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Company No.: 196801000264 (7867-P)

FY2026
Corporate Update & Financial Results Presentation

9 September 2026

IR Adviser

AQUILAS
Creating Market Value

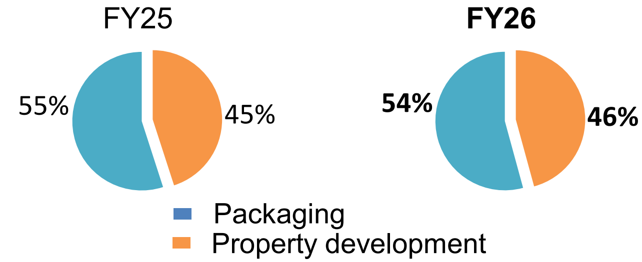
Powered by Twin Engines

FINANCIAL PERFORMANCE

Twin-engine strategy continues to deliver growth… FY26 revenue lifted by both property and packaging…

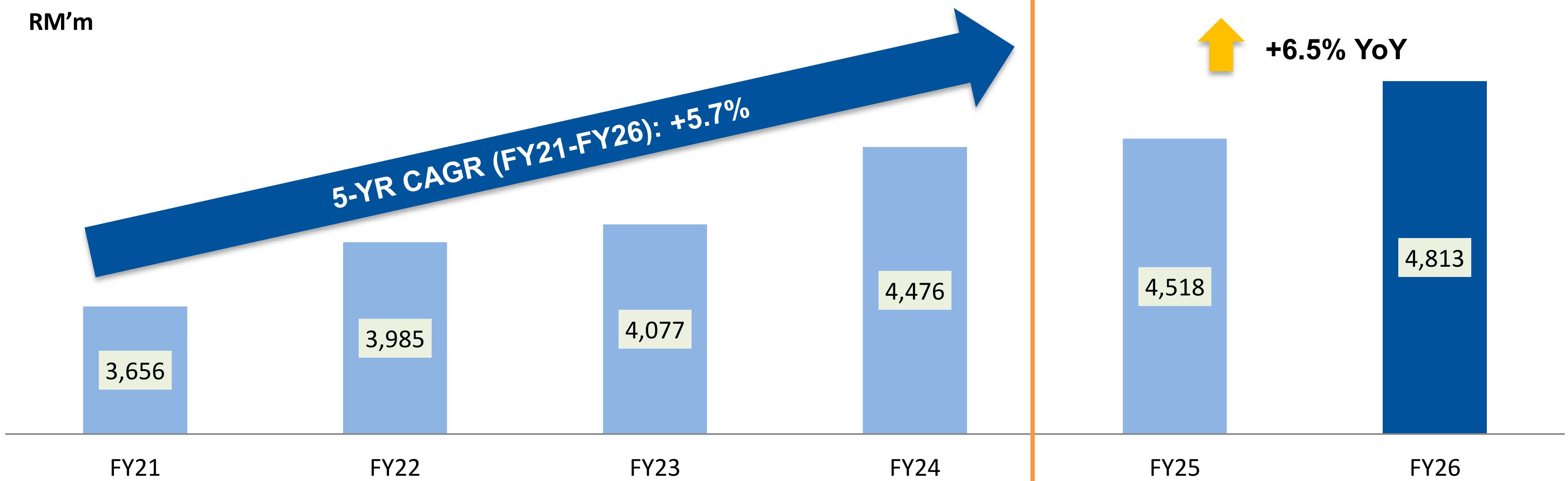
- FY26 property development revenue rose +8.3% YoY, driven by higher sales and contributions from projects across the Northern, Central, Melaka and Southern Regions, as well as steady construction progress
- FY26 packaging revenue increased +5.1% YoY supported by improved market sentiment and higher selling prices

Revenue by segment



Group revenue

RM'm

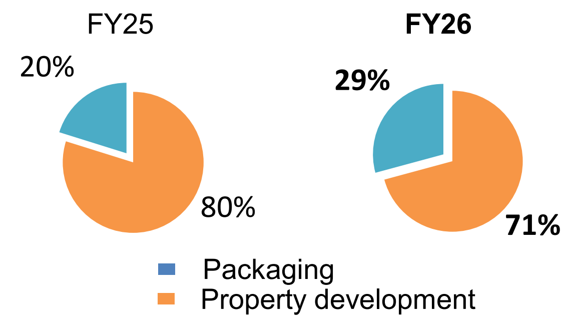


Revenue Performance

Record FY2026 operating profit driven by favourable packaging product mix and operational efficiency, together with record sales in property division…

