



healthy, friendly & happy ...

(Company No.: 7867-P)

Corporate Presentation

1H25 Corporate Update & Financial Results

12 March 2025

IR Adviser



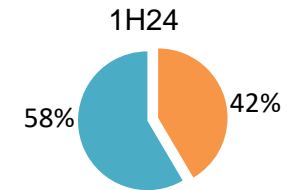
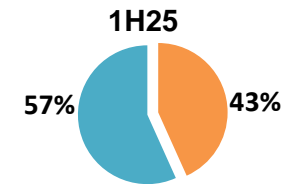


FINANCIAL PERFORMANCE

Twin engine strategy demonstrates resilience amid competitive packaging landscape...

- ❖ 1H25 packaging revenue decreased 2.3% yoy amid competitive market for industrial packaging; sales volume remained steady
- ❖ Property development revenue increased 4.9% yoy on higher sales and healthy construction progress of ongoing projects, and encouraging take up for new project launches

Revenue by segment



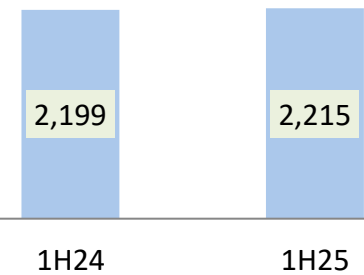
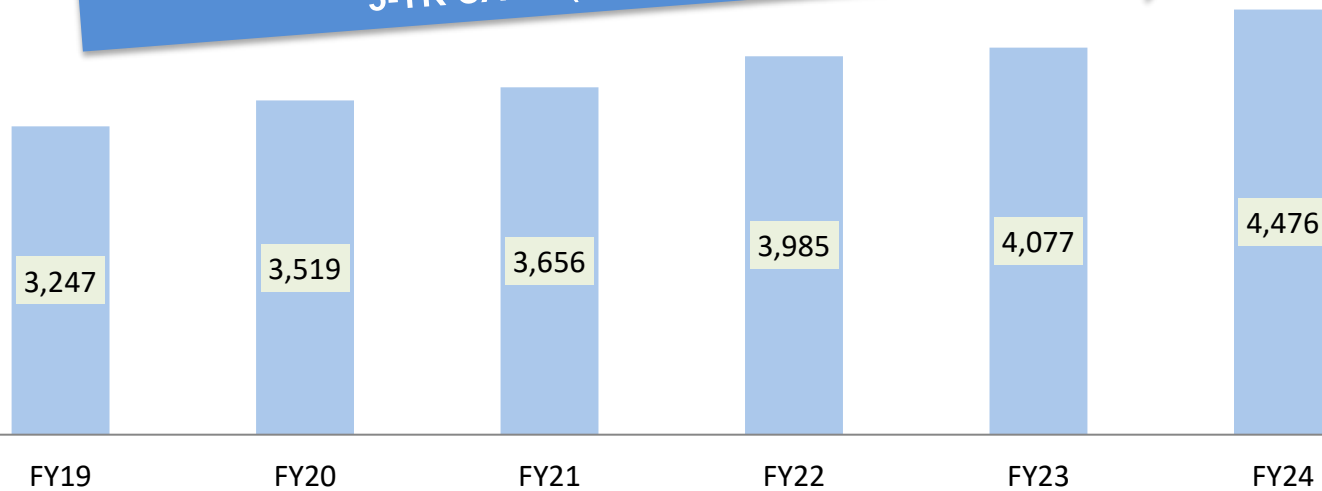
■ Packaging
■ Property development

↑ +0.7% yoy

Group revenue

RM'm

5-YR CAGR (FY19-FY24): +6.6%

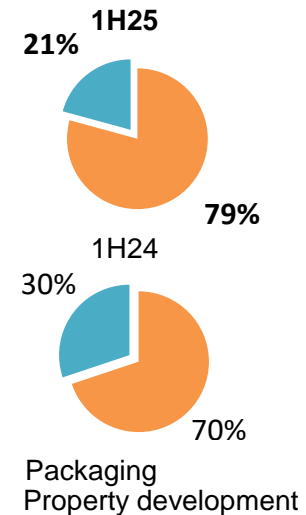


Revenue Performance

Operating profit supported by increased property division contribution... impacted by industrial packaging challenges

❖ 1H25 group operating profit decreased 7.3% yoy mainly on lower contribution from industrial packaging products due to heightened market competition; improved property division performance partially mitigated impact

