

Key Management Team

As at 25 March 2026

Tan Hwa Min currently serves as Deputy Chief Executive Officer of S P Setia Berhad, where he leads strategic initiatives, operational performance, and long-term growth across both domestic and international development projects. He brings extensive experience in large-scale property and infrastructure development, corporate strategy, and business transformation. Since joining S P Setia in November 2025, Tan has focused on enhancing integrated township development, urban regeneration, and sustainable value creation for stakeholders, leveraging his deep expertise in project execution and multi-stakeholder engagement.

Before joining S P Setia, Tan was Chief Strategy Officer of IJM Corporation Berhad and Managing Director of IJM RE Sdn Bhd, overseeing strategic planning, business development, and key real estate projects within the group. Earlier in his career, Tan was Chief Operating Officer at TRX City Sdn Bhd, playing a key role in the development of the Tun Razak Exchange, Malaysia's international financial district. His leadership in complex urban projects positions him to drive sustainable growth and long-term value.

Tan holds a Bachelor of Science in Computer Science with Management Science from the University of Kent and he subsequently earned a Master of Business Administration from Imperial College London, equipping him with a strong foundation in both technology and business leadership.

TAN HWA MIN

Deputy Chief Executive Officer
("Deputy CEO")



DATE OF APPOINTMENT

17 November 2025

Declaration:

- Does not hold any directorship in any public companies and listed issuers other than S P Setia Berhad, and does not have any family relationship with any Director and/or major shareholder of S P Setia Berhad, except that he directly and indirectly holds controlling interest in Grand Central Enterprises Berhad and Hotel Grand Central Limited. He is excluded from any discussion, deliberation and decision-making on matters that may give rise to a potential conflict of interest.
- Has not been convicted of any offences within the past five years.
- Has not been imposed with any public sanction or penalty by the relevant regulatory bodies during the financial year 2025.

Datuk Yuslina Mohd Yunus brings dynamic leadership and extensive financial expertise to her role as Senior Executive Vice President at S P Setia. With prior experience as Group Managing Director of I & P Group and as Executive Vice President at S P Setia, she now oversees key projects across the Central Region, including Wilayah Persekutuan/Kuala Lumpur, Shah Alam, and Semenyih/Bangi. Her leadership combines operational oversight with strategic direction, ensuring the successful delivery of complex developments while maintaining a focus on long-term value creation.

Beyond her operational responsibilities, Datuk Yuslina contributes actively to corporate and community initiatives, serving on the Management Committee of the S P Setia Foundation. A member of the Malaysian Institute of Accountants, she holds an Advanced Diploma in Accountancy and an Executive Master of Business Administration from Universiti Teknologi MARA. Her unique blend of financial acumen and strategic insight continues to drive sustainable growth, operational excellence, and innovation across the company.

DATUK YUSLINA MOHD YUNUS

Chief Operating Officer
("COO")



DATE OF APPOINTMENT

1 October 2025

Declaration:

- Does not hold any directorship in any public companies and listed issuers other than in S P Setia Group and has no family relationship with any Director and/ or major shareholder of S P Setia, nor any conflict of interest with the Company.
- Has not been convicted of any offences within the past five years.
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Key Management Team

As at 25 March 2026

Annuar Marzuki Abdul Aziz brings over 29 years of extensive experiences in audit, treasury, corporate finance, mergers and acquisitions, investor relations, risk management and general management. His initial experiences include audit & business advisory at the then Pricewaterhouse, Malaysia, internal audit at UMW Holdings Bhd and corporate finance at Commerce International Merchant Bankers Berhad (now known as CIMB Investment Bank Berhad). His previous senior roles include Head of Corporate Finance at Renong Berhad (2001), General Manager, Office of the Group Chief Executive Officer at UEM Group Bhd (2004), CFO of PLUS Expressways Bhd (2006), Group CFO of UEM Group Bhd (2009) and CFO of KLCC Property Holdings Bhd as well as Head of Investment of KLCC REIT Management Sdn Bhd (2013).

