



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

QUARTERLY REPORT

Quarterly report on consolidated results for the financial quarter ended 30 April 2026

The figures have not been audited.

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS

For the nine months ended 30 April 2026

| | INDIVIDUAL QUARTER | | CUMULATIVE QUARTER | |
|--|---|---|---|--|
| | Current year quarter 30.4.2026 RM'000 | Preceding year corresponding quarter 30.4.2025 RM'000 | Current year to date 30.4.2026 RM'000 | Preceding year corresponding period 30.4.2025 RM'000 |
| Revenue | 1,117,855 | 1,110,547 | 3,408,853 | 3,325,106 |
| Operating profit | 202,754 | 177,508 | 599,730 | 529,651 |
| Interest expense | (7,025) | (6,304) | (20,704) | (15,930) |
| Investing results | 3,423 | 4,851 | 11,819 | 11,381 |
| Profit before tax | 199,152 | 176,055 | 590,845 | 525,102 |
| Taxation | (48,325) | (42,058) | (141,374) | (123,760) |
| Profit for the quarter / period | 150,827 | 133,997 | 449,471 | 401,342 |
| Profit attributable to: | | | | |
| Owners of the Company | 142,166 | 123,868 | 420,255 | 376,421 |
| Non-controlling interests | 8,661 | 10,129 | 29,216 | 24,921 |
| Profit for the quarter / period | 150,827 | 133,997 | 449,471 | 401,342 |
| Earnings per share attributable to owners of the Company (sen per share) | | | | |
| - Basic | 9.14 | 7.96 | 27.00 | 24.22 |

(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)



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QUARTERLY REPORT

Quarterly report on consolidated results for the financial quarter ended 30 April 2026
 The figures have not been audited.

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
For the nine months ended 30 April 2026

| | INDIVIDUAL QUARTER | | CUMULATIVE QUARTER | |
|---|---|---|---|--|
| | Current year quarter 30.4.2026 RM'000 | Preceding year corresponding quarter 30.4.2025 RM'000 | Current year to date 30.4.2026 RM'000 | Preceding year corresponding period 30.4.2025 RM'000 |
| Profit for the quarter /period | 150,827 | 133,997 | 449,471 | 401,342 |
| Other comprehensive loss, net of income tax: Items that may be reclassified subsequently to profit or loss: | | | | |
| - Foreign currency translation of foreign operations | (3,176) | (2,693) | (24,582) | (28,213) |
| Other comprehensive loss for the quarter / period, net of income tax | (3,176) | (2,693) | (24,582) | (28,213) |
| Total comprehensive income for the quarter / period, net of income tax | 147,651 | 131,304 | 424,889 | 373,129 |
| Total comprehensive income for the quarter / period attributable to: | | | | |
| Owners of the Company | 140,721 | 120,264 | 402,959 | 357,538 |
| Non-controlling interests | 6,930 | 11,040 | 21,930 | 15,591 |
| | 147,651 | 131,304 | 424,889 | 373,129 |

