

## SIGN & PROSPER 2026 TERMS AND CONDITIONS

The terms and conditions stated herein below shall govern the Sign & Prosper 2026 campaign organised by the Organiser (“**Terms and Conditions**”). By participating in the Campaign, the participant shall be deemed to have read, understood, accepted and agreed to be bound by the Terms and Conditions of the Campaign including any amendments or variations thereof and unequivocally accept the same in their entirety.

### 1. Organiser

\*S P Setia (“**Organiser**”)

### 2. Name of the Campaign

Sign & Prosper 2026 (“**Campaign**”)

### 3. Eligibility Criteria

3.1 In order to qualify as an eligible participant of the Campaign, the purchaser(s) shall purchase one (1) unit of property from any of the Eligible Setia Property(ies) in accordance with these Terms and Conditions and shall:

3.1.1 for individual, be either:

- (a) a Malaysian citizen;
- (b) a permanent resident of Malaysia; or
- (c) a foreign national;

aged eighteen (18) years and above, and is not a bankrupt;

3.1.2 for corporate purchaser, be a company, or other legal entity duly incorporated under applicable laws, that:

- (a) does not have a petition for winding up presented against it in a court of competent jurisdiction; and
- (b) is supported by a certified true copy of the directors’ / shareholders’ resolution authorising the representative to sign the Sale and Purchase Agreement (“**SPA**”) for and on behalf of the corporate purchaser;

3.1.3 submit a duly completed purchaser’s details form to secure his/her/their interest on an Eligible Setia Property during the Campaign Eligibility Period;

For the avoidance of doubt, “**Eligible Setia Property(ies)**” means any real property located in Malaysia that forms part of the development projects undertaken by the companies within S P Setia Berhad Group. Unless otherwise specified, Eligible Setia Property(ies) shall exclude:

- (a) any property forming part of a development project located outside of Malaysia;
- (b) any property that has been sold by any party in a sub-sale or secondary transaction;
- (c) any land (including vacant land, development land and/or industrial land);
- (d) any industrial property; and/or
- (e) any property developed or being developed under any Government-Controlled Scheme, including but not limited to Rumah Selangorku, PP1AM, PR1MA and any Rumah Mampu Milik schedule, in each case as amended or replaced from time to time.

References to “Eligible Setia Properties” shall be construed accordingly.

3.1.4 execute a valid SPA within thirty (30) days from the date of submission of the purchaser’s details form;

- 3.1.5 be the first named purchaser in the SPA;
- 3.1.6 not be in breach of, or cause a breach of any terms and conditions of the SPA at any time and for any reason whatsoever;
- 3.1.7 not be employees of the Organiser or any of its subsidiaries, affiliates or related companies within the S P Setia Berhad Group whether employed on a part-time, fulltime, permanent or contractual basis including their immediate family members;
- 3.1.8 not be employees of the Organiser and / or S P Setia Berhad Group who have tendered their resignation or retired at any time during the Campaign Eligibility Period, including their immediate family members;
- 3.1.9 not be employees of the advertising, media and promotional agencies who are directly involved in the Campaign, including their immediate family members; and
- 3.1.10 not be employees of the service providers and vendors engaged by the Organiser in connection with the Campaign, including their immediate family members.

For the purposes of this Clause, "immediate family members" shall include spouses, children, parents, siblings or any other persons under the employee's guardianship.

- 3.2 The Organiser reserves the right at any time, to change, amend, delete or expand the list of the Eligible Setia Properties as provided in Clause 3.1.1 without any notification.

#### 4. Campaign Eligibility Period & Mechanism

- 4.1. The Campaign Eligibility Period commences from 1 February 2026 (Sunday), at 12:01AM (Malaysia time), and ends on 15 March 2026 (Sunday) at 11:59PM (Malaysia time) (both dates inclusive), unless otherwise notified by the Organiser via its official communication channels.
- 4.2. Any purchaser who meets all Eligibility Criteria set out in Clause 3 above shall be entitled to participate in the Campaign (each an "**Eligible Participant**").
- 4.3. Subject to availability, each valid purchase of one (1) unit of an Eligible Setia Property by an Eligible Participant shall entitle that Eligible Participant to one (1) Prize in the form and manner as set out in Clause 7.2. An Eligible Participant who makes multiple valid purchases shall be entitled to a corresponding number of Prizes, provided always that the total number of Prizes available under the Campaign is capped at seventy (70) in aggregate, determines at the Organiser's sole and absolute discretion.
- 4.4. Prizes will be allocated on a first-come, first-served basis to valid purchases. Each Eligible Participant to whom a Prize is allocated in accordance with this Clause shall be a "**Winner**". The Organiser's determination and records as to allocation are final, conclusive, and binding on all Eligible Participants.

#### 5. Disqualification

- 5.1. The Organiser reserves the right, at its sole and absolute discretion, to disqualify any Winners, and/or revoke, forfeit or reclaim any Prize at any stage of the Campaign under any of the following circumstances:
  - 5.1.1. the Eligible Participant or Winner is found to be ineligible or fails to meet any of the Eligibility Criteria at any point during or after the Campaign; or
  - 5.1.2. the Eligible Participant or Winner breaches any of the Terms and Conditions governing the Campaign, purchaser's details forms, or SPA or violates any applicable laws,

regulations or codes of conduct; or

- 5.1.3. the Eligible Participant or Winner engages in or is reasonably suspected of engaging in any conduct that undermines the integrity of the Campaign, including but not limited to fraud, deception, cheating, forgery or any dishonest or unethical behaviour, as determined by the Organiser in its sole discretion.
- 5.2. In the event of any disqualification or revocation under Clause 5.1 above, the Organiser reserves the right, at its discretion, to:
- 5.2.1. cancel and/or forfeit the Prize;
- 5.2.2. if the Prize is to be or has been effected by way of set-off against any amounts payable by the Winner under the relevant SPA, cancel such set-off if not yet effected; or if already effected in whole or in part, reinstate the corresponding amount as sums due and payable under the SPA and require the Winner to pay such amount within seven (7) days of written demand; and/or
- 5.2.3. if the Prize is to be or has been paid by cheque, stop payment or cancel the cheque if it has not been presented; or if presented and cleared, require the Winner to reimburse the Organiser the full amount of the Prize within seven (7) days of written demand.
- 5.3. If the Winner fails to pay any amount when due under this Clause, then such amount shall be deemed part of the sums due and payable under the SPA, governed by the terms of the SPA.
- 5.4. Where the Organiser is not the vendor under the SPA, the unpaid amount shall be recoverable by the Organiser as a debt due and owing; and the Winner hereby authorises the SPA vendor to include such amount in any progress billing or statement of account and to collect the amount on the Organiser's behalf.
- 5.5. For the avoidance of doubt, nothing in this Clause varies or purports to vary any terms of the SPA. In the event of any inconsistency, the terms of the SPA shall prevail.