A Fellow of the Certified Practising Accountant, Australia (FCPA) and a Chartered Accountant of the Malaysian Institute of Accountants. He holds a Diploma in Comparative Law from the Institute of Islamic Studies, a Bachelor of Accounting (Hons) and a Master of Business Administration (MBA) in Finance from the International Islamic University, Malaysia. His professional qualifications and academic achievements combined with his extensive industry experiences reinforce his strategic financial leadership across complex corporate environment.

ANNUAR MARZUKI ABDUL AZIZ

Chief Financial Officer
("CFO")

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DATE OF APPOINTMENT

1 December 2022

Declaration:

- Does not hold any directorship in any public companies and listed issuers other than in S P Setia Group and has no family relationship with any Director and/ or major shareholder of S P Setia, nor any conflict of interest with the Company.
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Datuk Stanley Saw Kim Suan joined S P Setia as a Senior Project Manager in 2008 and has since built a distinguished career marked by strong leadership and consistent project delivery. Throughout his tenure, he has successfully led a wide range of developments in Malaysia and abroad, including the EcoXuan and EcoLakes townships in Vietnam, demonstrating his capability in managing large-scale and cross-border projects. He later assumed the role of Divisional General Manager for the Property Division (South) and was subsequently appointed Executive Vice President. In his current capacity, he oversees operations for the Northern and Southern Region projects in Penang and Johor, where he continues to drive construction excellence, operational efficiency and timely delivery of quality developments that support the Group's regional growth strategy.

He holds a Bachelor of Engineering (Civil) from the University of New South Wales, Australia, and a Master of Business Administration from Nottingham Trent University, United Kingdom. With his extensive technical knowledge, strategic oversight and decades of industry experience, Datuk Stanley remains instrumental in upholding S P Setia's high standards of project management and strengthening its long-term performance.

DATUK STANLEY SAW KIM SUAN

Executive Vice President
("EVP")

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DATE OF APPOINTMENT

1 July 2020

Declaration:

- Does not hold any directorship in any public companies and listed issuers other than S P Setia Berhad, and does not have any family relationship with any Director and/ or major shareholder of S P Setia Berhad, except that his spouse is a Key Senior Management member of Eco World Development Group Berhad. He is not involved in any discussion and/ or decision-making on matters that may give rise to a potential conflict of interest.
- Has not been convicted of any offences within the past five years.
- Has not been imposed with any public sanction or penalty by the relevant regulatory bodies during the financial year 2025.



Key Management Team

As at 25 March 2026

Razly Mohammad Rus is a dedicated property development professional with extensive experience in engineering and construction management. His career began at an engineering consultancy before he transitioned to a construction company, where he managed site supervision and project execution in Subang Jaya. In 2000, he joined I & P Group, contributing to the development of key townships such as Bandar Kinrara, Rawang and Alam Damai. Following the merger with S P Setia, Razly continued to play a vital role in projects including Setia Rawang and Alam Sutera, demonstrating his expertise in large-scale development management.

He holds a Bachelor's degree in Civil Engineering from Universiti Sains Malaysia and a Master's degree in Integrated Construction Project Management from Universiti Teknologi MARA. He is also a registered Graduate Engineer with the Board of Engineers Malaysia, further reinforcing his professional credibility and technical expertise in delivering complex property development projects.

RAZLY MOHAMMAD RUS

Executive Vice President
("EVP")



DATE OF APPOINTMENT

1 July 2025

Declaration:

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Mr. Liong Kok Kit has over 25 years of experience in the property development industry, with expertise in strategic planning, operational management and project execution. As Executive Vice President of S P Setia, he supports the Group's development and operational strategies, overseeing key projects including KL Eco City, Setia Federal Hill, Aeropod and Battersea Power Station.

Prior to joining S P Setia, Mr. Liong held senior leadership roles within the property development sector, including Chief Operations Officer and Director positions, with responsibilities spanning project delivery, construction management and land development. He holds a Bachelor's Degree in Building Surveying from the University of Malaya and is a member of the Royal Institution of Surveyors Malaysia (RISM). He also serves REHDA Selangor as Chairman of the Petaling Jaya Zone Committee for the 2024-2026 term, reflecting his commitment to advancing the property development profession.

