



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

QUARTERLY REPORT

Quarterly report on consolidated results for the financial year ended 31 July 2025

The figures have not been audited.

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS

For the financial year ended 31 July 2025

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Current year quarter	Preceding year corresponding quarter	Current year to date	Preceding year
	31.7.2025 RM'000	31.7.2024 RM'000	31.7.2025 RM'000	31.7.2024 RM'000
Revenue	1,192,603	1,168,340	4,517,709	4,475,599
Operating profit	212,413	177,209	742,064	736,534
Interest expense	(6,560)	(5,578)	(22,490)	(22,598)
Investing results	4,299	5,343	15,680	14,947
Profit before tax	210,152	176,974	735,254	728,883
Taxation	(46,391)	(33,780)	(170,151)	(159,698)
Profit for the quarter / year	163,761	143,194	565,103	569,185
Profit attributable to:				
Owners of the Company	154,329	135,859	530,750	545,209
Non-controlling interests	9,432	7,335	34,353	23,976
Profit for the quarter / year	163,761	143,194	565,103	569,185
Earnings per share attributable to owners of the Company (sen per share)				
- Basic	9.92	8.76	34.13	35.15
- 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 year ended 31 July 2025
The figures have not been audited.

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME For the financial year ended 31 July 2025

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Current year quarter	Preceding year corresponding quarter	Current year to date	Preceding year
	31.7.2025 RM'000	31.7.2024 RM'000	31.7.2025 RM'000	31.7.2024 RM'000
Profit for the quarter / year	163,761	143,194	565,103	569,185
Other comprehensive (loss) / income, net of income tax:				
Items that may be reclassified subsequently to profit or loss:				
- Foreign currency translation of foreign operations	(9,736)	(9,053)	(37,949)	1,718
Items that will not be reclassified subsequently to profit or loss				
- Revaluation of land and buildings	10,543	11,418	10,543	11,418
- Fair value loss arising from other investment	(1,286)	(905)	(1,286)	(905)
Other comprehensive (loss) / income for the quarter / year, net of income tax	(479)	1,460	(28,692)	12,231
Total comprehensive income for the quarter / year, net of income tax	163,282	144,654	536,411	581,416
Total comprehensive income for the quarter / year attributable to:				
Owners of the Company	155,421	135,485	512,959	553,881
Non-controlling interests	7,861	9,169	23,452	27,535
	163,282	144,654	536,411	581,416

(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 31 July 2025

	AS AT CURRENT FINANCIAL YEAR ENDED 31.7.2025 RM'000	AS AT PRECEDING FINANCIAL YEAR ENDED 31.7.2024 RM'000
	(Unaudited)	(Audited)
ASSETS		
Non-current assets		
Property, plant and equipment	1,637,244	1,524,044
Right-of-use assets	3,853	4,358
Investment properties	4,970	-
Land held for property development	3,413,998	1,765,614
Investment in associates	102,722	109,627
Other investments	33,142	29,365
Deferred tax assets	19,679	16,955
Goodwill	305,022	305,022
	5,520,630	3,754,985
Current assets		
Property development costs	633,863	511,593
Inventories	329,853	347,603
Trade and other receivables	991,851	1,062,804
Contract assets	147,146	224,286
Cash and cash equivalents	445,614	252,358
	2,548,327	2,398,644
TOTAL ASSETS	8,068,957	6,153,629
EQUITY AND LIABILITIES		
Capital and reserves		
Share capital	727,244	705,744
Reserves	3,396,658	3,070,451
Equity attributable to owners of the Company	4,123,902	3,776,195
Non-controlling interests	261,158	235,044
Total equity	4,385,060	4,011,239
Non-current liabilities		
Borrowings	1,060,000	70,000
Lease liabilities	1,532	2,443
Retirement benefits obligations	52,830	50,428
Deferred tax liabilities	106,593	102,595
	1,220,955	225,466
Current liabilities		
Borrowings	1,380,197	863,029
Lease liabilities	2,368	5,548
Trade and other payables	903,551	842,846
Contract liabilities	117,826	145,126
Tax liabilities	59,000	60,375
	2,462,942	1,916,924
Total liabilities	3,683,897	2,142,390
TOTAL EQUITY AND LIABILITIES	8,068,957	6,153,629
Net assets per share attributable to owners of the Company (RM)	2.65	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 FINANCIAL YEAR ENDED 31 JULY 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 year	-	-	-	-	-	530,750	530,750	34,353	565,103
Other comprehensive loss for the year	-	-	10,217	(26,722)	(1,286)	-	(17,791)	(10,901)	(28,692)
Total comprehensive income for the year	-	-	10,217	(26,722)	(1,286)	530,750	512,959	23,452	536,411
Non-controlling interests arising from acquisition of a subsidiary	-	-	-	-	-	-	-	18,024	18,024
Capital injection in a 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	-	-	-	-	-	(186,752)	(186,752)	(30,362)	(217,114)
As at 31 July 2025	727,244	(1)	109,144	(6,984)	(1,705)	3,296,204	4,123,902	261,158	4,385,060
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 year	-	-	-	-	-	545,209	545,209	23,976	569,185
Other comprehensive income for the year	-	-	8,208	1,369	(905)	-	8,672	3,559	12,231
Total comprehensive income for the year	-	-	8,208	1,369	(905)	545,209	553,881	27,535	581,416
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	6	-	-	-	-	-	6	-	6
Dividends	-	-	-	-	-	(170,639)	(170,639)	(21,588)	(192,227)
As at 31 July 2024	705,744	(1)	98,927	19,738	(419)	2,952,206	3,776,195	235,044	4,011,239