Operating profit by segment

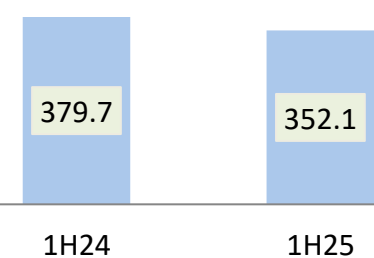
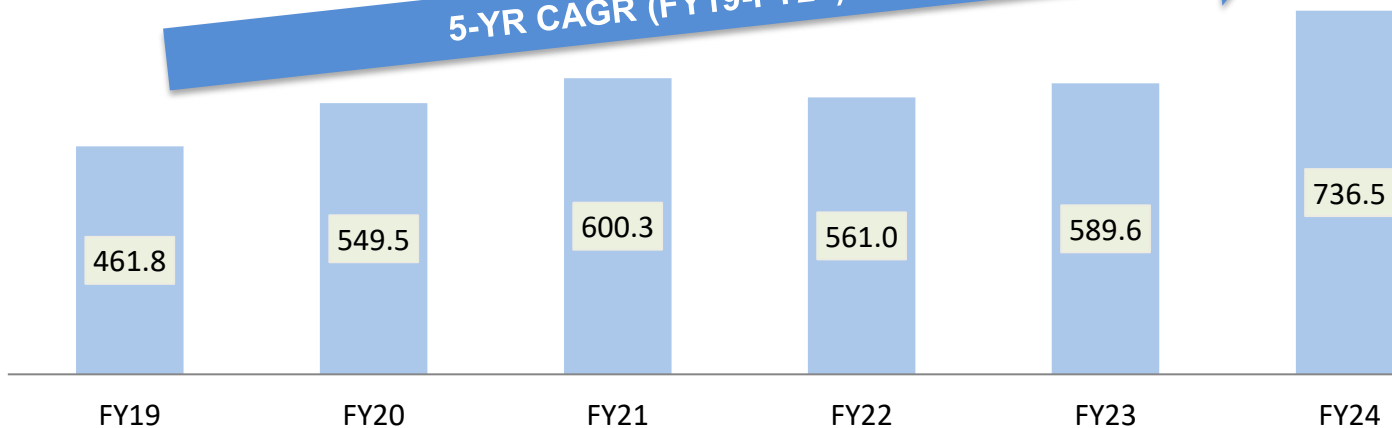


↑ -7.3% yoy

Group operating profit

RM'm

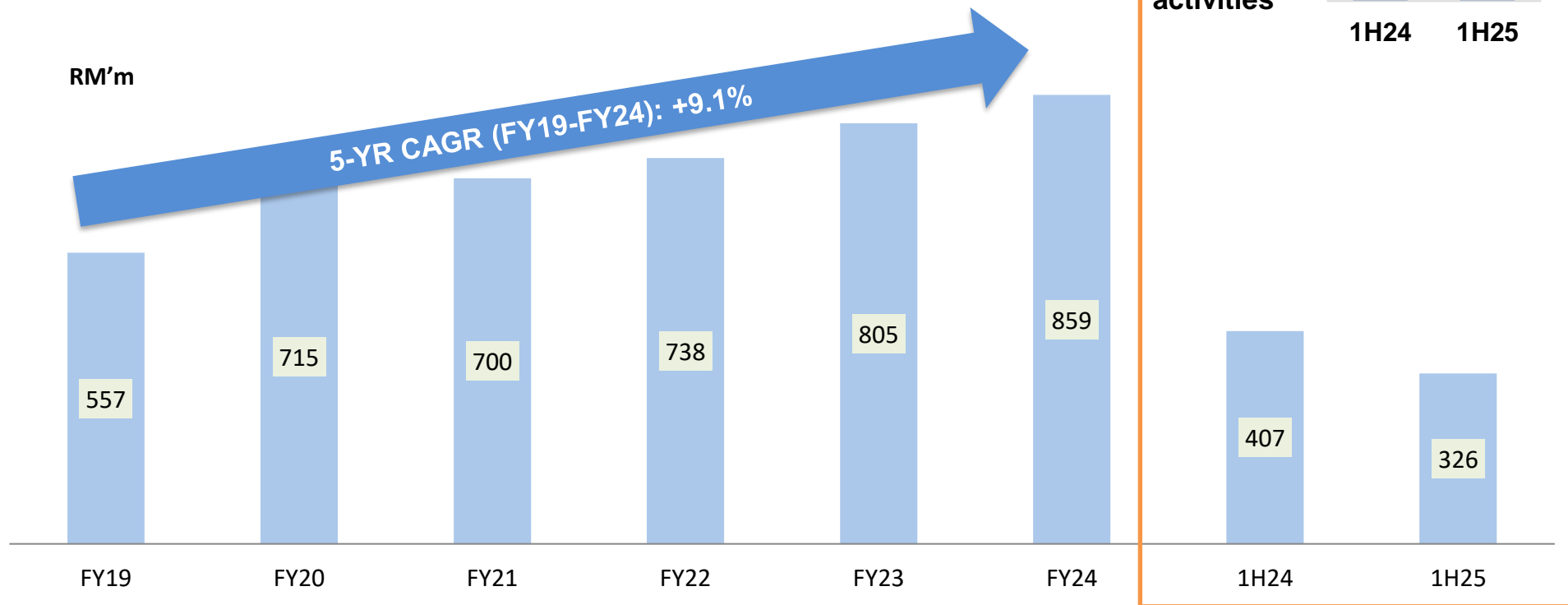
5-YR CAGR (FY19-FY24): +9.8%



Profit Performance

Maintained healthy operating cashflow from twin-core businesses... continued investments for long term growth

