



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

QUARTERLY REPORT

Quarterly report on consolidated results for the financial quarter ended 30 April 2025
The figures have not been audited.

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS
For the nine months ended 30 April 2025

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Current year quarter	Preceding year corresponding quarter	Current year to date	Preceding year corresponding period
	30.4.2025 RM'000	30.4.2024 RM'000	30.4.2025 RM'000	30.4.2024 RM'000
Revenue	1,110,547	1,108,014	3,325,106	3,307,259
Operating profit	177,508	179,580	529,651	559,325
Interest expense	(6,304)	(5,122)	(15,930)	(17,020)
Investing results	4,851	4,056	11,381	9,604
Profit before tax	176,055	178,514	525,102	551,909
Taxation	(42,058)	(40,639)	(123,760)	(125,918)
Profit for the quarter / period	133,997	137,875	401,342	425,991
Profit attributable to:				
Owners of the Company	123,868	130,496	376,421	409,350
Non-controlling interests	10,129	7,379	24,921	16,641
Profit for the quarter / period	133,997	137,875	401,342	425,991
Earnings per share attributable to owners of the Company (sen per share)				
- Basic	7.96	8.41	24.22	26.39
- Diluted	N/A	N/A	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 2024)



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

QUARTERLY REPORT

Quarterly report on consolidated results for the financial quarter ended 30 April 2025
The figures have not been audited.

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME For the nine months ended 30 April 2025

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Current year quarter 30.4.2025 RM'000	Preceding year corresponding quarter 30.4.2024 RM'000	Current year to date 30.4.2025 RM'000	Preceding year corresponding period 30.4.2024 RM'000
Profit for the quarter / period	133,997	137,875	401,342	425,991
Other comprehensive (loss) / income, net of income tax:				
Items that may be reclassified subsequently to profit or loss:				
- Foreign currency translation of foreign operations	(2,693)	1,082	(28,213)	10,771
Other comprehensive (loss) / income for the quarter / period, net of income tax	(2,693)	1,082	(28,213)	10,771
Total comprehensive income for the quarter / period, net of income tax	131,304	138,957	373,129	436,762
Total comprehensive income for the quarter / period attributable to:				
Owners of the Company	120,264	131,361	357,538	418,396
Non-controlling interests	11,040	7,596	15,591	18,366
	131,304	138,957	373,129	436,762

(The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the year ended 31 July 2024)

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

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
As at 30 April 2025

	AS AT CURRENT FINANCIAL QUARTER ENDED 30.4.2025 RM'000 (Unaudited)	AS AT PRECEDING FINANCIAL YEAR ENDED 31.7.2024 RM'000 (Audited)
ASSETS		
Non-current assets		
Property, plant and equipment	1,595,912	1,524,044
Right-of-use assets	4,652	4,358
Land held for property development	3,071,596	1,765,614
Investment in associates	98,423	109,627
Other investments	29,499	29,365
Deferred tax assets	14,871	16,955
Goodwill	305,022	305,022
	5,119,975	3,754,985
Current assets		
Property development costs	535,989	511,593
Inventories	259,502	347,603
Trade and other receivables	1,107,494	1,062,804
Contract assets	237,170	224,286
Cash and cash equivalents	184,696	252,358
	2,324,851	2,398,644
TOTAL ASSETS	7,444,826	6,153,629
EQUITY AND LIABILITIES		
Capital and reserves		
Share capital	727,244	705,744
Reserves	3,334,613	3,070,451
Equity attributable to owners of the Company	4,061,857	3,776,195
Non-controlling interests	256,757	235,044
Total equity	4,318,614	4,011,239
Non-current liabilities		
Borrowings	1,060,000	70,000
Lease liabilities	2,387	2,443
Retirement benefits obligations	53,907	50,428
Deferred tax liabilities	107,636	102,595
	1,223,930	225,466
Current liabilities		
Borrowings	1,006,138	863,029
Lease liabilities	2,851	5,548
Trade and other payables	731,484	842,846
Contract liabilities	108,792	145,126
Tax liabilities	53,017	60,375
	1,902,282	1,916,924
Total liabilities	3,126,212	2,142,390
TOTAL EQUITY AND LIABILITIES	7,444,826	6,153,629
Net assets per share attributable to owners of the Company (RM)	2.61	2.43

