



SCIENTEX BERHAD
(Company No: 196801000264 [7867-P])
(Incorporated in Malaysia)

QUARTERLY REPORT

Quarterly report on consolidated results for the financial quarter ended 31 October 2025
The figures have not been audited.

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS
For the three months ended 31 October 2025

	3 MONTHS ENDED	
	Current year quarter 31.10.2025 RM'000	Preceding year corresponding quarter 31.10.2024 RM'000
Revenue	1,155,139	1,109,419
Operating profit	204,350	176,896
Interest expense	(6,751)	(4,849)
Investing results	4,134	3,485
Profit before tax	201,733	175,532
Taxation	(47,790)	(41,300)
Profit for the quarter / period	153,943	134,232
Profit attributable to:		
Owners of the Company	142,909	128,606
Non-controlling interests	11,034	5,626
Profit for the quarter / period	153,943	134,232
Earnings per share attributable to owners of the Company (sen per share)		
- Basic	9.18	8.29
- Diluted	N/A	N/A

(The Condensed Consolidated Statement of Profit or Loss should be read in conjunction with the Audited Financial Statements for the year ended 31 July 2025)



SCIENTEX BERHAD
(Company No: 196801000264 [7867-P])
(Incorporated in Malaysia)

QUARTERLY REPORT

Quarterly report on consolidated results for the financial quarter ended 31 October 2025
The figures have not been audited.

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
For the three months ended 31 October 2025

	3 MONTHS ENDED	
	Current year quarter 31.10.2025 RM'000	Preceding year corresponding quarter 31.10.2024 RM'000
Profit for the quarter /period	153,943	134,232
Other comprehensive loss, net of income tax: Items that may be reclassified subsequently to profit or loss:		
- Foreign currency translation of foreign operations	(8,373)	(13,231)
Other comprehensive loss for the quarter / period, net of income tax	(8,373)	(13,231)
Total comprehensive income for the quarter / period, net of income tax	145,570	121,001
Total comprehensive income for the quarter / period attributable to:		
Owners of the Company	137,474	118,416
Non-controlling interests	8,096	2,585
	145,570	121,001

(The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the year ended 31 July 2025)



SCIENTEX BERHAD
(Company No: 196801000264 [7867-P])
(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
As at 31 October 2025

	AS AT CURRENT FINANCIAL QUARTER ENDED 31.10.2025 RM'000	AS AT PRECEDING FINANCIAL YEAR ENDED 31.7.2025 RM'000
	(Unaudited)	(Audited)
ASSETS		
Non-current assets		
Property, plant and equipment	1,650,854	1,637,244
Right-of-use assets	3,617	3,853
Investment property	4,970	4,970
Land held for property development	3,355,804	3,413,998
Investment in associates	101,717	102,722
Other investments	33,142	33,142
Deferred tax assets	12,042	19,679
Goodwill	305,022	305,022
	5,467,168	5,520,630
Current assets		
Property development costs	689,892	633,863
Inventories	237,039	329,853
Trade and other receivables	1,075,279	999,731
Contract assets	199,126	139,266
Cash and cash equivalents	150,306	445,614
	2,351,642	2,548,327
TOTAL ASSETS	7,818,810	8,068,957
EQUITY AND LIABILITIES		
Capital and reserves		
Share capital	727,244	727,244
Reserves	3,530,744	3,396,658
Equity attributable to owners of the Company	4,257,988	4,123,902
Non-controlling interests	257,018	261,158
Total equity	4,515,006	4,385,060
Non-current liabilities		
Borrowings	1,060,000	1,060,000
Lease liabilities	1,199	1,532
Retirement benefits obligations	53,357	52,830
Deferred tax liabilities	108,273	106,593
	1,222,829	1,220,955
Current liabilities		
Borrowings	1,171,468	1,380,197
Lease liabilities	2,467	2,368
Trade and other payables	749,860	903,551
Contract liabilities	106,059	117,826
Tax liabilities	51,121	59,000
	2,080,975	2,462,942
Total liabilities	3,303,804	3,683,897
TOTAL EQUITY AND LIABILITIES	7,818,810	8,068,957
Net assets per share attributable to owners of the Company (RM)	2.74	2.65

