



S P Setia Berhad
Corporate Profile
2018

Background

Incorporated in 1974, S P Setia is an award-winning public listed company and a market leader in property development, with a sterling reputation for integrity, quality and innovation.



Launched in 1994. Pusat Bandar Puchong in Selangor is S P Setia's first mark on the property arena in Malaysia.

Our fully integrated township development of Setia Alam in Selangor spans over 2,525 acres.



What We Do

Property development is S P Setia's primary business and our other businesses - construction, infrastructure, wood-based manufacturing and trading - have been developed to provide maximum synergy for efficiency and cost effectiveness.

livelearn workplay

these four simple words describing the scope of human activity inspired the development philosophy for every S P Setia project. We provide people from all walks of life with a wholesome lifestyle experience.



WE ARE TEAM SETIA

Our workforce of more than 2,300 Team Setia members are from diverse background and are highly motivated and dedicated to our core value of pursuing excellence and becoming “The Best in All We Do.”



Property Development



UNITED KINGDOM

- Battersea Power Station

CHINA

- Qinzhou Industrial Park

VIETNAM

- EcoLakes, My Phuoc
- EcoXuan, Lai Thieu

MALAYSIA

Central Region

- Setia Alam
- Setia City
- Setia EcoHill
- Setia EcoHill 2
- Setia Eco Park
- Setia Eco Templer
- Setia Eco Glades
- Setia Sky Seputeh
- Setia Seraya Residences
- TRIO by Setia
- KL Eco City
- Bandar Kinrara
- Temasya Glenmarie
- Alam Impian
- Bandar Baru Seri Petaling
- Setia Alam Sari
- Kota Bayuemas
- Seri Beringin
- Alam Damai
- Alam Sutera

Northern Region

- Setia Pearl Island
- Setia Greens
- SPICE
- SetiaSky Vista
- Setia Sky Ville

SINGAPORE

- Eco Sanctuary

Southern Region

- Setia Eco Cascadia
- Setia Tropika
- Setia Indah
- Setia Eco Gardens
- Bukit Indah Johor
- Setia Sky 88
- Setia Business Park II
- Taman Perling
- Taman Rinting
- Taman Pelangi
- Taman Pelangi Indah
- Taman Industri Jaya

