.92 bil

- **Disciplined launch execution:** 24 of 31 planned FY2026 launches (worth RM2.08bn GDV) were launched up to September, with the remaining 7 launches worth RM1.92bn targeted for Q4.
- **Demand-led launch strategy**: Launch timing and product mix remain calibrated to market demand and absorption, supporting disciplined inventory management and sales momentum.
- **Unlocking industrial potential:** Selected parcels at Setia EcoHill will be repositioned for industrial use, capturing growing industrial demand while enhancing the value and productivity of the Group's landbank.

Incorporates strategic rephasing of selected launches

HIGHLIGHTS: LAUNCHED PROJECTS Q3 2026

Setia Ecohill 2 Business Park
Property Central



RM200mil

Total GDV

- **Location:** Setia Ecohill 2
- **Product: Industrial lots, Semi-D & Detached Factories**
- **Land Size:** 80’ x 160’
- **Built-Up Area:** 6,560 sq ft
- **Price:** From RM3.69mil
- **Take-up rates:** 80%
- **GDV sold:** RM 160 mil

Impiana
Property Central



RM64mil

Total GDV

- **Location:** Setia Alamsari
- **Product: Shop Office**
- **Land Size:** 22’ x 80’
- **Built-Up Area:** 3,436 sq ft
- **Price:** From RM2.2mil
- **Take-up rates:** 87%
- **GDV sold:** RM 55.8 mil

*latest take-up rates as at 30 Oct 2026

HIGHLIGHTS: LAUNCHED PROJECTS Q3 2026

Eco Square
Property South



RM29mil
Total GDV

- **Location:** Setia Eco Gardens
- **Product: Double Storey Shop Office**
- **Land Size:** 22’ x 70’
- **Built-Up Area:** 2,745 sq ft
- **Price:** From RM 1,336,000
- **Take-up rates:** 69%
- **GDV sold:** RM19.93mil

Indah Prime 3
Property South



RM157mil
Total GDV

- **Location:** Taman Bukit Indah
- **Product: 2-Storey Shop Offices**
- **Land Size:** 22’ x 70’
- **Built-Up Area:** 2,951 – 6,389 sq ft
- **Price:** From RM 2,461,000
- **Take-up rates:** 65%
- **GDV sold:** RM 101.62 mil

*latest take-up rates as at 30 Oct 2026

HIGHLIGHTS: LAUNCHED PROJECTS Q3 2026

Sapphire – Tower 2
Melbourne



AUD1.57bil
Total GDV

Approved business model: Hybrid scheme for Sapphire Tower 2 with 105 hotel room, 284 residential units and retail podium.

- Land size: 1.02 acres
- Tower 2 expected to be launched in December 2026
- Tower 1 was completed in 2022 , fully sold out including AUD39 million penthouse

Setia Edenia – Tower C
EcoXuan, Vietnam



RM117mil
Total GDV

- Award-winning high-end apartment development comprising 3 towers (865 apartment & retail units)
- Tower C launched in Q3 2026

3 NOV 2026 : BANDAR KINRARA x HELP EDUCATION SIGNING

Strategic partnership with HELP Education strengthens Bandar Kinrara's placemaking proposition, introducing a long-term education anchor within the township's planned transit-oriented development

- Strategic partnership with HELP Education Group to establish a **purpose-built international school**, strengthening Bandar Kinrara's education and placemaking proposition
- Located within **~16-acre** planned **transit-oriented development**, supporting the broader vision for an integrated, liveable community
- To accommodate **>1,000-student** and campus targeted to open in **Aug 2029**, with HELP lease for an initial 15 years plus a five year renewal option





Agenda

1 **Q3 2026 FINANCIAL RESULTS**

2 **LAND BANKS**

3 **STRATEGIC PILLARS UPDATES:**

(i) Property Development - Malaysia
(ii) Property Development - International
(iii) Industrial
(iv) Potential REIT/Recurring income

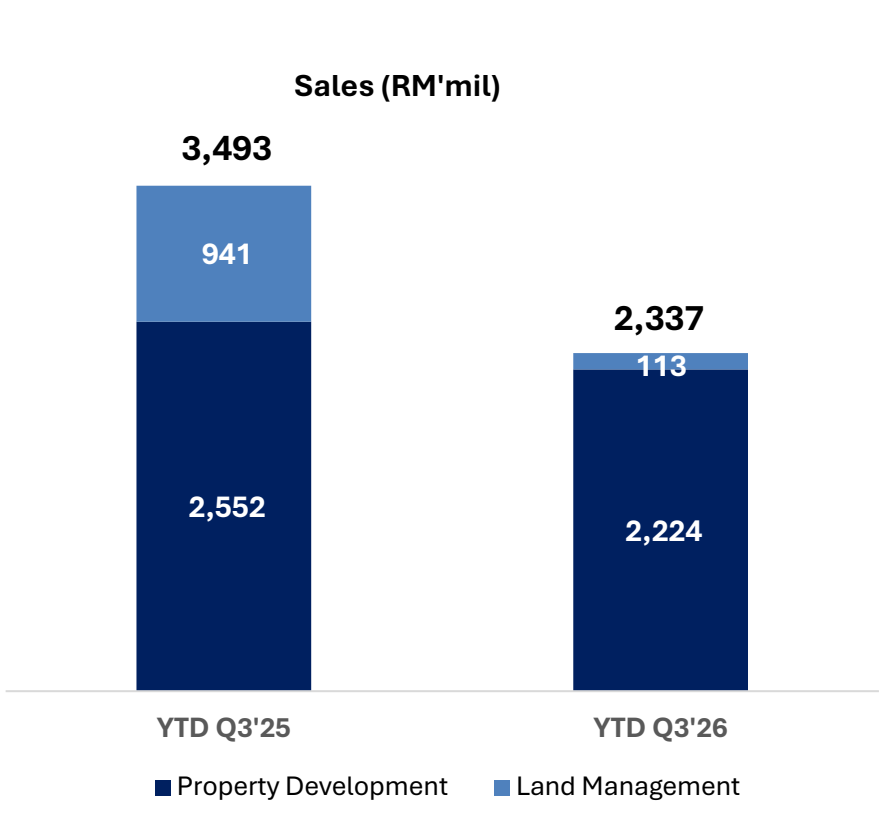
4 **MOVING FORWARD: SETIA STRATEGIC ROADMAP**

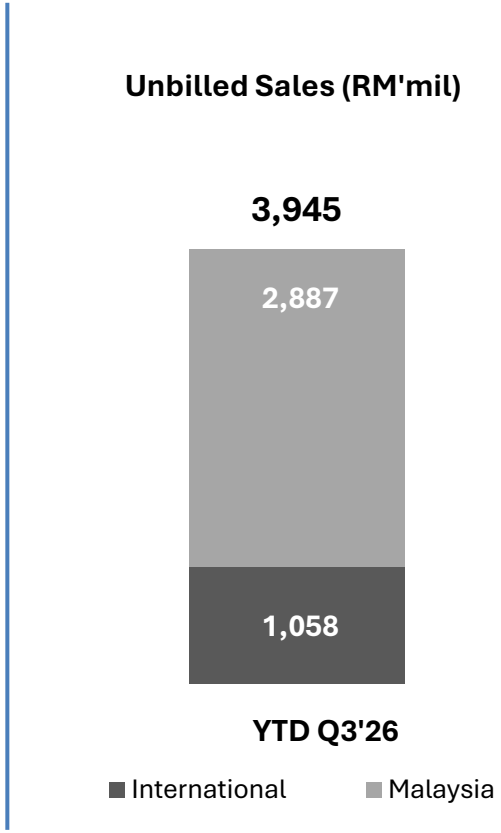
- Setia's Transformation Towards An Asset-Light Regional Real Estate Player