Net cash from operations



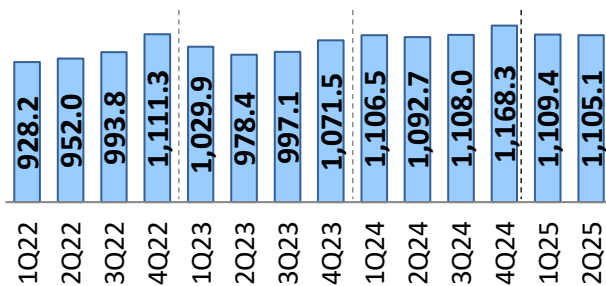
Cash Flow

2Q25 revenue remained resilient as growth in property segment helped mitigate impact of packaging challenges...

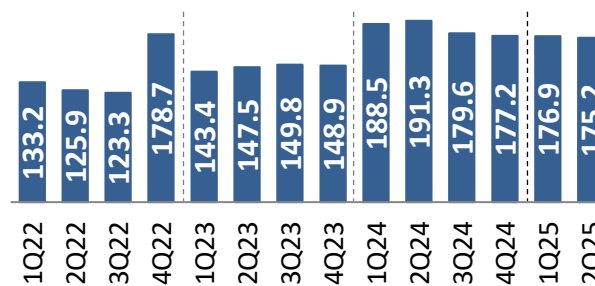
2Q25	2Q24	Change	RM'mil	1H25	1H24	Change	Remarks
1,105.1	1,092.7	1.1%	Revenue	2,214.6	2,199.2	0.7%	<ul style="list-style-type: none"> 1H25 revenue remained resilient amid competitive packaging landscape, driven by stronger contribution from property development 1H25 operating profit declined mainly due to lower contribution from industrial packaging products; property division performance driven by higher sales and steady construction progress from ongoing projects, as well as encouraging responses to new launches
175.2	191.3	(8.4%)	Operating Profit	352.1	379.7	(7.3%)	
212.8	226.5	(6.1%)	EBITDA	426.9	451.3	(5.4%)	
173.5	188.7	(8.0%)	PBT	349.0	373.4	(6.5%)	
123.9	141.0	(12.1%)	PATMI	252.6	278.9	(9.4%)	
7.97	9.09	(12.3%)	Basic EPS (sen)	16.26	17.98	(9.6%)	
15.9%	17.5%	(1.6 pt)	OP margin	15.9%	17.3%	(1.4 pt)	
19.3%	20.7%	(1.5 pt)	EBITDA margin	19.3%	20.5%	(1.2 pt)	
15.7%	17.3%	(1.6 pt)	PBT margin	15.8%	17.0%	(1.2 pt)	
11.2%	12.9%	(1.7 pt)	Net margin	11.4%	12.7%	(1.3 pt)	

*percentages presented might not reflect absolute figures due to rounding

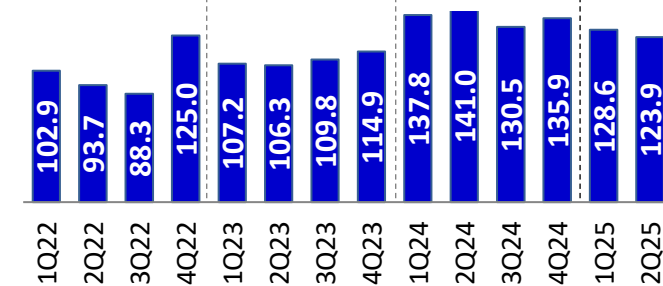
Quarterly Revenue (RM'm)



Quarterly Operating Profit (RM'm)



Quarterly PATMI (RM'm)



Income Statement Summary

Despite increased borrowings to support new land acquisitions, net gearing remained healthy...

Balance Sheet (RM '000)	As at 31.01.2025	As at 31.07.2024	Remarks
Property, Plant & Equipment	1,586,090	1,524,044	
Other Investments	29,549	29,365	
Right-of-use Assets	3,488	4,358	
Land Held & Property Development Costs	3,224,993	2,277,207	New land acquisitions
Investment in Associates	93,572	109,627	
Inventories	256,949	347,603	
Trade & Other Receivables	1,290,004	1,287,090	
Cash & Bank Balances	149,592	252,358	
Deferred Tax Assets	18,081	16,955	
Intangible Assets	305,022	305,022	
TOTAL ASSETS	6,957,340	6,153,629	
Trade & Other Payables	807,366	987,972	
Borrowings (ST + LT)	1,730,881	933,029	
Tax & Deferred Tax	174,766	162,970	
Lease Liabilities	4,630	7,991	
Shareholders' Equity	3,941,593	3,776,195	
Retirement Benefits Obligations	52,387	50,428	
Minority Interest	245,717	235,044	
Net Tangible Assets / Share (RM)	2.34	2.24	
Net Borrowings	1,581,289	680,671	
Net Gearing	0.40x	0.18x	Due to landbank acquisitions
TOTAL LIABILITIES	2,770,030	2,142,390	