Eastern Region

- Aeropod, Kota Kinabalu

AUSTRALIA

- MAISON, Carnegie
- Sapphire by The Gardens, Melbourne



KL Eco City
Kuala Lumpur



Battersea Power Station
United Kingdom



Sapphire by The Gardens
Australia



Setia Sky Ville
Penang



Setia Eco Glades
Cyberjaya



Setia Eco Cascadia
Johor



EcoLakes
Vietnam



Aeropod
Kota Kinabalu



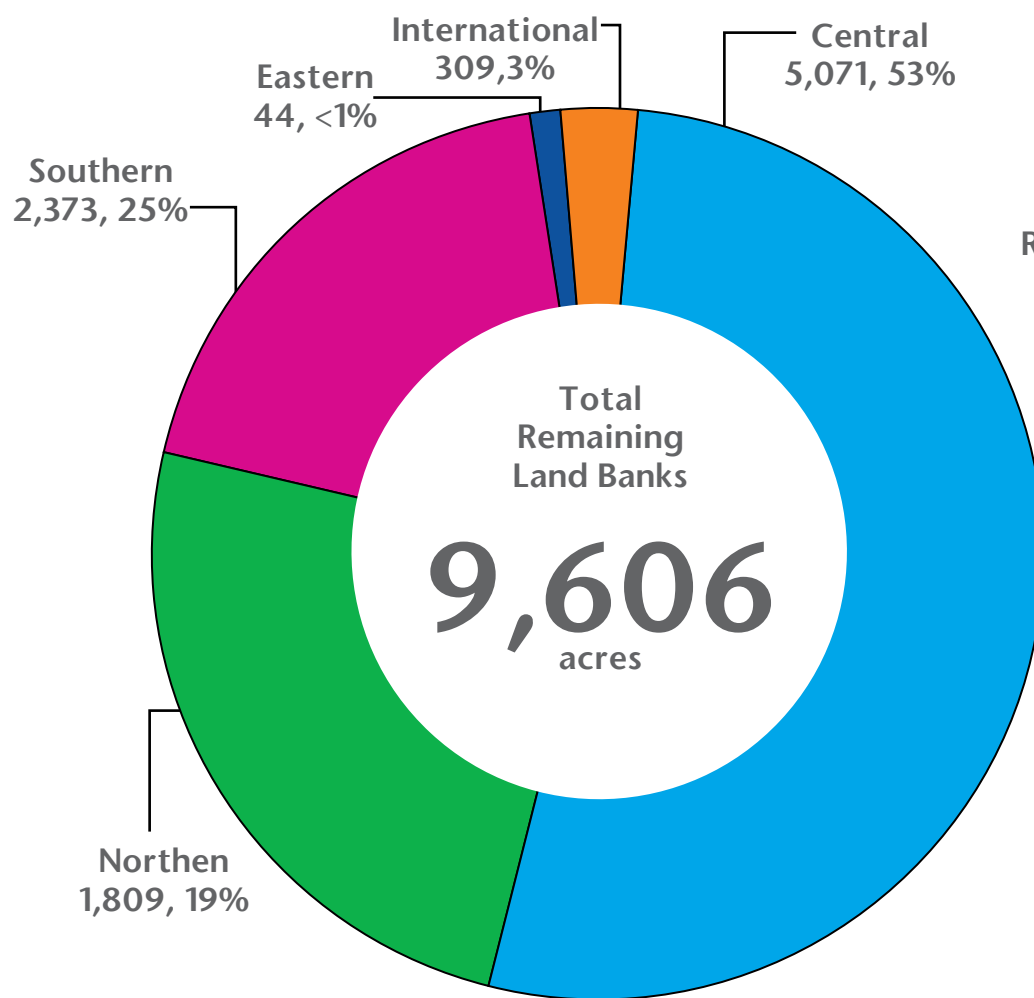
Bandar Baru Seri Petaling
Kuala Lumpur



Alam Impian
Shah Alam

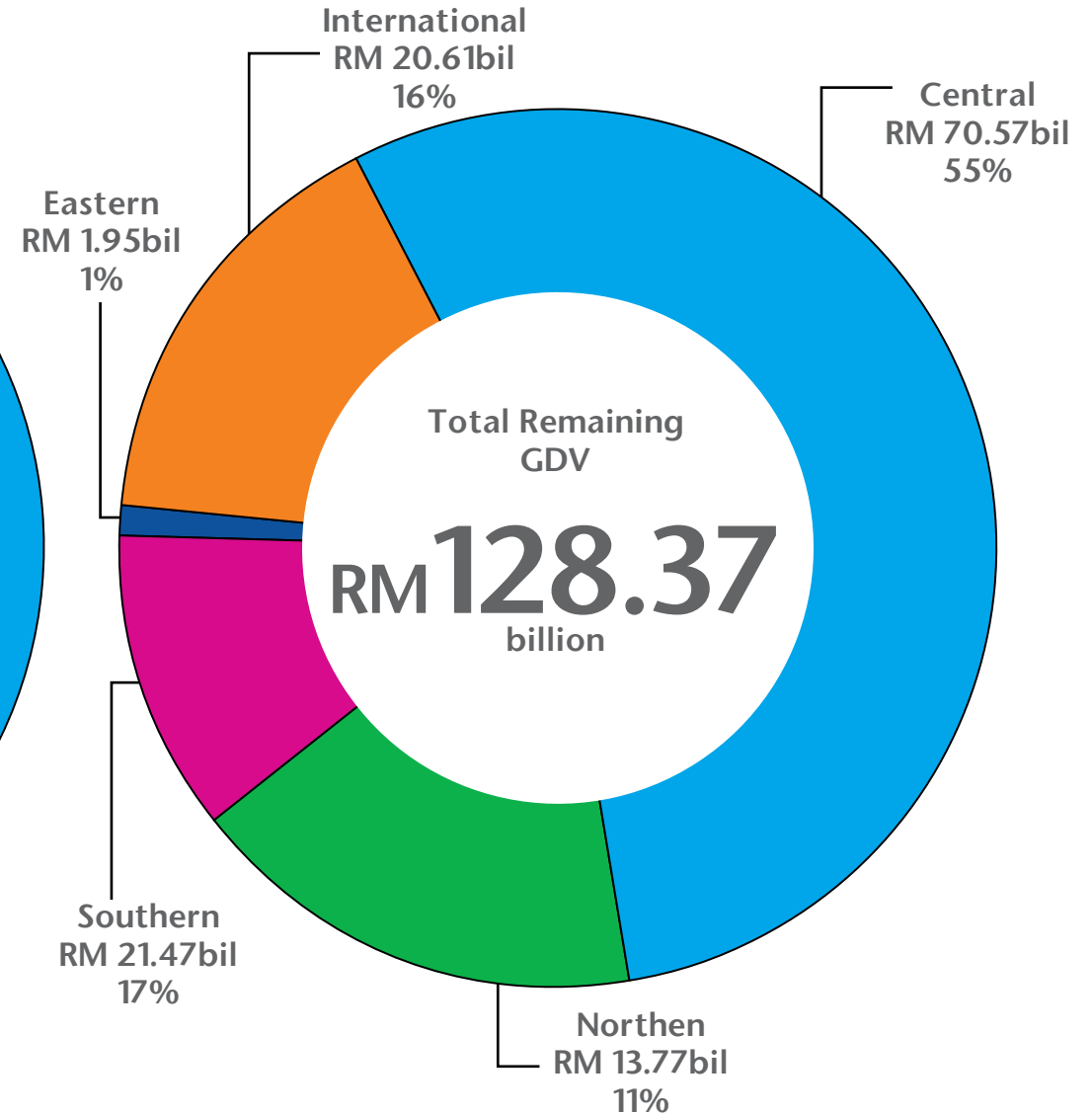
S P SETIA LANDBANK & GDV

Remaining Land Bank & GDV by Region (Updated as at 31 December 2017)



Unbilled sales — Local = RM3.79 billion
Unbilled sales — International = RM3.92 billion
Total Unbilled Sales = RM7.72 billion

*Effective stake



Remaining Land Banks and Remaining GDV*

Malaysia Central Region



Setia Alam, Selangor

Setia Alam is S P Setia's flagship township located in Shah Alam, Selangor, Malaysia. It is surrounded by amenities such as Setia City Mall, Setia City Convention Centre, commercial centers and F&B outlets. It is also home to S P Setia's Corporate HQ.

In less than 10 years, Setia Alam has been transformed from a rubber estate plantation to a vibrant township.



Award-winning master plan ensures the right balance between man and nature.



Malaysia Central Region



Setia Eco Park
Valley of dreams

Setia Eco Park, Selangor

The multiple award-winning Setia Eco Park is spread across 791-acres of prime freehold land in Shah Alam, only 20-minutes from Kuala Lumpur City Centre. It is renowned for its eco concept whereby 20% of the total land area in this private estate is earmarked for the creation of waterways, creeks, lakes, landscaped themed parks, lush walkways and forest parks.



Malaysia

Central Region



KL Eco City, Kuala Lumpur

