



healthy, friendly & happy ...

(Company No.: 7867-P)

Corporate Presentation

FY25 Corporate Update & Financial Results

17 September 2025

IR Adviser

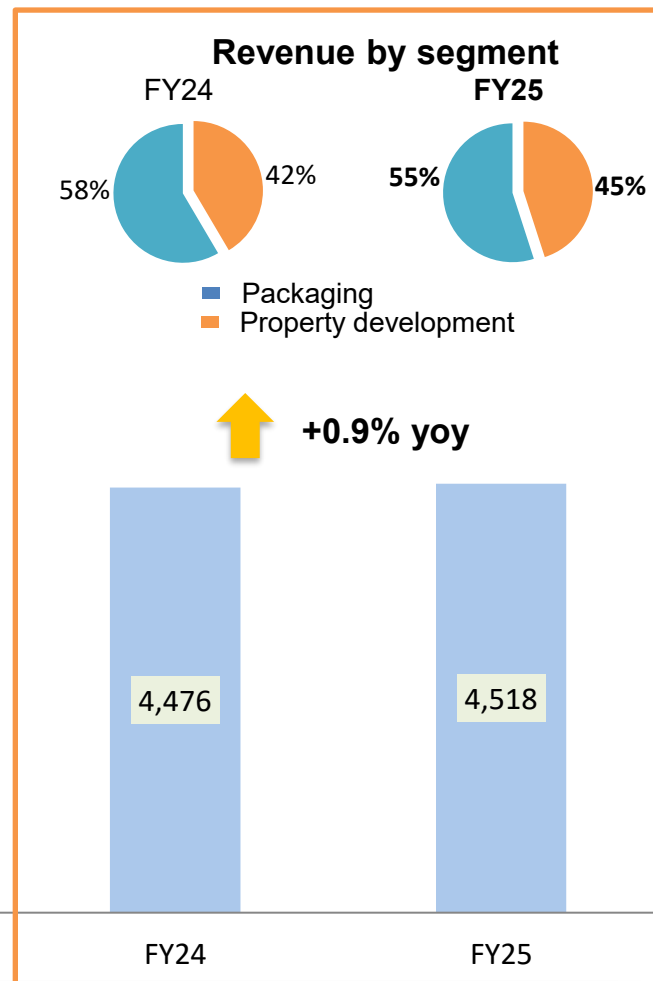




FINANCIAL PERFORMANCE

Twin-engine strategy demonstrates resilience... record FY25 revenue supported by property growth and steady performance from packaging amid market challenges

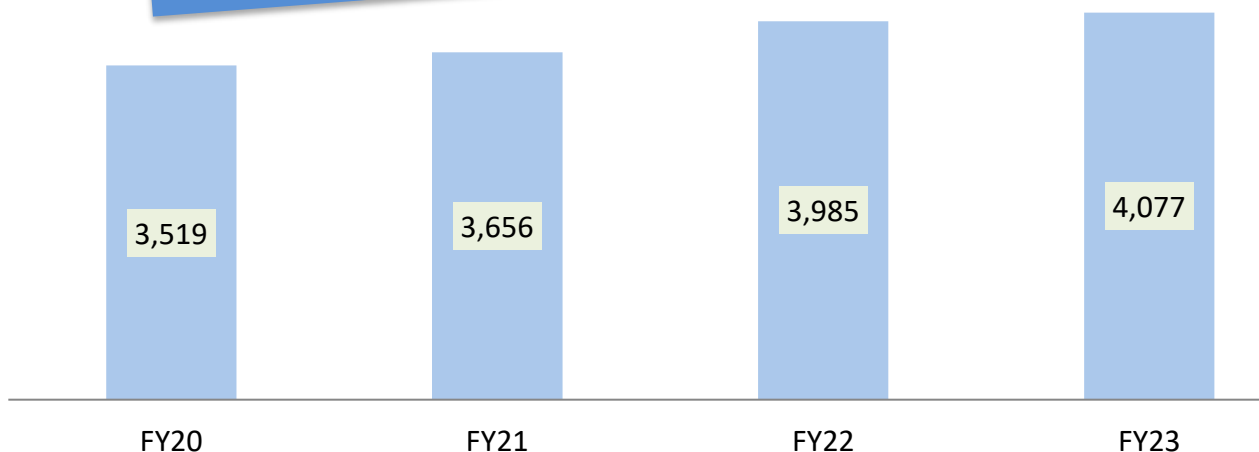
- ❖ FY25 property development revenue achieved a +8.1% yoy increase, driven by higher sales and steady construction progress, and resilient take up for new project launches
- ❖ FY25 packaging revenue, while decreasing 4.3% yoy, was a result of increased market competition, softer export demand and unfavourable forex movement



Group revenue

RM'm

5-YR CAGR (FY20-FY25): +5.1%

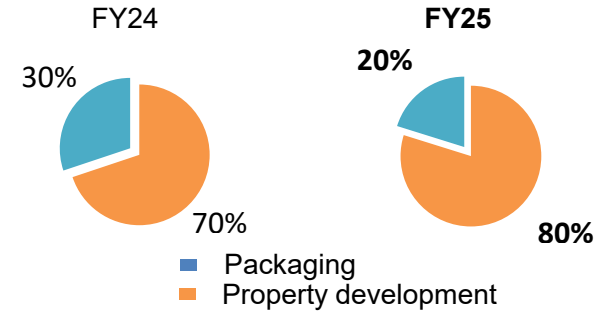


Revenue Performance

Operating profit underpinned by stronger property contribution... amid a challenging environment for packaging