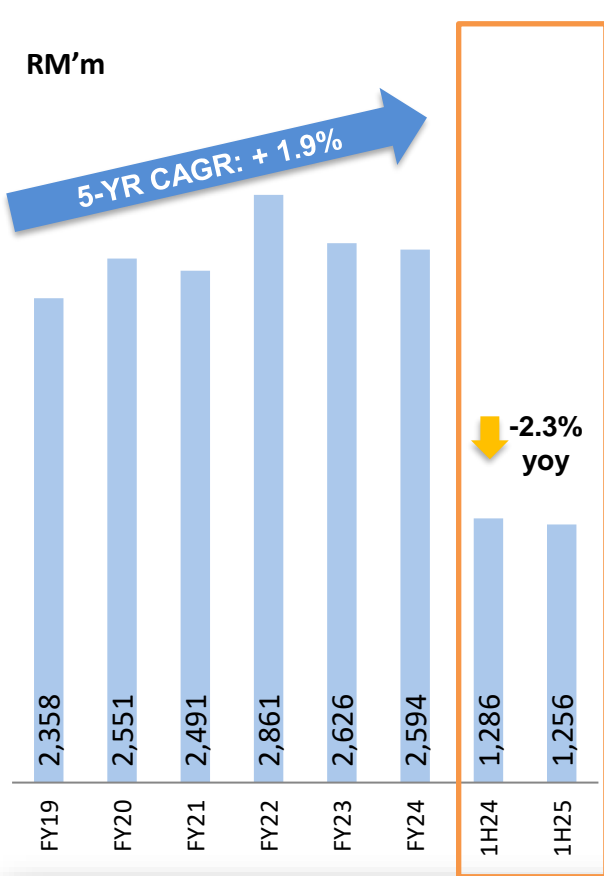
Balance Sheet (Highlights)



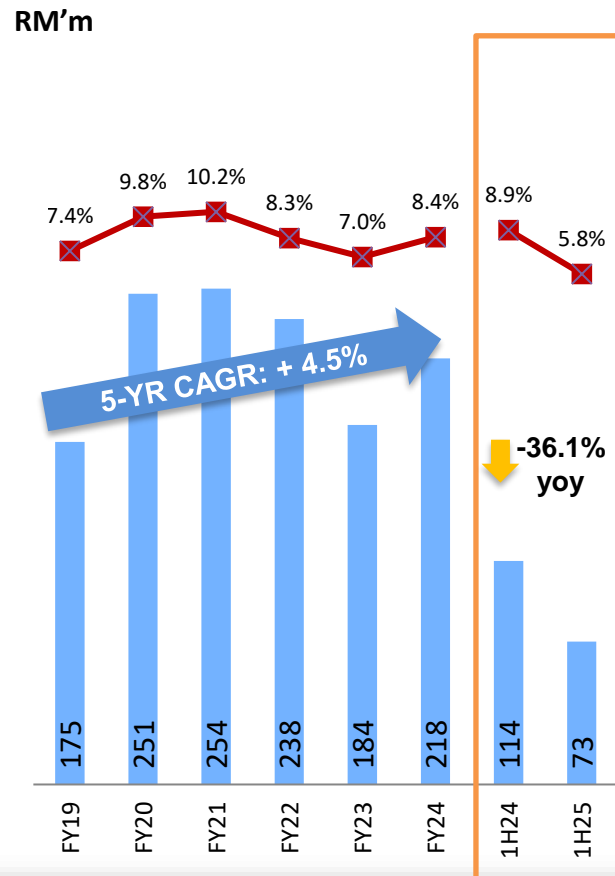
PACKAGING REVIEW

1H25 packaging performance saw impact of increased market competition in industrial packaging products...

Revenue



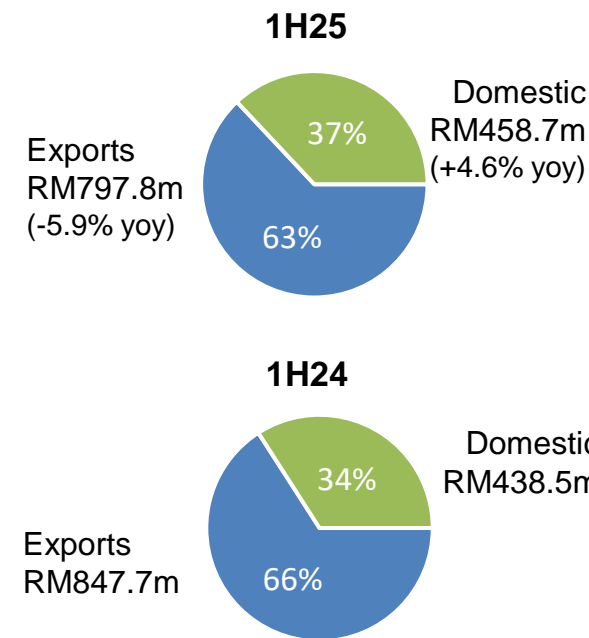
Operating Profit



Revenue

(by geography)