LIONG KOK KIT

Executive Vice President
("EVP")



DATE OF APPOINTMENT

1 July 2025

Declaration:

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Key Management Team

As at 25 March 2026

Lindayani Tajudin is a Chartered Accountant with extensive knowledge and experience in the infrastructure industry, both locally and internationally. She joined S P Setia as Head of Group Strategy & Business Development and later served as Chief Strategy Officer. Prior to this, she held senior management roles in various listed companies and, in mid-2023, broadened her experience within the energy sector before rejoining S P Setia as Chief Strategy Officer in August 2024. Her expertise spans strategic planning, business development, project finance, investor relations, and mergers and acquisitions.

Lindayani earned a Bachelor of Science (Economics) with Honours in Accounting and Finance from the London School of Economics and Political Science. She is a Fellow of the Association of Chartered Certified Accountants and a member of the Malaysian Institute of Accountants. Her leadership and strategic insight continue to drive S P Setia's initiatives, supporting sustainable growth and long-term value creation across the Group.

LINDAYANI TAJUDIN

Chief Strategy Officer
("CSO")



DATE OF APPOINTMENT

16 August 2024

Declaration:

- Does not hold any directorship in any public companies and listed issuers, and has no family relationship with any Director and/or major shareholder of S P Setia, nor any conflict of interest with the Company.
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Nuranisah Mohd Anis brings over 27 years of extensive experience, with expertise in enterprise risk management, business continuity and corporate governance. Her career spans multiple public listed companies, government-linked entities and international roles, where she has developed strong capabilities in risk assessment, audit processes and business process improvement.

A Chartered Accountant registered with the Malaysian Institute of Accountants, she is also a certified Risk Manager, a Certified Integrity Officer and holds a Certification in Risk Management Assurance from the Institute of Internal Auditors. She is an associate member of IIA Malaysia and a registered Associate Business Continuity Professional with the Disaster Recovery Institute in the USA. Nuranisah holds diplomas in accountancy and an MBA from Universiti Teknologi MARA, equipping her with a strategic and balanced approach to risk and governance, which continues to support effective oversight and sustainable growth across the organisations she serves.

NURANISAH MOHD ANIS

Chief Risk, Integrity & Governance
Officer ("CRIGO")



DATE OF APPOINTMENT

3 April 2017

Declaration:

- Does not hold any directorship in any public companies and listed issuers, and has no family relationship with any Director and/or major shareholder of S P Setia, nor any conflict of interest with the Company.
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Key Management Team

As at 25 March 2026

Azlina Baharom has been a key member of S P Setia since 2002, initially serving as General Counsel before her appointment as Chief Legal Officer, where she leads the Group Legal and Compliance Division. She holds a law degree from the National University of Singapore and has been admitted as an advocate and solicitor of both the Supreme Court of Singapore and the High Court of Malaya since 1991. She began her career in private legal practice, specialising in corporate and commercial transactions, and subsequently moved into senior legal and corporate secretarial roles within leading public-listed and government-linked organisations across the plantation, manufacturing, construction and property development sectors.

Prior to joining S P Setia, she served as General Manager of Corporate Services and Group Secretary at I & P Group. With her extensive experience in legal, compliance and corporate governance, Azlina provides strategic oversight in managing the Group's legal affairs, strengthening regulatory compliance and upholding high standards of governance. Her leadership continues to play an important role in safeguarding the organisation's interests and supporting sustainable business operations across the Group.

AZLINA BAHAROM

Chief Legal & Compliance Officer
("CLO")



DATE OF APPOINTMENT

1 September 2020

Declaration:

- Does not hold any directorship in any public companies and listed issuers, and has no family relationship with any Director and/or major shareholder of S P Setia, nor any conflict of interest with the Company.
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Siau Swee Furn has over 20 years of senior leadership experience across property development, aviation, telecommunications, ICT and semiconductor industries, spanning multinational corporations and major government-linked companies. She brings deep expertise in human capital strategy as a key enabler of sustainable growth, leadership continuity and long-term shareholder value. A seasoned enterprise transformation leader, she has strengthened organisational resilience through disciplined workforce planning, robust leadership pipelines and proactive people management.