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Financial Statements for the year ended 31 July 2024)

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

**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE NINE MONTHS ENDED 30 APRIL 2025**

	Reserves					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				Retained earnings RM'000
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	-	-	-	-	-	376,421	376,421	24,921	401,342
Other comprehensive loss for the period	-	-	-	(18,883)	-	-	(18,883)	(9,330)	(28,213)
Total comprehensive income for the period	-	-	-	(18,883)	-	376,421	357,538	15,591	373,129
Non-controlling interests arising from acquisition of a subsidiary	-	-	-	-	-	-	-	17,220	17,220
Acquisition of equity interest in subsidiary by non-controlling interests	-	-	-	-	-	-	-	15,000	15,000
Issuance of ordinary shares pursuant to exercise of warrants	21,500	-	-	-	-	-	21,500	-	21,500
Dividends	-	-	-	-	-	(93,376)	(93,376)	(26,098)	(119,474)
As at 30 April 2025	727,244	(1)	98,927	855	(419)	3,235,251	4,061,857	256,757	4,318,614
As at 1 August 2023	705,009	(1)	90,719	18,369	486	2,577,636	3,392,218	214,127	3,606,345
Profit for the period	-	-	-	-	-	409,350	409,350	16,641	425,991
Other comprehensive income for the period	-	-	-	9,046	-	-	9,046	1,725	10,771
Total comprehensive income for the period	-	-	-	9,046	-	409,350	418,396	18,366	436,762
Capital injection in an existing subsidiary by non-controlling interest	-	-	-	-	-	-	-	14,970	14,970
Issuance of ordinary shares pursuant to: Share Grant Plan	729	-	-	-	-	-	729	-	729
Exercise of warrants	1	-	-	-	-	-	1	-	1
Dividends	-	-	-	-	-	(77,563)	(77,563)	(6,700)	(84,263)
As at 30 April 2024	705,739	(1)	90,719	27,415	486	2,909,423	3,733,781	240,763	3,974,544

(The Condensed Consolidated Statement Of Changes In Equity should be read in conjunction with the Audited Financial Statements for the year ended 31 July 2024)

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

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW
For the nine months ended 30 April 2025

	9 MONTHS ENDED 30.4.2025 RM'000	9 MONTHS ENDED 30.4.2024 RM'000
CASH FLOWS FROM/(USED IN) OPERATING ACTIVITIES		
Profit before taxation	525,102	551,909
Adjustments	107,034	95,697
Operating profits before working capital changes	632,136	647,606
Movement in working capital:		
Decrease in inventories	101,378	112,835
Decrease in development properties	132,023	147,308
Increase in receivables	(100,812)	(158,264)
Decrease in payables	(173,903)	(86,165)
Cash generated from operations	590,822	663,320
Taxation paid	(127,004)	(84,942)
Gratuity and retirement benefits paid	(1,945)	(3,234)
Net cash from operating activities	461,873	575,144
CASH FLOWS FROM/(USED IN) INVESTING ACTIVITIES		
Acquisition of a subsidiary, net of cash and cash equivalents acquired	(12,036)	-
Investment in associate	-	(1,520)
Purchase of property, plant and equipment	(142,045)	(37,668)
Deposit paid for purchase of plant and equipment	(46,072)	(39,117)
Purchase of land held for property development	(1,300,577)	(477,602)
Deposit paid for purchase of land held for property development	(42,352)	(59,863)
Deposit refund from termination of purchase of land	-	54,765
Acquisition of equity interest in subsidiary by non-controlling interest	15,000	-
Proceeds from capital injection in an existing subsidiary		
by non-controlling interests	-	14,970
Proceeds from disposal of investment in joint venture	-	17,261
Proceeds from disposal of property, plant and equipment	1,864	6,865
Dividend income received	4,237	8,402
Interest received	4,945	4,138
Net cash used in investing activities	(1,517,036)	(509,369)
CASH FLOWS FROM/(USED IN) FINANCING ACTIVITIES		
Dividends paid to:		
Shareholders of the Company	(93,376)	(77,563)
Non-controlling shareholders of subsidiaries	(26,098)	(6,700)
Proceeds from exercise of warrants in the Company	21,500	1
Issuance of Sukuk	990,000	-
Net drawdown of short term borrowings	137,817	56,957
Repayment of lease liabilities	(2,550)	(2,394)
Finance cost paid	(39,792)	(21,734)
Net cash from / (used in) financing activities	987,501	(51,433)
NET CHANGE IN CASH AND CASH EQUIVALENTS	(67,662)	14,342
CASH AND CASH EQUIVALENTS AT BEGINNING OF THE PERIOD	252,358	166,411
CASH AND CASH EQUIVALENTS AT END OF THE PERIOD	184,696	180,753
Cash and cash equivalents in the cash flow statement comprise :		
Cash and bank balances	107,038	144,130
Short term deposits	77,658	36,623
	184,696	180,753