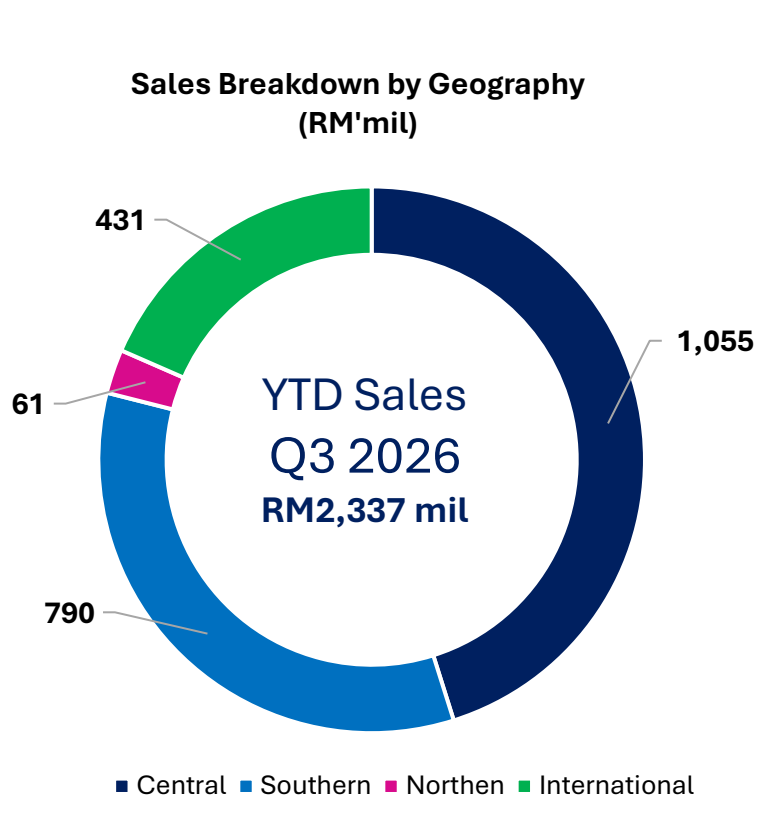
YTD Q3 2026 SALES PERFORMANCE

Property Development Remains the Core Growth Engine

RM2.34 bil YTD sales achieved, underpinned by property development, broadly in line with last year.



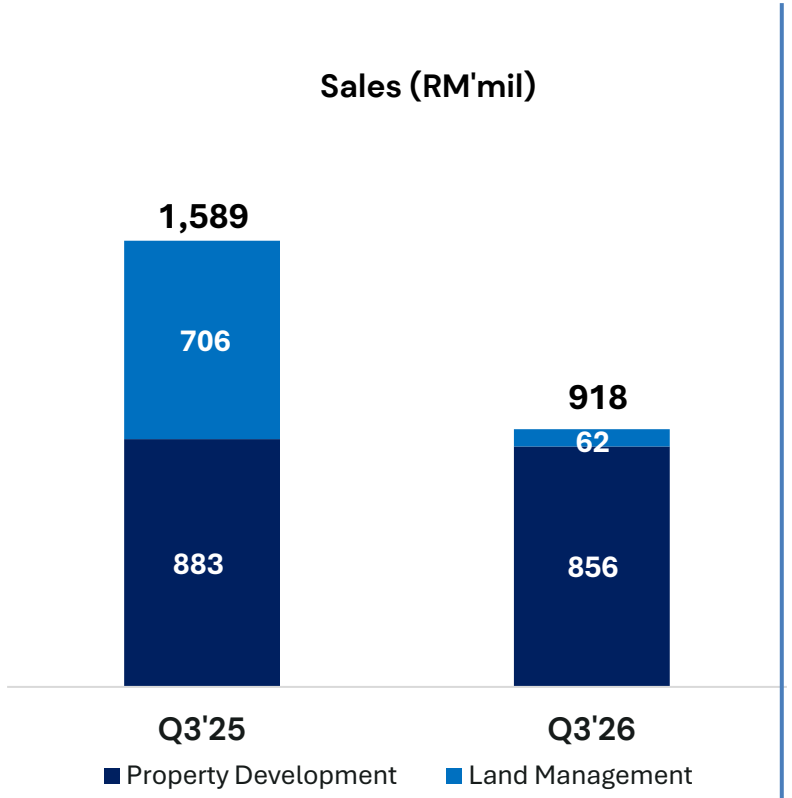


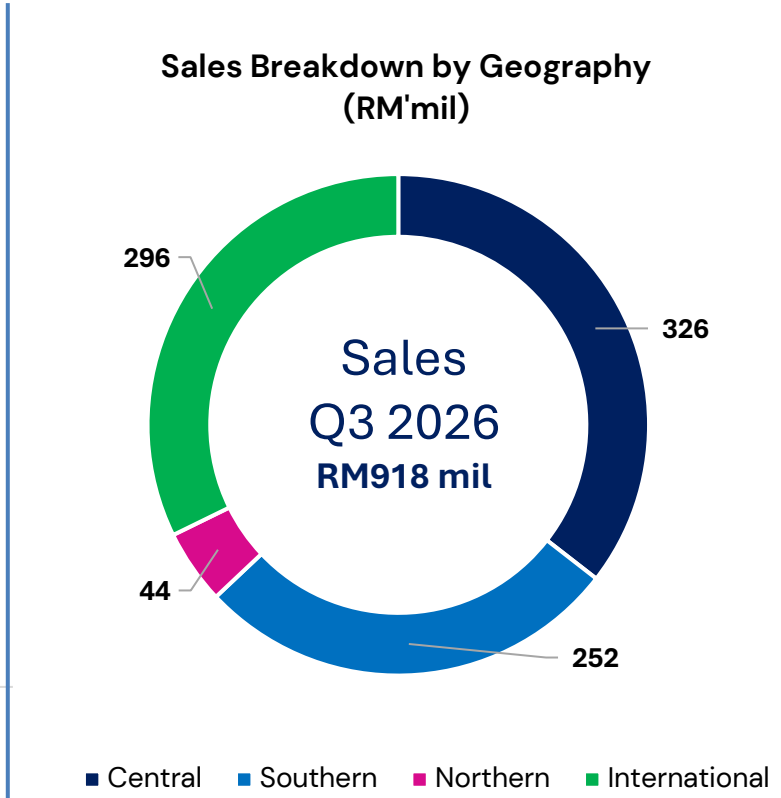


- **Property development** remained the core sales engine, contributing approximately **95% of YTD sales**.
- **Underlying development sales were relatively resilient YoY**, with the overall sales decline largely reflecting significantly lower land sales vs last year.
- **Central continued to anchor domestic sales**, remaining the largest contributor across the Malaysian portfolio.
- **Southern maintained good momentum**, supported by strong launch execution and healthy take-up rates.
- **International** sales were moderated by the timing of permit approvals in Vietnam, reflecting launch timing rather than solely underlying demand.

Q3 2026 SALES PERFORMANCE

Property Development Remains the Core Growth Engine





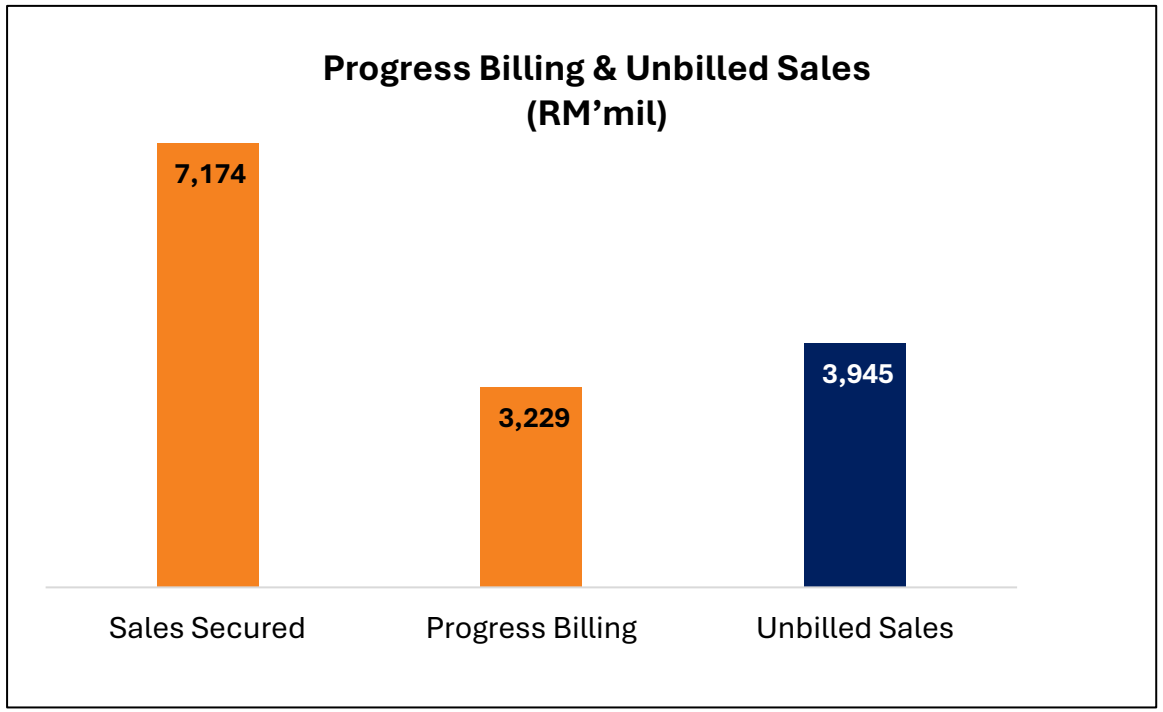
Development Sales Resilient, International Pipeline Gaining Momentum

- Development sales remained steady against last year, underscoring the resilience of the Group's core property development business.
- Vietnam has already contributed RM146m YTD Sept'26, with further contributions expected in the remaining of the year, supported by further contribution from Australia (Sapphire) and Battersea.
- Sales momentum remains supported by a diversified portfolio across domestic and international markets.

