



healthy, friendly & happy ...

Company No.: 196801000264 (7867-P)

1H26 Corporate Presentation

13 March 2026

IR Adviser





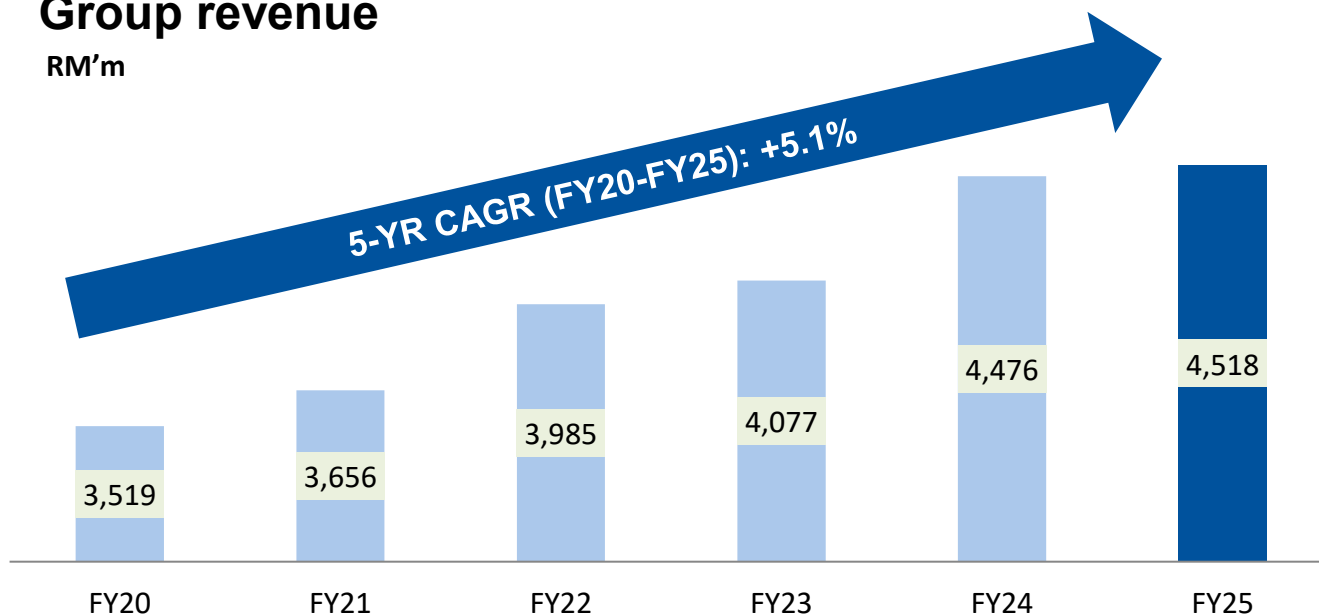
FINANCIAL PERFORMANCE

Twin-engine strategy continues to deliver growth... 1H26 performance supported by property growth and resilient packaging sales volume

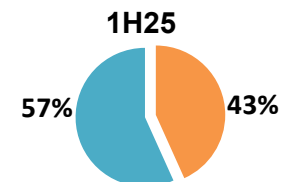
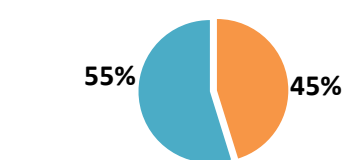
- ❖ 1H26 property development revenue rose +8.1% yoy, driven by steady construction progress across ongoing projects and encouraging take-up of newly launched phases
- ❖ 1H26 packaging revenue remained resilient; improved sales volume mitigated the impact of currency translation effects in 2Q26