❖ FY25 group operating profit maintained resilient rising marginally by +0.8%, with notable contribution from the property division offsetting softer packaging results, which were impacted by industry-wide pricing pressures

Operating profit by segment

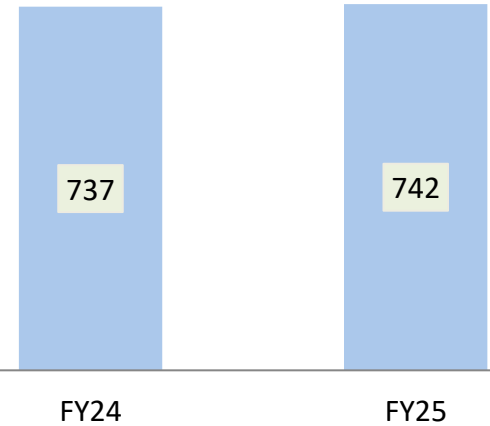
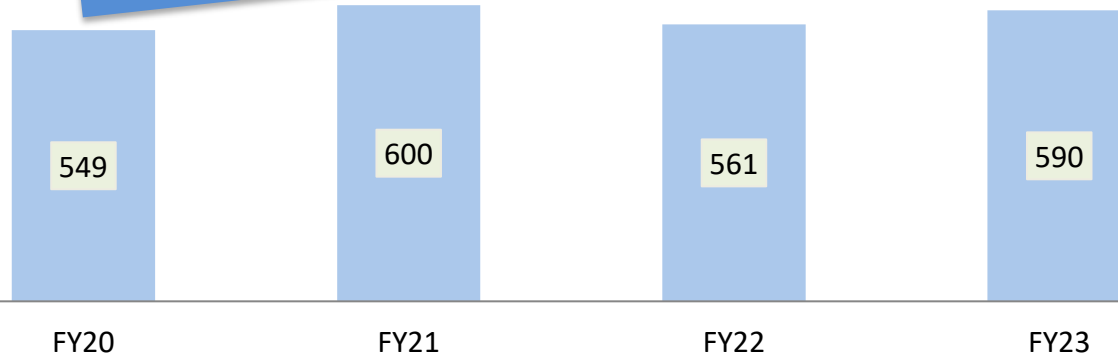