(The Condensed Consolidated Statement of Cash Flow should be read in conjunction with the Audited Financial Statements for the year ended 31 July 2024)

NOTES TO THE INTERIM FINANCIAL REPORT
FOR THE FINANCIAL QUARTER ENDED 30 APRIL 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 2024 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 2024.

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 2024, except for the adoption of the following amendments to MFRSs that are effective for financial statements beginning on 1 August 2024, as disclosed below:

Amendments to MFRS 7 and MFRS 107	Supplier Finance Arrangements
Amendments to MFRS 16	Lease Liability in a Sale and Leaseback
Amendments to MFRS 101	Classification of Liabilities as Current or Non-current
Amendments to MFRS 101	Non-current Liabilities with Covenants

The adoption of the above amendments to MFRSs are not expected to have significant 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 2024 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 period under review, except for the followings:-

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

A6 Changes in debts and equity securities (Cont'd)

(i) Conversion of Warrants to Ordinary Shares

During the current financial period under review, the Company issued 5,000,024 new ordinary shares pursuant to the exercise of 5,000,024 warrants at the exercise price of RM4.30 per warrant.

As at 30 April 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.

(ii) Sukuk Murabahah Programme

On 27 September 2024 and 9 October 2024, Scientex Quatari Sdn Bhd ("SQSB"), a wholly-owned subsidiary of the Company has made its fourth and fifth issuance of RM100 million and RM330 million in nominal value of unrated Sukuk Murabahah respectively based on the Shariah principle of Murabahah (via Tawarruq arrangement) under the Sukuk Murabahah Programme to part finance land acquisitions. As at 30 April 2025, the total amount issued of unrated Sukuk Murabahah stood at RM500 million in nominal value. The redeemable Sukuk Murabahah are due on 26 September 2030 for RM100 million and 8 October 2030 for RM330 million, and bear profit based on cost of fund plus margin, payable monthly.

(iii) Sukuk Wakalah Programme

On 13 November 2024, SQSB, a wholly-owned subsidiary of the Company has established the Sukuk Wakalah Programme pursuant to the Securities Commission Malaysia ("SC")'s Guidelines on Unlisted Capital Market Products under the Lodge and Launch Framework (issued by the SC on 9 March 2015 and revised on 5 February 2024, as amended or substituted from time to time). The Sukuk Wakalah Programme, which has a perpetual programme tenure, provides SQSB the flexibility to issue multi-currency Islamic medium term notes of up to RM1.5 billion (or its equivalent in other currencies) in nominal value at any point in time. On 10 and 19 February 2025, SQSB has made its first and second issuance of RM260 million and RM300 million in aggregate nominal value of unrated Sukuk Wakalah respectively under the Sukuk Wakalah Programme to refinance the existing shariah-compliant financing of SQSB and to part finance acquisition of lands.