## **6. Warranties and Undertakings**

- 6.1. The Eligible Participant represents and warrants with the Organiser that:
- 6.1.1. the Eligible Participant has met all the Eligibility Criteria stated above in these Terms and Conditions, and shall, upon request, provide such proof or supporting documentation as may be required by the Organiser; and
- 6.1.2. all statements, declarations and disclosures (if any and if so required) made by the Eligible Participant to the Organiser are true, accurate, complete and not misleading in any respect.
- 6.2. In consideration of being permitted to participate in the Campaign, the Eligible Participant hereby unconditionally and irrevocably undertakes and agrees as follows:
- 6.2.1. to fully cooperate and comply with all instructions issued by the Organiser including but not limited to those relating to these Terms and Conditions, the procedures and mechanisms of the Campaign;
- 6.2.2. the entitlement to the Prize is subject to the condition as set out in Clause 3 above, the accuracy and completeness of all information and disclosure provided by the Eligible Participant and the Eligible Participant's full and proper performance of all warranties, undertakings and obligations hereunder;
- 6.2.3. not to engage in any conduct, whether by act or omission, that may directly or indirectly bring the Organiser or the Campaign into disrepute;

6.2.4. not, without the prior written consent of the Organiser, to publish, disclose or make any public statement regarding the Campaign or Prize (including without limitation, to any media representatives or third parties in any form whatsoever); and

6.2.5. not, without the prior written consent of the Organiser, to give any product or service endorsement, nor participate in any interviews, articles or promotional reports relating to the Campaign or the Prize.

## 7. Prize

7.1. The prize under the Campaign is a cash rebate of **RM3,888.00 nett** (“Prize”) for each Eligible Setia Property purchased by the Winner subject to these Terms and Conditions.

7.2. The Prize will be awarded to the Winner either by way of set-off against such sums payable under the relevant SPA, or by cheque payable to the first purchaser named in the SPA. Unless otherwise stated in Clause 7.5 below, the form and timing of the rebate shall be determined by the Organiser at its sole and absolute discretion.

7.2.1. Where the Prize is effected by set-off, it shall be reflected as a credit against the purchase price and shown in the statement of account under the SPA.

7.2.2. Where the rebate is effected by cheque, it shall be issued in the first purchaser named in the SPA and collected by the Winner within the Collection Period (as hereinafter defined). The cheque must be presented within six (6) months of issue; unpresented cheque may be cancelled, and the Prize will be deemed forfeited. Any bank or remittance charges shall be borne by the Winner.

For avoidance of doubt, for joint purchasers, only one (1) Prize applies for each Eligible Setia Property, and the Prize will be applied jointly to their SPA account for set-off or via a single cheque issued in the first purchaser named in the SPA.

7.3. The Prize offered herein shall be strictly without prejudice to the rights of the Organiser and/or S P Setia Berhad Group under the SPA entered into between the Eligible Participant and S P Setia Berhad Group. Nothing herein shall relieve or be deemed to relieve the Eligible Participant of its obligations and duties towards S P Setia Berhad Group under the SPA.

7.4. The Prize will be awarded by the Organiser in accordance with the Terms and Conditions of the Campaign within the collection period. The collection period shall be notified by the Organiser at its sole and absolute discretion (“Collection Period”) and if applicable, at such collection venue as determined by the Organiser. The Winner must present the National Registration Identity Card (NRIC), MyPR, Passport, authorisation letter and/or other supporting documents as required by the Organiser for verification purpose upon collection of the Prize. Failure to claim or collect the Prize within the Collection Period shall result in the Prize being forfeited by the Organiser absolutely and the Organiser shall have no liability to the Winner in any respect whatsoever.

7.5. Prior to claiming or awarding the Prize, the following conditions shall apply:

7.5.1. Where the Eligible Participant is purchasing the Eligible Setia Property with the aid of loan, the Eligible Participant’s financier must have released and the developer must have received at least ten per centum (10%) of the property purchase price (after deducting any applicable discounts, rebates, price reductions and/or promotional incentives offered by the developer, but excluding any Prize or rebate under these Terms and Conditions) pursuant to the payment schedule under the SPA; or

7.5.2. Where the Eligible Participant is purchasing the Eligible Setia Property by way of cash, the Eligible Participant must have paid in full at least ten per centum (10%) of the property purchase price (after deducting any applicable discounts, rebates, price reductions and/or promotional incentives offered by the developer, but excluding any Prize or rebate under these Terms and Conditions) pursuant to the payment schedule under the SPA.

The Organiser reserves the right to verify compliance with these conditions (including by requesting bank release advice, receipt and other evidence of payment) and may withhold or revoke the Prize if the conditions are not met in full.

- 7.6. The sale of the Eligible Setia Property(ies) must be concluded by sales personnel of S P Setia Berhad Group only. For the avoidance of doubt, the sale of Eligible Setia Property(ies) concluded by any real estate agent (whether authorised or unauthorised by S P Setia Berhad Group) is not eligible in this Campaign.
- 7.7. The Organiser reserves the right, at any time and at its sole and absolute discretion, to replace, withdraw, cancel, suspend, terminate, alter, vary or otherwise change the Prize without prior notice or assigning any reason. Upon any such replacement, withdrawal, cancellation, suspension, termination or change, neither the Organiser nor S P Setia Berhad Group shall be under any obligation to provide or extend the same or any privileges to the Winner.
- 7.8. These Terms and Conditions shall prevail over the contents of any brochure or other promotional materials in respect of the Prize in the event of discrepancies.
- 7.9. Unless expressly stated, the Prizes may not be combined with any other discounts, rebates or promotion. All Prizes are strictly not transferable and/or assignable to any third party and not exchangeable for any other items.
- 7.10. All and any costs and expenses incurred by the Eligible Participant in relation to the Campaign and/or the Prize including but not limited to transportation, accommodation, taxes and personal expenses, shall be borne fully by the Eligible Participant and/or the Winner. The Organiser shall be under no obligation whatsoever to reimburse or compensate the Eligible Participant and/or the Winner for any such costs and expenses incurred thereof.