↑ +0.8% yoy

Group operating profit

RM'm

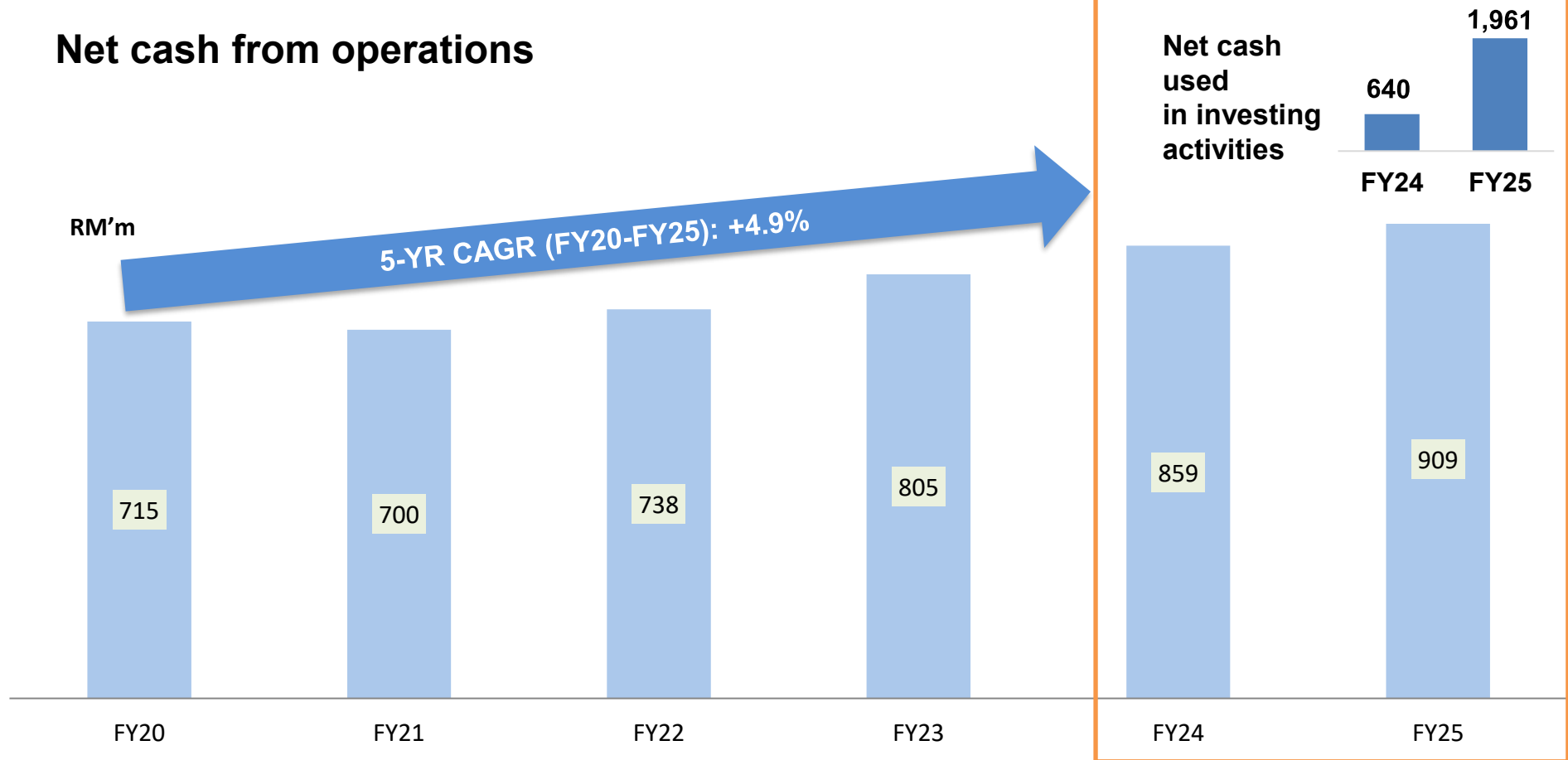
5-YR CAGR (FY20-FY25): +6.2%



Profit Performance

Generating healthy cash flow to fuel strategic growth... continued investments in land acquisitions and packaging efficiency

Net cash from operations



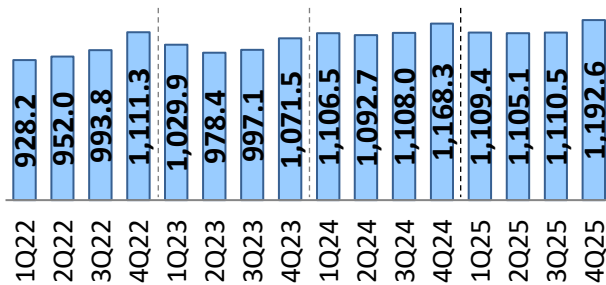
Cash Flow

FY25 performance sustained with resilient Group earnings... seeing strong quarter-on-quarter profit momentum in 4Q25

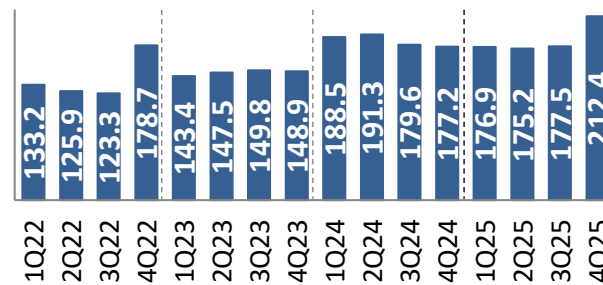
4Q25	4Q24	Change	RM'mil	FY25	FY24	Change	Remarks
1,192.6	1,168.3	2.1%	Revenue	4,517.7	4,475.6	0.9%	• FY25 revenue remained resilient amid a competitive packaging landscape, driven by stronger contribution from the property development segment
212.4	177.2	19.9%	Operating Profit	742.1	736.5	0.8%	
251.5	215.8	16.5%	EBITDA	895.6	883.6	1.4%	
210.2	177.0	18.7%	PBT	735.3	728.9	0.9%	• FY25 operating profit declined mainly due to competitive pricing pressures in the packaging industry
154.3	135.9	13.6%	PATMI	530.8	545.2	(2.7%)	
9.92	8.76	13.2%	Basic EPS (sen)	34.13	35.15	(2.9%)	
17.8%	15.2%	2.6 pt	OP margin	16.4%	16.5%	(0.0 pt)	
21.1%	18.5%	2.6 pt	EBITDA margin	19.8%	19.7%	0.1 pt	
17.6%	15.1%	2.5 pt	PBT margin	16.3%	16.3%	(0.0 pt)	

*percentages presented might not reflect absolute figures due to rounding

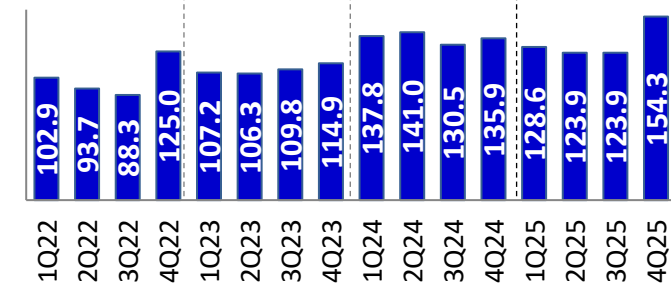
Quarterly Revenue (RM'm)



Quarterly Operating Profit (RM'm)



Quarterly PATMI (RM'm)