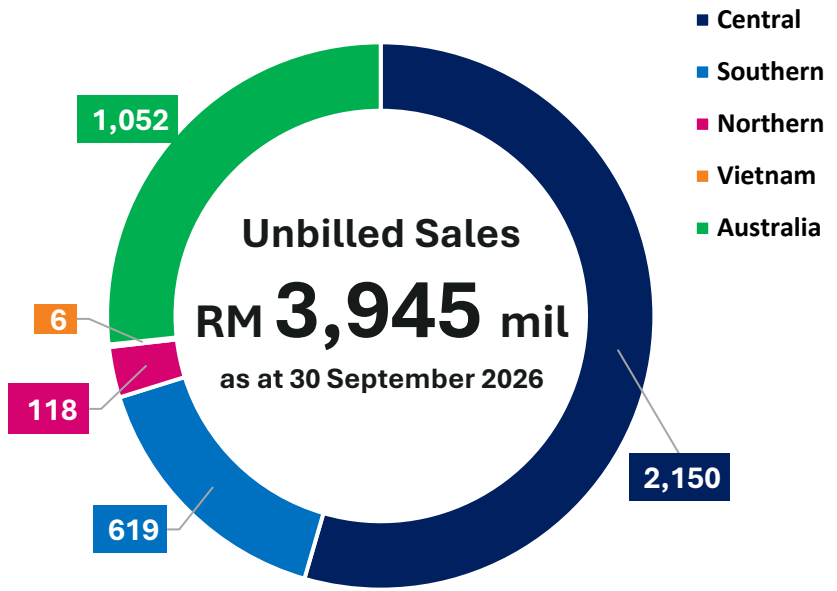
Regional Sales Base Supports Future Growth

Q3 2026 UNBILLED SALES

Strong orderbook. Diverse Markets. Visible earnings.



55%
of secured sales remain available for future revenue conversion



Growing Orderbook Supports Future Earnings Recognition

- Progress billing of RM3.2bn demonstrates continued project execution.
- A substantial RM3.945bn unbilled sales balance provides visibility for future revenue conversion.
- The higher unbilled-sales proportion positions the Group to benefit from future construction progress and project completions.

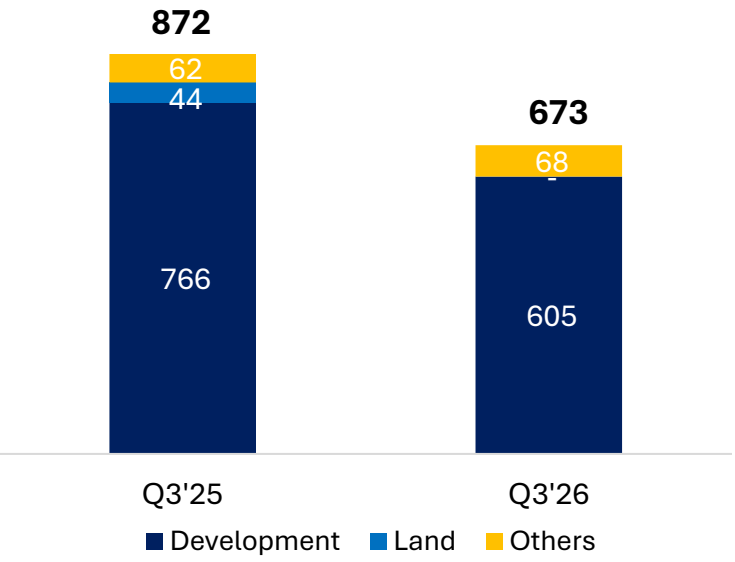
- **RM3.945bn revenue pipeline secured.**
- **Growth led by Southern & Australia.**
- **Diversified geographic exposure enhances resilience and conversion potential**

Q3 2026 REVENUE PERFORMANCE

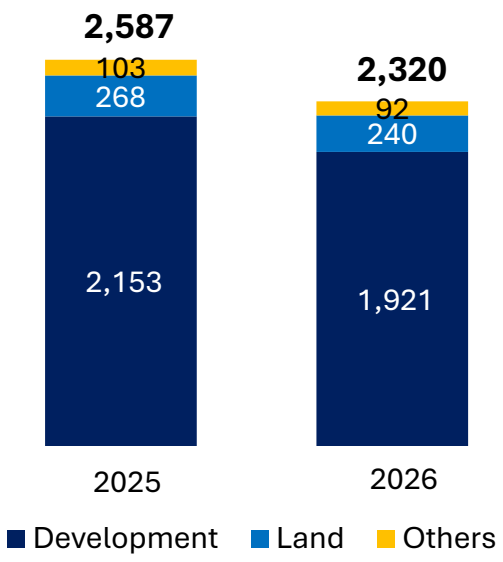
International Pipeline Supports Future Revenue Growth

- **Property Development** remained the key revenue driver, contributing **~90% of YTD revenue.**
- Revenue recognition was moderated by project progress and completion timing, including lower land sale contributions.
- **Southern region continued to outperform**, supported by strong demand, favourable product mix and successful conversion of earlier launches.
- **International projects** provide long-term earnings visibility, with approximately **RM300 mil of secured sales in Australia and Vietnam expected to be recognised from 2029 onwards**, reflecting the longer development cycle of these projects.

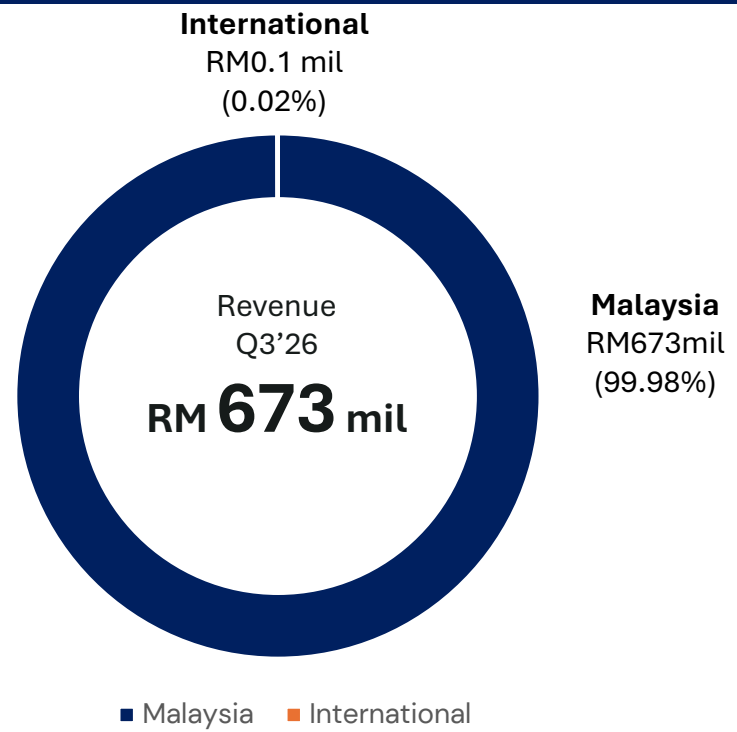
QoQ Revenue (RM'mil)



YoY Revenue (RM'mil)