Sitting on 25 acres of prime land, this mixed use landmark development is the **first integrated luxury green development** boasting first class infrastructure and convenience with nature and the future in mind.



KL Eco City provides a high level of connectivity and convenience with the Integrated Rail Hub integrating the existing Abdullah Hukum LRT Station with the new KTM commuter.



Malaysia

Central Region



where
nature
embraces **art**

Alam Impian, Shah Alam

This township is akin to the largest platform for the arts that features installation art pieces, landscape and street art, graffiti walls, an art gallery, linear parks, an amphitheatre and a 31-acre central town park.

These features are aimed at to encourage resident to participate in the arts activities after a hard day at work. Together with its unique arts features, the township also offers modern facilities.



Built on the Township of the Arts™ idea, Alam Impian exhibits art in every possible manner.

Malaysia

Central Region



Bandar Kinrara, Puchong

Bandar Kinrara offers a variety of homes in different designs ranging from double-storey terraces to semi detached homes.

Since it was launched in 1991, homes in Bandar Kinrara have shown an appreciation of between 40% and over 100%. New products are also enjoying an increase in value of up to 25% within two years after their launch.



Its convenient location in between Puchong and Kuala Lumpur makes it a much sought after address with links to major highways and public transportation line.



Malaysia

Central Region



LIVING AMIDST NATURE
&
MODERN CONVENIENCES

Bayuemas, Klang

Set amidst quaint and peaceful surroundings, the skillfully planned pocket precincts promise exclusivity to its homeowners, featuring landscaped tree-lined streets as well as parks dotted within the township.

Among the amenities offered are recreational and leisure areas, a cricket stadium, a lawn bowl stadium, schools, a mosque and shopping facilities.