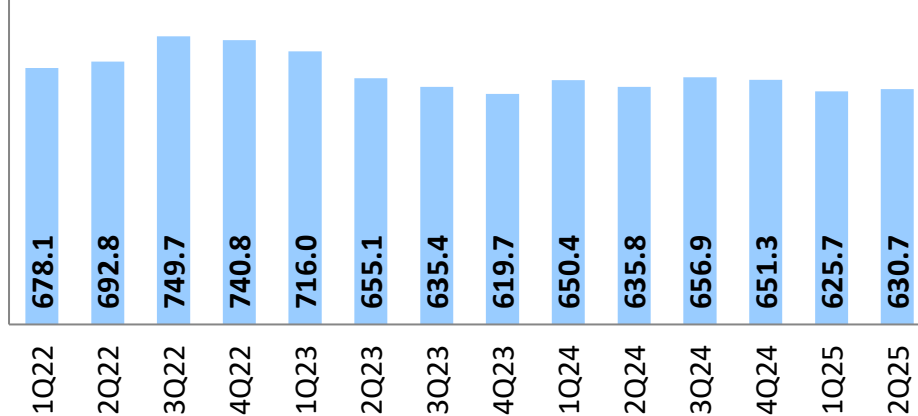
■ Overseas
■ Malaysia



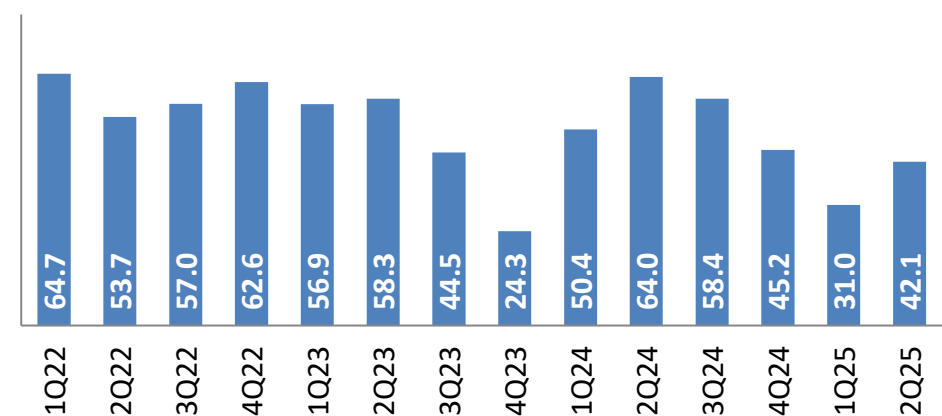
Segment Performance: Packaging

Packaging revenue remained stable in 2Q25 with steady sales volume... operating profit changes due to heightened market competition

Revenue
(Quarterly)



Operating Profit
(Quarterly)



19 Manufacturing Plants

Malaysia

Perak, Sungai Siput – PE Film & Bag
 Perak, Chemor – FFS Bag
 Selangor, Pulau Indah – Stretch Film
 Selangor, Pulau Indah – BOPP Film
 Selangor, Rawang – PE Film & Bag
 Selangor, Klang – PE Shrink Film
 Selangor, Shah Alam – Robotic Stretch Film Plant
 Selangor, Pulau Indah – PU Adhesives

Selangor, Kajang – Converting
 Melaka, Ayer Keroh – Converting
 Melaka, Teluk Emas – Converting
 Melaka, Tanjung Kling – CPP & MCPP Film
 Melaka, Jasin – CPP & MCPP
 Melaka, Tanjung Kling – PP Strapping Band
 Melaka, Bukit Rambai – Solar Encapsulant
 Selangor, Shah Alam – Rigid Food Packaging

Vietnam

Ho Chi Minh, Vietnam – Woven Bag & Raffia

Myanmar

Yangon, Myanmar – Converting

USA

Phoenix, USA – Stretch Film

Operations Review: Packaging

Focused on increasing productivity and efficiency improvements..

Investing to increase productivity & efficiency

Our ongoing initiatives include:

- Enhancing plant infrastructure
- New cast and blown lines
- Upgrade recycling system
- Advancing digitalisation



Optimise manpower usage



Reduce wastage and downtime



Improve energy efficiency



Enhance product consistency



Increase agility in responding to market

Integrating sustainability into our operations... reducing emissions and energy costs while boosting our competitive edge



Progress of rooftop solar PV installation at Shah Alam plant

- Undergoing installation of solar PV system at **10 manufacturing plants in Malaysia**
- Estimated solar capacity of 21-megawatt peak (MWp)
- Expected to generate over 26,000 megawatt-hour (MWh) of renewable energy annually
- Helps reduce operating costs and lowering carbon footprint
 - Phase 1:
4 plants completed in 2H CY24
 - Phase 2:
6 plants scheduled to be completed by 1Q CY2025

Scientex a leader in innovative packaging solutions... supporting customers' sustainability goals



- **Leader in innovation** and development of flexible plastic packaging (FPP) solutions; providing value-added products customised to customers' needs and market trends
- Solutions are customer-centric, recyclable, and support customers' **sustainability goals**; continuous innovations to bring **enhanced competitive edge** for customers
- **Integrated operations** offer advantages of **rapid development, flexibility, and cost**
- Ready to provide sustainable packaging solutions to meet the increasing applications across a variety of packaging formats and segments

Growth Strategies: Packaging

Continuously driving innovation in sustainable packaging solutions...