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Financial Statements for the year ended 31 July 2025)



SCIENTEX BERHAD
(Company No: 196801000264 [7867-P])
(Incorporated in Malaysia)

**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE THREE MONTHS ENDED 31 OCTOBER 2025**

	Reserves					Retained earnings RM'000	Attributable to owners of the Company RM'000	Non-controlling interests RM'000	Total equity RM'000
	Share capital RM'000	Treasury shares RM'000	Property revaluation surplus RM'000	Foreign currency translation reserve RM'000	Other reserves RM'000				
As at 1 August 2025	727,244	(1)	109,144	(6,984)	(1,705)	3,296,204	4,123,902	261,158	4,385,060
Profit for the period	-	-	-	-	-	142,909	142,909	11,034	153,943
Other comprehensive loss for the period	-	-	-	(5,435)	-	-	(5,435)	(2,938)	(8,373)
Total comprehensive income for the period	-	-	-	(5,435)	-	142,909	137,474	8,096	145,570
Acquisition of additional interest in an existing subsidiary	-	-	-	-	-	(3,388)	(3,388)	(11,636)	(15,024)
Dividends	-	-	-	-	-	-	-	(600)	(600)
As at 31 October 2025	727,244	(1)	109,144	(12,419)	(1,705)	3,435,725	4,257,988	257,018	4,515,006
As at 1 August 2024	705,744	(1)	98,927	19,738	(419)	2,952,206	3,776,195	235,044	4,011,239
Profit for the period	-	-	-	-	-	128,606	128,606	5,626	134,232
Other comprehensive loss for the period	-	-	-	(10,190)	-	-	(10,190)	(3,041)	(13,231)
Total comprehensive income for the period	-	-	-	(10,190)	-	128,606	118,416	2,585	121,001
Capital injection in a subsidiary by non-controlling interest	-	-	-	-	-	-	-	15,000	15,000
As at 31 October 2024	705,744	(1)	98,927	9,548	(419)	3,080,812	3,894,611	252,629	4,147,240

(The Condensed Consolidated Statement Of Changes In Equity should be read in conjunction with the Audited Financial Statements for the year ended 31 July 2025)

SCIENTEX BERHAD
(Company No: 196801000264 [7867-P])
(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW
For the three months ended 31 October 2025

	3 MONTHS ENDED 31.10.2025 RM'000	3 MONTHS ENDED 31.10.2024 RM'000
CASH FLOWS FROM/(USED IN) OPERATING ACTIVITIES		
Profit before taxation	201,733	175,532
Adjustments	36,630	33,996
Operating profits before working capital changes	<u>238,363</u>	<u>209,528</u>
Movement in working capital:		
Decrease in inventories	92,814	91,394
Decrease in development properties	32,000	71,259
Increase in receivables	(130,032)	(50,758)
Decrease in payables	(162,479)	(188,152)
Cash generated from operations	<u>70,666</u>	<u>133,271</u>
Taxation paid	(48,702)	(43,047)
Gratuity and retirement benefits paid	(1,080)	(802)
Net cash from operating activities	<u>20,884</u>	<u>89,422</u>
CASH FLOWS FROM/(USED IN) INVESTING ACTIVITIES		
Acquisition of additional interest in an existing subsidiary	(15,024)	-
Purchase of property, plant and equipment	(56,582)	(91,584)
Deposit paid for purchase of plant and equipment	(6,209)	(11,954)
Purchase of land held for property development	(17,083)	(625,181)
Deposit paid for purchase of land held for property development	-	(8,972)
Proceeds from capital injection in a subsidiary		
by non-controlling interests	-	15,000
Proceeds from disposal of property, plant and equipment	51	665
Dividend income received	5,138	2,837
Interest received	1,943	1,410
Net cash used in investing activities	<u>(87,766)</u>	<u>(717,779)</u>
CASH FLOWS FROM/(USED IN) FINANCING ACTIVITIES		
Dividends paid to non-controlling shareholders of subsidiary	(600)	-
Issuance of Sukuk	-	430,000
Net (repayment)/drawdown of short term borrowings	(207,582)	71,942
Repayment of lease liabilities	(740)	(824)
Finance cost paid	(19,504)	(8,906)
Net cash (used in)/from financing activities	<u>(228,426)</u>	<u>492,212</u>
NET CHANGE IN CASH AND CASH EQUIVALENTS	<u>(295,308)</u>	<u>(136,145)</u>
CASH AND CASH EQUIVALENTS AT BEGINNING OF THE PERIOD	<u>445,614</u>	<u>252,358</u>
CASH AND CASH EQUIVALENTS AT END OF THE PERIOD	<u>150,306</u>	<u>116,213</u>
Cash and cash equivalents in the cash flow statement comprise :		
Cash and bank balances	113,105	103,308
Short term deposits	37,201	12,905
	<u>150,306</u>	<u>116,213</u>