(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 financial year ended 31 July 2025

	12 MONTHS ENDED 31.7.2025 RM'000	12 MONTHS ENDED 31.7.2024 RM'000
CASH FLOWS FROM/(USED IN) OPERATING ACTIVITIES		
Profit before taxation	735,254	728,883
Adjustments	135,869	135,467
Operating profits before working capital changes	871,123	864,350
Movement in working capital:		
Decrease in inventories	28,435	31,571
Decrease in development properties	146,567	189,085
Decrease/(increase) in receivables	47,134	(208,211)
(Decrease)/increase in payables	(9,660)	113,899
Cash generated from operations	1,083,599	990,694
Taxation paid	(170,433)	(127,023)
Gratuity and retirement benefits paid	(3,962)	(4,541)
Net cash from operating activities	909,204	859,130
CASH FLOWS FROM/(USED IN) INVESTING ACTIVITIES		
Acquisition of a subsidiary, net of cash and cash equivalents acquired	(11,749)	-
Purchase of other investments	(3,894)	-
Purchase of property, plant and equipment	(203,485)	(85,536)
Deposit paid for purchase of plant and equipment	(30,282)	(6,122)
Purchase of land held for property development	(1,742,232)	(524,506)
Deposit paid for purchase of land held for property development	-	(137,961)
Deposit refund from termination of purchase of land	-	54,765
Proceeds from capital injection in a subsidiary by non-controlling interests	15,000	14,970
Proceeds from disposal of investment in joint venture	-	17,261
Proceeds from disposal of property, plant and equipment	3,958	12,331
Dividend income received	4,238	8,408
Interest received	7,303	6,309
Net cash used in investing activities	(1,961,143)	(640,081)
CASH FLOWS FROM/(USED IN) FINANCING ACTIVITIES		
Dividends paid to:		
Shareholders of the Company	(186,752)	(170,639)
Non-controlling shareholders of subsidiaries	(30,362)	(21,588)
Proceeds from exercise of warrants in the Company	21,500	6
Issuance of Sukuk	990,000	-
Net drawdown of short term borrowings	514,578	93,194
Repayment of lease liabilities	(3,449)	(3,227)
Finance cost paid	(60,320)	(30,848)
Net cash from / (used in) financing activities	1,245,195	(133,102)
NET CHANGE IN CASH AND CASH EQUIVALENTS	193,256	85,947
CASH AND CASH EQUIVALENTS AT BEGINNING OF THE YEAR	252,358	166,411
CASH AND CASH EQUIVALENTS AT END OF THE YEAR	445,614	252,358
Cash and cash equivalents in the cash flow statement comprise :		
Cash and bank balances	130,112	184,969
Short term deposits	315,502	67,389
	445,614	252,358

(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 31 JULY 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 year 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 year 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 year 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 year 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 year 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 31 July 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 31 July 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. As at 31 July 2025, the total amount issued of unrated Sukuk Wakalah stood at RM560 million in nominal value. The redeemable Sukuk Wakalah are due on 10 February 2028 for RM60 million, 19 February 2029, 8 February 2030, 10 February 2032, 19 February 2032 and 18 February 2033 for each RM100 million and bear profit based on cost of fund plus margin, payable monthly.