(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 30 April 2026

| | AS AT CURRENT FINANCIAL QUARTER ENDED 30.4.2026 RM'000 | AS AT PRECEDING FINANCIAL YEAR ENDED 31.7.2025 RM'000 |
|---|---|--|
| | (Unaudited) | (Audited) |
| ASSETS | | |
| Non-current assets | | |
| Property, plant and equipment | 1,590,006 | 1,637,244 |
| Right-of-use assets | 3,506 | 3,853 |
| Investment properties | 4,970 | 4,970 |
| Land held for property development | 3,421,151 | 3,413,998 |
| Investment in associates | 108,206 | 102,722 |
| Other investments | 33,142 | 33,142 |
| Deferred tax assets | 12,387 | 19,679 |
| Goodwill | 305,022 | 305,022 |
| | 5,478,390 | 5,520,630 |
| Current assets | | |
| Property development costs | 617,871 | 633,863 |
| Inventories | 265,739 | 329,853 |
| Trade and other receivables | 1,091,021 | 999,731 |
| Contract assets | 227,007 | 139,266 |
| Cash and cash equivalents | 155,032 | 445,614 |
| | 2,356,670 | 2,548,327 |
| TOTAL ASSETS | 7,835,060 | 8,068,957 |
| EQUITY AND LIABILITIES | | |
| Capital and reserves | | |
| Share capital | 727,281 | 727,244 |
| Reserves | 3,676,138 | 3,396,658 |
| Equity attributable to owners of the Company | 4,403,419 | 4,123,902 |
| Non-controlling interests | 159,983 | 261,158 |
| Total equity | 4,563,402 | 4,385,060 |
| Non-current liabilities | | |
| Borrowings | 1,060,000 | 1,060,000 |
| Lease liabilities | 1,430 | 1,532 |
| Retirement benefits obligations | 55,744 | 52,830 |
| Deferred tax liabilities | 107,148 | 106,593 |
| | 1,224,322 | 1,220,955 |
| Current liabilities | | |
| Borrowings | 1,120,087 | 1,380,197 |
| Lease liabilities | 2,125 | 2,368 |
| Trade and other payables | 745,841 | 903,551 |
| Contract liabilities | 112,469 | 117,826 |
| Tax liabilities | 66,814 | 59,000 |
| | 2,047,336 | 2,462,942 |
| Total liabilities | 3,271,658 | 3,683,897 |
| TOTAL EQUITY AND LIABILITIES | 7,835,060 | 8,068,957 |
| Net assets per share attributable to owners of the Company (RM) | 2.83 | 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
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(Incorporated in Malaysia)

**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE NINE MONTHS ENDED 30 APRIL 2026**

| | 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 | - | - | - | - | - | 420,255 | 420,255 | 29,216 | 449,471 |
| Other comprehensive loss for the period | - | - | - | (17,296) | - | - | (17,296) | (7,286) | (24,582) |
| Total comprehensive income for the period | - | - | - | (17,296) | - | 420,255 | 402,959 | 21,930 | 424,889 |
| Capital injection in a subsidiary by non-controlling interest | - | - | - | - | - | - | - | 250 | 250 |
| Acquisition of additional interest in an existing subsidiary | - | - | - | - | - | (3,388) | (3,388) | (11,636) | (15,024) |
| Issuance of ordinary shares pursuant to exercise of warrants | 37 | - | - | - | - | - | 37 | - | 37 |
| Share capital reduction by an existing subsidiary | - | - | - | - | - | (25,914) | (25,914) | (106,910) | (132,824) |
| Expenses in relation to share capital reduction | - | - | - | - | - | (801) | (801) | - | (801) |
| Dividends | - | - | - | - | - | (93,376) | (93,376) | (4,809) | (98,185) |
| As at 30 April 2026 | 727,281 | (1) | 109,144 | (24,280) | (1,705) | 3,592,980 | 4,403,419 | 159,983 | 4,563,402 |
| 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 |
| Capital injection in a subsidiary by non-controlling interest | - | - | - | - | - | - | - | 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 |

(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)

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW
For the nine months ended 30 April 2026