Group revenue

RM'm

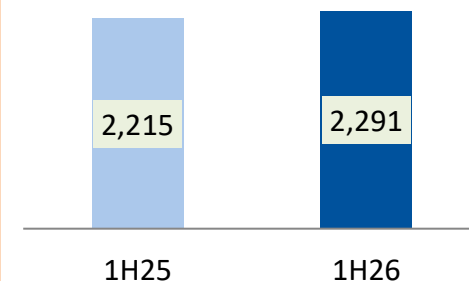


Revenue by segment



■ Packaging
■ Property development

↑ +3.5% yoy

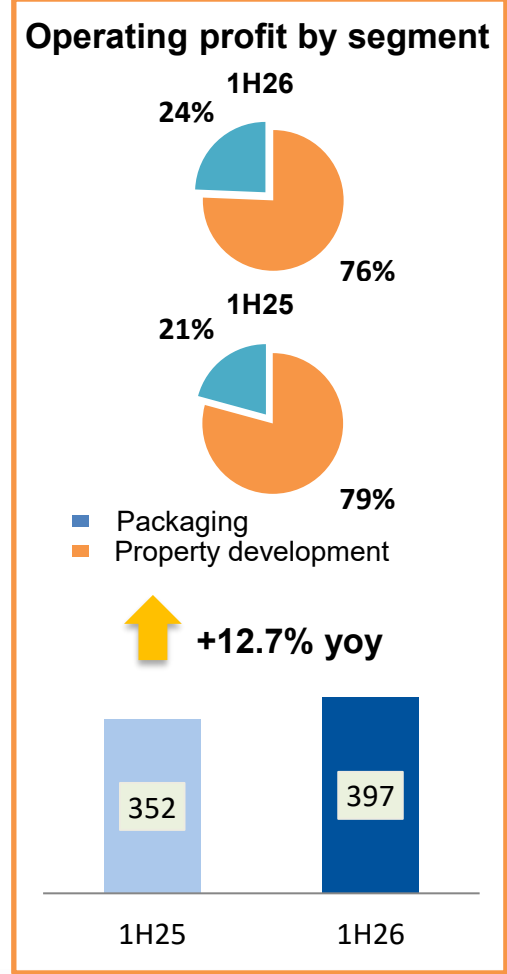
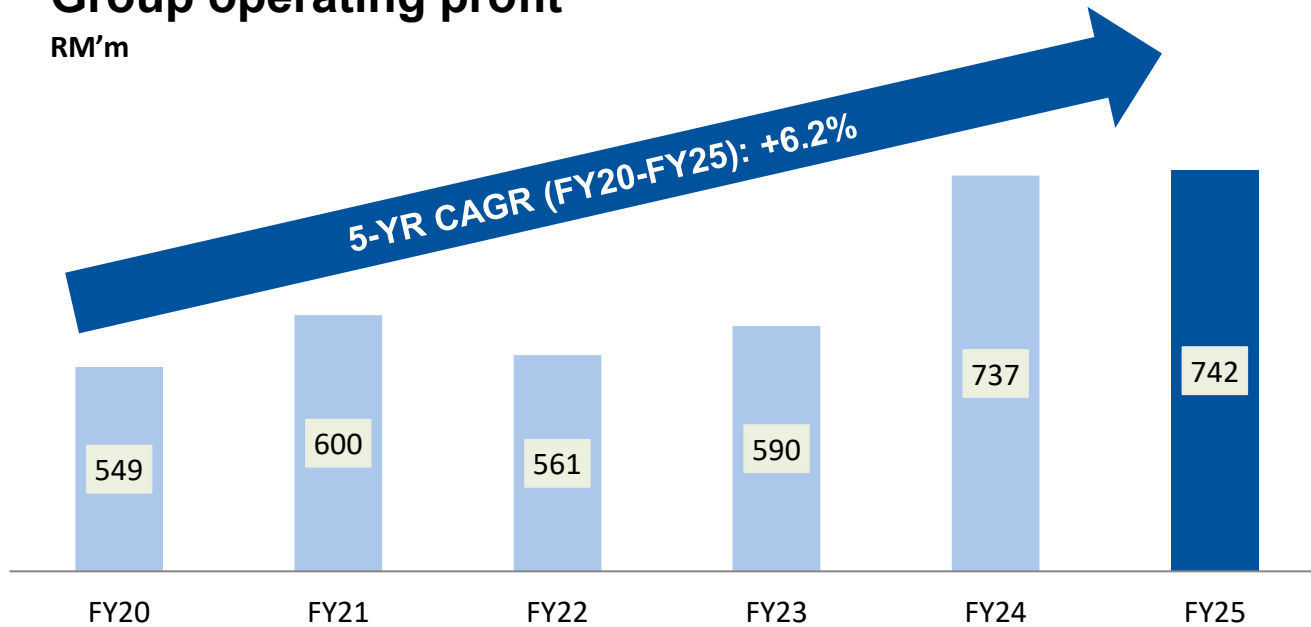


Revenue Performance

Operating profit underpinned by improved packaging segment sales, favourable product mix and operational efficiency and stronger property contribution

❖ 1H26 group operating profit remained resilient with +12.7% growth, led by improved packaging results and steady contribution from property division