Contributing to a Circular Plastic Economy

Scientex designs packaging that are recycle-ready and prioritise resource efficiency, and uses recycled resins like PIR (Post-Industrial Recycled) and PCR (Post-Consumer Resin)

Growth Strategies: Packaging

Expanded consumer product range through acquisition of food packaging manufacturer...



Product Range

- Acquired 70% stake in Hiro Food Packages Manufacturing Sdn Bhd (Hiro), remaining 30% held by Japanese partner
- Specialist in quality rigid plastic food packaging, leveraging Japanese technology
- Strengthens market presence and expands packaging solutions portfolio
- Creates synergies between Scientex and Hiro and expands customer reach for the Group



Sushi Tray



Sushi Platter



Cake Box



Lunch Box



Donburi



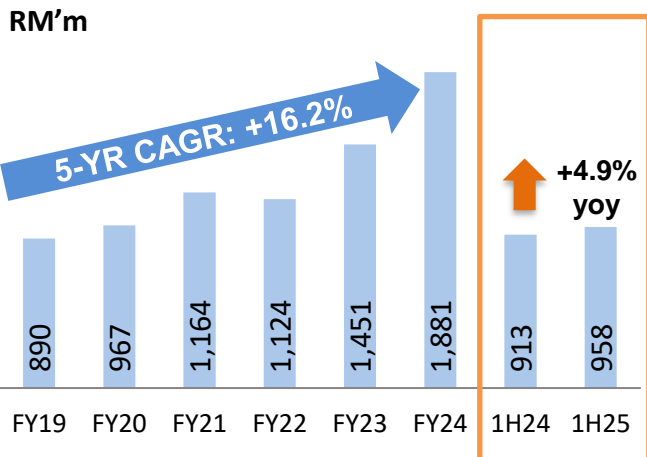
Compostable Tray



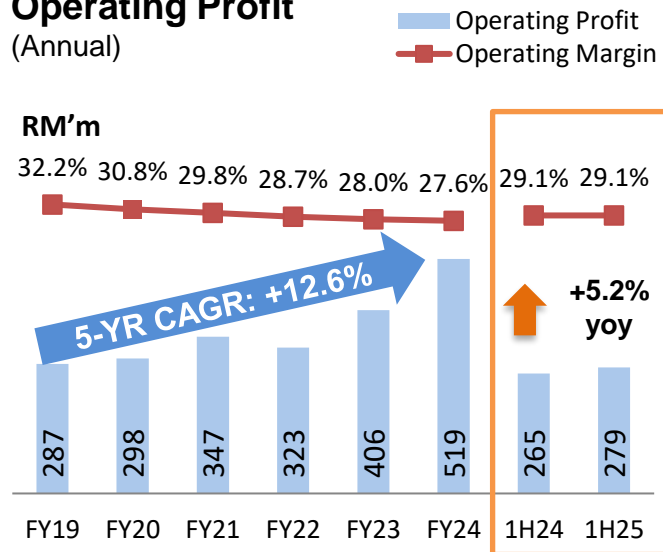
PROPERTY DEVELOPMENT REVIEW

Property division continues to record growth on strong demand for affordable homes and steady construction progress...

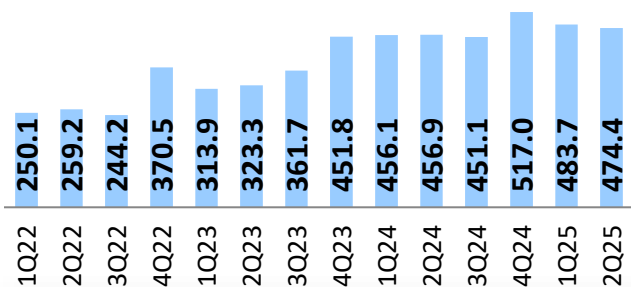
Revenue
(Annual)



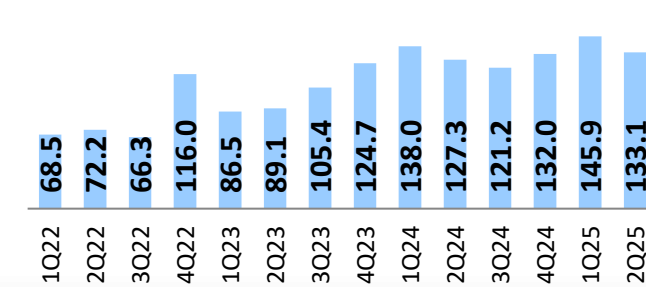
Operating Profit
(Annual)



Revenue
(Quarterly)



Operating Profit
(Quarterly)



RM1.0b GDV

launched in 1H25

- 3,077 units - 13 launches across Kedah, Penang, Ipoh, Selangor, Melaka, and Johor

Segment Performance: Property Development

Launched first phase of Bandar Kulai project with 263 units of 2-storey affordable homes...