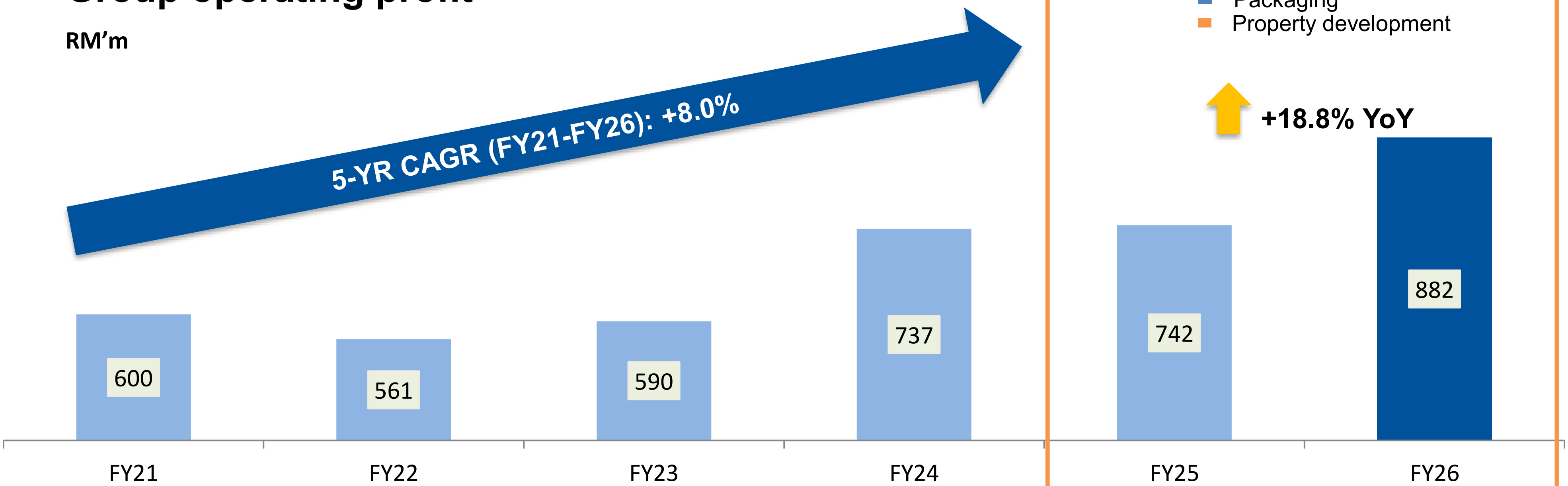
- FY26 group operating profit recorded +18.8% growth, supported by improved contributions from both packaging and property

Operating profit by segment



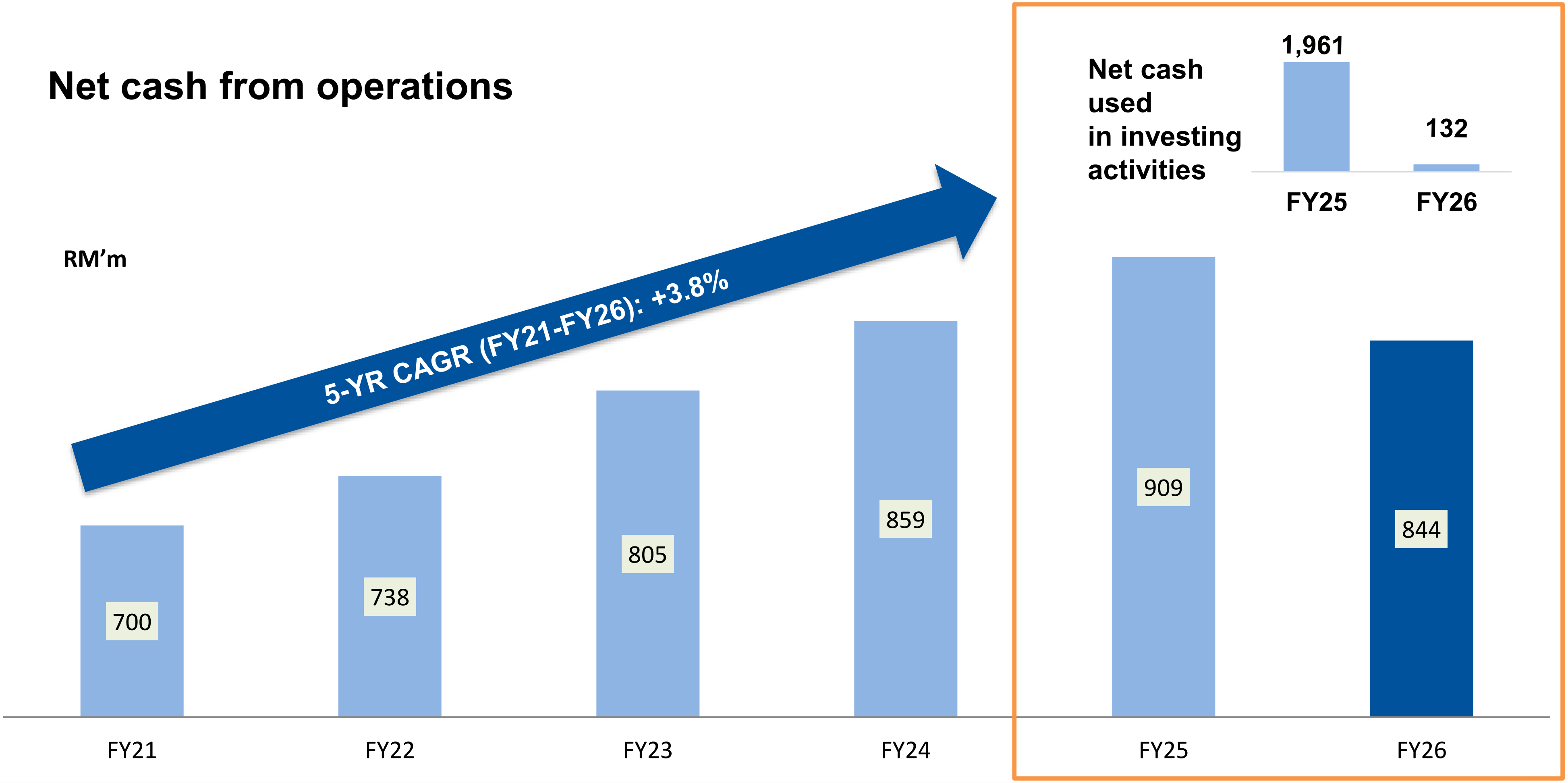
Group operating profit

RM'm



Profit Performance

Maintained healthy operating cashflow from twin-engine businesses… FY26 CAPEX focused on packaging capacity expansion and facility upgrades