She has successfully led large-scale organisational change, enterprise spin-off employee communications, post-merger people engagement, and human capital strategy across international entities. She holds a Master of Science in Corporate Communication and is a Certified Business and Executive Coach. She is a member of the Malaysia Institute of Human Resources (MIHRM) and was recognised with the "Contribution to HR Community Award" at the Asia HRD Awards 2024.

SIAU SWEE FURN

Chief Human Capital Officer
("CHCO")



DATE OF APPOINTMENT

1 July 2025

Declaration:

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Key Management Team

As at 25 March 2026

Alex Chi Chong Lim has served as Chief Information and Digital Officer at S P Setia since 2019, where he leads Group ICT, digital transformation and enterprise-wide innovation initiatives. With more than 20 years of experience in global Fortune 500 organisations, he has a strong track record in enhancing digital capabilities, modernising technology platforms and delivering measurable business value through strategic transformation programmes. His leadership in the digital space has earned him prestigious industry recognition, including awards from WITSA, IDG and PIKOM. In addition, his role as an advisor to the ASEAN Innovation Business Platform reflects his thought leadership and regional influence in advancing digital adoption and innovation.

Alex holds a Bachelor of Science in Technology Management from Universiti Teknologi Malaysia. He further strengthened his strategic and business acumen through the MBA Essentials programme at the London School of Economics and the Digital Strategy programme at Columbia Business School. Combining deep technical expertise with a forward-looking vision, he plays a pivotal role in accelerating S P Setia's digital journey and enabling agile, future-ready operations across the Group.

ALEX CHI CHONG LIM

Chief Information Digital Officer
("CIDO")



DATE OF APPOINTMENT

1 July 2023

Declaration:

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Nathrah Mohamed Kalam brings 28 years of experience in finance, internal controls, governance, risk management, corporate finance, strategic planning and audit, with strong fundamentals developed through her career in PETRONAS Group. Her domestic and international exposure spans of financial and strategic responsibilities, demonstrating a proven track record in corporate stewardship within complex organisational environments. Her roles including cash flow, treasury, budgeting, strategic and thematic reviews, bond issuance, prospectus, annual reports, group frameworks and authority limits, due diligence, mergers, acquisitions, divestments, liquidations, transformations, joint ventures, commercial negotiations, sustainability and ESG initiatives and trustee oversight.

She holds a Bachelor of Science in Accounting from the University of East Anglia, United Kingdom, a Chartered Accountant and a member of the Malaysian Institute of Certified Public Accountants (MICPA), Institute of Internal Auditors Malaysia (IIAM), an Associate Member of the Institute of Corporate Directors Malaysia (ICDM), a corporate trainer accredited by HRD Corp, a finance professional committee of competency pioneer in finance skills matrix and a trainer at the PETRONAS Leadership Training Centre, reflecting strong commitment to professional excellence in finance fraternity.

NATHRAH MOHAMED KALAM

Chief Internal Auditor
("CIA")



DATE OF APPOINTMENT

16 October 2024

Declaration:

- Does not hold any directorship in any public companies and listed issuers, and has no family relationship with any Director and/or major shareholder of S P Setia, nor any conflict of interest with the Company.
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Key Management Team

As at 25 March 2026

Chan Ching Hiong joined S P Setia in December 1996 as an Internal Auditor and has since built a distinguished career spanning nearly three decades with the Group. Over the years, he has gained extensive finance experience across various S P Setia businesses, including the Manufacturing & Trading Division, Mall Development and Operations, Property Development, and Industrial Park Development. He has also served as Head of Finance for major projects, including Bandar Setia Alam, Setia EcoHill 1, Setia EcoHill 2, Setia Mayuri, and Setia Alamsari, demonstrating his strong financial leadership and operational expertise.