Revenue Breakdown by Region

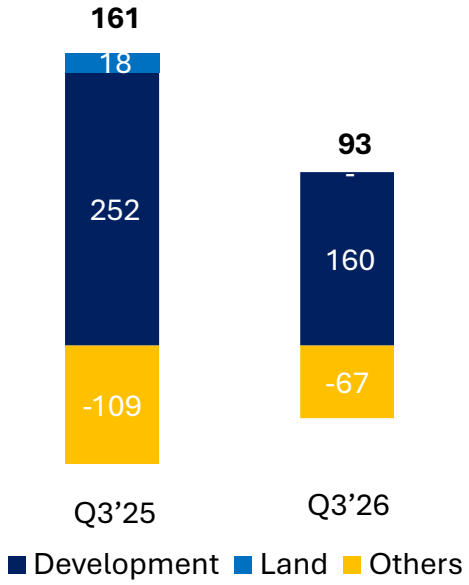


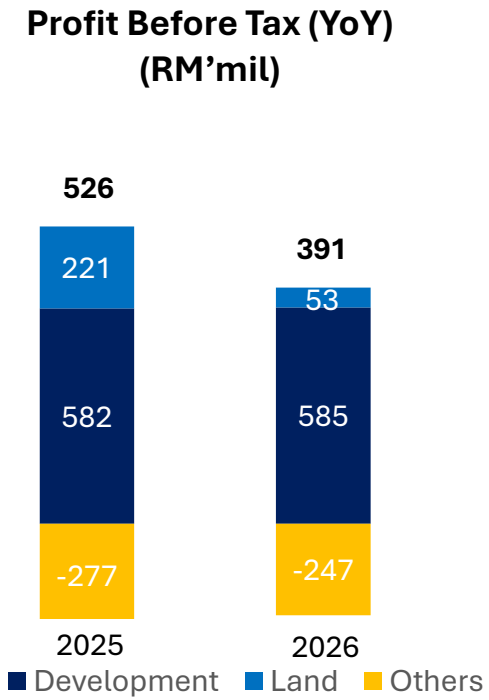
Q3 2026 PBT PERFORMANCE & GEARING

Core Earnings Supported Amid Deferred Monetisation

PROFIT BEFORE TAX (RM'mil)

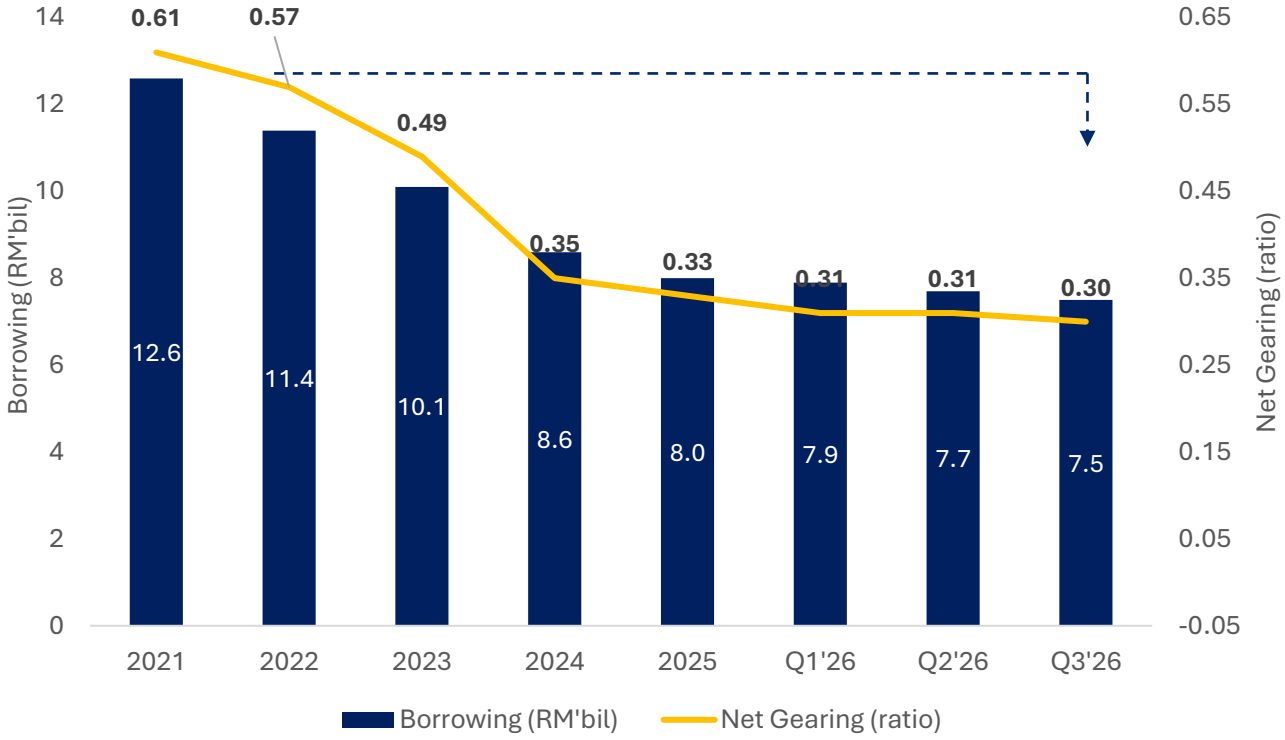
- Deferred land monetisation activities impacted profit recognition.
- Development earnings reflected project completion and revenue recognition timing.
- Lower finance costs, cost discipline and improved provision outcomes helped sustain profitability.
- The underlying **property development segment continues to provide a resilient earnings base.**





GEARING

- Disciplined capital allocation has strengthened the balance sheet, reducing net gearing from 0.61x to 0.30x while enhancing financial flexibility to support growth and value-accretive opportunities.
- Capital allocation remains focused on sustainable returns, balance sheet strength and long-term value creation.
- **Net gearing to be maintained within the 0.30x-0.40x range.**



Agenda

1. Q3 2026 FINANCIAL RESULTS
2. **LAND BANKS**
3. STRATEGIC PILLARS UPDATES:
   - (i) Property Development - Malaysia
   - (ii) Property Development - International
   - (iii) Industrial
   - (iv) Potential REIT/Recurring income
4. MOVING FORWARD: SETIA STRATEGIC ROADMAP
   - Setia's Transformation Towards An Asset-Light Regional Real Estate Player

LANDBANK OVERVIEW

By Region as of 30 Sept 2026

NORTHERN
1,236 acres

CENTRAL
2,019 acres

SOUTHERN
664 acres



Bukit Beruntung

Seksyen U10 , Shah Alam

Kulai

EASTERN
44 acres



Exploring opportunity in Sarawak

INTERNATIONAL

- Melbourne & Sydney, Australia (2 acres)
- Ho Chi Minh, Vietnam (30 acres)
- United Kingdom (16 acres)