(The Condensed Consolidated Statement of Cash Flow should be read in conjunction with the Audited Financial Statements for the year ended 31 July 2025)

NOTES TO THE INTERIM FINANCIAL REPORT
FOR THE FINANCIAL QUARTER ENDED 31 OCTOBER 2025

PART A: EXPLANATORY NOTES PURSUANT TO MFRS 134

A1 Basis of preparation

The interim financial report is unaudited and has been prepared in accordance with MFRS 134 Interim Financial Reporting and paragraph 9.22 and Appendix 9B of Bursa Malaysia Securities Berhad Main Market Listing Requirements.

The interim financial statements should be read in conjunction with the audited financial statements of the Group for the financial year ended 31 July 2025 which were prepared under Malaysian Financial Reporting Standards (“MFRS”). These explanatory notes attached to the interim financial statements provide an explanation of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Group since the financial year ended 31 July 2025.

The accounting policies adopted in the preparation of the interim financial statements are consistent with those adopted for the annual audited financial statements for the financial year ended 31 July 2025, except for the adoption of the Amendments to MFRS 121, Lack of Exchangeability that are effective for financial statements beginning on 1 August 2025.

The adoption of the above amendments to MFRSs are not expected to have material impact on the financial statements of the Group.

A2 Audit report

The Group's preceding annual financial statements for the financial year ended 31 July 2025 was not qualified.

A3 Seasonal or cyclical factors

The business operations of the Group for the current financial quarter under review were not materially affected by any seasonal or cyclical factors.

A4 Unusual items affecting assets, liabilities, equity, net income or cash flows

There were no material items affecting assets, liabilities, equity, net income or cash flows that are unusual because of their nature, size or incidence for the current financial quarter under review.

A5 Material changes in estimates

There were no changes in estimates of amounts reported in prior interim periods that have a material effect in the current financial quarter under review.

A6 Changes in debts and equity securities

There were no issuance and repayment of debts and equity securities, share buy-backs, share cancellations, shares held as treasury shares and resale of treasury shares for the current financial quarter under review.

As at 31 October 2025, the total number of issued shares of the Company was 1,556,268,391 ordinary shares, out of which 100 ordinary shares were held as treasury shares. The total number of unexercised warrants was 98,285,003.

SCIENTEX BERHAD
(Company No: 196801000264 [7867-P])
(Incorporated in Malaysia)

A7 Dividends paid

There was no dividend paid by the Company in the current financial year-to-date ended 31 October 2025.

A8 Segment information

Segment information is presented in respect of the Group's business segments.