In July 2020, Chan Ching Hiong was appointed Deputy General Manager for Bandar Setia Alam and subsequently promoted to General Manager in 2023 and Divisional General Manager in 2025. He now leads the development of Bandar Setia Alam Township, the Setia Alaman Industrial Park, and Group Hospitality. He holds a First Class Honours Degree in Accountancy from Universiti Kebangsaan Malaysia (UKM) and an Honours Degree in Business Administration from Universiti Putra Malaysia (UPM). He is a Chartered Accountant and a member of the Malaysian Institute of Accountants.

CHAN CHING HIONG

Divisional General Manager
("Div GM")



DATE OF APPOINTMENT

1 July 2025

Declaration:

- Does not hold any directorship in any public companies and listed issuers, and has no family relationship with any Director and/or major shareholder of S P Setia, nor any conflict of interest with the Company.
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Tan Siow Chung is an accomplished professional with over 20 years of experience at S P Setia, making significant contributions to the Group's development projects. He began his career as a consultant M&E engineer and later as a project engineer with ABB Malaysia before joining S P Setia in 2000, playing key roles in early projects such as Wawasan Indera in Pusat Bandar Puchong. Tan Siow Chung now serves as Divisional General Manager, overseeing S P Setia's core township, high-rise and niche developments, where his strong technical expertise and operational excellence continue to drive project success.

He holds a First-Class Honours degree in Electrical Engineering from the University of Technology Malaysia. Tan's extensive experience in engineering, project delivery and operational leadership has made him integral to flagship developments like Bandar Setia Alam and other major township projects, ensuring high standards of quality, efficiency and strategic execution across the Group.

TAN SIOW CHUNG

Divisional General Manager
("Div GM")



DATE OF APPOINTMENT

1 July 2020

Declaration:

- Does not hold any directorship in any public companies and listed issuers, and has no family relationship with any Director and/or major shareholder of S P Setia, nor any conflict of interest with the Company.
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Key Management Team

As at 25 March 2026

Saniman Amat Yusof brings extensive engineering and project management expertise to S P Setia, with a career spanning highway and property development. He began at Chase Perdana Berhad and Ho Hup Construction Company Berhad before joining S P Setia in 2001 as a Project Engineer in the Highway Division. Transitioning to the Property Division in 2006, he now serves as Divisional General Manager for the Property South Division in Johor, driving key township developments.

A registered Professional Engineer with the Board of Engineers Malaysia, He holds a Bachelor's degree in Civil Engineering from Universiti Teknologi Malaysia. He has also enhanced his leadership and management skills through the INSEAD Singapore programme. His blend of hands-on engineering expertise and strategic oversight ensures the successful delivery of large-scale projects and sustainable regional growth.

SANIMAN AMAT YUSOF

Divisional General Manager
("Div GM")



DATE OF APPOINTMENT

1 July 2022

Declaration:

- Does not hold any directorship in any public companies and listed issuers, and has no family relationship with any Director and/or major shareholder of S P Setia, nor any conflict of interest with the Company.
- Has not been convicted of any offences within the past five years.
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Koh Sooi Meng is a seasoned professional with over 30 years' experience in the property development industry. He is currently serving as Divisional General Manager, overseeing S P Setia's core townships in Semenyih and Bangi Corridor. Joining in 2002 as an Assistant Contract Manager, he built a strong foundation during his six-year tenure as a Senior Quantity Surveyor in private consulting. His leadership journey has seen him advance to roles such as Deputy General Manager, during which he managed key projects like Setia EcoHill and Setia Mayuri, while also gaining experience in leasing and marketing for lifestyle malls.

He holds a Bachelor of Science (Hons) in Quantity Surveying from the University of Greenwich in the United Kingdom, and is a registered Chartered Quantity Surveyor with both the Royal Institution of Chartered Surveyors and the Board of Quantity Surveyors Malaysia, underscoring his commitment to industry excellence.