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

In respect of the financial year ended 31 July 2025:

Single tier interim dividend of 6 sen per ordinary share declared on 18 June 2025
and paid on 18 July 2025

93,376

186,752

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.

12 months ended 31 July 2025

	Packaging RM'000	Property Development RM'000	Total RM'000
Revenue	2,483,771	2,033,938	4,517,709
Results			
Operating profit	149,756	592,308	742,064
Investing results			15,680
Interest expense			(22,490)
Profit before taxation			735,254

12 months ended 31 July 2024

	Packaging RM'000	Property Development RM'000	Total RM'000
Revenue	2,594,478	1,881,121	4,475,599
Results			
Operating profit	217,990	518,544	736,534
Investing results			14,947
Interest expense			(22,598)
Profit before taxation			728,883

A9 Disclosure items

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

	3 months ended		12 months ended	
	31.7.2025 RM'000	31.7.2024 RM'000	31.7.2025 RM'000	31.7.2024 RM'000
(a) Interest income	(2,057)	(1,985)	(6,636)	(5,222)
(b) Other income	(2,161)	(3,180)	(7,133)	(7,225)
(c) Interest expense	6,508	5,503	22,252	22,302
(d) Interest on lease liabilities	52	75	238	296
(e) Depreciation of property, plant and equipment	33,843	32,296	134,277	128,542
(f) Depreciation of right-of-use assets	916	916	3,604	3,533
(g) Net write back of receivables	(256)	(5)	(332)	(149)
(h) Net provision/(write back) of inventories	967	(187)	2,822	(2,119)
(i) Loss/(gain) on disposal of property, plant and equipment	1,482	(460)	134	(800)
(j) Property, plant and equipment written off	126	14	1,358	596
(k) Net foreign exchange (gain) /loss	(7,919)	4,471	1,053	3,378
(l) Fair value gain on other investment	(1,035)	(316)	(1,035)	(316)
(m) Fair value gain of money market deposits	(301)	(186)	(667)	(1,087)
(n) Gain on previously held stake of investment in an associate	(1,724)	-	(1,724)	-
(o) Fair value gain on investment property	(4,167)	-	(4,167)	-
(p) Impairment of property, plant and equipment	464	-	464	-
(q) 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 ended 31 July 2025, there were no:

- 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 property

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

During the financial year ended 31 July 2025, a revaluation exercise was carried out by the Group on land and building classified as property, plant and equipment. The revaluation resulted in a property revaluation surplus, net of deferred tax and non-controlling interest, of RM10.2 million being included in property revaluation reserve. The valuations were carried out by professional independent valuer.

Revaluation was also carried out on land and building classified as investment property, giving rise to RM3.2 million, net gain recognised in profit or loss. The valuations were carried out by professional independent valuer.

A11 Events subsequent to the end of the reporting period

There were no material events subsequent to the end of the current financial year 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 year, 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 year under review.

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

A14 Capital commitments

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

	As at 31.7.2025 RM'000	As at 31.7.2024 RM'000
Approved and contracted for:		
Purchase of property, plant and machinery	38,507	90,438
Balance payment for purchase of land held for development	-	1,242,076
	<u>38,507</u>	<u>1,332,514</u>

A15 Related party transactions

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

	3 months ended		12 months ended	
	31.7.2025 RM'000	31.7.2024 RM'000	31.7.2025 RM'000	31.7.2024 RM'000
Purchase of goods from associated companies	38,511	47,176	166,418	176,320
Sales of goods to associated companies	(233)	(196)	(610)	(613)
Rental income from associated company	(139)	(139)	(557)	(557)
Rental income from jointly controlled entity	-	-	-	(463)
			<u>-</u>	<u>(463)</u>