## 8. Privacy

- 8.1. By participating in the Campaign, the Eligible Participants hereby give consent to the Organiser to collect, record, hold, store, access, use, disclose, transfer and otherwise process their Personal Data including sensitive personal data for purposes related to the Campaign. The Eligible Participants further consent that the Organiser may disclose their Personal Data to the Organiser's related corporations, S P Setia Berhad Group and authorised service providers strictly for the purposes related to the Campaign and/or where required by law. The Organiser's applicable Personal Data and Privacy Policy is available at <https://spsetia.com/privacy-policy/>, as may be amended from time to time.
- 8.2. In the event that the Eligible Participants withdraw consent for the processing of the Personal Data at any time, the Eligible Participants shall be deemed to have voluntarily withdrawn from the Campaign and shall be disqualified and ineligible from further participation, including forfeiture of Prize entitlement. The Organiser shall not be liable for any loss or damage arising from such disqualification.

## 9. General Rules

- 9.1. By agreeing to participating in the Campaign, the Eligible Participant expressly and unequivocally agrees to be bound by these Terms and Conditions, the procedures and mechanisms governing the Campaign, and all decisions made by the Organiser. All such decisions including but not limited to those relating to eligibility and Prize shall be final, conclusive and binding. The Organiser shall not be obliged to provide any reasons or enter into correspondence with any person(s) regarding such decisions. Any failure to comply with any of these Terms and Conditions, the procedure and mechanism may result in disqualification without prior notice.
- 9.2. The rights and obligations of the Eligible Participants under this Campaign are personal and non-transferable. The Eligible Participant shall not transfer, assign or sub-contract any such rights or obligations to any third party.

- 9.3. The Eligible Participant shall allow the Organiser to use the photos and comments in relation to the Prize for editorial, advertising, promotional, marketing and communication purposes for an indefinite period on a complimentary basis.
- 9.4. The Eligible Participant agrees, if so required by the Organiser, to make themselves available for interviews, photography, audio and/or video recordings (collectively, the “**Recordings**”) for promotional, advertising and publicity purposes.
- 9.5. The Eligible Participant agrees and consents that:
  - 9.5.1. the Organiser shall have full rights and absolute discretion to use, broadcast and publish such Recordings, including the Eligible Participant’s name or nickname (if applicable), image and any slogans or captions on any of its platforms in whole or in part without further compensation.
  - 9.5.2. All intellectual property rights in the Recordings shall vest exclusively in the Organiser.
  - 9.5.3. Participation in the Campaign does not entitle the Eligible Participant to wages, salary, fees or any other compensation.
  - 9.5.4. By participating in the Campaign, the Eligible Participant irrevocably releases, discharges and holds harmless the Organiser, its affiliates, directors, officers, employees, agents and representatives from and against any and all claims, liabilities, costs, injuries, losses, damages or expenses of any kind arising from or in connection with the Campaign or the acceptance, possession, use or misuse of any Prize.
- 9.6. The Organiser reserves the right, at any time and at its sole and absolute discretion, to shorten, extend, terminate, suspend or cancel the Campaign in whole or in part without prior notice. In such circumstances, no Prize shall be awarded and no compensation, replacement or substitution of any kind shall be provided. If the Campaign is resumed, the Eligible Participant shall abide by the Organiser’s decision and revised terms and condition issued by the Organiser.

## REFER & REWARD 2026 TERMS AND CONDITIONS

The terms and conditions stated herein below shall govern the Refer & Reward 2026 campaign organised by the Organiser (“**Terms and Conditions**”). By participating in the Campaign, you shall be deemed to have read, understood, accepted and agreed to be bound by the Terms and Conditions of the Campaign including any amendments or variations thereof and unequivocally accept the same in their entirety.

### 1. Organiser

\*S P Setia (“**Organiser**”)

### 2. Name of the Campaign

Refer & Reward 2026 (“**Campaign**”)

### 3. Eligibility Criteria

- 3.1. In order to qualify as an eligible participant of the Campaign, the referrer must be an existing, valid and active individual member enrolled in the Citizen Setia Rewards (“**CSR**”) program, aged eighteen (18) years and above, and is not a bankrupt at the time of referral submission, verification and reward issuance (“**Referrer**”).

For the avoidance of doubt, the terms and conditions of CSR program available at <https://spsetia.com/others/citizen-setia/> (as updated from time to time) remain applicable to CSR program members. To the extent of any inconsistency between these Campaign Terms and Conditions and the CSR program terms in respect of the Campaign, these Campaign Terms and Conditions shall prevail.

- 3.2. The Referrer and the Purchaser/Referee shall not:

- 3.2.1. be employees of the Organiser or any of its affiliates or related companies within the S P Setia Berhad Group whether employed on a part-time, fulltime, permanent or contractual basis, including their immediate family members;
- 3.2.2. be employees of the Organiser and/or S P Setia Berhad Group who have tendered their resignation or retired at any time during the Campaign Eligibility Period, including their immediate family members;
- 3.2.3. be employees of the advertising, media and promotional agencies who are directly involved in the Campaign, including their immediate family members; and
- 3.2.4. be employees of the service providers and vendors engaged by the Organiser in connection with the Campaign, including their immediate family members.

For the purposes of this Clause, “immediate family members” shall include spouses, children, parents, siblings or any other persons under the employees’ guardianship.

### 4. Campaign Eligibility Period & Mechanism

- 4.1. The Campaign Eligibility Period commences from 1 February 2026 (Sunday), at 12:01AM (Malaysia time), and ends on 15 March 2026 (Sunday) at 11:59PM (Malaysia time) (both dates inclusive), unless otherwise notified by the Organiser via its official communication channels.
- 4.2. The Referral Reward is limited to the first thirty (30) Successful Referrals (as defined herein) recorded during the Campaign Eligibility Period. Allocation of quota shall be on a first-come, first-served basis. Once the quota is exhausted, no further Referral Reward shall be payable. The “first thirty (30)” Successful Referrals shall be determined strictly by acknowledgement time captured by the relevant system of the Organiser. The Organiser’s determination

regarding when the quota has been fully allocated shall be final, conclusive, and binding on all Referrers.