Cash Flow

Profitability strengthens on higher segment contributions… supported by improved packaging margins and record property sales

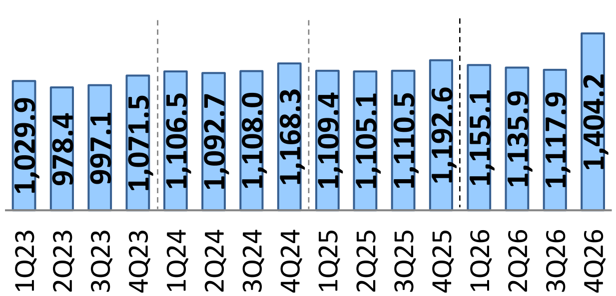
4Q26	4Q25	Change	RM'mil	FY26	FY25	Change
1,404.2	1,192.6	17.7%	**Revenue**	4,813.0	4,517.7	6.5%
281.8	212.4	32.7%	**Operating Profit**	881.5	742.1	18.8%
316.8	251.5	26.0%	**EBITDA**	1033.5	895.6	15.4%
274.0	210.2	30.4%	**PBT**	864.8	735.3	17.6%
199.9	154.3	29.5%	**PATMI**	620.2	530.8	16.8%
12.85	9.92	29.5%	**Basic EPS (sen)**	39.85	34.13	16.8%
20.1%	*17.8%*	*2.3 pt*	***OP margin***	*18.3%*	*16.4%*	*1.9 pt*
22.6%	*21.1%*	*1.5 pt*	***EBITDA margin***	*21.5%*	*19.8%*	*1.6 pt*
19.5%	*17.6%*	*1.9 pt*	***PBT margin***	*18.0%*	*16.3%*	*1.7 pt*
14.2%	*12.9%*	*1.3 pt*	***Net margin***	*12.9%*	*11.7%*	*1.1 pt*

Remarks

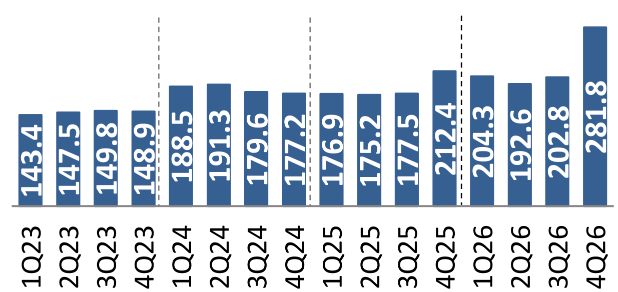
- FY26 revenue increased 6.5%, demonstrating resilience of twin-engine business model in packaging and property development
- FY26 operating profit outstripped revenue growth, driven by better packaging margins from prevailing market conditions, favourable product mix, and operational efficiency; property division saw steady revenue recognition and encouraging take-up of new launches

*percentages presented might not reflect absolute figures due to rounding

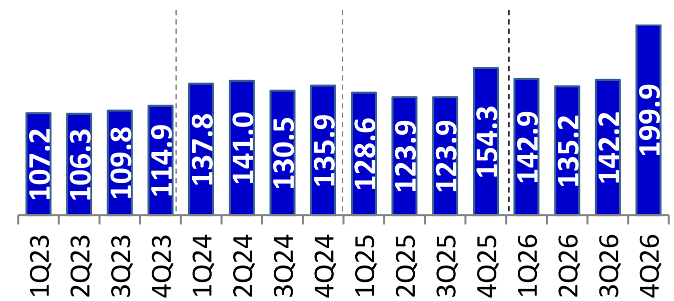
Quarterly Revenue (RM'm)



Quarterly Operating Profit (RM'm)



Quarterly PATMI (RM'm)



Income Statement Summary

Net gearing healthy at 0.38x while supporting growth…

Balance Sheet (RM '000)	As at 31.7.2026	As at 31.07.2025	Remarks
Property, Plant & Equipment	1,617,253	1,637,244	
Other Investments	27,126	33,142	
Right-of-use Assets	3,167	3,853	
Investment Properties	4,970	4,970	
Land Held & Property Development Costs	4,067,046	4,047,861	
Investment in Associates	109,007	102,722	
Inventories	434,971	329,853	
Trade & Other Receivables	1,306,745	1,138,997	
Cash & Bank Balances	357,810	445,614	Due to debt repayment
Deferred Tax Assets	19,888	19,679	
Intangible Assets	305,022	305,022	
TOTAL ASSETS	**8,253,005**	**8,068,957**	
Trade & Other Payables	1,280,966	1,021,377	
Borrowings (ST + LT)	2,051,150	2,440,197	
Tax & Deferred Tax	188,824	165,593	
Lease Liabilities	3,220	3,900	
Retirement Benefits Obligations	54,860	52,830	
Shareholders' Equity	4,510,189	4,123,902	
Minority Interest	163,796	261,158	
Net Tangible Assets / Share (RM)	2.70	2.45	
Net Borrowings	1,693,340	1,994,583	
Net Gearing	0.38x	0.48x	
TOTAL LIABILITIES	**3,579,020**	**3,683,897**	