In the future, Bayuemas will include an integrated residential and commercial waterfront development which will feature commercial and residential units.

Malaysia

Central Region

TemasyaGlenmarie
A Thriving Business Community
with Spacious Abode Exclusivity

Temasya Glenmarie, Shah Alam

Temasya Glenmarie Shah Alam is located strategically about 37km west of Kuala Lumpur and within close proximity to Petaling Jaya, Subang Jaya, Shah Alam and Klang.

The residential properties are generally larger than typical homes and target those seeking a convenient urban location connected to major urban areas. Nearby amenities include 4 golf courses (Glenmarie Golf & Country Club, Saujana Golf & Country Club, Kelab Golf Negara Subang and Kelab Golf Sultan Abdul Aziz Shah), Empire Shopping Gallery and Subang Parade shopping centre.

The development will include a 3 million sq. ft. of mixed commercial space showcasing mixed components that are the epitome of exclusivity as well as terrace and semi-detached homes, condominium and serviced apartments.



Malaysia

Central Region



Alam Damai, Cheras

Alam Damai promotes 'Life Amidst Greenery' with the convenience of modern city living. Located in Cheras, this 641-acre township is built around a 30-acre central park that forms the spine of the township. The park highlights 3 unique landscaping concepts namely, Tropical, Islamic and Boulevard, and has now become an attractive communal recreation zone not only for the Alam Damai Cheras residents but also for communities within the locality.



Future development will include an urban residential and commercial retail hub that offers a total 2.5 million sq. ft. of work, business, living and recreational space.

Malaysia

Central Region



Alam Sutera, Bukit Jalil

Launched in 2005, Alam Sutera is a charming 71-acre residential enclave in Bukit Jalil offering convenience and quality. The well planned 700 residential units consist of apartments, double-storey terrace homes, double-storey semi-detached homes, bungalows, bungalow lots and shop lots.

This low-density project offers an alternative to those who prefer a more intimate address within a niche boutique development. Amenities for residents are available next door in Bandar Kinrara.



Alam Sutera Bukit Jalil is developed on a natural landform thus maintaining an existing valley, which is turned into a garden.



Malaysia

Central Region



Bandar Baru Seri Petaling, Kuala Lumpur

Bandar Baru Seri Petaling was first launched in 1977 and up until now, it has more than 5,900 units of homes.

This 620-acre township is located just 15km south of Kuala Lumpur and is easily accessible from major highways such as the KL-Seremban Highway, Shah Alam Expressway (KESAS), New Pantai Expressway (NPE), Middle Ring Road 2 (MRR 2) and the KL-Putrajaya Highway (MEX).



Future development for the remaining 30 acres of land will focus on the new urban commercial, retail and residential centre, consisting of luxury serviced apartments, modern shop offices and commercial buildings.



Malaysia Southern Region



Setia Eco Garden, Johor



Setia Eco Gardens features a stunning 28-acre park complex known as Eco Greens. This award-winning park conveys S P Setia's commitment to building sustainably.

Winner of the prestigious international FIABCI Prix d' Excellence Awards 2009 under the "Best Masterplan" category, Setia Eco Gardens is a 765-acre eco township offering discerning homeowners an eco-living experience within a tranquil rainforest environment. Each precinct is gated and guarded to ensure privacy and peace of mind.

Malaysia

Southern Region



Setia Eco Cascadia, Johor

Setia Eco Cascadia offers lifestyle comparable to living amidst mountains, surrounded by the majesty of the landscape, enveloped by nature.

In 2012 and 2014 respectively, Setia Eco Cascadia was awarded the Merit Award from the Malaysia Landscape Architecture Awards for its signature cascading waterfalls at its entrance and outstanding landscape architecture in its Foresta Precinct. In 2016, Setia Eco Cascadia's Metamorphosis Park received a Merit Award at the Malaysia Landscape Architecture Awards.



Curvy winding walkways embracing the lush landscape architecture at Setia Eco Cascadia.

Malaysia

Southern Region



Taman Pelangi Indah, Johor Bahru

Building a community within a serene, resort-like environment was the concept behind the creation of Taman Pelangi Indah Johor Bahru. Developed in 1997, residents enjoy the close proximity to Johor Bahru's new premier business and leisure areas of Pandan, Tebrau, Ulu Tiram and Plentong, thanks to the well-developed access and various highways.