Income Statement Summary

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

Balance Sheet (RM '000)	As at 31.07.2025	As at 31.07.2024	Remarks
Property, Plant & Equipment	1,637,244	1,524,044	
Other Investments	33,142	29,365	
Right-of-use Assets	3,853	4,358	
Investment Properties	4,970	-	
Land Held & Property Development Costs	4,047,861	2,277,207	New land acquisitions
Investment in Associates	102,722	109,627	
Inventories	329,853	347,603	
Trade & Other Receivables	1,138,997	1,287,090	
Cash & Bank Balances	445,614	252,358	
Deferred Tax Assets	19,679	16,955	
Intangible Assets	305,022	305,022	
TOTAL ASSETS	8,068,957	6,153,629	
Trade & Other Payables	1,021,377	987,972	
Borrowings (ST + LT)	2,440,197	933,029	
Tax & Deferred Tax	165,593	162,970	
Lease Liabilities	3,900	7,991	
Shareholders' Equity	4,123,902	3,776,195	
Retirement Benefits Obligations	52,830	50,428	
Minority Interest	261,158	235,044	
Net Tangible Assets / Share (RM)	2.45	2.23	
Net Borrowings	1,994,583	680,671	
Net Gearing	0.48x	0.18x	Due to landbank acquisitions

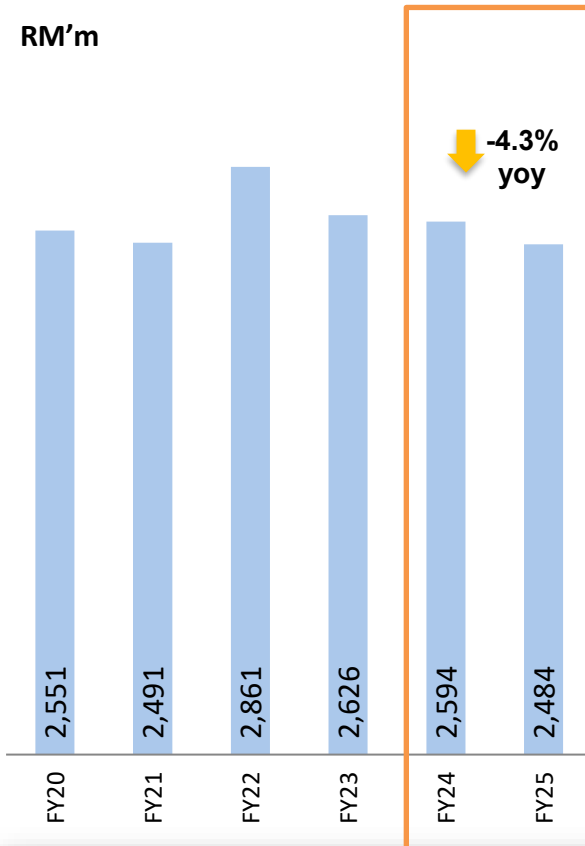
Balance Sheet (Highlights)



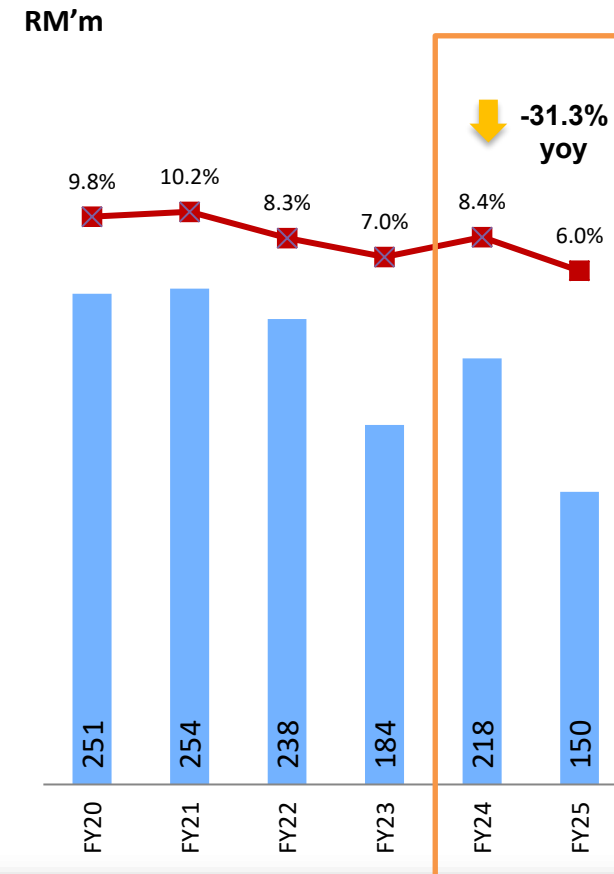
PACKAGING REVIEW

Packaging division proactively navigates market headwinds... building resilience through efficiency and cost management