| | 9 MONTHS ENDED 30.4.2026 RM'000 | 9 MONTHS ENDED 30.4.2025 RM'000 |
|--|--|--|
| CASH FLOWS FROM/(USED IN) OPERATING ACTIVITIES | | |
| Profit before taxation | 590,845 | 525,102 |
| Adjustments | 116,431 | 107,034 |
| Operating profits before working capital changes | <u>707,276</u> | <u>632,136</u> |
| Movement in working capital: | | |
| Decrease in inventories | 62,897 | 101,378 |
| Decrease in development properties | 65,453 | 132,023 |
| Increase in receivables | (166,276) | (100,812) |
| Decrease in payables | (159,932) | (173,903) |
| Cash generated from operations | <u>509,418</u> | <u>590,822</u> |
| Taxation paid | (127,626) | (127,004) |
| Gratuity and retirement benefits paid | (1,874) | (1,945) |
| Net cash from operating activities | <u>379,918</u> | <u>461,873</u> |
| CASH FLOWS FROM/(USED IN) INVESTING ACTIVITIES | | |
| Acquisition of a subsidiary, net of cash and cash equivalents acquired | - | (12,036) |
| Purchase of additional interest in an existing subsidiary | (15,024) | - |
| Share capital reduction by an existing subsidiary | (132,824) | - |
| Purchase of property, plant and equipment | (82,437) | (142,045) |
| Deposit paid for purchase of plant and equipment | (13,620) | (46,072) |
| Payment relating to land proprietor's entitlement | (19,994) | - |
| Purchase of land held for property development | - | (1,300,577) |
| Deposit paid for purchase of land held for property development | (1,039) | (42,352) |
| Proceeds from capital injection in a subsidiary | | |
| by non-controlling interests | 250 | 15,000 |
| Proceeds from disposal of property, plant and equipment | 495 | 1,864 |
| Dividend income received | 6,591 | 4,237 |
| Interest received | 5,594 | 4,945 |
| Net cash used in investing activities | <u>(252,008)</u> | <u>(1,517,036)</u> |
| CASH FLOWS FROM/(USED IN) FINANCING ACTIVITIES | | |
| Dividends paid to: | | |
| Shareholders of the Company | (93,376) | (93,376) |
| Non-controlling shareholders of subsidiary | (4,809) | (26,098) |
| Proceeds from exercise of warrants in the Company | 37 | 21,500 |
| Expenses incurred in relation to share capital reduction | (801) | - |
| Issuance of Sukuk | - | 990,000 |
| Net (repayment)/drawdown of short term borrowings | (260,110) | 137,817 |
| Repayment of lease liabilities | (2,198) | (2,550) |
| Finance cost paid | (57,235) | (39,792) |
| Net cash (used in) / from financing activities | <u>(418,492)</u> | <u>987,501</u> |
| NET CHANGE IN CASH AND CASH EQUIVALENTS | <u>(290,582)</u> | <u>(67,662)</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>155,032</u> | <u>184,696</u> |
| Cash and cash equivalents in the cash flow statement comprise : | | |
| Cash and bank balances | 119,646 | 107,038 |
| Short term deposits | 35,386 | 77,658 |
| | <u>155,032</u> | <u>184,696</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 30 APRIL 2026

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 period under review, except for the followings:-

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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 8,623 new ordinary shares pursuant to the exercise of 8,623 warrants at the exercise price of RM4.30 per warrant.

As at 30 April 2026, the total number of issued shares of the Company was 1,556,277,014 ordinary shares, out of which 100 ordinary shares were held as treasury shares. The warrants have expired on 14 January 2026 and the remaining unexercised warrants of 98,276,380 had lapsed.

A7 Dividends paid

The amount of dividend paid by the Company since 31 July 2025 was as follows:

| | |
|---|--------|
| | RM'000 |
| In respect of the financial year ended 31 July 2025: | |
| Single tier final dividend of 6 sen per ordinary share declared on 17 December 2025 and paid on 23 January 2026 | 93,376 |

A8 Segment information

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

9 months ended 30 April 2026

| | Packaging RM'000 | Property Development RM'000 | Total RM'000 |
|------------------------|---------------------|-----------------------------------|-----------------|
| Revenue | 1,885,409 | 1,523,444 | 3,408,853 |
| Results | | | |
| Operating profit | 169,923 | 429,807 | 599,730 |
| Investing results | | | 11,819 |
| Interest expense | | | (20,704) |
| Profit before taxation | | | 590,845 |