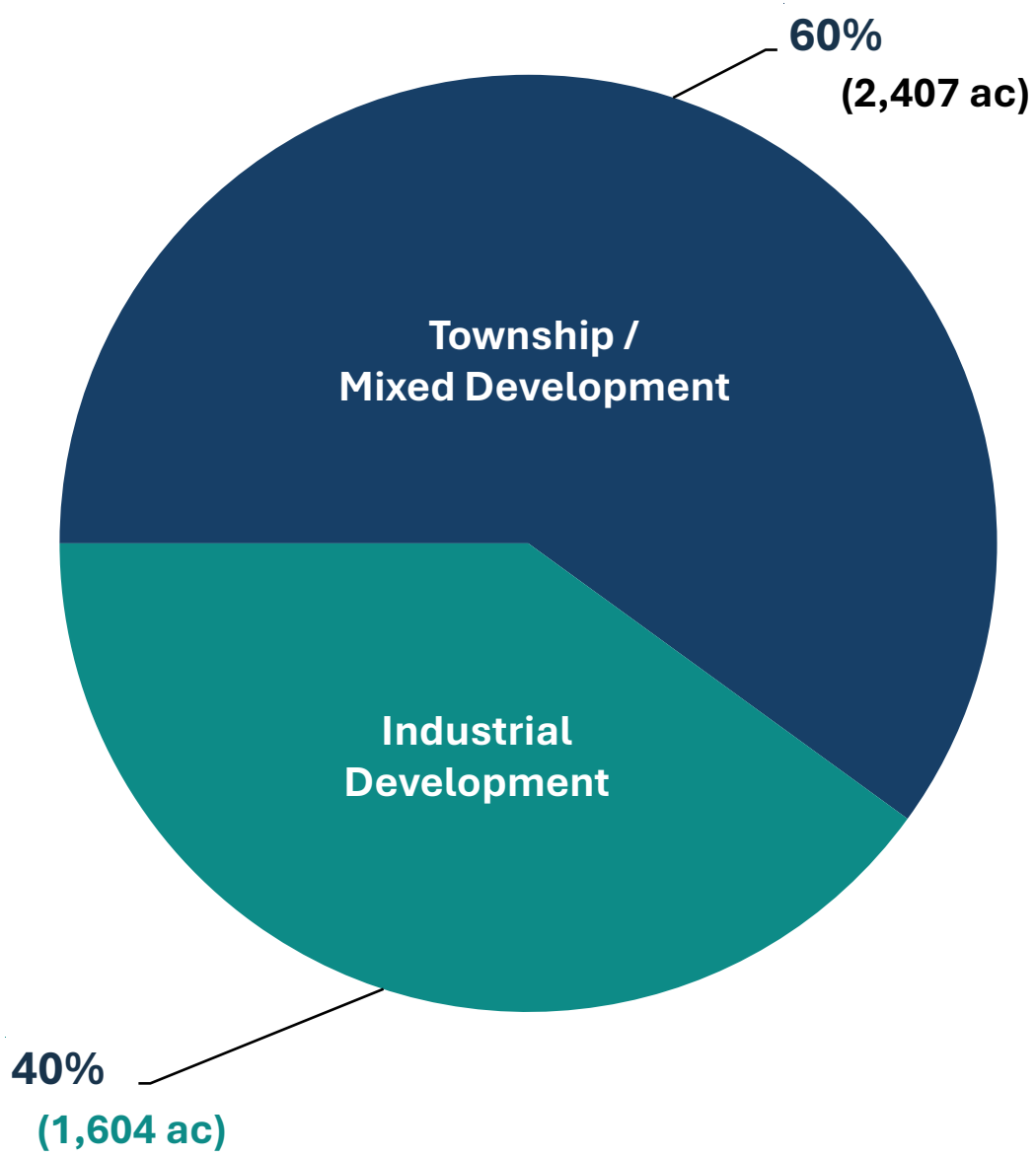
4,011 acres + **1,644 acres**

EXISTING STRATEGIC LANDBANKS

POTENTIAL JV / COLLABORATION

FUTURE LANDBANK OUTLOOK

Landbank Composition To Support Future Growth



Key growth assumptions

4,011 acres — **EXISTING STRATEGIC LANDBANKS**

+

1,644 acres — **POTENTIAL JV COLLABORATION**

- **Township & Mixed Development** remains the portfolio anchor at 60% (2,407 acres) of the total landbank, **supporting phased residential and commercial growth**.
- **Industrial development** provides **the next growth lever** at 40% (1,604 acres) of the total landbank with **deployment aligned to investor demand and infrastructure readiness.**

Landbanks as at 30 Sept 2026

Agenda

1 Q3 2026 FINANCIAL RESULTS

2 LAND BANKS

3 **STRATEGIC PILLARS UPDATES:**

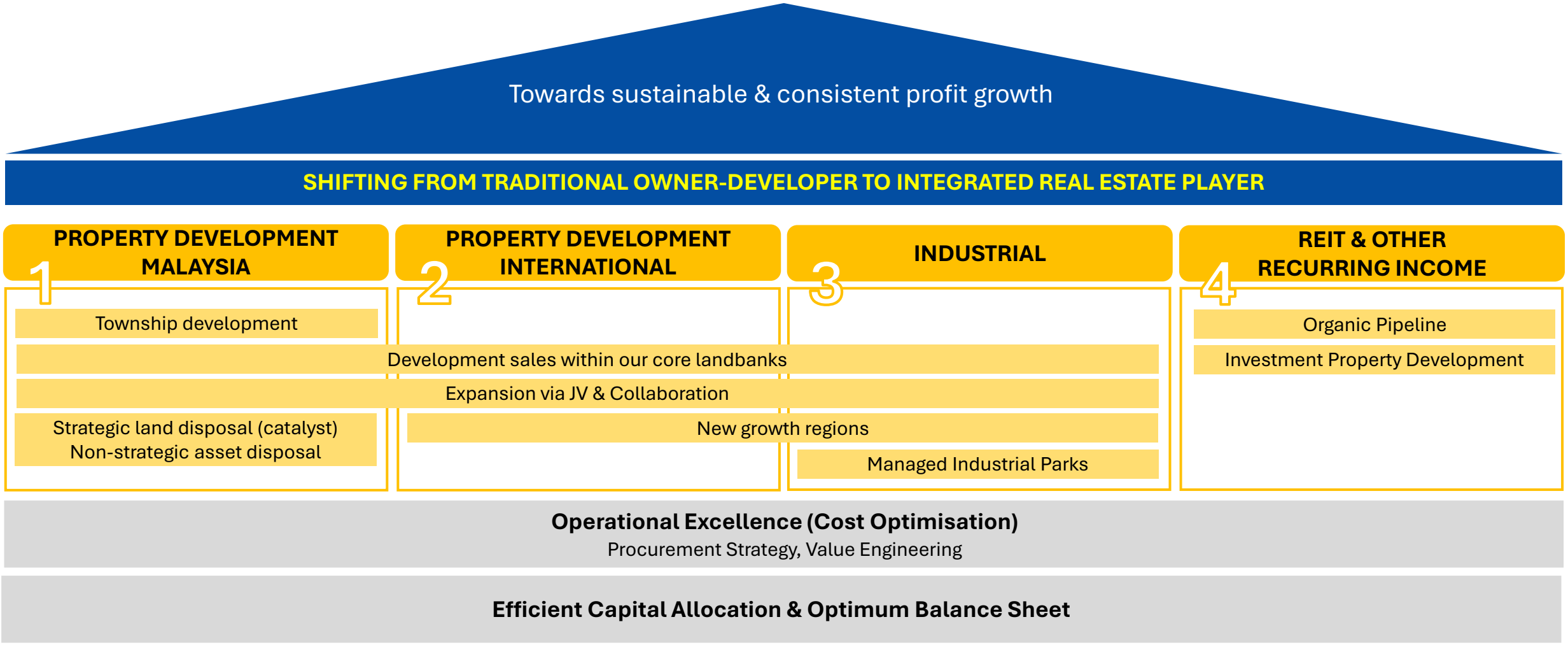
(i) Property Development - Malaysia
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4 **MOVING FORWARD: SETIA STRATEGIC ROADMAP**

- Setia's Transformation Towards An Asset-Light Regional Real Estate Player

STRATEGIC HOUSE

Shifting From Traditional Owner-Developer To Integrated Real Estate Player



SETIA'S KEY TARGETS

Asset-Light Regional Real Estate Player

GROWTH PILLARS Key developments driving growth to 2030



PROPERTY DEVELOPMENT
Core Development

RM3-4 bil
annual sales

Sustained from core Central and Southern townships, plus new expansion land bank.



OVERSEAS
Australia

2029+
Profit contribution

Expand footprint on the back of strong performance at Sapphire, Atlas and other projects.



OVERSEAS
Vietnam

15%
of sales annually

Leverage the relationship with state-owned Becamex to keep contributing 15% of sales each year.



NEW GROWTH
Industrial

RM4 bil
Estimated GDV

Build an industrial footprint across the Northern, Central and Southern regions.



REIT
Recurring Income

~10%
p.a. by 2030

Annual recurring income unlocked via a REIT, supporting the asset-light model.

Agenda

1 Q3 2026 FINANCIAL RESULTS

2 LAND BANKS

3 **STRATEGIC PILLARS UPDATES:**

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4 MOVING FORWARD: SETIA STRATEGIC ROADMAP

- Setia's Transformation Towards An Asset-Light Regional Real Estate Player

HIGHLIGHTS: UPCOMING LAUNCHES IN Q4 2026

Pillar 1 : Property Development Malaysia

Parkhome Residences
Property Central



RM68mil

Total GDV

- **Location:** Setia Ecohill 2
- **Product:** Linked Semi-Detached Homes
- **Land Size:** 34’ x 60’
- **Built-Up Area:** 1,946 sqft
- **Price:** RM1.0mil – RM1.2mil
- Target launch in Q4 2026

Kingfisher Prestige
Property Central



RM93mil

Total GDV

- **Location:** Setia Eco Park
- **Product:** Double Storey Bungalow
- **Land Size:** 59’x85’ | 59’ x 100’
- **Built-Up Area:** 3,744 – 4,313 sq ft
- **Price:** From RM 4.15 mil
- Official signing commenced in October 2026

Santoria
Property Central



RM225mil

Total GDV

- **Location:** Setia Alam
- **Product:** Double Storey Shop
- **Land Size:** 22’ x 75’
- **Built-Up Area:** 3,190 sq ft
- **Price:** From RM2.90mil
- Target launch in November 2026