4.3. A “**Successful Referral**” shall mean and occur only when ALL the following conditions are fully satisfied:

4.3.1. The Referrer introduces a referee who (i) is not a member under the CSR program and (ii) purchases one (1) unit of an Eligible Setia Property (“**Purchaser/Referee**”) during the Campaign Eligibility Period;

For the avoidance of doubt, “**Eligible Setia Property(ies)**” means any real property located in Malaysia that forms part of the development projects undertaken by the companies within S P Setia Berhad Group. Unless otherwise specified, Eligible Setia Property(ies) shall exclude:

- (a) any property forming part of a development project located outside of Malaysia;
- (b) any property that has been sold by any party in a sub-sale or secondary transaction;
- (c) any land (including vacant land, development land and/or industrial land);
- (d) any industrial property; and/or
- (e) any property developed or being developed under any Government-Controlled Scheme, including but not limited to Rumah Selangorku, PP1AM, PR1MA and any Rumah Mampu Milik schedule, in each case as amended or replaced from time to time.

References to “Eligible Setia Properties” shall be construed accordingly.

4.3.2. The Purchaser/Referee (i) submits a duly completed purchaser’s details form to secure his/her interest on an Eligible Setia Property during the Campaign Eligibility Period and (ii) executes a valid Sale and Purchase Agreement (“**SPA**”) within thirty (30) days from the date of submission of the purchaser’s details form;

4.3.3. Both Referrer and Purchaser/Referee shall jointly submit a duly completed Referral Registration Form to the sales personnel at the sales gallery of the relevant Eligible Setia Properties; and the Organiser / the vendor / the developer acknowledges receipt of the said Referral Registration Form during the Campaign Eligibility Period;

4.3.4. Neither the Referrer or any member of the CSR program is named as a purchaser in the SPA for the referred unit;

4.3.5. The sale of the Eligible Setia Property(ies) must be concluded and recorded by the sales personnel of S P Setia Berhad Group at the relevant sales galleries only. For the avoidance of doubt, any sale concluded through a real estate agent (whether authorised or unauthorised) shall not qualify under this Campaign; and

4.3.6. The SPA shall remain valid, subsisting and is not cancelled, rescinded or otherwise terminated by the Purchaser/Referee within ninety (90) days from the SPA date. For the avoidance of doubt, if the SPA is terminated for any reason whatsoever, the referral shall not be treated as a Successful Referral, and no Referral Reward shall be payable or compensated.

4.4. The Organiser reserves the right at any time, to change, amend, delete or expand the list of the Eligible Setia Properties as provided in Clause 4.3.1 without any notification.

4.5. Notwithstanding any other provision to the contrary, the Organiser may approve or reject any referral submitted by the Referrer and/or the Purchaser/Referee at its sole and absolute discretion without assigning any reason whatsoever.

## 5. Disqualification

- 5.1. The Organiser may, acting reasonably and by written notice, disqualify any Referrer, and/or revoke, forfeit or reclaim any Referral Reward (whether paid or unpaid) at any time during the Campaign Eligibility Period or within ninety (90) days from the SPA date, if any of the following circumstances occurs:
- 5.1.1. the Referrer and/or the Purchaser/Referee is found to be ineligible under the Eligibility Criteria at the relevant time or is subsequently ceases to meet the Eligibility Criteria; or
  - 5.1.2. the Referrer and/or the Purchaser/Referee breaches any material terms of:
    - (a) these Terms and Conditions;
    - (b) the Referral Registration Form;
    - (c) the SPA; and/orviolates any applicable law and regulation or the code of conduct; or
  - 5.1.3. the Referrer and/or the Purchaser/Referee engage in or are reasonably suspected of engaging in any conduct that undermines the integrity of the Campaign, including but not limited to fraud, deception, cheating, forgery or any dishonest or unethical behaviour.
- 5.2. In the event of a disqualification or revocation under Clause 5.1 above, the Organiser may, by written notice, revoke the Referral Reward and the Referrer shall, within fourteen (14) days of receipt of such notice to either:
- 5.2.1. return the original Referral Reward cheque to the Organiser (if not already encashed); or
  - 5.2.2. reimburse the Organiser the full amount of the Referral Reward if the cheque has been encashed or the Referral Reward has otherwise been paid or utilised.

For avoidance of doubt, "Referral Reward" includes any reward paid by cheque, bank transfer, voucher, rebate, discount or any other benefit in kind.

## 6. Warranties and Undertakings

- 6.1. The Referrer and/or the Purchaser/Referee represent and warrant with the Organiser that:
- 6.1.1. the Referrer and/or the Purchaser/Referee have met all the Eligibility Criteria in these Terms and Conditions and shall, upon request, provide such proof or supporting documentation as may be required by the Organiser; and
  - 6.1.2. all statements, declarations and disclosures (if any and if so required) made by the Referrer and/or the Purchaser/Referee to the Organiser are true, accurate, complete and not misleading in any respect.
- 6.2. In consideration of being permitted to participate in the Campaign, the Referrer and/or the Purchaser/Referee hereby unconditionally and irrevocably undertake and agree as follows:
- 6.2.1. to fully cooperate and comply with all instructions issued by the Organiser including but not limited to those relating to these Terms and Conditions, the procedures and mechanisms of the Campaign;
  - 6.2.2. the entitlement to the Referral Reward is subject strictly to the fulfilment of (i) the Eligibility Criteria as set out in Clause 3 above, (ii) the accuracy and completeness of all information provided by the Referrer and the Purchaser/Referee, and (iii) the Referrer and the Purchaser's/Referee's full and proper performance of all warranties, undertakings and obligations hereunder;

- 6.2.3. not to engage in any conduct, whether by act or omission, that may directly or indirectly bring the Organiser or the Campaign into disrepute;
- 6.2.4. not, without the prior written consent of the Organiser, to publish, disclose or make any public statement regarding the Campaign or the Referral Reward (including without limitation, to any media representatives or third parties in any form whatsoever); and
- 6.2.5. not, without the prior written consent of the Organiser, to give any product or service endorsement, nor participate in any interviews, articles or promotional reports relating to the Campaign or the Referral Reward.