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 |

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A9 Disclosure items

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

| | 3 months ended | | 9 months ended | |
|---|----------------|-----------|----------------|-----------|
| | 30.4.2026 | 30.4.2025 | 30.4.2026 | 30.4.2025 |
| | RM'000 | RM'000 | RM'000 | RM'000 |
| (a) Interest income | (1,923) | (1,728) | (5,270) | (4,579) |
| (b) Other income | (2,013) | (1,838) | (6,011) | (4,972) |
| (c) Interest expense | 6,983 | 6,238 | 20,578 | 15,744 |
| (d) Interest on lease liabilities | 42 | 66 | 126 | 186 |
| (e) Depreciation of property, plant and equipment | 34,502 | 33,926 | 102,982 | 100,434 |
| (f) Depreciation of right-of-use assets | 720 | 995 | 2,205 | 2,688 |
| (g) Net provision/ (write back) of receivables | 29 | 108 | (19) | (76) |
| (h) Net provision of inventories | 1,435 | 1,489 | 1,218 | 1,855 |
| (i) Gain on disposal of property, plant and equipment | (338) | (384) | (33) | (1,348) |
| (j) Property, plant and equipment written off | - | - | 69 | 1,232 |
| (k) Net foreign exchange loss | 551 | 6,572 | 3,363 | 8,972 |
| (l) Fair value gain of money market deposits | (92) | (107) | (324) | (366) |

In the current financial quarter and current financial year-to-date ended 30 April 2026, 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.

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 as disclosed in Note B6.

A13 Contingent liabilities

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

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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 30.4.2026 RM'000 | As at 30.4.2025 RM'000 |
|---|------------------------------|------------------------------|
| Approved and contracted for: | | |
| Purchase of plant and machinery | 24,739 | 53,549 |
| Balance payment for purchase of land held for development | 9,350 | 381,168 |
| | 34,089 | 434,717 |

A15 Related party transactions

The Group's related party transactions in the current financial quarter and current financial year-to-date ended 30 April 2026 were as follows:

| | 3 months ended | | 9 months ended | |
|---|---------------------|---------------------|---------------------|---------------------|
| | 30.4.2026 RM'000 | 30.4.2025 RM'000 | 30.4.2026 RM'000 | 30.4.2025 RM'000 |
| Purchase of goods from associated companies | 45,088 | 42,764 | 132,356 | 127,907 |
| Sales of goods to associated companies | (203) | (128) | (564) | (377) |
| Rental income from associated company | (140) | (140) | (418) | (418) |
| | | | | |

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ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS
OF BURSA MALAYSIA SECURITIES BERHAD
INTERIM FINANCIAL REPORT
FOR THE FINANCIAL QUARTER ENDED 30 APRIL 2026

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

B1 Review of performance

| | INDIVIDUAL QUARTER | | Changes % | CUMULATIVE QUARTER | | Changes % |
|--|----------------------|--------------------------------------|--------------|----------------------|-------------------------------------|--------------|
| | Current year quarter | Preceding year corresponding quarter | | Current year-to-date | Preceding year corresponding period | |
| | 30.4.2026 RM'000 | 30.4.2025 RM'000 | | 30.4.2026 RM'000 | 30.4.2025 RM'000 | |
| Revenue | 1,117,855 | 1,110,547 | 0.7% | 3,408,853 | 3,325,106 | 2.5% |
| Operating profit | 202,754 | 177,508 | 14.2% | 599,730 | 529,651 | 13.2% |
| Profit attributable to owners of the Company | 142,166 | 123,868 | 14.8% | 420,255 | 376,421 | 11.6% |

(i) Current quarter review

For the current financial quarter ended 30 April 2026, the Group's revenue remained steady at RM1.12 billion. Operating profit stood at RM202.8 million, reflecting an increase of 14.2% compared to RM177.5 million recorded in the preceding year corresponding quarter.