Dandelion 2 2 STOREY TERRACE HOUSE



Launched maiden Bandar Kulai project (551-acre)

2-Storey Terrace House

Launched in Jan 2025

Total Units – 263

RM88.2 million GDV



Operations Review: New Property Launches

New township in Jawi, Penang coming soon... sales office now open



Operations Review: New Property Launches

Land acquisitions completed... paving the way to providing quality, affordable homes for Malaysians nationwide



SCIENTEX
M U A R



SCIENTEX
B E S T A R I J A Y A

Muar, Johor		Bestari Jaya, Selangor	
Land Size	1,094 acres	Land Size	826 acres
Purchase Price	RM200.0 million	Purchase Price	RM335.7 million
Status	Balance purchase price paid on 27 Sep 2024	Status	Balance purchase price paid on 9 Dec 2024

Operations Review: Land Acquisitions Completed

Land acquisitions completed... paving the way to providing quality, affordable homes for Malaysians nationwide



SCIENTEX[®]
J A W I



SCIENTEX[®]
P U L A I 4

Jawi, Penang		Pulai 4, Johor	
Announcement Date	24 May 2024	Announcement Date	10 June 2024
Land Size	708.5 acres	Land Size	350.3 acres
Purchase Price	RM462.5 million	Purchase Price	RM381.4 million
Status	Balance purchase price paid on 9 Oct 2024	Status	Balance purchase price paid on 19 Feb 2025

Operations Review: Land Acquisitions Completed

Continued landbanking in strategic locations to meet growing market demand...



SCIENTEX[®]
SUNGAI PETANI 2



SCIENTEX[®]
CHENG

Sungai Petani 2, Kedah		Paya Rumput, Melaka	
Land Size	229 acres	Land Size	528 acres
Purchase Price	RM89.7 million	Purchase Price	RM333.8 million
Status	Expected completion by 3Q CY25	Status	Expected completion by 3Q CY25

Operations Review: Recent Land Acquisitions

Continuing to expand landbank via cross-border growth strategy...

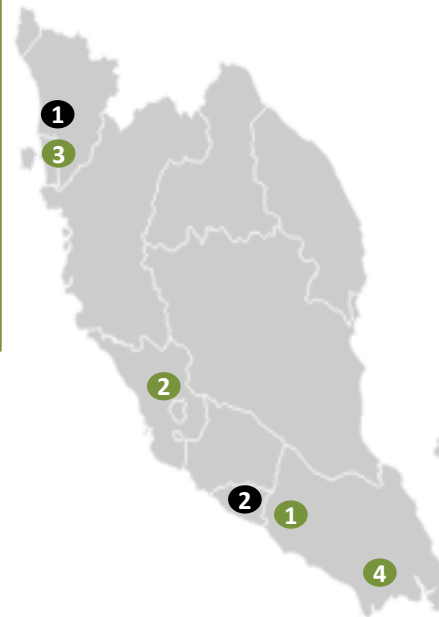
Completed FY2025 (2,978 acres)

- 1 Muar, Johor: 1,094 acres, RM200.0 mil
- 2 Bestari Jaya, Selangor: 826 acres, RM335.7 mil
- 3 Jawi, Penang: 708 acres, RM462.4 mil
- 4 Pulai, Johor: 350 acres, RM381.4 mil

Pending Completion (757 acres)

- 1 Sungai Petani, Kedah: 229 acres, RM89.7 mil
- 2 Paya Rumput, Melaka: 528 acres, RM333.8 mil

Peninsular Malaysia



As at
FY24

35
developments

10,277
acres

RM50.0B
Potential GDV

Current

37
developments

11,034
acres

RM50.0B[^]
Potential GDV

[^]Potential GDV does not include landbank pending completion

Growth Strategies: Property Development

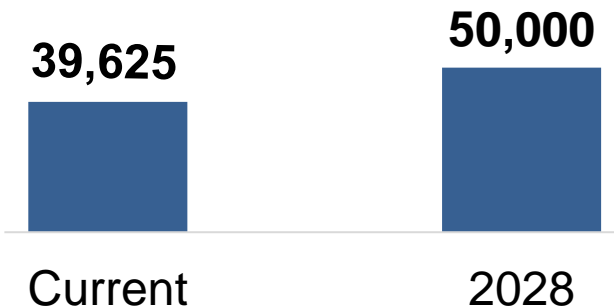
Aiming to provide quality, reasonably priced homes to meet Malaysia's growing need for affordable housing...