## 7. Referral Reward & Reward Redemption

- 7.1. The Referral Reward for the Campaign is **RM2,888.00 nett** per Successful Referral (“**Referral Reward**”), subject to these Terms and Conditions.
- 7.2. The Referrer may refer any number of Purchasers/Referees. However, subject to the quota availability, the Referrer shall only be entitled to receive maximum of three (3) Referral Rewards for the first three (3) Successful Referrals only. For the avoidance of doubt, the Campaign and the Referral Reward are NOT valid in conjunction with any other campaign, promotion, discount, loyalty program and/or membership privilege offered by the Organiser and/or S P Setia Berhad Group, unless expressly stated in writing by the Organiser.
- 7.3. In the event that more than one (1) Referrer introduces the same Purchaser/Referee to purchase one (1) unit of Eligible Setia Property, upon Successful Referral, the Referral Reward shall be payable only to the first Referrer who submitted the Referral Registration Form and whose submission was received by the Organiser at the earliest time. Such submission shall take precedence over all other Referral Registration Forms submitted thereafter in respect of the said Eligible Setia Property, if any. For the purpose of this Clause, the Organiser's decision in respect of the payment of the Referral Reward shall be final, conclusive, and not subject to any enquiries, objections or claims whatsoever by the Referrer or any other claimants.
- 7.4. Prior to claiming the Referral Reward, the following conditions shall apply:
  - 7.4.1. Where the Purchaser/Referee is purchasing the Eligible Setia Property with the aid of loan, the Purchaser's/Referee's financier must have released, and the vendor / the developer must have received at least ten per centum (10%) of the purchase price (after deducting any applicable discounts, rebates, price reductions and/or promotional incentives offered by the vendor / the developer) pursuant to the payment schedule under the SPA; or
  - 7.4.2. Where the Purchaser/Referee is purchasing the Eligible Setia Property by way of cash, the Purchaser/Referee must have paid in full at least ten per centum (10%) of the property purchase price (after deducting any applicable discounts, rebates, price reductions and/or promotional incentives offered by the vendor / the developer) pursuant to the payment schedule under the SPA.

The Organiser shall have the right to verify compliance with this Clause (including by requesting bank release advice, receipt and other evidence of payment) and may withhold or revoke the Referral Reward if the conditions are not met in full.

- 7.5. The Referrer hereby acknowledges that the Organiser has not, in any manner, solicited the Referrer's participation in the Campaign.
- 7.6. The Referral Reward offered herein shall be strictly without prejudice to the rights of the Organiser and/or S P Setia Berhad Group under the SPA entered into between the Purchaser/Referee and the companies within S P Setia Berhad Group. Nothing herein shall

relieve or be deemed to relieve the Purchaser/Referee of any obligations and duties under the SPA.

- 7.7. The Referral Reward shall be claimed by the Referrer in accordance with these Terms and Conditions within the collection period. The collection period shall be notified by the Organiser (“**Collection Period**”) at such collection venue as determined by the Organiser. The Referrer must present the original National Registration Identity Card (NRIC), MyPR, Passport and/or other supporting documents as required by the Organiser for verification purpose upon collection of the Referral Reward. Failure to claim or collect the Referral Reward within the Collection Period shall result in the Referral Reward lapsing and the Organiser shall have no further obligation to the Referrer of that Referral Reward.
- 7.8. These Terms and Conditions as stipulated herein shall prevail over the contents of any brochure or other promotional materials in respect of the Referral Reward in the event of discrepancies.
- 7.9. All Referral Rewards are strictly not transferable or assignable to any third party and not exchangeable for any other items.
- 7.10. All and any costs and expenses incurred by the Referrer and/or the Purchaser/Referee in relation to the Campaign and/or the Referral Reward including but not limited to transportation, accommodation, taxes and personal expenses, shall be borne fully by the Referrer and/or the Purchaser/Referee. The Organiser shall be under no obligation whatsoever to reimburse or compensate the Referrer and/or the Purchaser/Referee for any such costs and expenses incurred thereof.

## 8. Privacy

- 8.1. By participating in the Campaign, the Referrer and the Purchaser/Referee hereby give consent to the Organiser to collect, record, hold, store, access, use, disclose, transfer and otherwise process their Personal Data including sensitive personal data for purposes related to the Campaign. The Referrer and Purchaser / Referee further consent that the Organiser may disclose their Personal Data to the Organiser’s related corporations, S P Setia Berhad Group and authorised service providers strictly for the purposes related to the Campaign and/or where required by law. The Organiser’s applicable Personal Data and Privacy Policy is available at <https://spsetia.com/privacy-policy/>, as may be amended from time to time.
- 8.2. In the event that the Referrer and/or the Purchaser/Referee withdraws consent for the processing of the Personal Data at any time, the Referrer and/or the Purchaser/Referee shall be deemed to have voluntarily withdrawn from the Campaign and shall be disqualified and ineligible from further participation, including forfeiture of Referral Reward entitlement. The Organiser shall not be liable for any loss or damage arising from such withdrawal or disqualification.

## 9. General Rules

- 9.1. By agreeing to participating in the Campaign, the Referrer and the Purchaser/Referee expressly and unequivocally agree to be bound by these Terms and Conditions, the procedures and mechanisms governing the Campaign, and all decisions made by the Organiser. All such decisions including but not limited to those relating to eligibility, Successful Referral and Referral Reward shall be final, conclusive and binding. The Organiser shall not be obliged to provide any reasons or enter into correspondence with any person(s) regarding such decisions. Any failure to comply with any of these Term and Conditions, the procedure and mechanism may result in disqualification without prior notice.
- 9.2. The rights and obligations of the Referrer and the Purchaser/Referee under this Campaign are personal and non-transferable. The Referrer and the Purchaser/Referee shall not transfer, assign or sub-contract any such rights or obligations to any third party. The Organiser reserves the rights to assign or sub-license any part of its rights hereunder to any third party as it deems appropriate.