3 months ended 31 October 2025

	Packaging RM'000	Property Development RM'000	Total RM'000
Revenue	628,513	526,626	1,155,139
Results			
Operating profit	46,346	158,004	204,350
Investing results			4,134
Interest expense			(6,751)
Profit before taxation			201,733

3 months ended 31 October 2024

	Packaging RM'000	Property Development RM'000	Total RM'000
Revenue	625,719	483,700	1,109,419
Results			
Operating profit	30,986	145,910	176,896
Investing results			3,485
Interest expense			(4,849)
Profit before taxation			175,532

A9 Disclosure items

The following items have been included in arriving at profit before tax:

	3 months ended	
	31.10.2025 RM'000	31.10.2024 RM'000
(a) Interest income	(1,751)	(1,324)
(b) Other income	(1,910)	(1,424)
(c) Interest expense	6,709	4,783
(d) Interest on lease liabilities	42	66
(e) Depreciation of property, plant and equipment	34,279	32,854
(f) Depreciation of right-of-use assets	742	885
(g) Net write back of receivables	(48)	(154)
(h) Net (write back)/ provision of inventories	(615)	164
(i) Gain on disposal of property, plant and equipment	(19)	(613)
(j) Property, plant and equipment written off	28	1,021
(k) Net foreign exchange (gain)/ loss	(1,037)	654
(l) Fair value gain of money market deposits	(192)	(86)

SCIENTEX BERHAD
(Company No: 196801000264 [7867-P])
(Incorporated in Malaysia)

A9 Disclosure items (cont'd)

In the current financial quarter and current financial year-to-date ended 31 October 2025, there were no:

- Impairment of assets;
- Gain or loss on disposal of quoted or unquoted investments;
- Gain or loss on derivatives; and
- Any other material items not disclosed above.

A10 Valuation of property, plant and equipment and investment properties

The valuation of property, plant and equipment and investment property were brought forward without any amendments from the preceding annual financial statements.

A11 Events subsequent to the end of the reporting period

There were no material events subsequent to the end of the current financial quarter which have not been reflected in the financial statements for the said period as at the date of this report, except as disclosed in Note B6.

A12 Changes in the composition of the Group

There were no material changes in the composition of the Group during the current financial quarter under review, except for the followings:

On 12 September 2025, the Company increased its shareholding in Scientex Packaging (Ayer Keroh) Berhad (“SPAK”) from 71.89% to 74.75% by way of acquisition of a total of 10,000,000 ordinary shares in SPAK for a total consideration of RM15.0 million.

A13 Contingent liabilities

There were no contingent liabilities or assets for the Group as at the end of the current financial quarter under review.

A14 Capital commitments

As at the end of the current financial quarter under review, the capital commitments not recognised in the financial statements were as follows:

	As at 31.10.2025 RM'000	As at 31.10.2024 RM'000
Approved and contracted for:		
Purchase of property, plant and machinery	23,075	85,756
Balance payment for purchase of land held for development	-	726,144
	<u>23,075</u>	<u>811,900</u>

SCIENTEX BERHAD
(Company No: 196801000264 [7867-P])
(Incorporated in Malaysia)

A15 Related party transactions

The Group's related party transactions in the current financial quarter and current financial year-to-date ended 31 October 2025 were as follows:

	3 months ended	
	31.10.2025	31.10.2024
	RM'000	RM'000
Purchase of goods from associated companies	41,950	42,069
Sales of goods to associated company	(194)	(135)
Rental income from associated company	(139)	(139)
	<hr/>	<hr/>

SCIENTEX BERHAD
(Company No: 196801000264 [7867-P])
(Incorporated in Malaysia)

ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS
OF BURSA MALAYSIA SECURITIES BERHAD
INTERIM FINANCIAL REPORT
FOR THE FINANCIAL QUARTER ENDED 31 OCTOBER 2025

**PART B: EXPLANATORY NOTES PURSUANT TO MAIN MARKET LISTING REQUIREMENTS OF
BURSA MALAYSIA SECURITIES BERHAD**

B1 Review of performance

	3 MONTHS ENDED		Changes %
	Current year quarter	Preceding year corresponding quarter	
	31.10.2025 RM'000	31.10.2024 RM'000	
Revenue	1,155,139	1,109,419	4.1%
Operating profit	204,350	176,896	15.5%
Profit attributable to owners of the Company	142,909	128,606	11.1%

Current quarter review

For the current financial quarter ended 31 October 2025, the Group recorded revenue of RM1.16 billion, an increase of 4.1% compared to RM1.11 billion recorded in the preceding year corresponding quarter. The Group's operating profit stood at RM204.4 million, reflecting an increase of 15.5% compared to RM176.9 million achieved in the preceding year corresponding quarter.