A7 Dividends paid

The amount of dividend paid by the Company since 31 July 2024 was as follows:

RM'000

In respect of the financial year ended 31 July 2024:

Single tier final dividend of 6 sen per ordinary share declared on 18 December 2024
and paid on 17 January 2025

93,376

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

A8 Segment information

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

9 months ended 30 April 2025

	Packaging RM'000	Property Development RM'000	Total RM'000
Revenue	1,871,238	1,453,868	3,325,106
Results			
Operating profit	107,585	422,066	529,651
Investing results			11,381
Interest expense			(15,930)
Profit before taxation			525,102

9 months ended 30 April 2024

	Packaging RM'000	Property Development RM'000	Total RM'000
Revenue	1,943,141	1,364,118	3,307,259
Results			
Operating profit	172,783	386,542	559,325
Investing results			9,604
Interest expense			(17,020)
Profit before taxation			551,909

A9 Disclosure items

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

	3 months ended		9 months ended	
	30.4.2025 RM'000	30.4.2024 RM'000	30.4.2025 RM'000	30.4.2024 RM'000
(a) Interest income	(1,728)	(1,228)	(4,579)	(3,237)
(b) Other income	(1,838)	(1,291)	(4,972)	(4,045)
(c) Interest expense	6,238	5,047	15,744	16,799
(d) Interest on lease liabilities	66	75	186	221
(e) Depreciation of property, plant and equipment	33,926	31,953	100,434	94,246
(f) Depreciation of right-of-use assets	995	879	2,688	2,617
(g) Net provision/(write back) of receivables	108	(228)	(76)	(144)
(h) Net provision/(write back) of inventories	1,489	(27)	1,855	(1,932)
(i) (Gain)/loss on disposal of property, plant and equipment	(384)	(2,154)	(1,348)	(340)
(j) Property, plant and equipment written off	-	3	1,232	582
(k) Net foreign exchange loss/(gain)	6,572	79	8,972	(1,093)
(l) Fair value gain of money market deposits	(107)	(137)	(366)	(901)
(m) Gain on disposal of investment in joint venture	-	-	-	(8,969)

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 30 April 2025, there were no:

- Impairment of assets;
- Gain or loss on disposal of quoted or unquoted investment;
- 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 period under review, except for the followings:

- (i) On 24 and 26 September 2024, a wholly-owned subsidiary of the Company, Scientex Park (M) Sdn Bhd (“SPSB”) subscribed a total of 50,001 ordinary shares and 200,000 Class A shares in Scientex Creed Japan Co., Ltd. (“SCJ”) for JPY2.5 billion. SCJ is a 50.001% owned subsidiary of SPSB.
- (ii) On 19 November 2024, a wholly-owned subsidiary of the Company, Scientex Packaging Film Sdn Bhd (“SPF”) acquired an additional 40% equity interest in an associate, Hiro Food Packages Manufacturing Sdn Bhd (“Hiro”) from an existing shareholder of Hiro for a total consideration of RM21.8 million. Subsequent to the acquisition, the shareholding of SPF in Hiro increased from 30% to 70%. Accordingly, Hiro became a subsidiary of SPF.

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 30.4.2025 RM'000	As at 30.4.2024 RM'000
Approved and contracted for:		
Purchase of plant and machinery	53,549	9,412
Balance payment for purchase of land held for development	381,168	523,059
	<u>434,717</u>	<u>532,471</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 30 April 2025 were as follows:

	3 months ended		9 months ended	
	30.4.2025	30.4.2024	30.4.2025	30.4.2024
	RM'000	RM'000	RM'000	RM'000
Purchase of goods from associated companies	42,764	43,016	127,907	129,144
Sales of goods to associated companies	(128)	(130)	(377)	(417)
Rental income from associated company	(140)	(140)	(418)	(418)
Rental income from jointly controlled entity	-	-	-	(463)

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 30 APRIL 2025

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

B1 Review of performance

	INDIVIDUAL QUARTER			CUMULATIVE QUARTER		
	Current year quarter	Preceding year corresponding quarter		Current year-to-date	Preceding year corresponding period	
	30.4.2025 RM'000	30.4.2024 RM'000		30.4.2025 RM'000	30.4.2024 RM'000	
Revenue	1,110,547	1,108,014	0.2%	3,325,106	3,307,259	0.5%
Operating profit	177,508	179,580	-1.2%	529,651	559,325	-5.3%
Profit attributable to owners of the Company	123,868	130,496	-5.1%	376,421	409,350	-8.0%

(i) Current quarter review

For the current financial quarter ended 30 April 2025, the Group's revenue remains stable at RM1.11 billion. Meanwhile, the Group's operating profit stood at RM177.5 million, a marginal decrease of 1.2% compared to preceding year corresponding quarter of RM179.6 million.