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 JULY 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 financial year	Preceding financial year	
	31.7.2025 RM'000	31.7.2024 RM'000		31.7.2025 RM'000	31.7.2024 RM'000	
Revenue	1,192,603	1,168,340	2.1%	4,517,709	4,475,599	0.9%
Operating profit	212,413	177,209	19.9%	742,064	736,534	0.8%
Profit attributable to owners of the Company	154,329	135,859	13.6%	530,750	545,209	-2.7%

(i) Current quarter review

For the current financial quarter ended 31 July 2025, the Group record a revenue of RM1.19 billion, marginal increase compared to RM1.17 billion recorded in the preceding year corresponding quarter. Meanwhile, the Group's operating profit stood at RM212.4 million, reflecting an increase of 19.9% compared to RM177.2 million achieved in the preceding year corresponding quarter.

Packaging revenue stood at RM612.5 million, reflecting a decrease of 6.0% compared to RM651.3 million in the preceding year corresponding quarter. The decrease was mainly attributed to softer export sales amid a challenging market environment and unfavourable foreign exchange movements. Packaging's operating profit recorded at RM42.2 million compared to RM45.2 million in the preceding year corresponding quarter.

Property revenue stood at RM580.1 million, reflecting an increase of 12.2% compared to RM517.0 million recorded in the preceding year corresponding quarter. The higher revenue was contributed by steady construction progress for its ongoing projects as well as new launches in Sungai Dua, Ipoh, Jenjarom, Bandar Jasin and Pulau. In tandem with the higher revenue recorded, operating profit increased to RM170.2 million compared to RM132.0 million recorded in the preceding year corresponding quarter.

(ii) 12-month review

For the financial year ended 31 July 2025, the Group's recorded its highest revenue of RM 4.52 billion compared to preceding financial year of RM 4.48 billion. Operating profit also came in higher at RM742.1 million compared to preceding financial year of RM736.5 million.

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

B1 Review of performance (Cont'd)

(ii) 12-month review (Cont'd)

Packaging revenue for the current financial year stood at RM2.48 billion, reflecting a 4.3% decrease from RM2.59 billion in preceding financial year. The decline was mainly attributable to softer demand from export markets, increased market competition and unfavourable foreign exchange movements. Operating profit for Packaging division recorded at RM149.8 million, compared to RM218.0 million in the preceding financial year. The decrease in profit was mainly attributed to heightened competitive pricing pressures within the market.

Property revenue increased to RM2.03 billion for the current financial year, up from RM1.88 billion in the preceding financial year. In tandem, operating profit rose to RM592.3 million compared to RM518.5 million in the preceding financial year. The improved performance was mainly contributed from higher sales and steady construction progress across on-going projects as well as resilient take-up rates for new launches comprising more than 7,000 units of properties during the financial year.

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

	Current quarter	Preceding quarter	Changes %
	31.7.2025 RM'000	30.4.2025 RM'000	
Revenue	1,192,603	1,110,547	7.4%
Profit before tax	210,152	176,055	19.4%
Profit attributable to owners of the Company	154,329	123,868	24.6%

The Group's revenue for the current financial quarter increased to RM1.19 billion, compared to RM1.11 billion in the preceding financial quarter. The increase was mainly contributed from the Property Division, while revenue from the Packaging Division remained stable quarter-on-quarter. In line with the higher sales from the Property Division, the Group's profit before tax came in higher at RM210.2 million for the current financial quarter, compared to RM176.1 million in the preceding quarter.

B3 Current financial year prospects

Packaging Division continues to operate in a dynamic and challenging environment, marked by intense industry competition, inflationary pressures, foreign currency volatility and geopolitical uncertainties such as trade tensions and soft market sentiment.

The Group 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 installation of rooftop solar photovoltaic (PV) systems has been completed, contributing to lower energy costs and reduced Scope 2 emissions, underscoring our commitment to integrating sustainability into our operations.

The Packaging Division remains committed to enhancing its competitiveness and exploring new markets for the coming financial year.