A popular choice in the Kota Tinggi corridor, offering limitless opportunities in terms of job availability, education, medical services, shopping and recreational parks.





Malaysia

Southern Region



Taman Perling, Johor Bahru

First developed in 1981, Taman Perling was an unnoticed parcel of land across the historic Sungai Danga that has now become the much sought-after address in Johor Bahru.

This township is directly linked to the ports of Pasir Gudang and Tanjung Pelepas, making it a bustling township full of opportunities. Public transportation is also a convenience enjoyed by many residents and students studying at a hospitality institute nearby.

Taman Perling is linked to Johor's new administration centre in Bandar Nusajaya via its modern highway, making it one of the most popular developments within Iskandar Malaysia.



Malaysia

Southern Region



Taman Rinting, Johor Bahru

Taman Rinting property is set to experience capital appreciation with the opening of Johor's Coastal Highway in 2010 that cuts through the township. With scores of land available in this area, it promises a more vibrant and progressive Taman Rinting in the near future as more opportunities will arise from the completion of mega infrastructures.



Residents in this matured township have enjoyed exciting retail outlets with Tesco hypermarket and Today's Market being just 5 minutes drive away.





Sprawling across grounds of the former Pearl Island Country Club, Setia Pearl Island is a tropical island with beautiful homes and well-designed landscapes complemented by resort clubhouse facilities.

Malaysia

Northern Region



Setia Pearl Island, Penang

Spanning across 112.6 acres of the former Pearl Island Country Club, Setia Pearl Island is renowned for its six distinctive Isles, each with its own special characteristics and landscaping theme. The development has flourished into a green sanctuary for residents since it was launched.

Malaysia

Eastern Region



Aeropod @ Tg Aru, Kota Kinabalu

Aeropod is a 60-acre mixed development located in Kota Kinabalu, Sabah. Upon completion, Aeropod will be home to a hotel, a retail mall, retail offices, residential suites and corporate offices, as well as spacious green parks. In addition, KK's only train line runs through Aeropod, forming an easy and convenient link from the development to the rest of KK.



Aeropod project is S P Setia's maiden project in Kota Kinabalu. Aeropod is the largest integrated linear city in Kota Kinabalu spanning over 60-acre of land.





Introducing the show village concept
to the Vietnamese real estate market.

Vietnam



Eco Lakes, My Phuoc

Located in the heart of My Phuoc Industrial Park, this fully integrated township was designed according to S P Setia's LiveLearnWorkPlay philosophy and is focused on building sustainable communities.

Vietnam



EcoXuan, Lai Thieu

Located in the Binh Duong Province just 16km from Ho Chi Minh City, EcoXuan is an integrated, ecologically-compliant township offering fresh lifestyle to its residents. Only 44% of the 10.84 hectares of this freehold development is allocated for residential use while 56% is reserved for public areas and green spaces.



Emerging from Lai Thieu's fertile fields, EcoXuan promises a holistic and sustainable lifestyle in a lush garden setting.

SAPPHIRE

BY THE
GARDENS



Australia

SAPPHIRE

BY THE
GARDENS

Sapphire By The Gardens, Melbourne

Sapphire By The Gardens is a component of mixed-use development By The Gardens that will also comprise a Shangri-La Hotel, operated by Shangri-La Hotels and Resorts, retail space and offices. The 4,140 sq m (1.023-acre) project is located at 308 EXHIBITION STREET, Melbourne and overlooks Carlton Garden, a UNESCO Heritage Site.

Sapphire By The Gardens is located at the edge of Melbourne's central business district.





Singapore

ECO **SANCTUARY**
Between the hills & the sky

Eco Sanctuary

Nestled in the prestigious Chestnut Avenue neighborhood and located off Upper Bukit Timar Road, Eco Sanctuary is one of the most sought after addresses to live in. The landscape design of the development is inspired by the rich biodiversity of the verdant Upper Pierce Reservoir, emulating the natural setting while extending the local ecology into the property.



Natural Eco Systems – On the top of harvesting rainwater for future use, the ecologically-attuned Bio Pond plays home to the lovely lotus plant and dragonflies.

United Kingdom



Battersea Power Station, London

Owned and developed by a Malaysian consortium of S P Setia Berhad (40%), Sime Darby Berhad (40%) and the Employees Provident Fund (20%), the Battersea Power Station is a 41-acre riverside community encompassing all ages and lifestyles – a nexus of culture, commerce, retail, leisure and public spaces, with its own new underground station. This regeneration project of the iconic power station is the largest regeneration project in London.