Packaging revenue stood at RM614.8 million, reflecting a decrease of 6.4% compared to RM656.9 million in the preceding year corresponding quarter. The decline was mainly attributed to softer export sales amid a challenging market environment and unfavourable foreign exchange movements. As a result of lower revenue and intense market competition, operating profit dropped to RM34.5 million compared to RM58.4 million in preceding year corresponding quarter.

Property revenue stood at RM495.8 million, reflecting an increase of 9.9% compared to RM451.1 million recorded in the preceding year corresponding quarter. The higher revenue was contributed mainly from higher progress billing from Central and Southern regions. Meanwhile, the quarter under review also saw 7 new projects launches across Northern, Central and Southern regions with higher sales achieved compared to the preceding year corresponding quarter. In tandem with the higher revenue recorded, operating profit increased to RM143.0 million compared to RM121.2 million recorded in the preceding year corresponding quarter.

(ii) 9-month review

For the 9-month financial period ended 30 April 2025, the Group's revenue remained resilient at RM3.33 billion. However, the Group recorded a lower operating profit of RM529.7 million, down from RM559.3 million in the same period last year.

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

B1 Review of performance (Cont'd)

(ii) 9-month review (Cont'd)

Packaging revenue for the period under review stood at RM1.87 billion, reflecting a 3.7% decrease from RM1.94 billion in preceding year corresponding period. The decline was primarily attributable to softer demand from export markets, alongside with competitive pricing strategy to address intensified market competition and unfavourable foreign exchange movements. Operating profit for Packaging Division recorded at RM107.6 million, compared to RM172.8 million in the preceding year corresponding period. The decrease in profit was mainly attributed to heightened competitive pricing pressures within the market.

Property revenue increased to RM1.45 billion for the period under review, up from RM1.36 billion in the preceding year corresponding period. In tandem, operating profit rose to RM422.1 million compared to RM386.5 million previously. The improved performance was mainly contributed from better sales achieved across Northern, Central and Southern regions.

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

	Current quarter	Preceding quarter	Changes %
	30.4.2025 RM'000	31.1.2025 RM'000	
Revenue	1,110,547	1,105,140	0.5%
Profit before tax	176,055	173,515	1.5%
Profit attributable to owners of the Company	123,868	123,947	-0.1%

The Group's revenue for the current financial quarter remained steady at RM1.11 billion. Profit before tax stood at RM176.1 million for current financial quarter as compared to RM173.5 million recorded in the preceding quarter.

B3 Current financial year prospects

Packaging Division continues to navigate a dynamic landscape marked by intense industry competition, inflationary pressures, foreign currency volatility, geopolitical uncertainties such as trade tensions, and subdued market sentiment.

We actively implement strategic initiatives, including cost management and improving operational efficiencies, to enhance our business resilience. In addition, product development and innovation remain our key focus as we strive to deliver customised, value-added, and sustainable packaging solutions to meet the evolving market demand. We are also committed to talent development and accelerating digitalisation across our operations to drive sustainable growth.

Scientex sees the rooftop solar photovoltaic (PV) systems across its headquarter and 10 key manufacturing facilities as a significant milestone in its sustainability journey. This initiative will contribute to the reduction of our energy costs and Scope 2 emissions, underscoring our commitment to integrating sustainability into our operations.

Despite ongoing external headwinds, the Packaging Division remains committed to enhancing its competitiveness.

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

B3 Current financial year prospects (Cont'd)

Property Division remains optimistic on the outlook for the affordable housing segment, supported by stable demand and favourable government policies which enhance accessibility to homeownership. The developments across key regions continue to perform well, reinforcing buyer confidence in our ability to deliver quality and affordable homes.

In Johor, Scientex Pulai 3 has received overwhelming response since launch, underscoring the strong demand in the Southern region. Leveraging the success of Scientex Pulai 3, the Division is set to roll out Scientex Pulai 4, a 350 acres township adjacent to the existing development. This new township is expected to benefit from the prevailing market momentum and strong buyer confidence in our proven development model. In addition, the new launch of Scientex Bandar Kulai, our largest township in the Kulai corridor spanning 550 acres, has received an encouraging market response.