Balance Sheet (Highlights)

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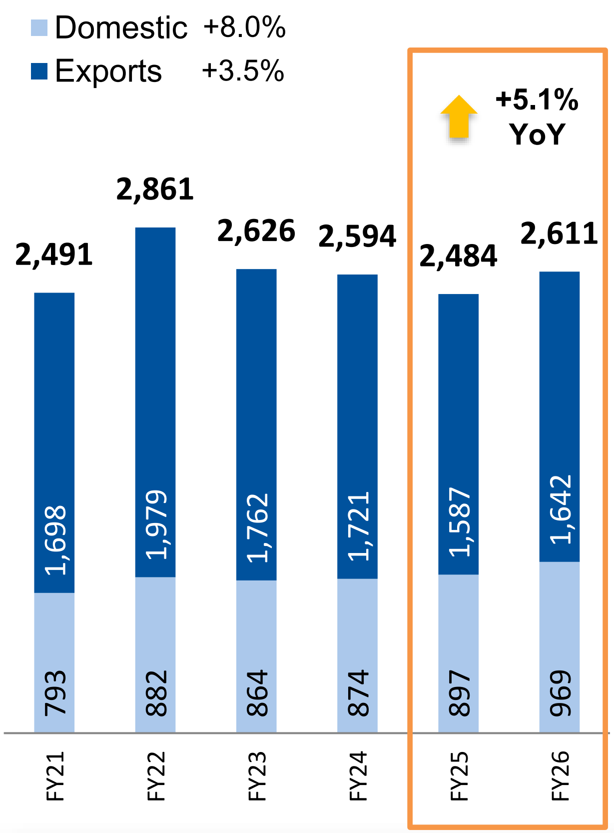
PACKAGING REVIEW

Stronger revenue and a favourable product mix drove a 36.3% improvement in EBITDA…