- 9.3. The Referrer shall allow the Organiser to use the photos and comments in relation to the Referral Reward for editorial, advertising, promotional, marketing and communication purposes for an indefinite period on a complimentary basis.
- 9.4. The Referrer agrees, if so required by the Organiser, to make themselves available for interviews, photography, audio and/or video recordings (collectively, the “**Recordings**”) for promotional, advertising and publicity purposes.
- 9.5. The Referrer agrees and consents that:
  - 9.5.1. the Organiser shall have full rights and absolute discretion to use, broadcast and publish such Recordings, including the Referrer’s name or nickname (if applicable), image and any slogans or captions on any of its platforms in whole or in part without further compensation.
  - 9.5.2. All intellectual property rights in the Recordings shall vest exclusively in the Organiser.
  - 9.5.3. Participation in the Campaign does not entitle the Referrer to wages, salary, fees or any other compensation.
  - 9.5.4. By participating in the Campaign, the Referrer irrevocably releases, discharges and holds harmless the Organiser, its affiliates, directors, officers, employees, agents and representatives from and against any and all claims, liabilities, costs, injuries, losses, damages or expenses of any kind arising from or in connection with the Campaign or the acceptance, possession, use or misuse of any Referral Reward.
- 9.6. The Organiser reserves the right, at any time and at its sole and absolute discretion, to shorten, extend, terminate, suspend or cancel the Campaign in whole or in part without prior notice. In such circumstances, no Referral Reward shall be awarded, and no compensation, replacement or substitution of any kind shall be provided. If the Campaign is resumed, the Referrer shall abide by the Organiser’s decision and revised terms and condition issued by the Organiser.
- 9.7. The Organiser reserves the right, at any time and at its sole and absolute discretion, to replace, withdraw, cancel, suspend, terminate, alter, vary or otherwise change the Referral Reward without prior notice or assigning any reason. Upon any such replacement, withdrawal, cancellation, suspension, termination or change, neither the Organiser nor S P Setia Berhad Group shall be under any obligation to provide or extend the same or any privileges to the Referrer.

**CNY Premium Gift Redemption  
TERMS AND CONDITIONS**

The terms and conditions stated herein below shall govern the **CNY 2026 Premium Gift Redemption** organised by the Organiser (“**Terms and Conditions**”). By participating in the **CNY 2026 Premium Gift Redemption**, the Participants shall be deemed to have read, understood, accepted and agreed to be bound by the Terms and Conditions of the **CNY 2026 Premium Gift Redemption** including any amendments or variations to it and unequivocally accept the same in their entirety.

**1. Organiser**  
S P Setia

**2. Name of the Campaign**  
**CNY 2026 Premium Gift Redemption (“Campaign”)**

**3. Eligibility Criteria**

3.1 The campaign is open for all Citizen Setia, purchasers who have booked a S P Setia property within the Chinese New Year campaign period (1 February – 15 March 2026) and sign the Sales and Purchase Agreement within 30 days (“**Purchasers**”) except employees of the Organiser and S P Setia Group. For the avoidance of doubt, “employees of the Organiser and S P Setia Group” shall mean and include:

3.1.1 employees of the Organiser or S P Setia Group’s subsidiaries or related companies (“**S P Setia Group**”) and employed on a part-time, fulltime, permanent or contractual basis including their immediate family members (i.e. spouses, children, parents, brothers and sisters of such employees).

3.1.2 employees of the Organiser and / or S P Setia Group who have tendered their resignation or retired at any time during the Contest Period including their immediate family members (i.e. spouses, children, brothers and sisters of such employees).

3.1.3 representatives and / or agents of the Organiser including the relevant advertising and promotion agencies and vendors who are directly involved with the Contest and their immediate family members (i.e spouses, children, parents, brothers and sisters).

**4. Redemption Mechanism**

4.1 Redemption period commences from 10 February 2026 (Tuesday) 10.00a.m to 15 March 2026 (Sunday) 11.59p.m (both dates included), unless notified otherwise (“**Redemption Period**”), based on first-come-first serve basis.

4.2 Purchasers who have met the Eligibility Criteria are entitled to redeem the CNY premium gift at the selected Setia Sales Gallery.

4.3 In order to redeem the CNY premium gift, Purchasers are required to fulfil the requirement and follow the mechanism below:-

<b>CNY Premium Gift Tier</b>	<b>Requirement</b>
Tier 1	Book a Setia property in Malaysia within the CNY 2026 campaign period, and sign Sales and Purchase Agreement within 30 days from booking date.
Tier 2	Book a Setia property within the campaign period. For Citizen Setia (existing purchaser): Step 1: Ensure that Citizen Setia profile is linked in the Setia Go app. Step 2: Tap Redeem on the Reward in the Setia Go app. Step 3: Fill in details and select the preferred Setia Sales Gallery in the form in the Setia Go app, as below:

	<ul style="list-style-type: none"> <li>• Full name (as per NRIC);</li> <li>• Mobile number;</li> <li>• Preferred Setia Sales Gallery</li> </ul> <p>Step 4: Redeem the CNY premium gift at the chosen Setia Sales Gallery</p>
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- 4.4 Purchasers are entitled to one (1) CNY premium gift per fulfilled requirement based on the Premium Gift Tier, while stocks last. Each (1) Setia Go app account can only redeem once throughout the Campaign Period.

## 5. General Rules

- 5.1 By agreeing to participate in the Campaign, Purchasers agree to abide by this Terms and Conditions and decisions made or determined by the Organiser are final and binding on all matters pertaining to the Contest. Non-compliance of any Terms and Conditions may result in disqualification.
- 5.2 To the extent permitted by law, Purchasers grant the Organiser the right to use and publish their names, photos and likeness in print and / or otherwise, including for the purpose of advertisement and promotion in any other media platforms in connection with the Campaign.
- 5.4 Purchasers further grant the Organiser license to display, retain and modify all materials, visual and / or work submitted to the Organiser for the purpose of advertisement and promotion in any other media platforms in connection with the Campaign.
- 5.5 Purchasers shall be solely responsible for and shall pay all taxes, including applicable income taxes incurred in relation to the premium gift (if any and as applicable).
- 5.6 By participating in the Campaign, Purchasers release, discharge and hold harmless the Organiser, S P Setia Group and its affiliates, directors, officers and employees from any and all liabilities or any injuries, losses or damages of any kind arising from or in connection or any premium gifts redeemed.
- 5.7 The Organiser may terminate, suspend or cancel the Campaign at any time at its sole and absolute discretion. In which case, the Organiser may elect not to distribute any premium gift. Such termination, suspension or cancellation will not give rise to any claim by the Purchasers. In the event the Campaign is resumed by the Organiser, Purchasers shall abide by the Organiser's decision regarding resumption of the Campaign and redemption of the premium gifts.
- 5.8 In the event of termination, suspension or cancellation of the Campaign for any reason whatsoever at any point of time, a notice shall be posted on the Organiser's official Facebook account whereby the Campaign will be deemed as terminated, suspended or cancelled and the premium gift will no longer be available to be redeemed. In such event, no substitution of premium gift of any kind will be made to the purchasers.