Packaging revenue stood at RM628.5 million, a marginal increase compared to RM625.7 million recorded in the preceding year corresponding quarter. Operating profit rose to RM46.3 million, reflecting an increase of 49.6% compared to RM31.0 million recorded in the preceding year corresponding quarter. The improvement in operating profit was mainly driven by favourable sales mix, as well as ongoing costs savings and operational efficiency initiatives.

Property revenue stood at RM526.6 million, reflecting an increase of 8.9% compared to RM483.7 million recorded in the preceding year corresponding quarter. The higher revenue was driven by stronger sales and steady construction progress for ongoing projects. During the quarter, the Division successfully launched its maiden project in Jawi, Penang and its first high-rise project at its Seremban township, Negeri Sembilan, both receiving encouraging market responses. Overall, more new projects were launched across the Northern, Central and Southern regions compared to the same period last year, contributing to the Division's stronger performance. Correspondingly, operating profit rose to RM158.0 million, compared to RM145.9 million recorded in the preceding year corresponding quarter.

SCIENTEX BERHAD
(Company No: 196801000264 [7867-P])
(Incorporated in Malaysia)

B2 Variations of the quarterly results as compared to the results of the preceding quarter

	Current quarter	Preceding quarter	Changes %
	31.10.2025 RM'000	31.7.2025 RM'000	
Revenue	1,155,139	1,192,603	-3.1%
Profit before tax	201,733	210,152	-4.0%
Profit attributable to owners of the Company	142,909	154,329	-7.4%

The Group's revenue remained stable at RM1.16 billion for the current financial quarter, compared to RM1.19 billion in the preceding financial quarter. Correspondingly, the Group's profit before tax stood at RM201.7 million for the current financial quarter, compared to RM210.2 million in the preceding quarter.

B3 Current financial year prospects

Packaging Division continues to operate in a dynamic environment shaped by intense industry competition, inflationary pressures, foreign currency volatility, geopolitical uncertainties and subdued market sentiment.

The Division remains focused on strengthening its business resilience through cost management and improving operational efficiency. At the same time, we continue to prioritise product development and innovation, delivering customised, value-added, and sustainable packaging solutions to meet evolving market needs. We are also committed to talent development and accelerating digitalisation across our operations to drive sustainable growth.

The Packaging Division remains committed to enhance its competitiveness and explore new markets for the current financial year.

Property Division is well-positioned to capture growth opportunities in the affordable housing segment, underpinned by its strong brand reputation and established market presence. With a solid pipeline of developments and a stable outlook, the Division remains poised for sustained growth.

During the quarter, the Division launched its 708-acre Scientex Jawi township and unveiled the 1,094-acre Scientex Muar township, both of which received encouraging early interest. These new townships mark an expansion into additional growth corridors and broaden its development footprint. Its affordable product offerings and well-planned layouts continue to support demand across the regions in which it operates.

Looking ahead, the Division is preparing to launch Scientex Pulau 4 in the second quarter of the financial year. Planning is also underway for the newly acquired land in Paya Rumput, Melaka, Sungai Petani Astana, Kedah, and Bestari Jaya, Selangor, with these projects forming part of the launch pipeline.

The Property Division remains optimistic and is on track to deliver satisfactory performance in this financial year.

B4 Variations of actual profit from forecast profit

This note is not applicable as the Group did not issue and publish any profit forecast for the current financial quarter under review.

SCIENTEX BERHAD
(Company No: 196801000264 [7867-P])
(Incorporated in Malaysia)

B5 Taxation

Details of tax expense for the current financial quarter and current financial year-to-date were as follows:

	3 months ended	
	31.10.2025	31.10.2024
	RM'000	RM'000
In respect of current quarter:		
- Income tax	38,520	38,849
- Deferred taxation	9,270	2,451
	47,790	41,300

B6 Status of corporate proposals

There were no material corporate proposals announced and not completed as at the date of this report, except for the followings:-

Proposed selective capital reduction and repayment exercise of Scientex Packaging (Ayer Keroh) Berhad (“SPAK”)

On 12 September 2025, the Company announced that it has served a letter of offer requesting SPAK to undertake a selective capital reduction and repayment exercise pursuant to Section 116 of the Companies Act 2016 (“SCR Offer Letter”) (“Proposed SCR”).