KOH SOOI MENG

Divisional General Manager
("Div GM")



DATE OF APPOINTMENT

1 July 2023

Declaration:

- Does not hold any directorship in any public companies and listed issuers, and has no family relationship with any Director and/or major shareholder of S P Setia, nor any conflict of interest with the Company.
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Key Management Team

As at 25 March 2026

Lee Chee Wai is a Chartered Quantity Surveyor with dual qualifications in quantity surveying and law. He is an empanelled Adjudicator with the Asian International Arbitration Centre ("AIAC") and holds membership in the Royal Institution of Chartered Surveyors ("RICS"), United Kingdom, as well as the Singapore Institute of Arbitrators ("SI Arb"). In addition, he serves as a Council Member of the Master Builders Association Malaysia ("MBAM") for the 2024-2026 term.

He joined S P Setia Berhad in January 2015 and was appointed Divisional General Manager for Group Contracts and Procurement in January 2025. He brings extensive experience in cost estimation, contracts administration, and procurement management within the property and construction sectors. Throughout his career, Lee Chee Wai has demonstrated strong expertise in project cost control, risk management, and strategic contract negotiation, contributing to the successful delivery of complex property developments and construction projects. His professional credentials and leadership experience position him as a key driver in advancing S P Setia's operational and contractual excellence.

LEE CHEE WAI

Divisional General Manager
("Div GM")



DATE OF APPOINTMENT

1 January 2025

Declaration:

- Does not hold any directorship in any public companies and listed issuers, and has no family relationship with any Director and/or major shareholder of S P Setia, nor any conflict of interest with the Company.
- Has not been convicted of any offences within the past five years.
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Dato' Muhamad Zaili Muhammad Yusof currently serves as Divisional General Manager, overseeing the Property North Division, including Setia Fontaines and other key projects on Penang Island. He began his career in 1991 with I & P Group as a junior executive and quickly developed deep expertise in township and property management. Following the merger with S P Setia, his portfolio expanded to encompass major developments such as Setia Fontaines, Bandar Kinrara and Setia Alam Impian, reflecting his strong operational leadership and strategic oversight.

Dato' Muhamad Zaili holds a Bachelor of Arts in Planning and a Postgraduate Diploma in Urban Architecture and Planning from the University of South Australia. His comprehensive understanding of urban planning, combined with extensive experience in property development and project management, has been instrumental in delivering successful large-scale developments across Penang, Kuala Lumpur and Johor. His leadership continues to drive high-quality, sustainable township growth across diverse regions.

DATO' MUHAMAD ZAILI MUHAMMAD YUSOF

Divisional General Manager
("Div GM")



DATE OF APPOINTMENT

1 July 2024

Declaration:

- Does not hold any directorship in any public companies and listed issuers, and has no family relationship with any Director and/or major shareholder of S P Setia, nor any conflict of interest with the Company.
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Key Management Team

As at 25 March 2026

Neo Keng Hoe is a seasoned real estate professional with 30 years of industry experience and currently serves as Divisional General Manager at S P Setia. Since joining the company on 15 October 2008, he has brought extensive expertise from previous roles at Far East Organisation and CBRE, contributing to the company's strategic growth and operational excellence.

He holds an MBA from Nanyang Business School, Nanyang Technological University, and a Bachelor of Science in Estate Management (Upper Honours) from the National University of Singapore. Further enhancing his leadership capabilities, Neo completed the General Management Programme at INSEAD, Fontainebleau. His deep knowledge of property development and strategic management underpins S P Setia's vision for sustainable growth, making him a key driver of the company's long-term success.

NEO KENG HOE

Divisional General Manager
("Div GM")



DATE OF APPOINTMENT

1 July 2024

Declaration:

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Irfan Hashim brings a strong blend of technical and financial expertise to S P Setia, supported by a diverse career in corporate finance and digital transformation. He graduated with first-class honours in Electrical Engineering from the University of Southampton, United Kingdom, and has been a Chartered Financial Analyst (CFA) since 2010. He began his professional journey as a Management Trainee at Permodalan Nasional Berhad, where he gained exposure to multiple sectors including banking, infrastructure, oil and gas, and consumer goods, building a solid foundation in investment and portfolio management.