## 6 Warranties and Undertakings

- 6.1 Purchaser represents and warrants with the Organiser that:-
- 6.1.1 the Purchaser has met all the Eligibility Criteria stated above to redeem the CNY premium gift in accordance with these Terms and Conditions and shall provide such proof as the Organiser requires; and
- 6.1.2 all the statements (if any and if so required) made by the Purchaser to the Organiser are true, correct, accurate and complete.
- 6.2 In consideration of the Organiser offering to the Purchaser the opportunity to redeem the

premium gift. the Purchaser hereby unconditionally and irrevocably: -

- 6.2.1 confirms that the Purchaser will cooperate and follow all instructions given to the Purchaser including but not limited to these Terms and Conditions, the procedure and mechanism of the Campaign;
- 6.2.2 agrees that all premium gifts to be redeemed in the Campaign is contingent of Section 3 above and the accuracy of the information provided and disclosure is made by the Purchaser and the full and complete performance of the Purchaser's warranties, undertakings and obligations hereunder;
- 6.2.3 agrees that the Purchaser shall not by act or omission, directly or indirectly bring the Organiser, S P Setia Group or the Campaign into disrepute;
- 6.2.4 agrees that the Purchaser shall not without the prior written consent of the Organiser publish or disclose any information or make any statement in connection with the Campaign or premium gift (including without limitation, to any representatives of media or any third parties in any form whatsoever); and
- 6.2.5 agrees that the Purchaser shall not give any product endorsement, interviews or be involved in any articles or reports in respect of the Campaign or the premium gift with any media or third parties.

## **7 Privacy**

- 7.1 By participating in the Campaign, Purchaser acknowledge and agree that the Organiser will gain access to, use, disclose, retain and otherwise process certain Personal Data provided by the Purchaser for the purpose of the Campaign. The Organiser's applicable Personal Data and Privacy Policy is as set out at <https://spsetia.com/privacy-policy/> (as may be amended from time to time). In the event the Purchaser withdraw their consent to the access, use, disclosure, retention and process of their Personal Data, the Participants will be disqualified and ineligible for consideration for the Contest and the Prizes.

## **Lucky Bowl Drop Game on Setia Go TERMS AND CONDITIONS**

The terms and conditions stated herein below shall govern the **Lucky Bowl Drop Game on Setia Go** organised by the Organiser ("**Terms and Conditions**"). By participating in the **Lucky Bowl Drop Game on Setia Go**, the Participants shall be deemed to have read, understood, accepted and agreed to be bound by the Terms and Conditions of the **Lucky Bowl Drop Game on Setia Go** including any amendments or variations to it and unequivocally accept the same in their entirety.

### **1. Organiser**

S P Setia

### **2. Name of the Contest**

**Lucky Bowl Drop Game** on Setia Go ("**Contest**")

### **3. Eligibility Criteria**

3.1 The contest is open for all Setia Go app users ("**Participants**") except employees of the Organiser and S P Setia Group. For the avoidance of doubt, "employees of the Organiser and S P Setia Group" shall mean and include:

3.1.1 employees of the Organiser or S P Setia Group's subsidiaries or related companies ("**S P Setia Group**") and employed on a part-time, fulltime, permanent or contractual basis including their immediate family members (i.e. spouses, children, parents, brothers and sisters of such employees).

3.1.2 employees of the Organiser and / or S P Setia Group who have tendered their resignation or retired at any time during the Contest Period including their immediate family members (i.e. spouses, children, brothers and sisters of such employees).

3.1.3 representatives and / or agents of the Organiser including the relevant advertising and promotion agencies and vendors who are directly involved with the Contest and their immediate family members (i.e spouses, children, parents, brothers and sisters).

### **4. Contest Mechanism**

4.1 Contest period commences from 1 February 2026 (Sunday) 10.00a.m to 15 March 2026 (Sunday) 11.59p.m (both dates included), unless notified otherwise ("**Contest Period**").

4.2 Participants who have met the Eligibility Criteria are entitled to participate in the Contest which will be carried out on Setia Go app during the Contest Period to stand a chance to win a Prize (defined herein).

4.3 In order to stand a chance to win the Prize, Participants are required to perform the below action:-

Step 1: For new users, download Setia Go app and register with accurate personal details.

Step 2: Play the **Lucky Bowl Drop game** available in the Setia Go app.

Step 3: Players with the highest points will be on the leader board.

Step 4: Top Five (5) players who stayed on the leader board at the end of the week will stand a chance to win a Prize.

4.4 Participants are entitled to only one (1) Prize.

### **5. General Rules**

5.1 By agreeing to participate in the Contest, Participants agree to abide by this Terms and Conditions and decisions made or determined by the Organiser are final and binding on all matters pertaining to the Contest. Non-compliance of any Terms and Conditions may result in disqualification.

- 5.2 All materials uploaded and shared for the purpose of this Contest must be originally created by and belong to the Participants. For the purpose of this Contest, Participants are not allowed to use, upload and share any materials, visual and / or copyright work that belongs to other party, online or offline.
- 5.3 To the extent permitted by law, Participants / winner(s) grant the Organiser the right to use and publish their names, photos and likeness in winner announcements in print and / or otherwise, including for the purpose of advertisement and promotion in any other media platforms in connection with the Contest.
- 5.4 Participants / winner(s) further grant the Organiser license to display, retain and modify all materials, visual and / or work submitted to the Organiser for the purpose of advertisement and promotion in any other media platforms in connection with the Contest.
- 5.5 Winner(s) shall be solely responsible for and shall pay all taxes, including applicable income taxes incurred in relation to the Prizes (if any and as applicable).
- 5.6 By participating in the Contest, Participants release, discharge and hold harmless the Organiser, S P Setia Group and its affiliates, directors, officers and employees from any and all liabilities or any injuries, losses or damages of any kind arising from or in connection or any Prizes won.
- 5.7 The Organiser may terminate, suspend or cancel the Contest at any time at its sole and absolute discretion. In which case, the Organiser may elect not to award any Prize. Such termination, suspension or cancellation will not give rise to any claim by the Participants. In the event the Contest is resumed by the Organiser, Participants shall abide by the Organiser's decision regarding resumption of the Contest and award of the Prizes.
- 5.8 In the event of termination, suspension or cancellation of the Contest for any reason whatsoever at any point of time, a notice shall be posted on the Organiser's official Facebook account whereby the Contest will be deemed as terminated, suspended or cancelled and the Prize will no longer be available to be won. In such event, no substitution of Prize of any kind will be made to the winner.