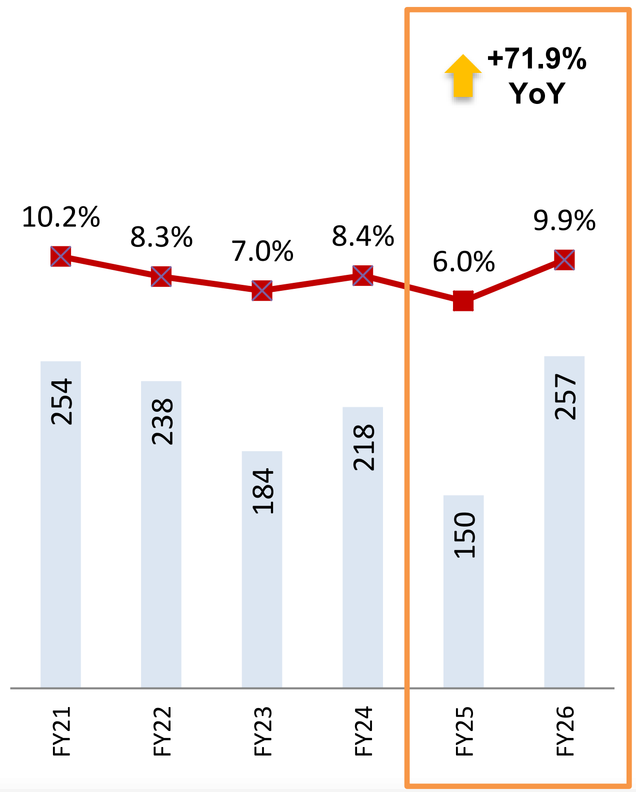
Revenue

RM'm



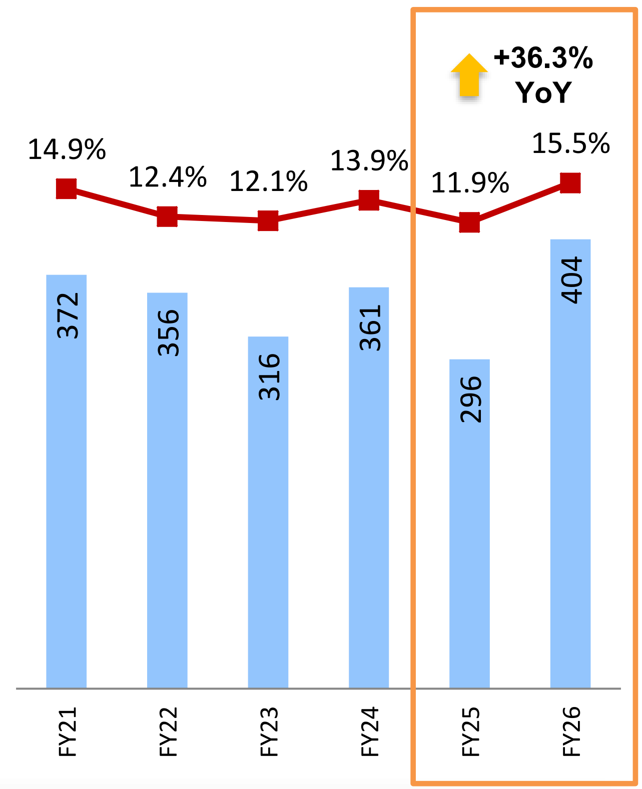
Operating Profit

RM'm



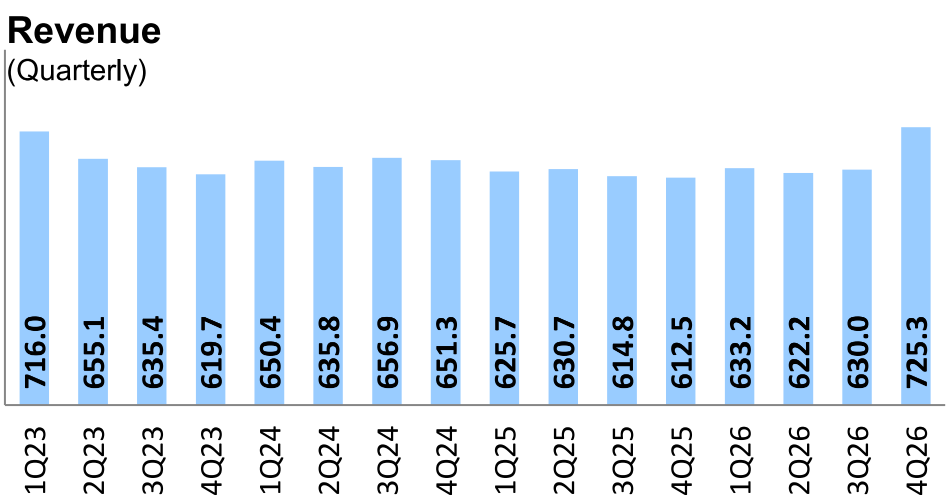
EBITDA

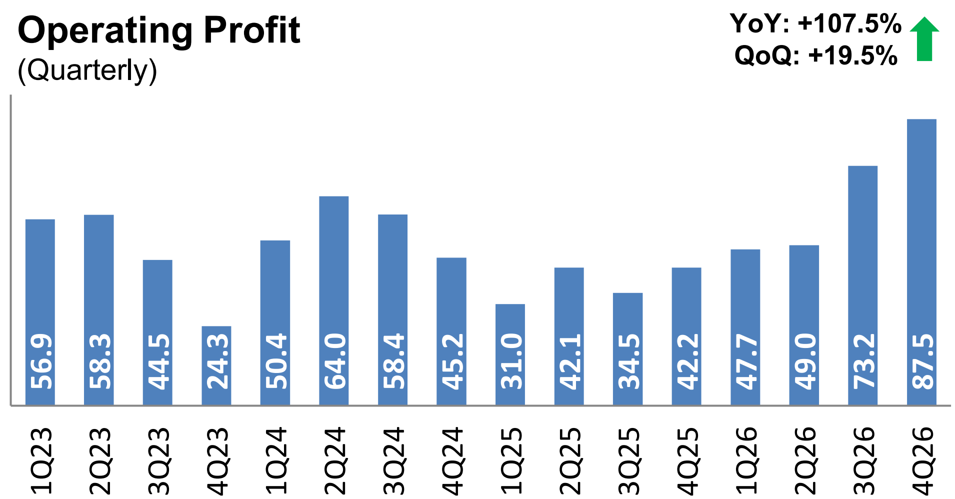
RM'm



Segment Performance: Packaging

Packaging profitability more than doubles YoY on better margins arising from prevailing market conditions and optimisation of product mix





18 Manufacturing Plants

Malaysia

Perak, Sungai Siput – PE Film & Bag
Perak, Chemor – FFS Bag
Selangor, Pulau Indah – Stretch Film
Selangor, Pulau Indah – BOPP Film
Selangor, Rawang – PE Film & Bag
Selangor, Klang – PE Shrink Film
Selangor, Shah Alam – Robotic Stretch Film Plant
Selangor, Pulau Indah – PU Adhesives

Selangor, Kajang – Converting
Melaka, Ayer Keroh – Converting
Melaka, Teluk Emas – Converting
Melaka, Tanjung Kling – CPP & MCPP Film
Melaka, Jasin – CPP & MCPP
Melaka, Tanjung Kling – PP Strapping Band
Negeri Sembilan, Seremban – Paper Packaging
Selangor, Shah Alam – Rigid Food Packaging

Vietnam

Ho Chi Minh, Vietnam – Woven Bag & Raffia

USA

Phoenix, USA – Stretch Film

Operations Review: Packaging

Advancing capabilities through digitalisation, investments and strategic growth opportunities…

Investing to expand capacity, upgrade facilities and enhance operational capabilities, and exploring strategic M&A opportunities

Enterprise Integration

Completed

SAP S/4HANA ERP successfully deployed Group-wide

Strategic M&A Opportunities

Continue to explore potential M&A opportunities across Southeast Asia, East Asia and the US to:

- **Access new markets**
- **Expand Capabilities**
- **Acquire complementary technologies**

Facility Expansion & Upgrades

Ongoing & Planned

Ayer Keroh & Teluk Emas
Capacity upgrades in extrusion, lamination, and 9-colour printing

Shah Alam
Capacity expansion via two new cast stretch film lines

Teluk Emas Warehouse
New finished goods warehouse under construction
(Target completion: End-2026)