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

B3 Current financial year prospects (Cont'd)

Property Division maintains a positive outlook for the affordable housing segment, underpinned by steady demand and robust lineup of development products in strategic locations. The supportive government initiatives that enhance homeownership accessibility and the recent reduction in the Overnight Policy Rate (OPR) to 2.75% further strengthens this outlook, providing a conducive environment for the property sector and sustaining demand for affordable homes.

The Property Division's higher revenue and profit was driven by resilient take-up rates and construction works advancing in tandem with project progress. Building on its strong performance in 2025 and the encouraging demand for ongoing development in Sungai Dua (Penang), Sungai Petani (Kedah), Ipoh (Perak), Jenjarom (Selangor), Jasin (Melaka), Pulau and Bandar Kulai (Johor), the Property Division is preparing to roll out a stronger pipeline of new launches in 2026.

Following the completion of land acquisitions in Muar, Bestari Jaya, Jawi, Pulau and Paya Rumpit during the financial year, the Property Division has further strengthened its development pipeline and is well-positioned to capitalise on market opportunities and drive sustained growth in the years ahead. With over 42,000 affordable homes completed to date, we are making solid progress towards our goal of delivering 50,000 affordable homes by 2028.

The Property Division remains on track to sustain its growth trajectory and deliver consistent performance in the next 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 were as follows:

	3 months ended		12 months ended	
	31.7.2025	31.7.2024	31.7.2025	31.7.2024
	RM'000	RM'000	RM'000	RM'000
In respect of current quarter:				
- Income tax	54,095	37,834	172,030	163,096
- Deferred taxation	(7,774)	(1,666)	(1,949)	(1,010)
In respect of prior year:				
- Income tax	(666)	1,084	(666)	1,084
- Deferred taxation	736	(3,472)	736	(3,472)
	<u>46,391</u>	<u>33,780</u>	<u>170,151</u>	<u>159,698</u>

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

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 (“SciPack”)

On 12 September 2025, the Company announced that it has served a letter of offer requesting SciPack 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 SciPack other than the Company (the “Non-Entitled Shareholder”) whose names appear in the record of depositors of SciPack as at the close of business on an entitlement date to be determined and announced later by the board of SciPack (“Entitled Shareholders”) will receive a cash repayment of RM1.50 for each ordinary share in SciPack (“SciPack Share(s)”), which represents a total cash repayment sum of RM147,824,035.50. The Proposed SCR will result in the cancellation of the existing SciPack Shares held by the Entitled Shareholders. The remaining SciPack Shares which are not cancelled will continue to be held by the Company. Accordingly, the Company will own 100% equity interest in SciPack (excluding treasury shares) upon completion of the Proposed SCR, and in turn, SciPack will become a wholly-owned subsidiary of the Company. For the avoidance of doubt, the existing 550,100 treasury shares held by SciPack will be cancelled after the completion of the Proposed SCR.

The contents and terms of the Proposed SCR is subject to the deliberation of the board of SciPack (save for the interested directors), who will consider and deliberate on whether to table the Proposed SCR to the shareholders for their consideration and approval. The Proposed SCR is open for acceptance from the date of the SCR Offer Letter to 26 September 2025.

B7 Borrowings and debt securities

As at 31 July 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	-	145,087	145,087
Denominated in RM			
- Trade financing	-	1,235,110	1,235,110
Total	1,060,000	1,380,197	2,440,197

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

B7 Borrowings and debt securities (Cont'd)

As at 31 July 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	-	89,841	89,841
Denominated in RM - Trade financing	-	773,188	773,188
Total	70,000	863,029	933,029

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 interim dividend of 6 sen per ordinary share (single tier final dividend for financial year 2024 of 6 sen per ordinary share). The dividend will be payable on 23 January 2026, subject to shareholders' approval at the forthcoming Annual General Meeting of the Company.

B10 Earnings per share

		3 months ended		12 months ended	
		31.7.2025	31.7.2024	31.7.2025	31.7.2024
(i) Basic earnings per share					
Profit attributable to owners of the Company	(RM'000)	154,329	135,859	530,750	545,209
Weighted average number of ordinary shares in issue	('000)	1,556,268	1,551,268	1,554,857	1,551,199
Basic earnings per share	(sen)	9.92	8.76	34.13	35.15

(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 year 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 September 2025