HIGHLIGHTS: UPCOMING LAUNCHES IN Q4 2026

Pillar 1 : Property Development Malaysia

Ferrous (Phase 2)
Property Central



RM84.17mil

Total GDV

- **Location:** Alam Impian
- **Product:** 76# Double Storey Terrace
- **Land Size:** 22’ x 70’ | 24’ x 70’
- **Built-Up Area:** 2,022 sq ft – 2,346 sq ft
- **Price:** From RM 1,006,800 – RM 1,535,800 mil
- Construction commenced - Q4 2025

Artesia (Phase 1)
Property South



RM118.69mil

Total GDV

- **Location:** Setia Eco Cascadia
- **Product Name:** Braydon
- **Product:** Double Storey Cluster
- **Land Size:** 32’ x 70’
- **Built-Up Area:** 2,372 sq ft
- **Price:** From RM 1,643,800
- Construction commencing Q4 2026

Artesia (Phase 1)
Property South



RM25.97mil

Total GDV

- **Location:** Setia Eco Cascadia
- **Product Name:** Graydon
- **Product:** Double Storey Semi-Detached
- **Land Size:** 52’ x 70’
- **Built-Up Area:** 3,292 sq ft
- **Price:** From RM 2,308,800
- Construction commencing Q4 2026

HIGHLIGHTS: UPCOMING LAUNCHES IN Q4 2026

Pillar 1 : Property Development Malaysia

The Point
Property South



RM87mil

Total GDV

- **Location:** Setia Business Park 2 (Phase 1)
- **Product:** 39# Three Storey Shop Office
- **Land Size:** 24'x70'
- **Built-Up Area**: 4,994 – 7,606 sq ft
- **Price:** From RM 2,597,700
- **Construction commencing Q4 2026.**

IndahMas
Property South



RM16mil

Total GDV

- **Location:** Taman Setia Indah
- **Product:** 12# Double Storey Shop Office
- **Land Size:** 24'x70'
- **Built-Up Area:** 3,348 – 5,739 sq ft
- **Price:** From RM 1,758,800
- **Construction commencing Q4 2026.**

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2 LAND BANKS

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4 MOVING FORWARD: SETIA STRATEGIC ROADMAP

- Setia's Transformation Towards An Asset-Light Regional Real Estate Player

KEY PROJECTS - AUSTRALIA

Pillar 2 : Property Development International

Carlton Land Melbourne



AUD1.57b

Total GDV

- **Approved business model:** 50:50 JV for all 3 Towers and Podium
- Land size: 1.6 acres
- Preliminary approval obtained in July with full approval targeted by December 2026

Atlas Melbourne



AUD940mil

Total GDV

- **Approved business model:** Self Develop (30% equity / 70% financing)
- Land size: 0.7 acres
- Take-up rate: 67%
- Sales to-date: 150mil (to be recognized by 2029)
- Groundbreaking on 17 September 2026 with Contractor commencing works

Atlas Groundbreaking

Groundbreaking of AUD940mil, marks a key milestone

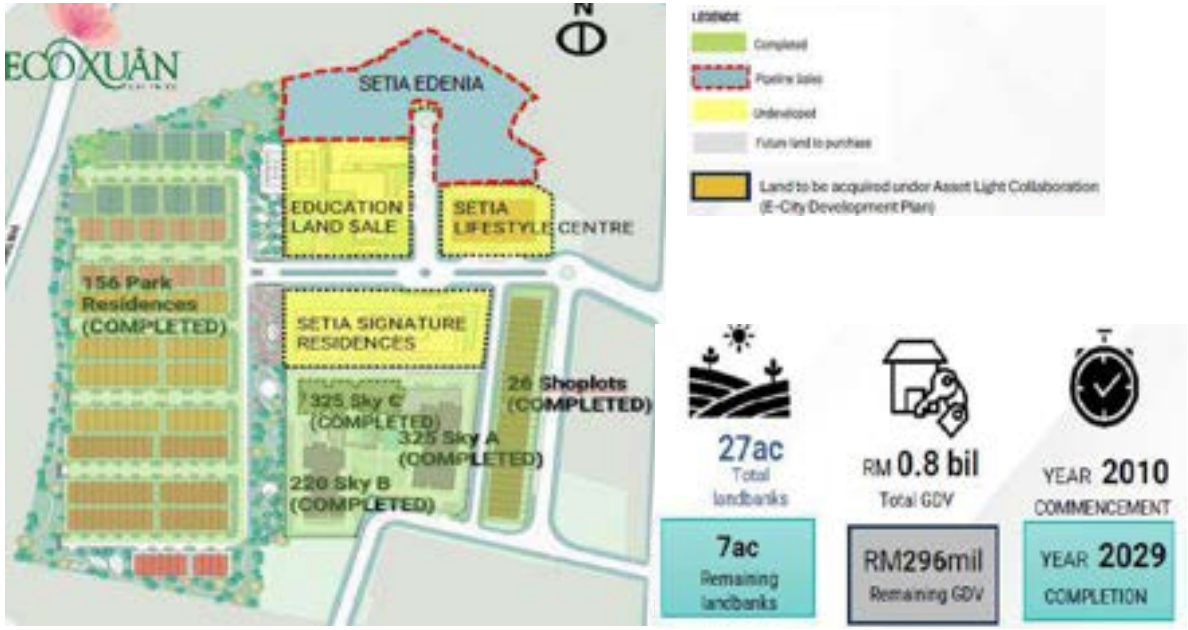
- A 73-storey, 858-unit residential development in Melbourne CBD
- Underpinned by 67% in sales since launch, the project is demonstrating healthy demand ahead of major construction
- Multiplex appointed as builder, with first handovers targeted for Sept 2029, reinforcing Setia's execution capabilities and established Australian platform



KEY PROJECTS - VIETNAM

Pillar 2 : Property Development International

Setia Edenia, EcoXuan



- 16km to TSN International Airport
- Sales permit secured; bookings conversion underway
- Latest sales achieved as of 10 Nov 2026 : RM267mil

Construction in progress as of October 2026





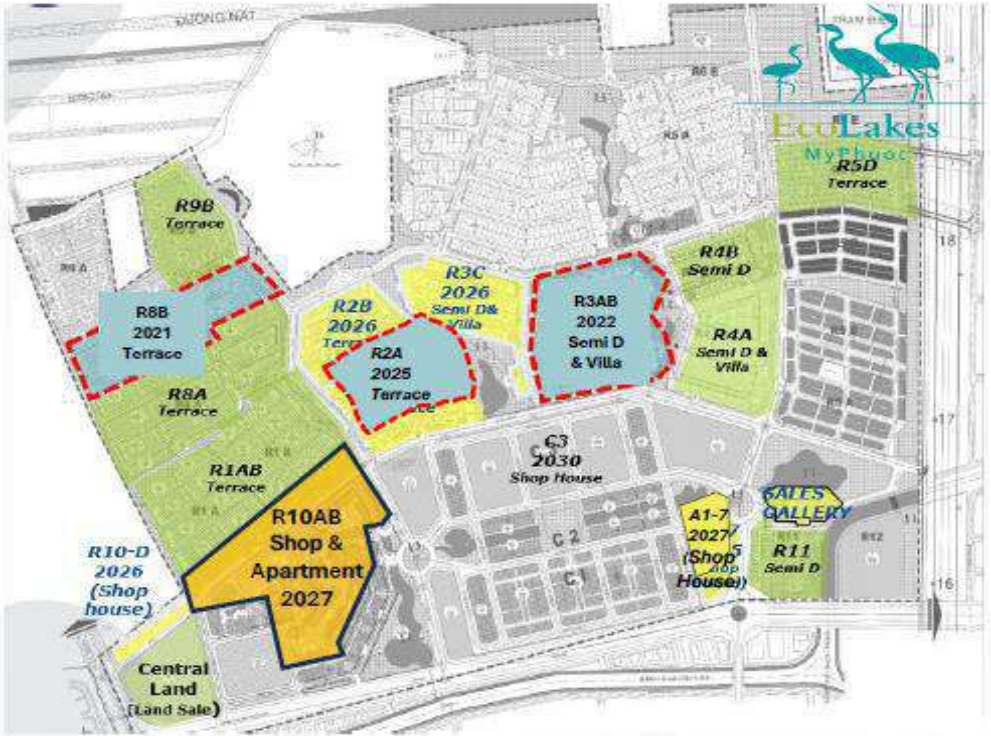


- Award-winning high-end apartment development comprising 3 towers (865 apartment & retail units).
- Tower C launched in Q3 2026