Group operating profit RM'm

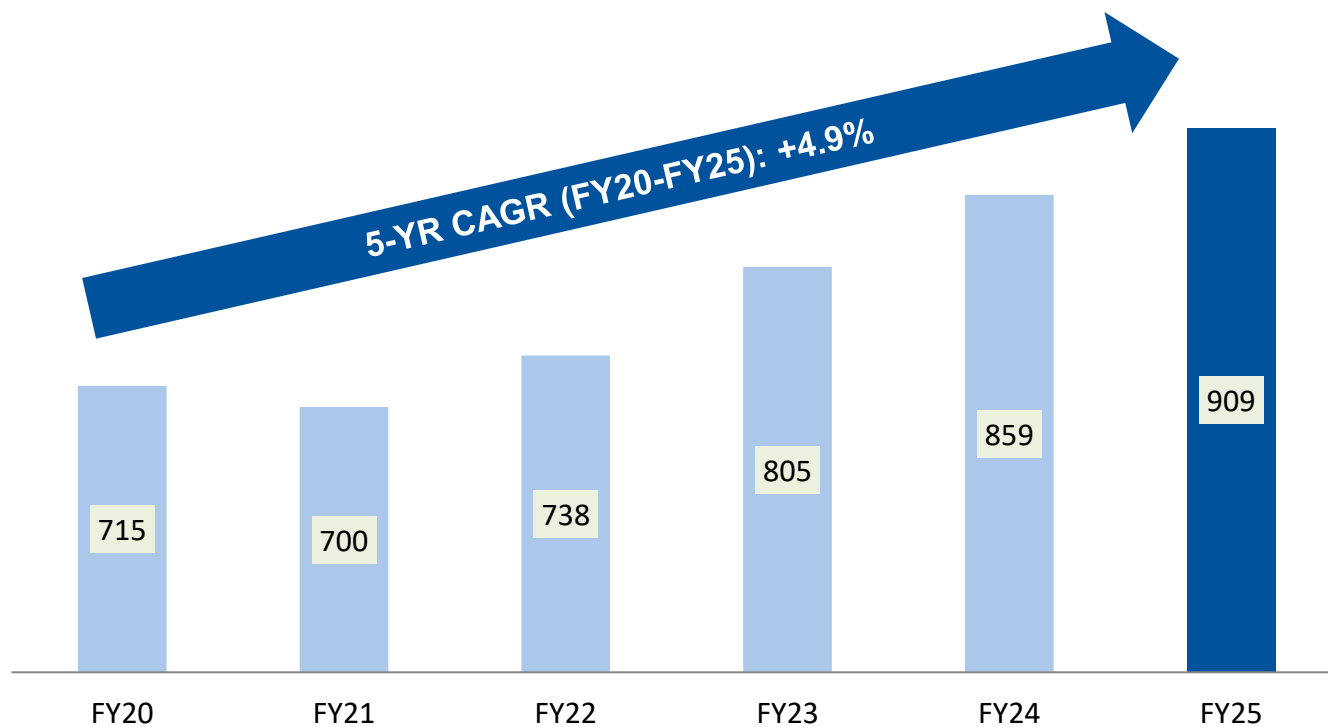


Profit Performance

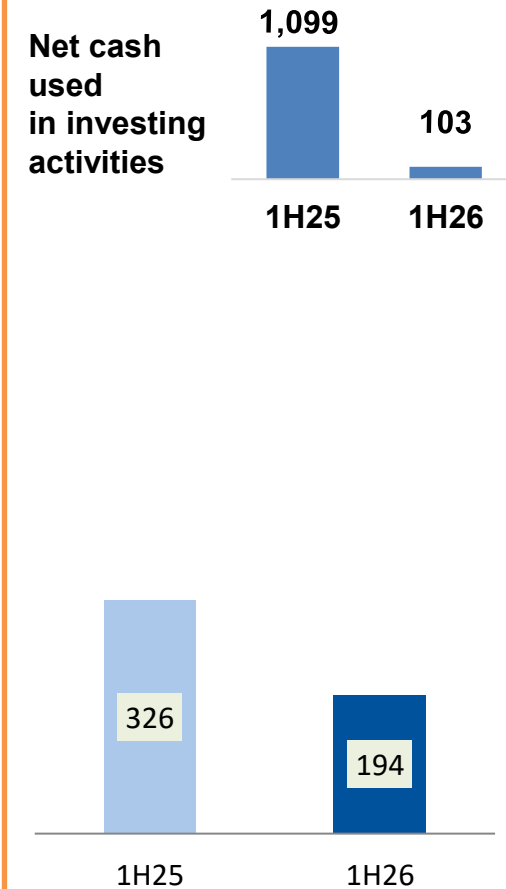
Maintained healthy operating cashflow from twin-engine businesses...