Packaging revenue stood at RM630.0 million, an increase of 2.5% compared to RM614.8 million in the preceding year corresponding quarter, supported by higher sales volume. Operating profit increased to RM73.2 million compared to RM34.5 million in the preceding year corresponding quarter. The increase in operating profit was attributable to the overall improvement in market sentiment, coupled with improved margins driven by prevailing market conditions, and optimisation of product mix.

Property revenue stood at RM487.8 million, reflecting a decrease of 1.6% compared to RM495.8 million recorded in the preceding year corresponding quarter. The lower revenue was mainly attributable to the timing of several new project launches scheduled for the coming quarter. Operating profit stood at RM129.5 million compared to RM143.0 million recorded in the preceding year corresponding quarter.

(ii) 9-month review

For the 9-month financial period ended 30 April 2026, the Group recorded higher revenue of RM3.41 billion, compared to preceding year corresponding period of RM3.33 billion. Operating profit rose to RM599.7 million, from RM529.7 million in the preceding year corresponding period.

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B1 Review of performance (Cont'd)

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

Packaging revenue for the period under review remained stable at RM1.89 billion. Operating profit recorded at RM169.9 million, an increase of 57.9% compared to RM107.6 million recorded in the preceding year corresponding period. The better performance was mainly attributable to overall improvement in market sentiment during the current financial period, coupled with improved margins driven by prevailing market conditions, favourable product mix, and enhanced operational efficiency.

Property revenue for the period under review stood at RM1.52 billion, reflecting a 4.8% increase from RM1.45 billion in the preceding year corresponding period. Operating profit came in correspondingly higher at RM429.8 million compared to the preceding year corresponding period of RM422.1 million. The improved performance was mainly driven by resilient take up for new project launches and steady construction progress across ongoing projects.

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

| | Current quarter | Preceding quarter | Changes % |
|--|---------------------|---------------------|-----------|
| | 30.4.2026 RM'000 | 31.1.2026 RM'000 | |
| Revenue | 1,117,855 | 1,135,859 | -1.6% |
| Profit before tax | 199,152 | 189,960 | 4.8% |
| Profit attributable to owners of the Company | 142,166 | 135,180 | 5.2% |

The Group's revenue remained stable at RM1.12 billion for the current financial quarter, compared to RM1.14 billion recorded in the preceding financial quarter. The Group's profit before tax increased to RM199.2 million from RM190.0 million in the preceding quarter, mainly contributed from Packaging Division.

B3 Current financial year prospects

Packaging Division continues to face a challenging outlook amid ongoing geopolitical tensions. These conditions have resulted in energy price volatility, while placing additional pressure on supply chains and logistics, contributing to overall market instability.

To mitigate these challenges, the Division has undertaken proactive measures to ensure operational stability and supply reliability. The Division also continues to engage closely with customers to manage market uncertainties and ensure stable supply. In addition, ongoing cost optimisation and operational efficiency initiatives are being implemented to enhance resilience and competitiveness.

Moving forward, the Division will continue to closely monitor market developments and remain vigilant and agile in navigating market uncertainties while strengthening its long-term resilience and competitiveness. Nevertheless, the Division is expected to achieve satisfactory results for the financial year.

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B3 Current financial year prospects (Cont'd)

Property Division is well-placed to strengthen its position within the affordable housing segment, supported by its established track record and sustained demand for its value-driven offerings. Marked by active project execution, healthy take-up across ongoing developments and expansion of its township pipeline, the Division remains committed to deliver quality and value-driven homes.

The Division has three new township developments in its pipeline — the 528-acre Scientex Melaka in Cheng, the 228-acre Scientex SP Astana in Sungai Petani, Kedah, and the 826-acre Scientex Bestari Jaya in Selangor, each offering a compelling combination of accessible pricing, connectivity, and comprehensive township living. Together, these new townships are expected to further broaden the Division's geographical presence and contribute positively to its medium to long term growth.