Located on River Thames, Battersea Power Station is an iconic piece of London's cultural landscape and also the city's last big development project.





China



China-Malaysia Qinzhou Industrial Park

China-Malaysia Qinzhou Industrial Park (CMQIP) jointly developed by Qinzhou Development (Malaysia) Consortium Sdn Bhd (led by Rimbunan Hijau Group and S P Setia Bhd) and China's Qinzhou Jingu Investment Co Ltd.

The industrial park will sit on 55 sq km (or 13,590 acres), with allocated district for industrial, R&D, services, residential area and is crafted for a population of 500,000 upon its completion. CMQIP will deliver a boost to our long-term ambitions of achieving sustainable growth overseas

Community Involvement

S P Setia Foundation



- A charitable trust established in 2000 to lend a helping hand to underprivileged individuals and charitable bodies.
- More than RM73 million has been raised to help the needy in the areas of education, general welfare and medical assistance.
- Core activity: Setia Caring School Programme.
- Nature of programme: work alongside children's major influencers – parents, friends, teachers and environment, with the aspiration to create not only educated children but learned ones.
- The Foundation has touched the lives of more than 9,300 children over the years.



The Foundation is also committed to promoting integration and national unity through various initiatives. In this regard, the S P Setia Foundation undertakes numerous welfare activities to reach out to the nation's multi-racial communities in times of need.



Commitment to Excellence



10-TIME WINNER

FIABCI World Prix d'Excellence Awards

Best Affordable Housing

2018 - Seri Kasturi Apartment,
Setia Alam, Selangor

Best Sustainable Development

2018 - Eco Sanctuary, Singapore
2016 - S P Setia Corporate HQ,
Setia Alam, Selangor

Best Sustainable Development

2016 - S P Setia Corporate HQ,
Setia Alam, Selangor

Best Retail Development

2014 - Setia City Mall, Selangor

Best Master Plan Development

2018 - Setia Eco Glades, Cyberjaya
2013 - Setia Alam, Selangor
2009 - Setia Eco Gardens, Johor
2007 - Setia Eco Park, Selangor

Best Purpose-Built/Specialised Project

2012 - Eco Greens, Setia Eco Gardens, Johor

Best Residential (Low-Rise) Development

2011 - Setia Eco Park, Selangor

Runner-up Best Master Plan Development

2010 - EcoLakes, Vietnam



10-TIME WINNER

FIABCI Malaysia Property Awards

Best Affordable Housing

2017 - Seri Kasturi Apartment,
Setia Alam, Selangor

Best Sustainable Development

2015 - S P Setia Corporate HQ,
Setia Alam, Selangor

Best Retail Development

2013 - Setia City Mall, Setia Alam, Selangor

Best Master Plan Development

2017 - Setia Eco Glades, Cyberjaya
2012 - Setia Alam, Selangor
2008 - Setia Eco Gardens, Johor
2006 - Setia Eco Park, Selangor

Best Purpose-Built/Specialised Project

2011 - Eco Greens, Setia Eco Gardens,
Johor

Best Residential (Low-Rise) Development

2010 - Setia Eco Park, Selangor
2006 - Duta Nusantara, Kuala Lumpur



10-TIME WINNER

The Edge Malaysia Top Property Developers Awards

Ranked No. 1

2017, 2016, 2013, 2012, 2011, 2010, 2008,
2007, 2006, 2005

Outstanding Property CEO Award

2017 - Dato' CJ Khor

Affordable Urban Housing Excellence

2017 - Seri Mutiara, Selangor
2016 - Seri Kasturi, Selangor

Notable Property Achievement

2015 - Setia Eco Park, Selangor

PAM Green Excellence

2015 - S P Setia Corporate HQ, Selangor

2013 - Setia City Mall, Selangor

PEPS Value Creation Excellence

2013 - Setia Walk, Selangor



8-TIME WINNER

Aon Hewitt Best Employers Study

2017, 2016, 2015, 2013, 2011, 2009,
2005, 2003 - Best Employers
in Malaysia

2016 - Best Employer
for Commitment to
Engagement

2013 - Best of the Best
Employer

2011 - Overall Best Employer
in Malaysia

2011 - Best Employers in Asia
Pacific



Thank You