Net cash from operations

RM'm



Net cash used in investing activities



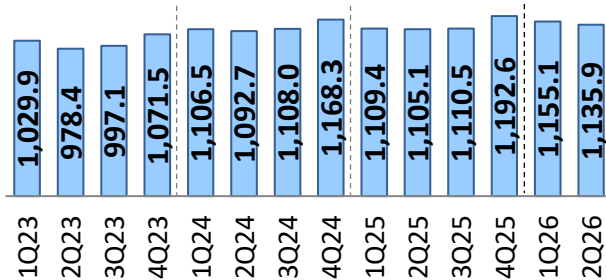
Cash Flow

Profitability strengthens through operational excellence... improved packaging margins and steady property progress drive 1H26 margin expansion

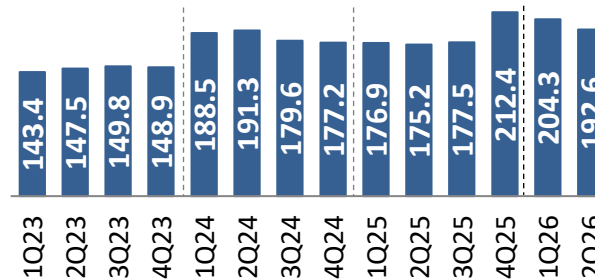
2Q26	2Q25	Change	RM'mil	1H26	1H25	Change	Remarks
1,135.9	1,105.1	2.8%	Revenue	2,291.0	2,214.6	3.5%	<ul style="list-style-type: none"> 1H26 revenue growth underpinned by 8.1% increase in property contributions; packaging revenue resilient while reflecting currency translation effects of strengthened Ringgit
192.6	175.2	9.9%	Operating Profit	397.0	352.1	12.7%	
231.8	212.8	8.9%	EBITDA	475.3	426.9	11.4%	<ul style="list-style-type: none"> 1H26 operating profit outstripped revenue growth, driven by improved packaging sales volume, enhanced operational efficiency, and optimized cost structure; property division saw progressive revenue recognition and encouraging take-up of new launches
190.0	173.5	9.5%	PBT	391.7	349.0	12.2%	
135.2	123.9	9.1%	PATMI	278.1	252.6	10.1%	
8.69	7.97	9.0%	Basic EPS (sen)	17.87	16.26	9.9%	
17.0%	15.9%	1.1 pt	OP margin	17.3%	15.9%	1.4 pt	
20.4%	19.3%	1.2 pt	EBITDA margin	20.7%	19.3%	1.5 pt	
16.7%	15.7%	1.0 pt	PBT margin	17.1%	15.8%	1.3 pt	
11.9%	11.2%	0.7 pt	Net margin	12.1%	11.4%	0.7 pt	

*percentages presented might not reflect absolute figures due to rounding

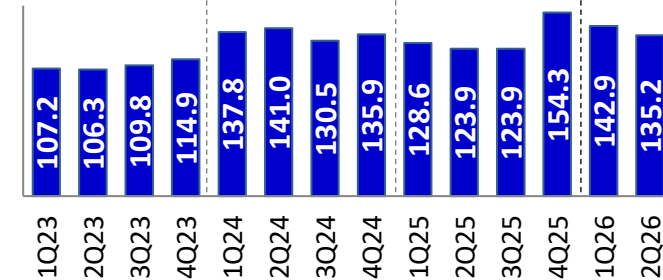
Quarterly Revenue (RM'm)



Quarterly Operating Profit (RM'm)



Quarterly PATMI (RM'm)



Income Statement Summary

Net gearing healthy at 0.48x while supporting growth...

Balance Sheet (RM '000)	As at 31.1.2026	As at 31.07.2025	Remarks
Property, Plant & Equipment	1,619,253	1,637,244	
Other Investments	33,142	33,142	
Right-of-use Assets	4,479	3,853	
Investment Properties	4,970	4,970	
Land Held & Property Development Costs	4,025,700	4,047,861	
Investment in Associates	104,782	102,722	
Inventories	222,643	329,853	
Trade & Other Receivables	1,294,620	1,138,997	
Cash & Bank Balances	145,225	445,614	Due to debt repayment
Deferred Tax Assets	10,222	19,679	
Intangible Assets	305,022	305,022	
TOTAL ASSETS	7,770,058	8,068,957	
Trade & Other Payables	799,600	1,021,377	
Borrowings (ST + LT)	2,183,888	2,440,197	
Tax & Deferred Tax	175,477	165,593	
Lease Liabilities	4,532	3,900	
Retirement Benefits Obligations	54,506	52,830	
Shareholders' Equity	4,289,413	4,123,902	
Minority Interest	262,642	261,158	
Net Tangible Assets / Share (RM)	2.56	2.45	
Net Borrowings	2,038,663	1,994,583	
Net Gearing	0.48x	0.48x	
TOTAL LIABILITIES	3,218,003	3,683,897	