KEY PROJECTS - VIETNAM

Pillar 2 : Property Development International

EcoLakes





116ac
Total landbanks

23ac
Remaining landbanks

RM 1.3 bil
Total GDV

RM503mil
Remaining GDV

YEAR 2008
COMMENCEMENT

Year 2029
Completion

- Mixed Development
- 40km to TSN International Airport

KEY PROJECTS - VIETNAM

Pillar 2 : Property Development International

Setia's Products Well-Positioned To Meet Vietnamese Demand

Boosting sales and product proposition
- Develop City Centre for EcoLakes
- Increase Commercial Component for sales launch
- Collaborate with Education Institution to offer school amenities
- Fostering Green Lifestyle Highrise/Lowrise Residential Development in industrial City of Binh Duong, Ho Chi Minh City

Addressing the affordability issue facing by buyers
- Explore various payment schedule/arrangement to attract purchasers
- Sought for bank to provide attractive financial packages

Improve commercial amenities and infrastructure
- Collaborate with Education Institution for Bilingual and International School
- Embed more private school centre to create activities for the community and development

Mitigate delay approval by Authorities
- Work closely with Becamex IDC team to expedite authority approvals from Ho Chi Minh City People's Committee and Authorities



Outer-ring urban areas are reshaping residential demand

Supported by **large-scale developments** and **ongoing urban expansion**, residential market across HCMC's outer growth corridors are gaining momentum and strengthening their long-term growth potential

Average prices are set to maintain their upward trend

Supported by improving product quality, infrastructure upgrades, and stronger buyer confidence. **Primary prices are expected to continue rising** despite a growing supply base

Connectivity will reinforce long-term residential demand

Ongoing transport infrastructure investments are improving accessibility across New HCMC, strengthening its attractiveness to both owner-occupies and investors

Agenda

1 Q3 2026 FINANCIAL RESULTS

2 LAND BANKS & PROJECTS LAUNCHES

3 **STRATEGIC PILLARS UPDATES:**

(i) Property Development - Malaysia
(ii) Property Development - International
(iii) Industrial
(iv) Potential REIT/Recurring income

4 MOVING FORWARD: SETIA STRATEGIC ROADMAP

- Setia's Transformation Towards An Asset-Light Regional Real Estate Player

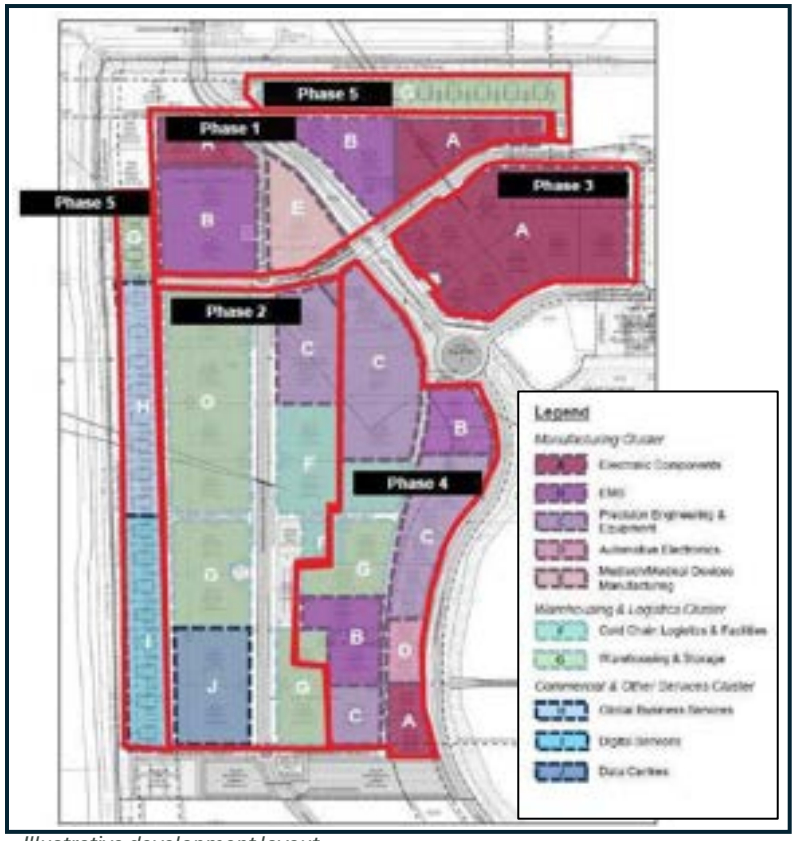
PILLAR 3: INDUSTRIAL

Malaysia – SFIP : Offerings & Value Proposition

Strategy built on transforming a 509-acre land parcel into a fully insulated, GreenRE-Certified Managed Industrial Park (MIP).

SETIA FONTAINES INDUSTRIAL PARK	509 ACRES	GDV: RM3b – RM4b

LAYOUT PLAN



Illustrative development layout

GROWTH & OPERATING MODEL

Setia will scale its regional industrial footprint towards RM4 billion in GDV by using professional management to **integrate infrastructure, services and tenant experience**, while **partnering with proven MIP operators** to build the expertise needed to operate future Master Industrial Parks independently.

INDUSTRIAL OFFERINGS

INDUSTRIAL LANDS	BUILT-TO-SUIT / LEASE DEVELOPMENT	READY-BUILT FACTORIES	ANCILLARY FACILITIES

WHY TENANTS CHOOSE THE PARK

- Strategic location near key hubs
- Long-term lease with reduced CAPEX
- ESG-focused ecosystem
- Customizable facility design & build
- High-quality build, on-time delivery
- Efficient tech-driven operations

PRIORITY VALUE OPPORTUNITIES

ACCESS & CONNECTIVITY

Dedicated flyover and North–South Expressway links reduce logistics bottlenecks and improve freight turnaround.

HIGH-VALUE CLUSTERS

Prioritize manufacturing, logistics and downstream industries while leveraging Penang, Kulim and NCER networks.

YIELD & CAPITAL RECYCLING

Build stable lease income and recycle mature assets into a future Setia REIT to fund expansion.

PILLAR 3: INDUSTRIAL

Malaysia – SFIP : A Potential GreenRE-Certified MIP For Long-Term Operations

An MIP combines modern infrastructure with centralised maintenance and professional park management under a single operator.

MIP OPERATING CAPABILITIES

MANAGED PARK

- Professionally Managed
- Proactive and Preventive Maintenance
- Gated and Guarded
- Visitor Access Control
- Central Waste Collection

TENANT ECOSYSTEM

- Communal Green Areas
- Community Centre
- Central Labour Quarters (CLQ)
- Integrated Business Hub

RESILIENT UTILITIES

- Green Energy from SREEZ & CRESS
- Water Supply from Owned Water Treatment Plant
- GenCo
- Comprehensive Fibre Network Infrastructure
- GreenRE & ESG Compliant

INFRASTRUCTURE & UTILITIES WE OFFER



FLYOVER



WATER



SUFFICIENT POWER



FIBER



CONNECTIVITY

ESG — GREENRE-CERTIFIED

Blue–green planning • low-carbon arrival • healthy workplace



BLUE–GREEN DESIGN



LOW-CARBON ARRIVAL



HEALTHY WORKPLACE

INDUSTRIAL DEVELOPMENT UPDATES

Pillar 3 : Industrial – Setia Alaman (399 Acres, GDV RM2.4 billion)

	Industrial GDV (RM'mil)	Commercial GDV (RM'mil)	Total GDV (RM'mil)
Sold / Launched	1,012	100	1,112
Booked	102	-	102
Remaining	341	825	1,166
	1,455	**925**	**2,380**





6 commercial land plots available (49 acres)

Progress status

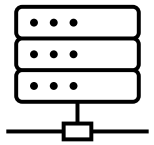
Industrial plots (75 plots)
91% sold
Available: 7 plots

Shops (42 units)
90% sold
Available: 4 units

PILLAR 3: INDUSTRIAL

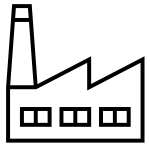
Current Interest | Potential Investors (Active Discussion)

Data Centre



- **[International] Hyperscale data centre**
  - Land area: 95.923 acres
  - Letter of Intent received
- **[International] Hyperscale data centre**
  - Land area: 100 acres
  - Early exploration
- **[International] Hyperscale data centre**
  - Land area: 180 acres
  - Site visit in Oct 2026

Manufacturing



- Manufacturing of **Equipment for semiconductor industry**
  - Land area: 80 acres
  - Site visit in Oct 2026
- Manufacturing of **Advanced Anchoring & Modular Fastening Systems**
  - Land area: 5 acres
  - Early exploration
- **+ International]** Manufacturing of **Battery Energy Storage System (BESS)**
  - Land area: 10 – 15 acres & 15 acres
  - Early exploration for both companies
- **[International]** - Manufacturing of **fibre optic cable and transceivers**
  - Land area: 6 acres
  - Early exploration

Warehousing/Logistic



- **[International] Sustainable real estate developer**
  - Land area: 15 acres
  - Warehousing / Open for JV
  - NDA stage
- **Leading logistic providers**
  - Land area: 10 acres
  - Warehousing / Logistic
  - Letter of Intent received

Agenda

1 Q3 2026 FINANCIAL RESULTS

2 LAND BANKS & PROJECTS LAUNCHES

3 **STRATEGIC PILLARS UPDATES:**

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PILLAR 4 : POTENTIAL REIT/RECURRING INCOME

Preparation for SC submission is in progress, with submission targeted by year-end to facilitate the proposed listing in 2027.