## **6. Disqualification**

- 6.1 The Organiser reserves the right to disqualify any Participant and/or revoke the Prize at any stage of the Contest, if: -
  - 6.1.1 Participant becomes ineligible or does not meet any of the Eligibility Criteria; or
  - 6.1.2 The Participant breaches any of these Terms and Conditions or procedure and mechanism of the Contest or other rules and regulations of the Contest or violates any applicable laws or regulations; or
  - 6.1.3 The Organiser, in its sole determination, believes that the Participant has attempted to undermine the operation of the Contest by fraud, deception or cheating or there was fraud, deception or forgery in any manner whatsoever by the Participant.
- 6.2 In the event of a disqualification, the Organiser reserves the right to demand for the return of the Prize in its original condition or payment of its value from the said disqualified Participant.

## **7 Warranties and Undertakings**

- 7.1 Participant represents and warrants with the Organiser that:-
  - 7.1.1 the Participant has met all the Eligibility Criteria stated above to enter into the Contest in accordance with these Terms and Conditions and shall provide such proof as the Organiser requires; and

- 7.1.2 all the statements (if any and if so required) made by the Participant to the Organiser are true, correct, accurate and complete.
- 7.2 In consideration of the Organiser offering to the Participant the opportunity to participate in the Contest, the Participant hereby unconditionally and irrevocably: -
- 7.2.1 confirms that the Participant will cooperate and follow all instructions given to the Participant including but not limited to these Terms and Conditions, the procedure and mechanism of the Contest;
- 7.2.2 agrees that all Prizes to be awarded in the Contest is contingent of Section 3 above and the accuracy of the information provided and disclosure is made by the Participant and the full and complete performance of the Participant's warranties, undertakings and obligations hereunder;
- 7.2.3 agrees that the Participant shall not by act or omission, directly or indirectly bring the Organiser, S P Setia Group or the Contest into disrepute;
- 7.2.4 agrees that the Participant shall not without the prior written consent of the Organiser publish or disclose any information or make any statement in connection with the Contest or Prize (including without limitation, to any representatives of media or any third parties in any form whatsoever); and
- 7.2.5 agrees that the Participant shall not give any product endorsement, interviews or be involved in any articles or reports in respect of the Contest or the Prize with any media or third parties.

## 8 Prizes

- 8.1 Top Five (5) winners of each week will receive One (1) festive bowl and One (1) Eco Eco Plush Keychain ("**Prizes**").
- 8.2 The winner's names will be announced by the Organiser on the Organiser's Facebook Page ([www.facebook.com/citizensetia](http://www.facebook.com/citizensetia)) and Instagram Page ([www.instagram.com/iamcitizensetia](http://www.instagram.com/iamcitizensetia)) on the ("**Announcement Date**"), as below:

Round	Contest Dates	Announcement Date
1	12.00am, 1 February – 11.59pm, 8 February	11.00am, 9 February
2	12.00am, 9 February – 11.59pm, 15 February	11.00am, 16 February
3	12.00am, 16 February – 11.59pm, 22 February	11.00am, 23 February
4	12.00am, 23 February – 11.59pm, 1 March	11.00am, 2 March
5	12.00am, 2 March – 11.59pm, 8 March	11.00am, 9 March
6	12.00am, 9 March – 11.59pm, 15 March	11.00am, 16 March

- 8.3 Winners will be contacted by the Organiser via e-mail registered on Setia Go on the Announcement Date at 3.00pm.
- 8.4 Winners are required to submit their personal details as set out below via e-mail within 48 hours. Failure to revert on the personal information within the given duration shall result in the Prize being forfeited by the Organiser and the Organiser shall have no liability to the winners in any respect whatsoever.
- **Full name (as per NRIC);**
  - **NRIC No.;**
  - **Mobile number;**
  - **Are you a Setia purchaser? (Yes/No)**

- 8.5 One (1) bowl set and One (1) Eco Eco Plush Keychain will be sent to/collect by the winners within fourteen (14) working days upon receiving the personal details submitted by the winners.
- 8.6 Prizes may be subject to further terms and conditions by S P Setia. By accepting the Prizes, the winners agree to abide by such terms and conditions.
- 8.7 Each (1) Setia Go app account can only win once throughout the Contest Period. The Organiser reserves the right to choose and determine the winner(s) at its sole and absolute discretion.
- 8.6 The Organiser reserves the right to alter, vary and/or replace the Prizes to a prize of similar value at any point of time at its sole and absolute discretion.
- 8.7 Prizes are strictly not exchangeable, not transferable, and not redeemable for cash or in kind.
- 8.8 All and any costs and expenses incurred in relation to the Contest and/or the Prizes shall be borne fully by the Participant. The Organiser shall be under no obligation to reimburse Participants and / or winner(s) for any such costs and expenses incurred thereof.
- 8.9 All Prizes are accepted entirely at the risk of the winners and are awarded by the Organiser without any warranty of any type whatsoever, express or implied.

## **9 Privacy**

- 9.1 By participating in the Contest, Participants acknowledge and agree that the Organiser will gain access to, use, disclose, retain and otherwise process certain Personal Data provided by the Participants for the purpose of the Contest. The Organiser's applicable Personal Data and Privacy Policy is as set out at <https://spsetia.com/privacy-policy/> (as may be amended from time to time). In the event the Participants withdraw their consent to the access, use, disclosure, retention and process of their Personal Data, the Participants will be disqualified and ineligible for consideration for the Contest and the Prizes.