Revenue



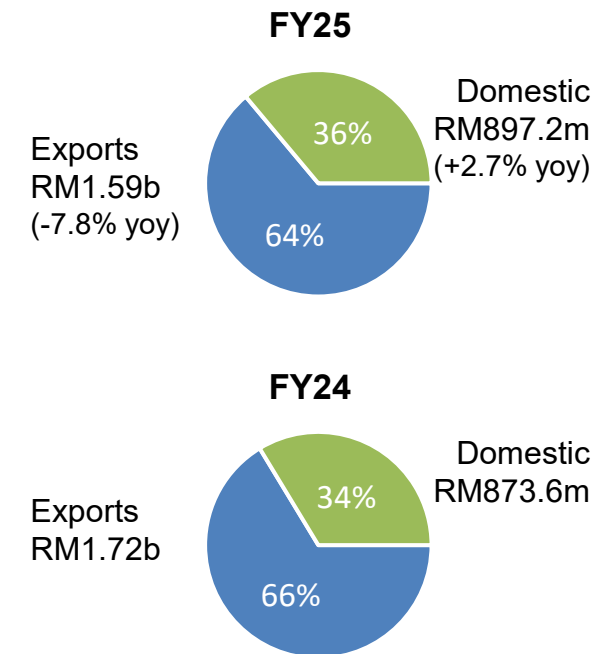
Operating Profit



Revenue

(by geography)

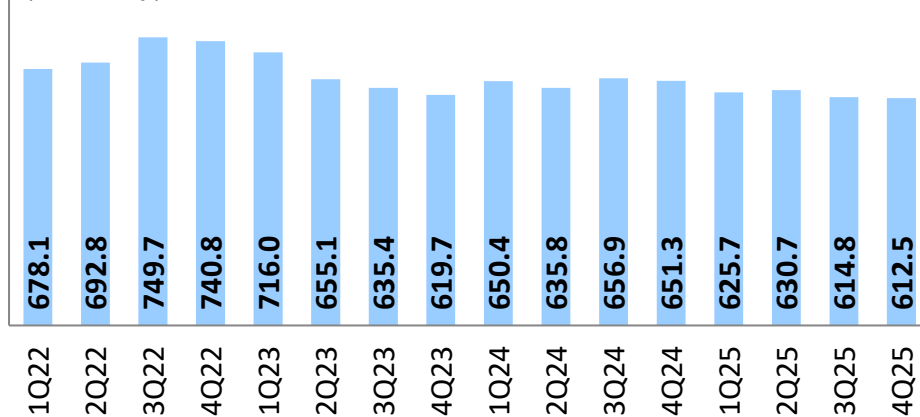
■ Overseas
■ Malaysia



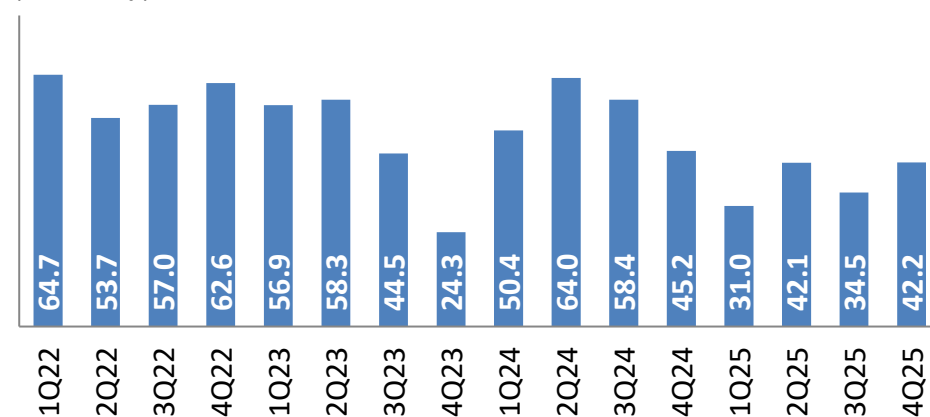
Segment Performance: Packaging

Operational strategies in packaging gained traction... seeing q-o-q profit improvement in 4Q25

Revenue
(Quarterly)



Operating Profit
(Quarterly)



18 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 & MCP Film
 Melaka, Jasin – CPP & MCP
 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

USA

Phoenix, USA – Stretch Film

Operations Review: Packaging

Focused on increasing productivity and efficiency improvements..

Investing to increase productivity & efficiency

Ongoing initiatives



Enhancing plant infrastructure



New cast and blown lines



Upgrade recycling system



Advancing digitalisation

Outcome



Optimise manpower usage



Reduce wastage and downtime



Improve energy efficiency



Enhance product consistency



Increase agility in market response

Advanced packaging technology drives efficiency and sustainability...

New cast stretch film line

- ✓ Upgrade to advanced technology
- ✓ Boost capacity for high-performance machine rolls
- ✓ Improves efficiency with reduced manpower
- ✓ Reduction in energy consumption



Extruders with Inline Printing

- ✓ Better efficiency toward high volume production
- ✓ Streamlines operations with reduced manpower