He later held key roles at Kumpulan Wang Persaraan (KWAP) and Lembaga Tabung Angkatan Tentera (LTAT), where he strengthened his capabilities in financial modelling, corporate strategy and mergers and acquisitions. Through these experiences, he developed a comprehensive understanding of value creation, capital management and strategic execution. At S P Setia, his deep financial insights and analytical approach support data-driven decision-making, enhance operational performance and contribute to the Group's growth initiatives in an increasingly dynamic and competitive market landscape.

IRFAN HASHIM

Divisional General Manager
("Div GM")



DATE OF APPOINTMENT

6 December 2023

Declaration:

- Does not hold any directorship in any public companies and listed issuers, and has no family relationship with any Director and/or major shareholder of S P Setia, nor any conflict of interest with the Company.
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- Has not been imposed with any public sanction or penalty by the relevant regulatory bodies during the financial year 2025.



Key Management Team

As at 25 March 2026

Chow Yin See is a seasoned financial executive with over 33 years of expertise in finance, taxation, risk management, and strategic planning. Prior to joining S P Setia, she accumulated 25 years' experience in engineering-based infrastructure and services companies, ultimately serving as Director of Finance for a subsidiary. She also gained formative experience at Ernst & Young, strengthening her audit and advisory skills.

A Chartered Accountant registered with Chartered Accountants Australia and New Zealand and the Malaysian Institute of Accountants, she holds a Commerce (Accounting) degree from the University of Canterbury, New Zealand. Her extensive experience in financial management and strategic oversight enables her to provide robust governance and insights across complex business environments.

CHOW YIN SEE

Group Financial Controller
("GFC")



DATE OF APPOINTMENT

1 July 2023

Declaration:

- Does not hold any directorship in any public companies and listed issuers other than S P Setia Berhad, and does not have any conflict of interest or family relationship with any Director and/or major shareholder of S P Setia Berhad, except that her brother-in-law is a Tax Partner in KPMG. She is not involved in any discussion and/or deliberation on matters relating to KPMG's tax services.
- Has not been convicted of any offences within the past five years.
- Has not been imposed with any public sanction or penalty by the relevant regulatory bodies during the financial year 2025.



Joyce Teh currently serves as the Divisional General Manager, Treasury and Corporate Finance. She is an accomplished finance professional with over 20 years' comprehensive experience in audit, financial reporting, treasury and investment management. Prior to joining S P Setia, she held leadership roles such as Director of Investment and Corporate Strategy at Danajamin Nasional Berhad, Head of Finance at Hong Leong Financial Group and Head of Statutory and Management Reporting at RHB Bank Berhad. Her career began at PricewaterhouseCoopers, where she built a strong foundation in audit and advisory services for the financial sector.

Joyce holds a Master's in Corporate Risk Management from the University of Salford in the United Kingdom and a BSc in Applied Accounting from Oxford Brookes University, also in the United Kingdom. She is a Fellow of the Association of Chartered Certified Accountants and a member of Malaysian institute of Accountants.

JOYCE TEH PECK IM

Divisional General Manager
("Div GM")
Treasury & Corporate Finance



DATE OF APPOINTMENT

19 June 2023

Declaration:

- Does not hold any directorship in any public companies and listed issuers, and has no family relationship with any Director and/or major shareholder of S P Setia, nor any conflict of interest with the Company.
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Key Management Team

As at 25 March 2026

Lee Wai Kim is a dedicated corporate governance professional with over 20 years' experience in secretarial and compliance roles. She joined S P Setia in August 2014 and was appointed Company Secretary in April 2016. She has managed governance matters for private limited and public listed companies on Bursa Malaysia Securities Berhad and international stock exchanges.

An Associate Member of the Malaysian Institute of Chartered Secretaries and Administrators (MAICSA) and an MBA graduate from Victoria University, Australia, Lee Wai Kim upholds high standards of accountability and board effectiveness, ensuring robust corporate governance and compliance across the organisation.

LEE WAI KIM

Group Company Secretary
("GCS")



DATE OF APPOINTMENT

1 July 2016

Declaration:

- Does not hold any directorship in any public companies and listed issuers, and has no family relationship with any Director and/or major shareholder of S P Setia, nor any conflict of interest with the Company.
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