Lamination capacity expansion at Ayer Keroh and Teluk Emas plants

Teluk Emas new warehouse progress

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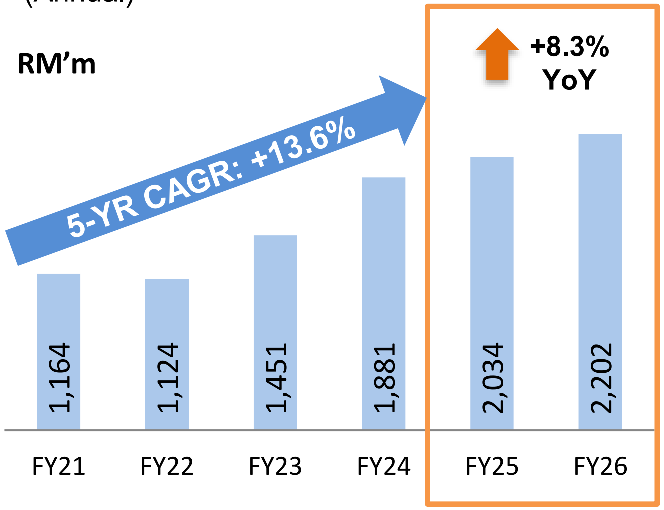
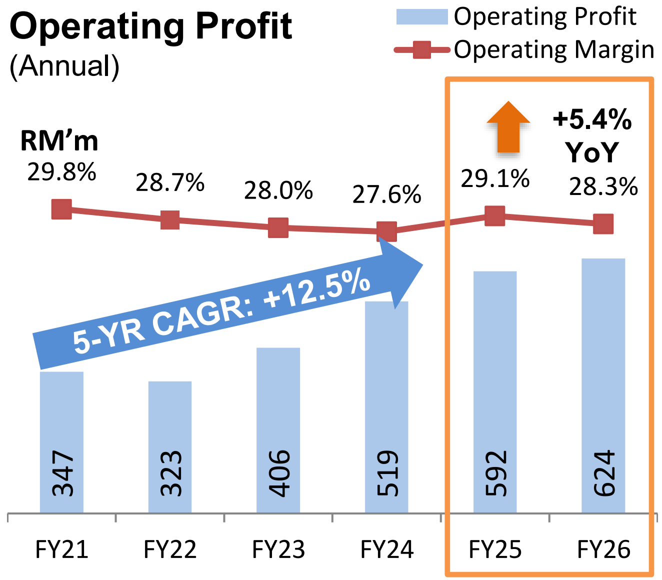
PROPERTY DEVELOPMENT REVIEW

Steady property growth continues on sustained affordable housing demand…

Revenue
(Annual)



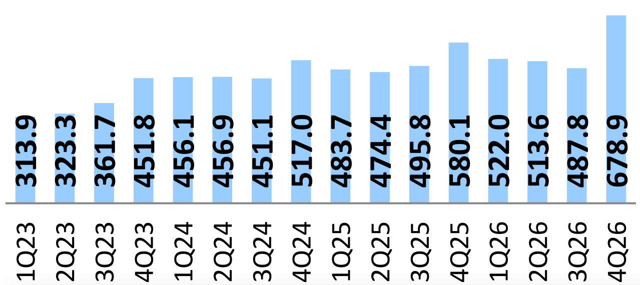
Operating Profit
(Annual)



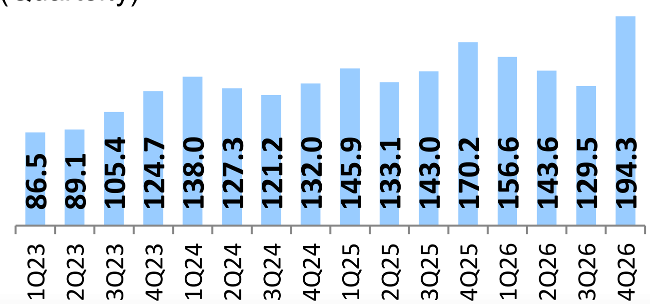
RM2.83b GDV
launched in FY26

8,317 units - 33 launches
across seven states: Kedah, Penang, Perak, Selangor, Negeri Sembilan, Melaka, and Johor

Revenue
(Quarterly)



Operating Profit
(Quarterly)



Segment Performance: Property Development

New launches in Melaka and Johor receive encouraging market response…

1. Scientex Muar, Johor

GDV: RM52.6 mil

Landbank Size	Launch Date	Unit Count
1,094 Acres	**May 2026**	**196 Units**

- **Development Phase:** First phase launched within the 1,094-acre township
- **Property Type:** 2-storey terrace houses tailored for modern family living

2. Scientex Melaka – Cheng

GDV: RM94.6 mil

Landbank Size	Launch Date	Unit Count
528 Acres	**June 2026**	**279 Units**

- **Development Phase:** First phase launched within the 528-acre township
- **Property Type:** 2-storey terrace houses designed to optimise space and affordability

Operations Review: Melaka and Johor Launch

Expanding our presence in the Klang Valley and Northern Region...

3. SP Astana, Kedah

GDV: RM94.7 mil

Landbank Size	Launch Date	Unit Count
229 Acres	**June 2026**	**336 Units**

- **Development Phase:** First phase launched within the 229-acre township.
- **Property Type:** 2-storey terrace houses designed for Northern region demand.

4. Bestari Jaya, Selangor

GDV: RM181.2 mil

Landbank Size	Launch Date	Unit Count
826 Acres	**June 2026**	**620 Units**

- **Development Phase:** First two phases launched simultaneously within the 826-acre township.
- **Property Type:** 2-storey terrace houses catering to Klang Valley demand.