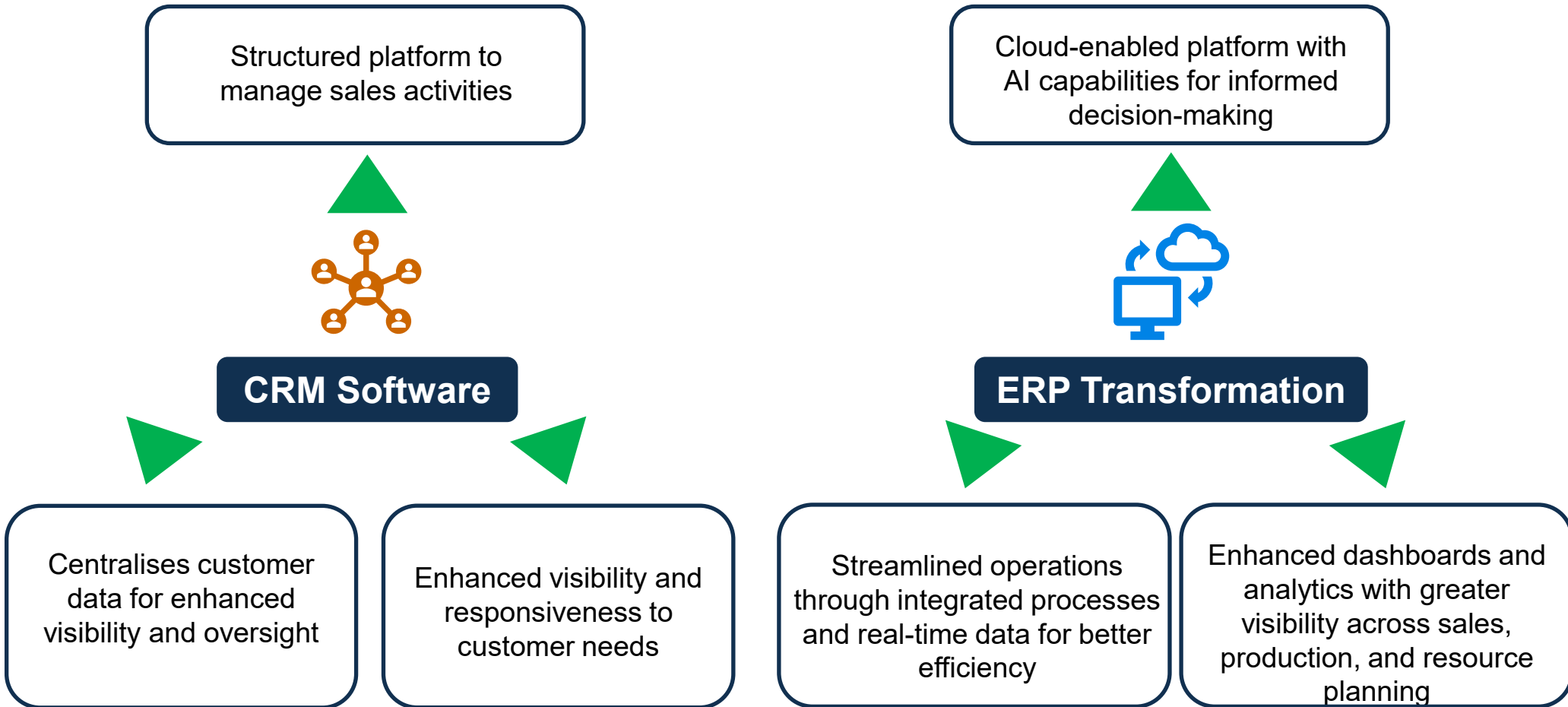


NGR Recycling Machines

- ✓ Improves in-house recycling efficiency and reduces waste
- ✓ Supports cost savings and sustainable production practices

Operations Review: Packaging

Digital transformation for operational excellence and business resilience...



Operations Review: Packaging

Scientex a leader in innovative packaging solutions... delivering value-added, cost-efficient and sustainable packaging solutions



Resource-efficient



Recycle-ready packaging

- **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



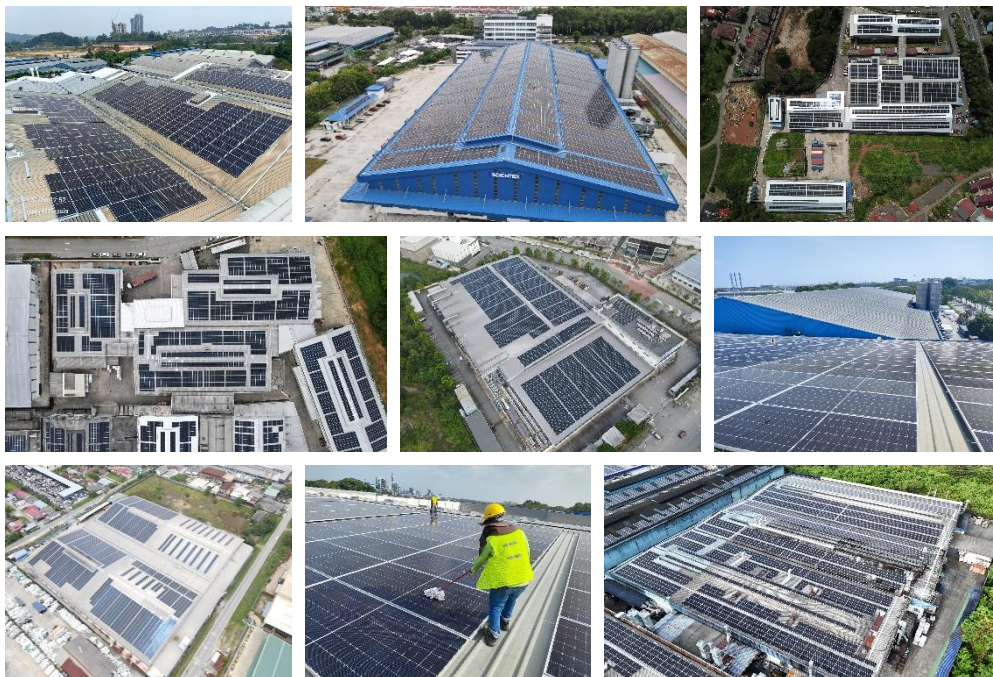
Packaging with PIR/PCR content



Enhance Shelf Life

Growth Strategies: Packaging

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



- Completed installation of solar PV system at **10 manufacturing plants in Malaysia**
- Estimated 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