Balance Sheet (Highlights)

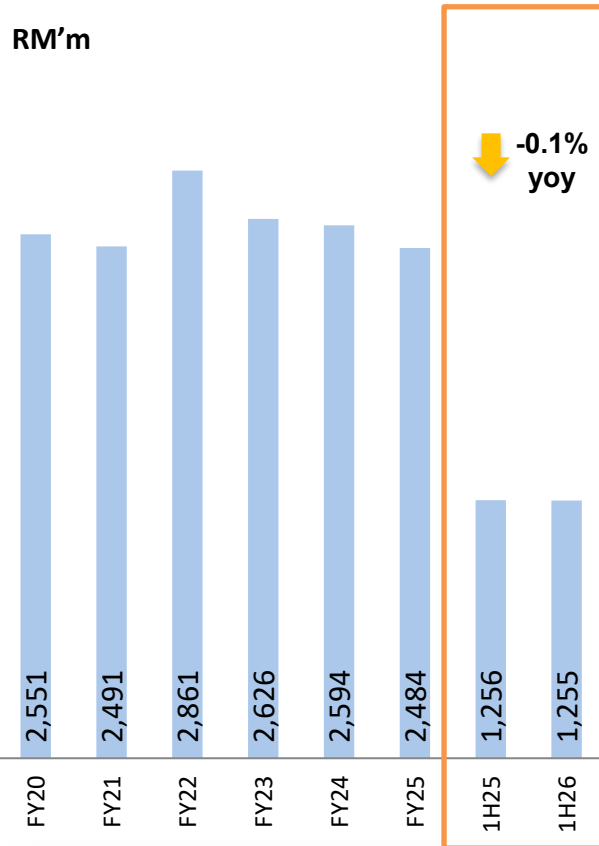


PACKAGING REVIEW

1H26 packaging operating profit jumps 32.3% on margin recovery... driven by favourable sales mix and enhanced operational efficiency