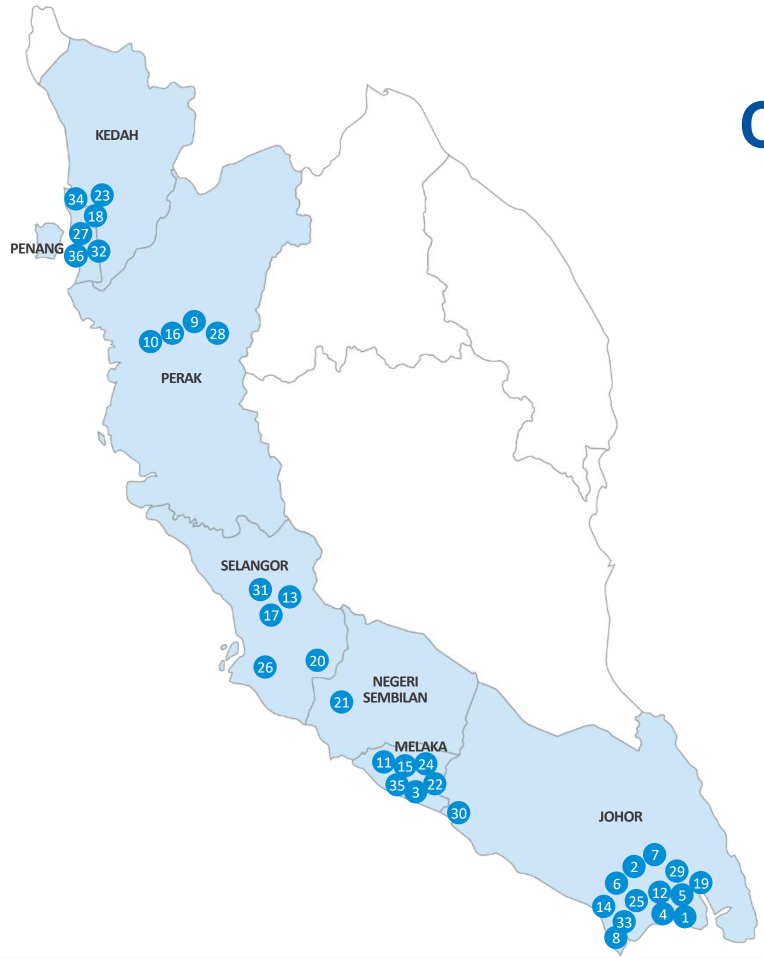
Operations Review: Selangor and Kedah Launch

Leveraging our established property portfolio to support future development and launches…

OUR PROPERTY PRESENCE

MALAYSIA

1. Scientex Pasir Gudang
2. Scientex Kulai
3. Scientex Heights
4. Scientex Skudai
5. Scientex Senai
6. Scientex Kulai 2
7. Scientex E'Roca Hills
8. Scientex Pulai
9. Scientex Klebang
10. Scientex Meru
11. Scientex Durian Tunggal
12. Scientex Senai 2
13. Scientex Rawang
14. Scientex Amber Land
15. Scientex Durian Tunggal 2
16. Scientex Meru 2 & 3
17. Scientex Kundang Jaya
18. Scientex Tasek Gelugor
19. Scientex Kota Tinggi
20. Scientex Cheras
21. Scientex Seremban
22. Scientex Bandar Jasin
23. Scientex Sungai Petani
24. Scientex Jasin
25. Scientex Pulai 3
26. Scientex Jenjarom
27. Scientex Sungai Dua
28. Scientex Ipoh
29. Scientex Bandar Kulai
30. Scientex Muar
31. Scientex Bestari Jaya
32. Scientex Jawi
33. Scientex Pulai 4
34. Scientex SP Astana
35. Scientex Melaka Cheng
36. Scientex Bertam



Current Portfolio

36
Developments

11,049
Acres

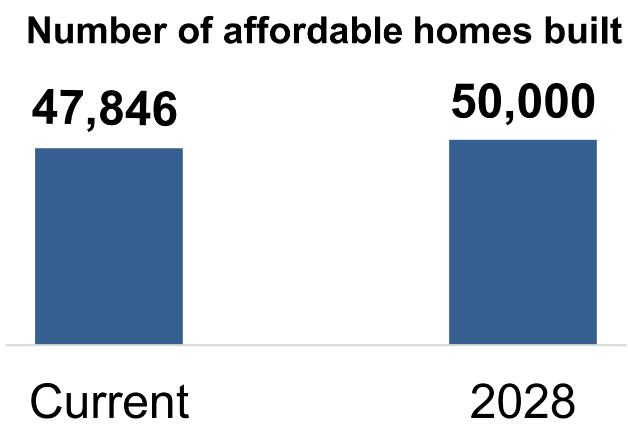
RM55.0B
Potential GDV

Growth Strategies: Property Development

Progressing towards Vision 2028… over 47,800 affordable homes completed across Peninsular Malaysia

Vision 2028

- To deliver **50,000** affordable homes to the public by 2028



Growth Strategies

- Implementing cost optimisation initiatives across value chain
- Prioritising three main pillars: Speed, Cost and Quality
- Continuously engaging in strategic landbank expansion
- Rolling out more launches across our latest townships

Growth Strategies: Property Development

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INVESTMENT MERITS

Twin growth engines with further potential to expand… attractive proxy to the burgeoning packaging sector and Malaysia's affordable property market