THE PORTFOLIO
(upon IPO)



Diversified REIT
(retail & office)

THE RETURNS



Strategically located protected assets with yields that are resilient and well-positioned against market expectations, secured by sustainable tenancies

THE TARGET
(for IPO)



In 2027

THE PIPELINE



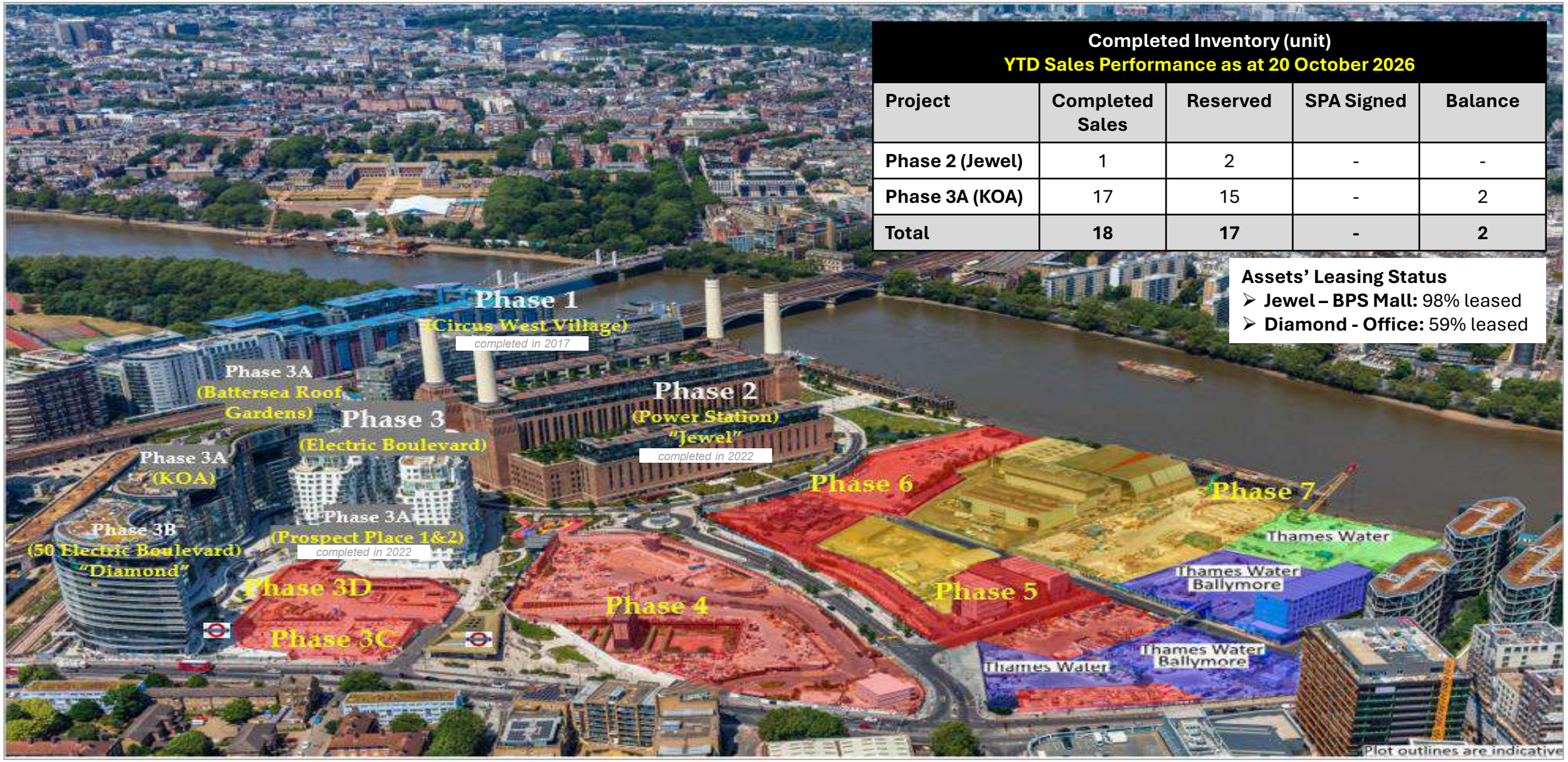
Student accommodation, industrial assets

Agenda

1. Q3 2026 FINANCIAL RESULTS
2. LAND BANKS & PROJECTS LAUNCHES
3. STRATEGIC PILLARS UPDATES:
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UNITED KINGDOM

Update on Battersea Power Station



Completed Inventory (unit) YTD Sales Performance as at 20 October 2026				
Project	**Completed Sales**	**Reserved**	**SPA Signed**	**Balance**
Phase 2 (Jewel)	1	2	-	-
Phase 3A (KOA)	17	15	-	2
Total	**18**	**17**	**-**	**2**

Assets' Leasing Status

- **Jewel – BPS Mall:** 98% leased
- **Diamond - Office:** 59% leased

BATTERSEA POWER STATION
9 Sept 2026: Phase 3C Ground-breaking Ceremony

Battersea Power Station: Next Phase of Value Creation

- **Construction underway** at Prospect Place South, advancing the next phase of Battersea.
- **c.300 homes + 80,000 sq ft** commercial/community space, targeted for **2030 completion**.
- **16 acres remain**, with potential for future development.
- **Established destination:** 40m+ visitors, 2,200+ homes and 170+ retail/F&B/leisure outlets.
- **Strategic value impact:** Extends Battersea's **multi-year development and value-unlocking runway**





Prospect Place South Ground-breaking Ceremony



Phase 3C updates:
- Construction commenced in June'26
- Ground-breaking on 9 Sept'26
- Pre-launch & sales-to-date : 57 units
- Take-up rates: 52%
- Buyers: Middle East & Turkey

SUMMARY

Setia's Transformation Towards An Asset-Light Regional Real Estate Player

Pillar 1: Malaysia Property Development
- **Stable sales RM3-4 billion**



Key Regions:
Malaysia – Townships, Residential & Integrated Developments

Focus:
Accelerating township and integrated development through strategic JVs

Key Drivers:
Existing landbank, launch conversion, Setia Federal Hill, KL Eco City and strategic collaborations

Strategic Role:
Core cash generator with integrated, mixed-use value creation

Pillar 2: International Property Development
- **Growth but lumpy profit**



Key Regions:
Australia & Vietnam – High-rise, Urban regeneration

Focus:
Optimised capital deployment in Australia and Vietnam

Key Drivers:
JV-led development and attributable earnings. Growth with 3–4 year development cycles

Strategic Role:
Geographic diversification and strategic joint developments

Pillar 3: Industrial
- **Promising outlook with longer conversion**



Key Regions:
Malaysia & Vietnam – Industrial Parks

Focus:
High-yield, build-to-suit commercial pipelines, managed industrial park

Key Drivers:
Land sales, BTS / BTL and industrial services

Strategic Role:
Capture high-growth logistics/ manufacturing demand; yield generation

Pillar 4: REIT and Recurring Income
- **Provide income stability for the future**



Key Regions:
Malaysia, Australia, Vietnam – Commercial, Retail, Industrial, Education

Focus:
FY2027 IPO and asset monetisation

Key Drivers:
Dividend, rental and management fees

Strategic Role:
Sustainable long-term income; realization and sustainable dividend generation



Bandar Kinrara & HELP Education collaboration – 3 Nov 2026



ATLAS Melbourne groundbreaking – 17 Sept 2026



PropertyGuru Vietnam Property Award 2026

Thank You

Setia

Stay Together. Stay Setia

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