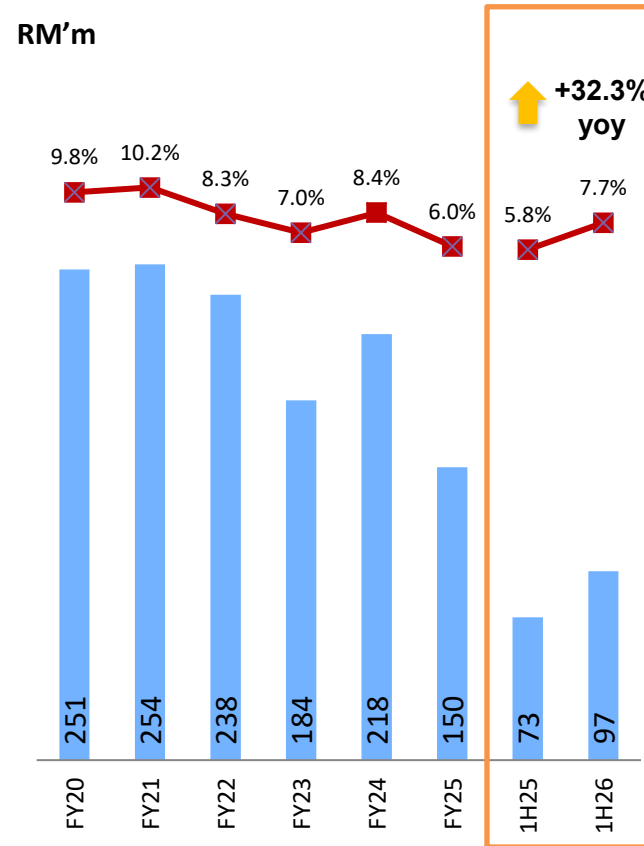
Revenue

RM'm



Operating Profit

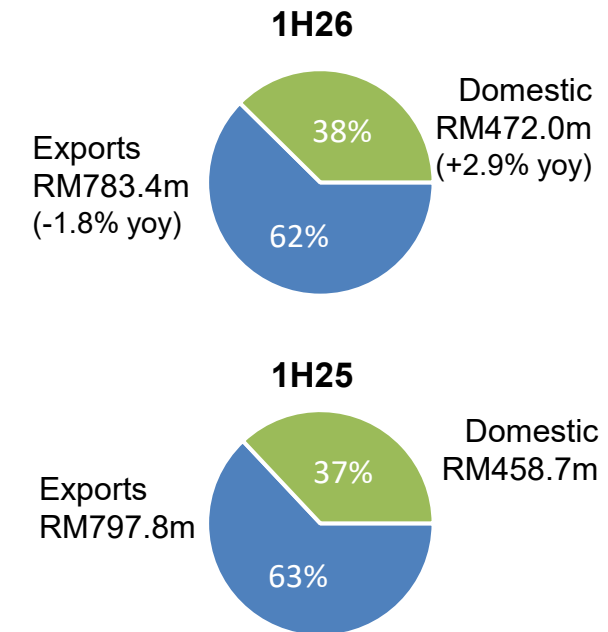
RM'm



Revenue

(by geography)

- Overseas
- Malaysia

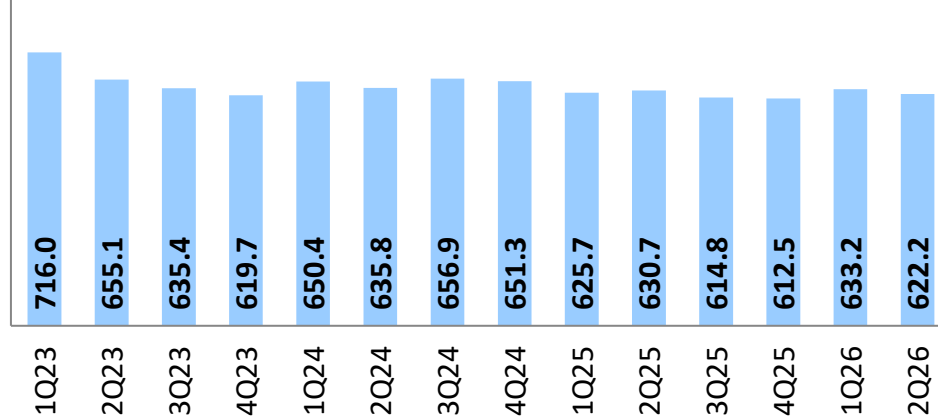


Segment Performance: Packaging

Packaging profitability expands 16.3% in 2Q26... driven by sales volume growth, improved operating efficiency and optimized cost structures

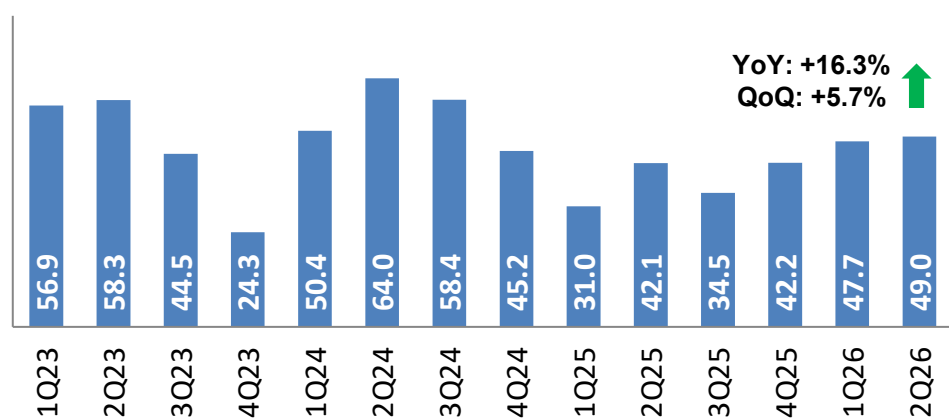
Revenue

(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 & 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

USA

Phoenix, USA – Stretch Film

Operations Review: Packaging

Driving operational excellence through advanced technology and digitalization...



Advanced Manufacturing

Commissioning of a second Nano 67-layer stretch film cast line at Pulau Indah plant



Digital Transformation

SAP S/4 Hana ERP System implementation slated to go live in Q4 FY26



Capacity Expansion

- On-going expansion at multiple plants: Teluk Emas, Klang and Rawang – to increase capability, capacity and efficiency
- Adding high-speed printing machines and blown film line