Vision 2028

- ❖ To deliver **50,000** affordable homes to the public by 2028

Number of affordable homes built



Growth Strategies

- ❖ Implementing cost optimisation initiatives across value chain
- ❖ Prioritising three main pillars: Speed, Cost and Quality
- ❖ Continuously engaging in strategic landbank expansion

Growth Strategies: Property Development



INVESTMENT MERITS

Twin growth engines with further potential to expand... attractive proxy to the burgeoning packaging sector and Malaysia's affordable property market

Regional leader in total solutions for packaging

- Among top producers of FPP in the world from stretch film to custom films such as BOPP, PE and CPP films for laminated packaging products
- Among the very few FPP players capable of achieving circular chain of plastic economy and providing highly demanded sustainable packaging solutions

Property division continues expanding

- A leading developer of affordable homes in Malaysia
- Overwhelming take-up achieved from most projects within 6 months
- Expanded further across Peninsular Malaysia for affordable homes, as well as other Southeast Asia countries
- Ongoing & future GDV stands at RM38.3b

Growth-oriented management with global mindset

- Vast experience in executing strategic expansion plans across both domestic and international markets
- Successfully undertaken acquisitions of Great Wall Plastics, Seacera Polyfilms, Mondi Ipoh, KHPI, SPAK (formerly Daiboichi), Mega Printing & Packaging, Taisei Lamick Malaysia and Hiro Food Packages Manufacturing
- Manufacturing presence in Malaysia, Vietnam, Myanmar, and US, with sales offices in 9 countries across Asia Pacific and US; exports to over 60 countries

Dividend Policy

- Consistently paid dividends since 2001
- 30% dividend payout policy effective 2011

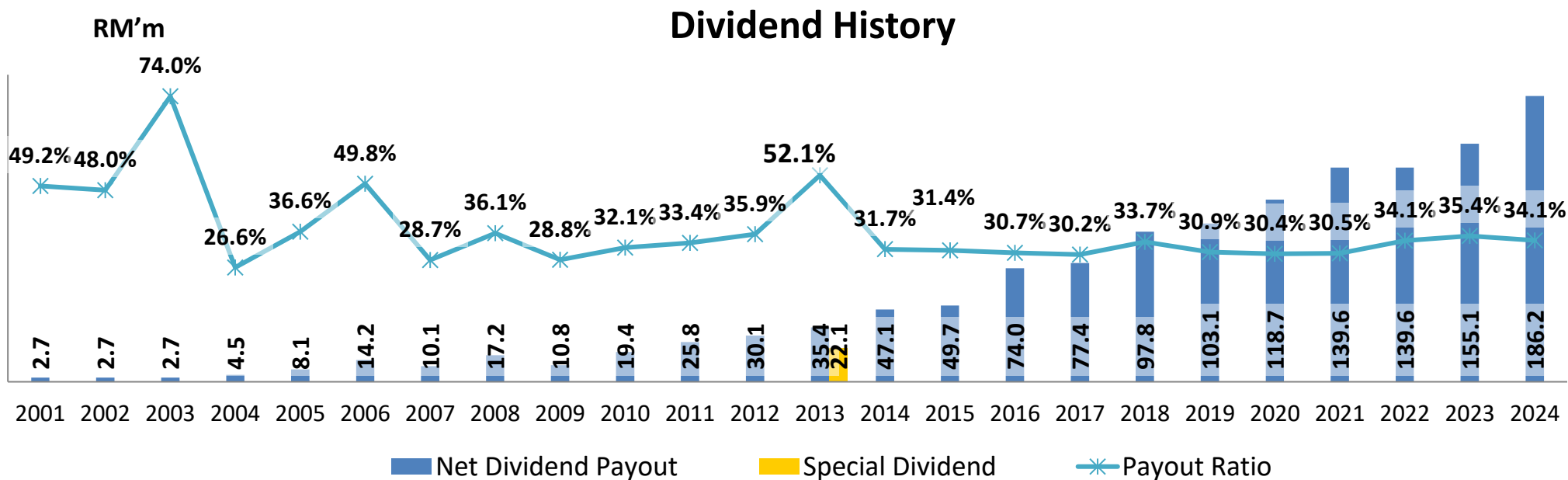
Valuations @ 7 Mar 2025

Share Price (RM)	3.55
Market Cap (RM 'mil)	5,524.8
Market Cap (USD 'mil)	1,241.5
PE (ttm)	10.6
EV/EBITDA (ttm)	8.3
FY24 Dividend Yield	3.4%

Share Price Performance (6 Mar 2024 to 7 Mar 2025)



Total dividends of 12 sen in respect of FY2024...



- **FY2023 Dividend: Total Dividend of 10 sen**
 - Paid interim dividend of 5 sen per share on 21 July 2023
 - Paid final dividend of 5 sen per share on 26 January 2024
- **FY2024 Dividend: Total Dividend of 12 sen**
 - Paid interim dividend of 6 sen per share on 19 July 2024
 - Paid final dividend of 6 sen per share on 17 January 2025

Dividend Policy:
Minimum 30% of Net Profit
 (effective FY2011)

Dividend History



Thank You

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