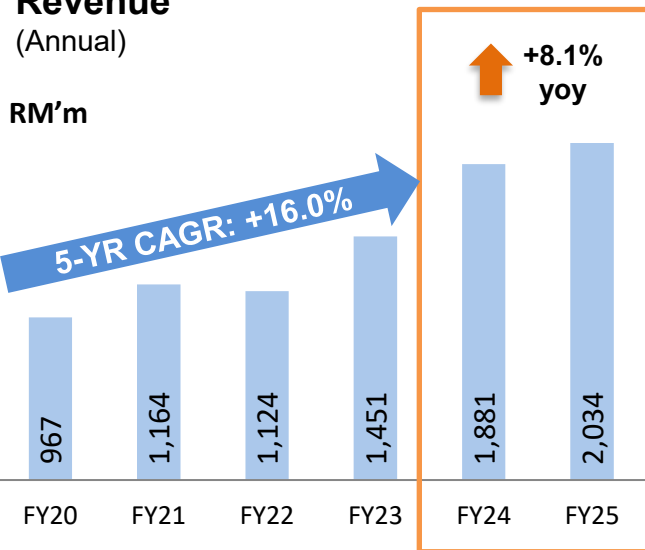
PROPERTY DEVELOPMENT REVIEW

Property division growing on strong demand for affordable homes and steady construction progress...

Revenue

(Annual)

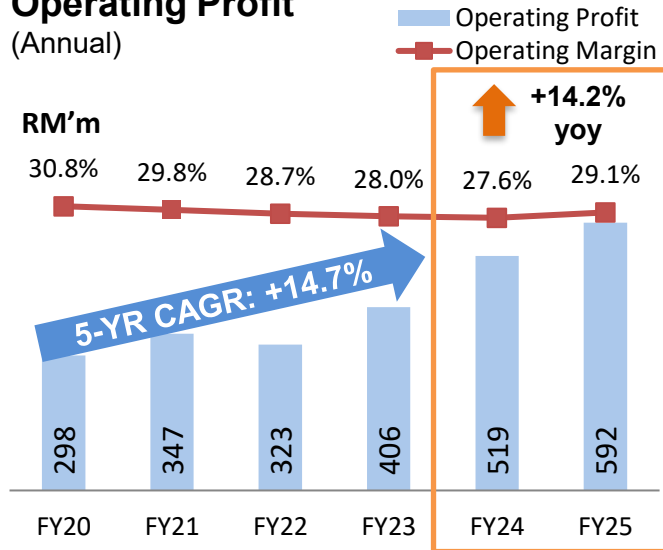
RM'm



Operating Profit

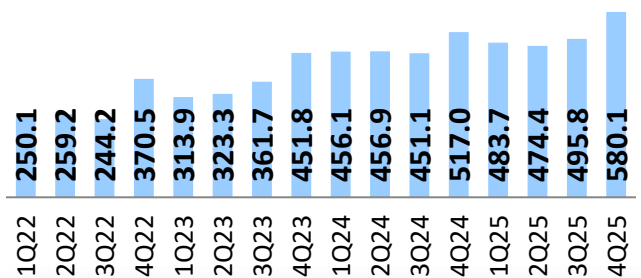
(Annual)

RM'm



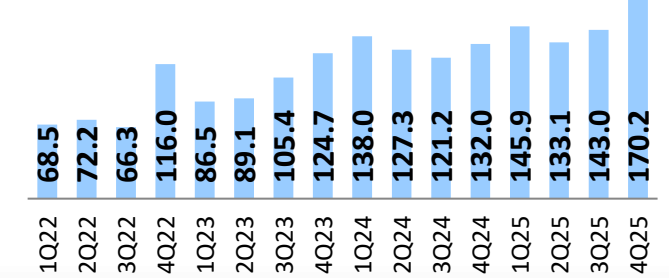
Revenue

(Quarterly)



Operating Profit

(Quarterly)



RM2.55b GDV

launched in FY25

- 7,213 units - 31 launches across Kedah, Penang, Ipoh, Selangor, Negeri Sembilan, Melaka, and Johor



Segment Performance: Property Development

Multiple new developments lined up for FY26... sales and interim offices established



SCIENTEX
MUAR

**1,094
acres**



SCIENTEX
P U L A I 4

**350
acres**



SCIENTEX
BESTARI JAYA

**826
acres**



Operations Review: Upcoming Property Launches

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



SCIENTEX[®]
S P A S T A N A



SCIENTEX[®]
M E L A K A

Sungai Petani Astana, Kedah		Paya Rumput, Melaka	
Land Size	229 acres	Land Size	528 acres
Purchase Price	RM89.7 million	Purchase Price	RM333.8 million
Status	Balance purchase price paid on 15 July 2025	Status	Balance purchase price paid on 19 May 2025