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

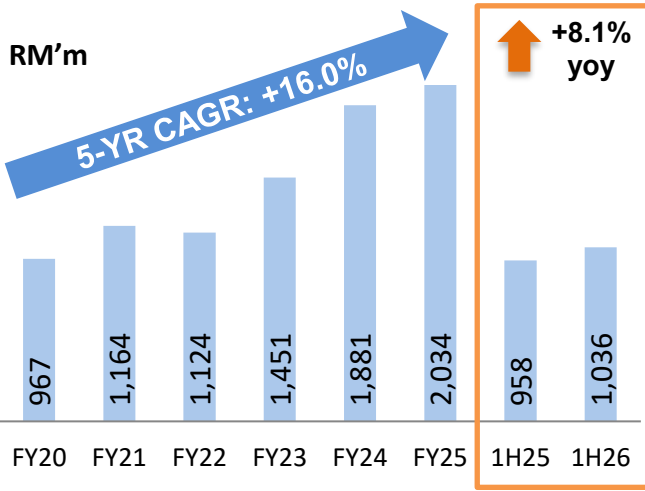
Growth Strategies: Packaging



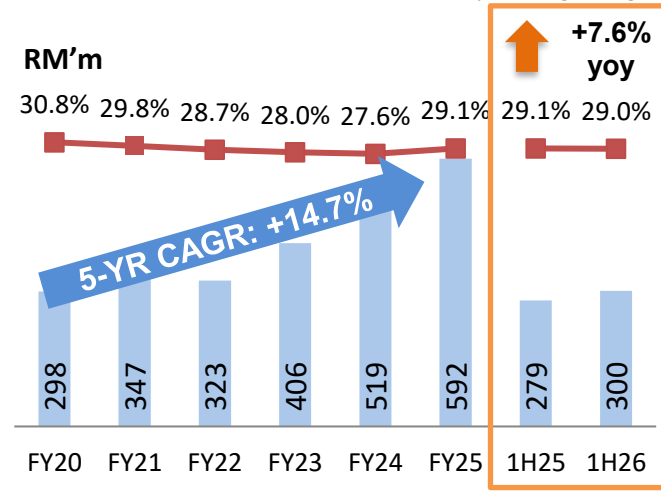
PROPERTY DEVELOPMENT REVIEW

Steady property growth continues on resilient affordable housing demand...

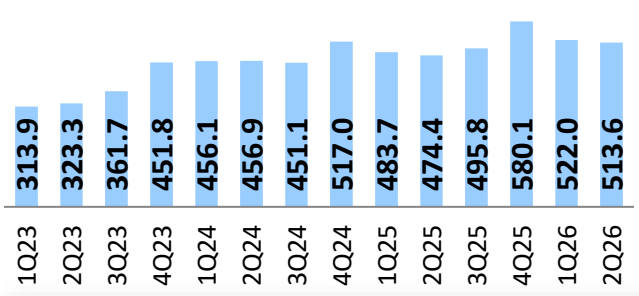
Revenue
(Annual)



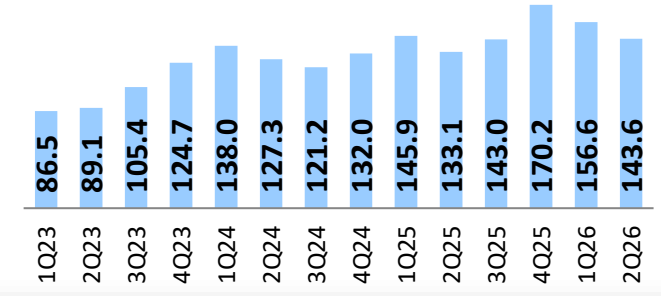
Operating Profit
(Annual)



Revenue
(Quarterly)




Operating Profit
(Quarterly)



RM890m GDV

launched in 1H26

- 2,576 units - 11 launches across Kedah, Penang, Ipoh, Selangor, Negeri Sembilan, Melaka, and Johor



Segment Performance: Property Development

Near full take-up for first phase of Scientex Jawi highlights demand for affordable housing... expanding footprint in Penang via strategic joint developments

SCIENTEX[®]
JAWI

Iris



Launched first phase in Scientex Jawi Township (708-acre)

- 267 units of 2-storey terrace house
- Launched in Oct 2025
- GDV: RM77.7 million

SCIENTEX[®]
BERTAM



Joint development with PERDA to develop 346 acres of freehold land in Bertam, Penang

Operations Review: Penang New Township & Launch

Strengthening leadership in Johor... launch of Group's fourth township in Pulai reflects sustained demand



SCIENTEX[®]
P U L A I 4
TAMAN PULAI DUTA 2

Launched first phase of Scientex Pulai 4 township (350-acre)

- 246 units of 2-storey terrace house
- Launched in January 2026
- GDV RM121.4 million