Construction across the Division's ongoing developments is advancing steadily, with progressive billings driving consistent revenue recognition. In parallel, the Division is focused on executing current projects on schedule while identifying land acquisition opportunities that meet its strategic criteria, ensuring the sustainability of its development pipeline.

Looking ahead, the Division is poised to deliver satisfactory performance for the 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 | |
|--------------------------------|----------------|---------------|----------------|----------------|
| | 30.4.2026 | 30.4.2025 | 30.4.2026 | 30.4.2025 |
| | RM'000 | RM'000 | RM'000 | RM'000 |
| In respect of current quarter: | | | | |
| - Income tax | 53,298 | 34,663 | 133,823 | 117,935 |
| - Deferred taxation | (4,973) | 7,395 | 7,551 | 5,825 |
| | <u>48,325</u> | <u>42,058</u> | <u>141,374</u> | <u>123,760</u> |

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:-

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 ("the Act") ("SCR").

On 24 November 2025, the special resolution in respect of the 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 SCR pursuant to Section 116 of the Act to give effect to the SCR ("the Order"). On 9 February 2026, the High Court had on even date granted the Order. SPAK had on 2 March 2026 lodged the Order with the Registrar of Companies. Accordingly, the resolution for the SCR took effect on 2 March 2026 pursuant to Section 116(6) of the Act. On 10 March 2026, the settlement of the SCR offer price of RM1.50 for each ordinary share in SPAK has been effected in favour of the entitled shareholders of SPAK. As such, the SCR was completed on 10 March 2026.

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B6 Status of corporate proposals (Cont'd)

Upon the completion of the SCR, the Company owns 100% equity interest in SPAK (excluding treasury shares). SPAK became a wholly-owned subsidiary of the Company. On 10 March 2026, SPAK cancelled its existing 550,100 treasury shares and submitted an application to Bursa Malaysia Securities Berhad (“Bursa Securities”) to delist SPAK’s securities and withdraw its listing status from the Official List of Bursa Securities. The entire issued shares of SPAK were removed from the Official List of Bursa Securities with effect from 9.00 am on 25 March 2026.

B7 Borrowings and debt securities

| As at 30 April 2026 | 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 | - | 69,675 | 69,675 |
| <u>Unsecured</u> | | | |
| Denominated in RM | | | |
| - Trade financing | - | 964,459 | 964,459 |
| Denominated in JPY | | | |
| - Trade financing | - | 85,953 | 85,953 |
| Total | 1,060,000 | 1,120,087 | 2,180,087 |

| 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 |
| Denominated in JPY | | | |
| - Trade financing | - | 25,800 | 25,800 |
| <u>Unsecured</u> | | | |
| Denominated in RM | | | |
| - Trade financing | - | 848,152 | 848,152 |
| Denominated in JPY | | | |
| - Trade financing | - | 132,186 | 132,186 |
| Total | 1,060,000 | 1,006,138 | 2,066,138 |

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

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 2026, the Board of Directors declared a single tier interim dividend of 6 sen per ordinary share (single tier interim dividend for financial year 2025 of 6 sen per ordinary shares), payable on 17 July 2026.

B10 Earnings per share

| (i) Basic earnings per share | | 3 months ended | | 9 months ended | |
|---|----------|----------------|-----------|----------------|-----------|
| | | 30.4.2026 | 30.4.2025 | 30.4.2026 | 30.4.2025 |
| Profit attributable to owners of the Company | (RM'000) | 142,166 | 123,868 | 420,255 | 376,421 |
| Weighted average number of ordinary shares in issue | ('000) | 1,556,277 | 1,556,268 | 1,556,272 | 1,554,382 |
| Basic earnings per share | (sen) | 9.14 | 7.96 | 27.00 | 24.22 |

(ii) Fully diluted earnings per share

There was no dilution in earnings per share as there were no dilutive potential ordinary shares as at 30 April 2026.

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

10 June 2026