Operations Review: Recent Land Acquisitions

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

Completed Land Transactions FY2025 (3,735 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
- 5 Sungai Petani Astana, Kedah: 229 acres, RM89.7 mil
- 6 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

RM53.0B
Potential GDV

Growth Strategies: Property Development

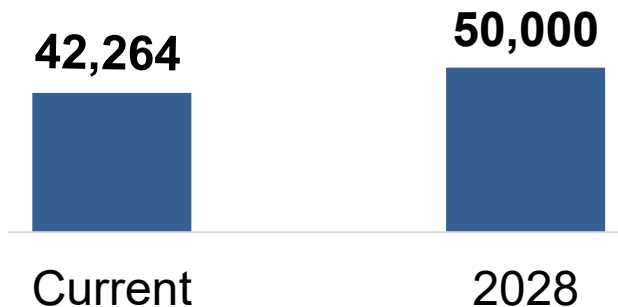
Aiming to provide quality, reasonably priced homes to meet Malaysia's growing need for affordable housing...



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

Expanding into affordable hospitality in Osaka, Japan via 50.001%-owned JV...

- Creating long-term recurring income through a cost-efficient business model
- Capturing the growing demand for affordable accommodation



DOYANEN
HOTELS

5 Hotels located at
vibrant Osaka Namba-
Minami area

Bakuro



Bestie



3U



Kingyo



Yamato



Growth Strategies: Affordable Accommodation



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
- Expanded further across Peninsular Malaysia for affordable homes, as well as other Southeast Asia countries
- Ongoing & future GDV stands at RM40.4b
- Expanding into affordable hospitality in Japan through a 50.001%-owned JV, creating long-term recurring income

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, and US, with sales offices in 8 countries across Asia Pacific and US; exports to over 60 countries

Dividend Policy

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

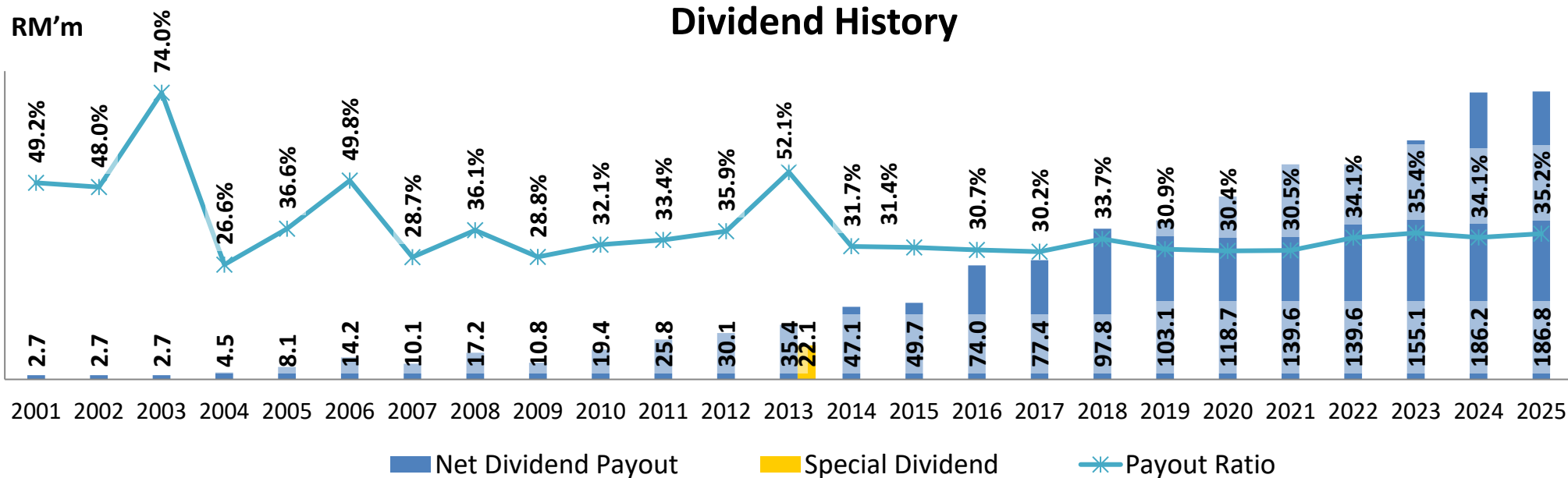
Valuations @ 10 September 2025

Share Price (RM)	3.13
Market Cap (RM 'mil)	4,871.1
Market Cap (USD 'mil)	1,154.3
PE (ttm)	9.2
EV/EBITDA (ttm)	8.0
FY25 Dividend Yield	3.8%

Share Price Performance (9 Sep 2024 to 10 Sep 2025)



Total dividends of 12 sen in respect of FY2025...



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

FY2025 Dividend: Total Dividend of 12 sen

- Paid interim dividend of 6 sen per share on 18 July 2025
- Proposed final dividend of 6 sen per share, subject to shareholders' approval at AGM

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

Dividend History



Thank You

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