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



Current Portfolio

38
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

44,271



Current

50,000



2028

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 affordable hospitality footprint in Osaka, Japan... driving long-term recurring income

Current Portfolio: 11 Hotels | Location: Osaka Namba-Minami

- Capturing surging demand for value-accretive, budget-friendly tourism accommodation
- Scaled from 5 to 11 hotels to capture surging hospitality demand; optimizing occupancy through strategic proximity to major transit hubs and tourism landmarks



BAKURO 2 & BAKURO 3



2Z



MAIDO 1 & MAIDO 2



OKINI



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 RM39.8b
- 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 Daibochi), Mega Printing & Packaging, Taisei Lamick Malaysia and Hiro Food Packages Manufacturing
- Manufacturing presence in Malaysia, Vietnam, and US, with sales offices in 9 countries across Asia Pacific and US; exports to over 60 countries

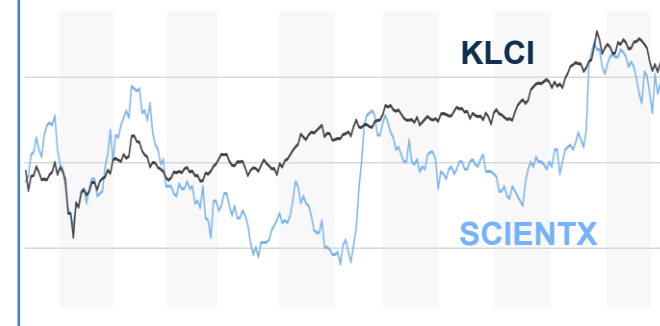
Dividend Policy

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

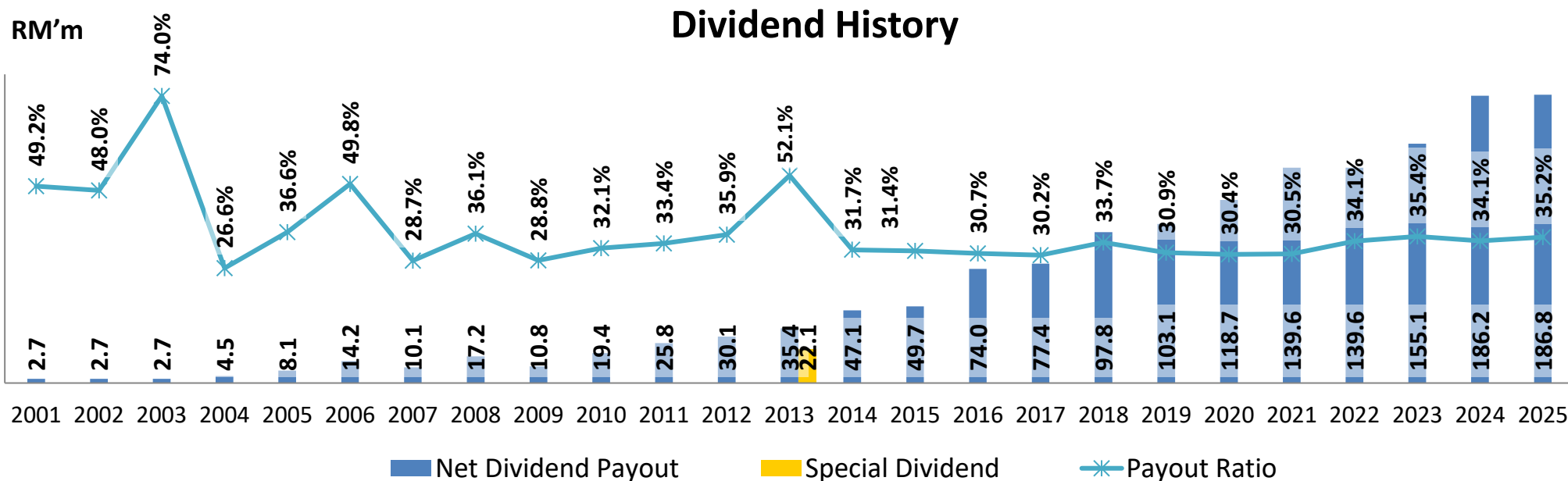
Valuations @ 10 March 2026

Share Price (RM)	3.56
Market Cap (RM 'mil)	5,540.3
Market Cap (USD 'mil)	1,413.3
PE (ttm)	10.0
EV/EBITDA (ttm)	8.3
FY25 Dividend Yield	3.4%

Share Price Performance (1 Year)



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
- Paid final dividend of 6 sen per share on 23 January 2026

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

Dividend History



Thank You

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