PRESS RELEASE

Scientex 4Q26 net profit up 29.5% to RM199.9 million on higher Packaging and Property contributions

- ***Delivers record-high net profit of RM620.2 million on RM4.81 billion revenue for FY2026***
- ***Proposes final dividend of 6.0 sen per share in respect of FY2026, subject to shareholders' approval at forthcoming AGM***

Shah Alam, Selangor, Malaysia, 9 September 2026 – Global packaging manufacturer and leading property developer **Scientex Berhad** (Scientex, 森德公司, Bloomberg: SCI MK) recorded a 29.5% increase in net profit to RM199.9 million for the fourth quarter ended 31 July 2026 (4Q26) from RM154.3 million in the previous corresponding quarter, supported by improved contributions from both its Packaging and Property Divisions.

Group revenue grew 17.7% to RM1.40 billion in 4Q26 from RM1.19 billion a year ago, underpinned by double-digit revenue growth across both divisions.

Within the packaging division, revenue expanded 18.4% to RM725.3 million in 4Q26, compared to RM612.5 million previously, supported by steady sales volume and higher selling prices. The division's operating profit more than doubled to RM87.5 million versus RM42.2 million in the same quarter last year, contributed by both the industrial and consumer product segments, as well as better margins arising from prevailing market conditions and an optimised product mix.

Similarly, the property division saw its revenue rise 17.0% to RM678.9 million in 4Q26 from RM580.1 million, attributed to steady progressive revenue recognition from ongoing projects and sales from new launches. The division also registered stronger unit sales, supported by encouraging take-up rates from its new property launches in the Central and Melaka Regions. In tandem with the higher revenue, operating profit climbed 14.1% to RM194.3 million, up from RM170.2 million.

"FY2026 concluded on a solid footing, driven by robust contributions from our packaging and property divisions.

The packaging division registered improved performance while navigating a dynamic operating environment. We will continue to invest in expanding our capacity and upgrading our facilities to strengthen operational efficiency and competitiveness, while exploring strategic M&A opportunities in the region.

Meanwhile, our property division continues to see healthy demand for affordable housing, with positive market reception to our FY2026 launches totalling RM2.83 billion. Having completed over 47,800 affordable homes across Peninsular Malaysia, we are progressing towards our Vision 2028 goal of 50,000 homes. Our focus is on rolling out more launches across our latest townships."

Mr. Lim Peng Jin (林炳仁),
CEO, Scientex Berhad

For the financial year ended 31 July 2026 (FY2026), the Group registered a 6.5% increase in revenue to RM4.81 billion, compared to RM4.52 billion previously. Meanwhile, net profit stood at a record high of RM620.2 million in FY2026, rising by 16.8% from RM530.8 million.

The Group’s packaging division delivered RM2.61 billion in revenue, up 5.1% compared to RM2.48 billion in the preceding year. Operating profit grew 71.9% to RM257.4 million, from RM149.8 million. The better performance was attributable to improved market sentiment, coupled with better margins driven by prevailing market conditions, favourable product mix and operational efficiency.

In the property division, revenue rose 8.3% to RM2.20 billion versus RM2.03 billion. Operating profit increased 5.4% to RM624.1 million, from RM592.3 million. The growth stemmed from higher sales, supported by record unit sales during the 12-month period under review, with contributions from projects across the Southern, Northern, Central and Melaka Regions, as well as steady construction progress.

In 4Q26, the property division rolled out new launches across its latest townships, Scientex SP Astana, Scientex Bestari Jaya, Scientex Cheng, and Scientex Muar. The maiden launches in Bestari Jaya and Muar garnered positive market reception, while new launches in SP Astana and Cheng recorded encouraging take-up.

The property division also maintained its pace of execution across its established developments, including Scientex Sungai Dua and Scientex Jawi in the Northern Region, as well as Scientex Bandar Kulai and Scientex Pulai 4 in Johor, with new phases continuing to be well received.

Scientex recommended a single-tier final dividend of 6 sen per share in respect of FY2026. Together with the interim dividend of 6 sen per share paid on 17 July 2026, total dividends amount to 12 sen per share or RM186.8 million, representing 30.1% of the Group’s net profit in FY2026. The final dividend has an ex-date on 4 January 2027 and will be payable on 21 January 2027, subject to shareholders’ approval at the forthcoming Annual General Meeting.

About Scientex Berhad (森德公司, www.scientex.com.my)

Scientex Berhad (Scientex) is a leading manufacturer in flexible plastic packaging and a prominent developer of quality affordable homes in Malaysia.

Established in 1968, our drive to achieve continuous growth has seen us become one of the world's top manufacturers of stretch film and an integrated flexible plastic packaging producer with a presence across the packaging value chain, from stretch films, base films and printed films to bags and multi-layered flexible plastic packaging solutions used in industrial and consumer packaging.

To date, Scientex has 18 manufacturing plants across Malaysia, Vietnam and the United States of America; as well as sales offices in 9 countries, namely, Australia, Indonesia, Japan, Myanmar, New Zealand, Philippines, Singapore, Thailand and USA. Approximately 70% of its packaging products are exported to over 60 countries worldwide.

Scientex's property arm has township development projects in Pasir Gudang, Kulai, Skudai, Senai, Pulai, Kota Tinggi and Muar (all in Johor), Ayer Keroh, Durian Tunggal, Jasin and Cheng (all in Melaka), Seremban (Negeri Sembilan), Rawang, Kundang Jaya, Jenjarom, Cheras and Bestari Jaya (all in Selangor), Ipoh (Perak), Tasek Gelugor, Sungai Dua and Jawi (all in Penang), as well as Sungai Petani (Kedah). To date, Scientex has delivered RM14.3 billion worth of properties and has projects-in-hand of RM5.7 billion.

Issued for and on behalf of SCIENTEX BERHAD by Aquilas Advisory (Malaysia) Sdn Bhd

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