Under the Proposed SCR, all shareholders of SPAK other than the Company (the “Non-Entitled Shareholder”) whose names appear in the record of depositors of SPAK as at the close of business on an entitlement date to be determined and announced later by the board of SPAK (“Entitled Shareholders”) will receive a cash repayment of RM1.50 for each ordinary share in SPAK (“SPAK Share(s)"). The Proposed SCR will result in the cancellation of the existing SPAK Shares held by the Entitled Shareholders. The remaining SPAK Shares which are not cancelled will continue to be held by the Company. Accordingly, the Company will own 100% equity interest in SPAK (excluding treasury shares) upon completion of the Proposed SCR, and in turn, SPAK will become a wholly-owned subsidiary of the Company. For the avoidance of doubt, the existing 550,100 treasury shares held by SPAK will be cancelled after the completion of the Proposed SCR.

On 24 November 2025, the special resolution in respect of the Proposed SCR was duly approved by the Entitled Shareholders of SPAK at the extraordinary general meeting. SPAK had on 28 November 2025 filed the petition to the High Court in Malaya to obtain an order confirming the reduction of the issued share capital of SPAK for the Proposed SCR to give effect to the Proposed SCR.

SCIENTEX BERHAD
(Company No: 196801000264 [7867-P])
(Incorporated in Malaysia)

B7 Borrowings and debt securities

As at 31 October 2025	Long term RM'000	Short term RM'000	Total borrowings RM'000
<u>Secured</u>			
Denominated in RM			
- Sukuk Murabahah	500,000	-	500,000
- Sukuk Wakalah	560,000	-	560,000
Denominated in JPY			
- Trade financing	-	73,791	73,791
<u>Unsecured</u>			
Denominated in RM			
- Trade financing	-	994,197	994,197
Denominated in JPY			
- Trade financing	-	103,480	103,480
Total	1,060,000	1,171,468	2,231,468

As at 31 October 2024	Long term RM'000	Short term RM'000	Total borrowings RM'000
<u>Secured</u>			
Denominated in RM			
- Sukuk Murabahah	500,000	-	500,000
<u>Unsecured</u>			
Denominated in JPY			
- Trade financing	-	150,565	150,565
Denominated in RM			
- Trade financing	-	781,412	781,412
Total	500,000	931,977	1,431,977

B8 Material litigation

There was no material litigation involving any member of the Group as at the date of this report.

B9 Dividend

In respect of the financial year ended 31 July 2025, the Board of Directors recommended a single tier final dividend of 6 sen per ordinary share (single tier final dividend for financial year 2024 of 6 sen per ordinary share). The dividend has been approved by shareholders at the Annual General Meeting held on 17 December 2025 and is payable on 23 January 2026.

SCIENTEX BERHAD
(Company No: 196801000264 [7867-P])
(Incorporated in Malaysia)

B10 Earnings per share

		3 months ended	
		31.10.2025	31.10.2024
(i) Basic earnings per share			
Profit attributable to owners of the Company	(RM'000)	142,909	128,606
Weighted average number of ordinary shares in issue	('000)	1,556,268	1,551,268
Basic earnings per share	(sen)	<u>9.18</u>	<u>8.29</u>

(ii) Fully diluted earnings per share

Diluted earnings per ordinary share is not presented as the warrants are anti-dilutive where the average market price of ordinary shares during the current financial quarter does not exceed the exercise price of the warrants.

By Order of the Board

Chua Siew Chuan (MAICSA 0777689) (SSM Practising Certificate No. 201908002648)
Tung Wei Yen (MAICSA 7062671) (SSM Practising Certificate No. 201908003813)
Ong Ling Hui (MAICSA 7065599) (SSM Practising Certificate No. 202008000555)
Company Secretaries

17 December 2025