

Scientex 2Q25 property division strength drives performance amid competitive packaging landscape

- *Robust affordable housing demand drives property growth, while packaging division maintains steady volume despite market competition*
- *2Q25 revenue at RM1.1 billion, net profit at RM123.9 million*

Shah Alam, Selangor, Malaysia, 12 March 2025 - Global packaging manufacturer and leading property developer **Scientex Berhad** (Scientex, 森德公司, Bloomberg: SCI MK) reported revenue of RM1.11 billion for the second quarter ended 31 January 2025 (2Q25), a 1.1% increase from RM1.09 billion in the previous year's corresponding quarter. Net profit stood at RM123.9 million, compared to RM141.0 million previously, mainly reflecting the impact of increased market competition in the industrial packaging segment. However, the property division's steady revenue growth helped mitigate the overall impact.

The property division remained the key growth driver, with revenue increasing 3.8% to RM474.4 million, up from RM456.9 million previously. This growth was attributed to steady construction progress across all developments and the completion of seven projects across Northern, Central, and Southern Peninsular Malaysia. Additionally, new launches in Pulai and Senai (Johor), Sungai Dua (Penang), Ipoh (Perak), Jenjarom (Selangor) and Jasin (Melaka) received strong market responses, further supporting the division's performance.

Meanwhile, the packaging division registered stable revenue of RM630.7 million, compared to RM635.8 million previously, as sales volume remained resilient despite industry pressures.

“Scientex’s twin-core business model continues to demonstrate its strength in the current market environment, with our property division benefiting from sustained demand for affordable housing, while our packaging division adapts to evolving industry conditions.

We are expanding our property developments and acquiring land in strategic locations to increase the availability of affordable homes. The stability of the Overnight Policy Rate at 3% ensures continued home loan affordability, supporting buyer confidence and sustained demand for our affordable housing projects.

In our packaging division, we remain focused on cost management and operational efficiency, while capitalising on our strong manufacturing capabilities to drive innovation. By developing customised, value-added packaging solutions, we continue to strengthen our market position. At the same time, we remain committed to supporting the shift towards a plastic circular economy, meeting increasing demand for recyclable and sustainable packaging that aligns with global sustainability goals.”

**Mr. Lim Peng Jin (林炳仁),
CEO, Scientex Berhad**



In its packaging division sustainability initiatives, Scientex has substantially completed the installation of rooftop solar PV systems at its headquarters and 10 key manufacturing plants nationwide. This initiative is expected to lower energy costs and reduce Scope 2 emissions, reinforcing its commitment to integrating sustainability into its operations.

For the six-month period ended 31 January 2025 (1H25), the Group recorded revenue of RM2.21 billion slightly higher than RM2.20 billion in the previous year's corresponding period. Group net profit stood at RM252.6 million, compared to RM278.9 million previously, mainly due to lower revenue and heightened market competition in the industrial packaging segment.

Lim added: "Looking ahead, our strategic focus on both the property and packaging segments will enable us to navigate challenges and capitalise on market opportunities."

"In our packaging division, we continue to drive resilience and growth through operational excellence, innovation, and sustainability to strengthen our market position and deliver value to customers.

"In our property division, sustained demand for affordable housing continues to drive growth, reinforcing our commitment to delivering quality, cost-efficient homes. To sustain this momentum, we are expanding our landbank in strategic locations, strengthening our market presence, and positioning ourselves for long-term growth in alignment with market needs."



About Scientex Berhad (森德公司, www.scientex.com.my)

Scientex Berhad (Scientex) is a leading manufacturer in flexible plastic packaging and a prominent developer of affordable homes in Malaysia.

Established in 1968, our drive to achieve continuous growth has seen us become one of the world's top manufacturers of stretch film and an end-to-end flexible plastic packaging producer with a presence across the packaging value chain, from stretch films, base films and printed films to bags and multi-layered flexible plastic packaging solutions used in industrial and consumer packaging.

To date, Scientex has 19 manufacturing plants across Malaysia, Vietnam, Myanmar and the United States of America; as well as sales offices in 9 countries, namely, Australia, Indonesia, Japan, Myanmar, New Zealand, Philippines, Singapore, Thailand and USA. Approximately 70% of its packaging products are exported to over 60 countries worldwide.

Scientex's property arm has township development projects in Pasir Gudang, Kulai, Skudai, Senai, Pulai, Kota Tinggi and Muar (all in Johor), Ayer Keroh, Durian Tunggal and Jasin (all in Melaka), Seremban (Negeri Sembilan), Rawang, Kundang Jaya, Jenjarom, Cheras and Bestari Jaya (all in Selangor), Ipoh (Perak), Tasek Gelugor, Sungai Dua and Jawi (all in Penang), as well as Sungai Petani (Kedah). The Group is also acquiring 229 acres in Sungai Petani, Kedah and 528 acres in Paya Rumput, Melaka. To date, Scientex has delivered RM11.7 billion worth of properties and has projects-in-hand of RM4.0 billion.

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