The ongoing developments in Kedah, Penang, Perak, Selangor and Melaka continue to register healthy take-up rates, contributing positively to our overall performance and reinforcing the sustained demand for affordable housing across key regions. Meanwhile, the recent completion of a 528 acres land acquisition in Paya Rumput, Melaka is set to further drive our growth and solidify presence in Melaka's property landscape.

Barring any unforeseen circumstances, the Property Division is well-positioned to maintain its growth trajectory and deliver consistent 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.

B5 Taxation

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

	3 months ended		9 months ended	
	30.4.2025	30.4.2024	30.4.2025	30.4.2024
	RM'000	RM'000	RM'000	RM'000
In respect of current quarter:				
- Income tax	34,663	40,368	117,935	125,263
- Deferred taxation	7,395	271	5,825	655
	<u>42,058</u>	<u>40,639</u>	<u>123,760</u>	<u>125,918</u>

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

B6 Status of corporate proposals

There were no other material corporate proposals announced as at the date of this report, except for the followings:-

(i) Proposed acquisition of lands in the State of Melaka

Paya Rumput

On 24 January 2025, the Company announced that Scientex Heights Sdn Bhd (“SHSB”), a wholly-owned subsidiary of the Company entered into 2 conditional SPAs with the following vendors:

- a) A SPA entered with Genting Plantations (WM) Sdn Bhd (“GPWM”) as the registered and beneficial owner, for the acquisition of 2 pieces of freehold land, both situated in Mukim of Paya Rumput, District of Melaka Tengah, State of Melaka, measuring in aggregate on approximate area of 423.397 acres for a total purchase consideration of RM267.4 million only (“CSPA 1”).
- b) A SPA entered with GPWM as the registered owner and Genting Property Sdn Bhd as the beneficial owner, for the acquisition of a piece of freehold land, situated in Mukim of Paya Rumput, District of Melaka Tengah, State of Melaka, measuring in area of 105.091 acres for a purchase consideration of RM66.4 million only (“CSPA 2”).

The CSPA 1 and CSPA 2 shall be collectively referred to as the “Proposed Acquisitions” hereinafter. The total purchase considerations of the Proposed Acquisitions is RM333.8 million only. On 3 April 2025, the Company announced that the conditions precedent of CSPA 1 and CSPA 2 have been satisfied. Accordingly, the SPAs have become unconditional on 3 April 2025. On 19 May 2025, the Company announced that the full payment of the balance purchase price of CSPA 1 and CSPA 2 have been made to the respective vendors which marked the completion of the Proposed Acquisitions.

B7 Borrowings and debt securities

As at 30 April 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
<u>Unsecured</u>			
Denominated in JPY			
- Trade financing	-	157,986	157,986
Denominated in RM			
- Trade financing	-	848,152	848,152
Total	1,060,000	1,006,138	2,066,138

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

B7 Borrowings and debt securities (Cont'd)

As at 30 April 2024	Long term RM'000	Short term RM'000	Total borrowings RM'000
<u>Secured</u> Denominated in RM - Sukuk Murabahah	70,000	-	70,000
<u>Unsecured</u> Denominated in JPY - Trade financing	-	2,046	2,046
Denominated in RM - Trade financing	-	821,614	821,614
Total	70,000	823,660	893,660

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 ending 31 July 2025, the Board of Directors declared a single tier interim dividend of 6 sen per ordinary share (single tier interim dividend for financial year 2024 of 6 sen per ordinary share), payable on 18 July 2025.

B10 Earnings per share

		3 months ended		9 months ended	
		30.4.2025	30.4.2024	30.4.2025	30.4.2024
(i) Basic earnings per share					
Profit attributable to owners of the Company	(RM'000)	123,868	130,496	376,421	409,350
Weighted average number of ordinary shares in issue	('000)	1,556,268	1,551,267	1,554,382	1,551,176
Basic earnings per share	(sen)	7.96	8.41	24.22	26.39

(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 and current financial year-to-date 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

18 June 2025