Regional Leader in Total Solutions for Packaging

- Among top producers of FPP in the world from stretch film to custom films such as BOPP, PE and CPP films for laminated packaging products
- Among the very few FPP players capable of achieving circular chain of plastic economy and providing highly demanded sustainable packaging solutions

Property Division Continues Expanding

- A leading developer of affordable homes in Malaysia
- Expanded affordable housing footprint across Peninsular Malaysia and other Southeast Asian countries
- Ongoing & future GDV stands at RM40.7b
- Expanding into affordable hospitality in Japan through a 50.001%-owned JV, creating long-term recurring income

Growth-Oriented Management with Global Mindset

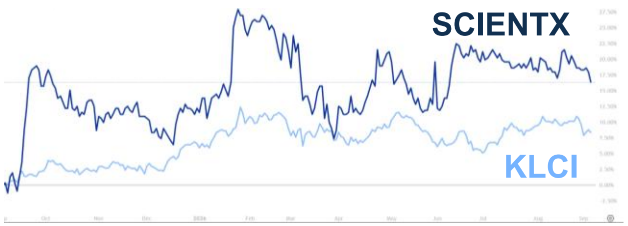
- Vast experience in executing strategic expansion plans across both domestic and international markets
- Successfully undertaken acquisitions of Great Wall Plastics, Seacera Polyfilms, Mondi Ipoh, KHPI, SPAK (formerly Daibochi), Mega Printing & Packaging, Taisei Lamick Malaysia and Hiro Food Packages Manufacturing
- Manufacturing presence in Malaysia, Vietnam, and US, with sales offices in 9 countries across Asia Pacific and US; exports to over 60 countries

Dividend Policy

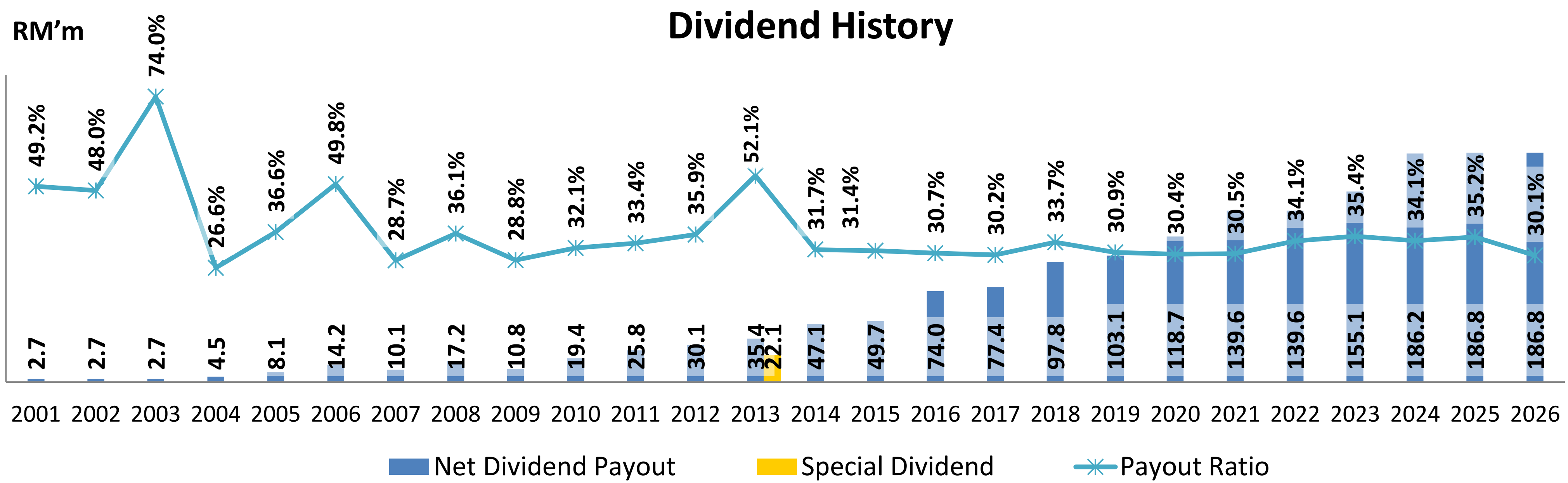
- Consistently paid dividends since 2001
- 30% dividend payout policy effective 2011

Valuations @ 4 Sep 2026	
Share Price (RM)	3.63
Market Cap (RM 'mil)	5,649.3
Market Cap (USD 'mil)	1,396.4
PE (ttm)	9.1
EV/EBITDA (ttm)	7.3
FY26 Dividend Yield	3.3%

Share Price Performance
(4 Sep 2025 to 4 Sep 2026)



Total dividends of 12 sen in respect of FY26…



- **FY2025 Dividend: Total Dividend of 12 sen**
  - **Paid interim dividend of 6 sen per share on 18 July 2025**
  - **Paid final dividend of 6 sen per share on 23 January 2026**
- **FY2026 Dividend: Total Dividend of 12 sen**
  - **Paid interim dividend of 6 sen per share on 17 July 2026**
  - **Proposed final dividend of 6 sen per share, subject to shareholders' approval at AGM**

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

Dividend History

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Thank You

Contacts:

- Ms. Choo Pooi Luen
  plchoo@scientex.com.my T: 03-5524 8888/03-5519 1325

- Mr. Tay Tze Yi
  tayty@aquilas.com.my T: 03-2711 1391