

## Scientex makes first foray into Klang Valley property market

- ***Announces purchase of 65.3-acre land in Rawang, Selangor for RM85.4 million; plans to launch mixed development project***
- ***Group's total landbank to increase to 2,700 acres; able to last for the next 10 to 15 years of development***

Shah Alam, Selangor, Malaysia, 9 August 2017 - Global packaging manufacturer and leading property developer **Scientex Berhad** (Scientex, 森德公司, Bloomberg: SCIMK; Reuters: STIK.KL) marks its entry into the Klang Valley property market with the purchase of a 65.3-acre freehold land in Rawang for RM85.4 million.

The Group, through its wholly-owned subsidiary Scientex Park (M) Sdn Bhd, had entered into a sale and purchase agreement with Medius Developments Sdn Bhd to acquire the land.

“Scientex has created a strong reputation as a leading developer of affordable homes in South Malaysia since 1995, having delivered more than 14,000 homes to date.

Our venture into the Klang Valley property market represents a new chapter in our corporate history, and grants us an opportunity to bring our highly-efficient property development model here. We are confident of replicating our successes in delivering affordably-priced yet high-quality homes, especially in a region where home ownership is increasingly a challenge due to high price points.

With this, our geographical footprint for the property segment extends from South, Central and North Peninsular. We intend to grow alongside the nation's increasing population.”

**Mr. Lim Peng Jin (林炳仁)**  
**Managing Director of Scientex Berhad**

The Group plans to launch a mixed development project on the land, where its Gross Development Value (GDV) is yet to be determined.

The land is situated near to the town centre of Rawang, a prominent town in the state of Selangor, and is in close proximity to matured residential neighbourhoods and amenities such as Rawang AEON Shopping Mall, KPJ Rawang Specialist Hospital, Anggun City Commercial Hub, as well as a proposed international school. The land also benefits from excellent connectivity, and is accessible from major highways such as the North-South Expressway, New Klang Valley Expressway, Guthrie Corridor Expressway, and the LATAR Expressway.



Upon completion of the land purchase, the Group's total landbank would increase to 2,700 acres, to last the Group for the next 10 to 15 years of development.

The purchase is subject to approval by the Economic Planning Unit of Malaysia, and is expected to complete in the first half of 2018. It will be financed by the internally generated funds and/or bank borrowings.

Currently, Scientex has ongoing property developments worth RM1.5 billion in total GDV, consisting of six townships in Johor (Pasir Gudang, Kulai, Skudai, Senai, Pulai) and Melaka, as well as a mixed development in Ipoh.

The Group had since 1995 delivered more than RM3.0 billion worth of properties, and has pipeline projects worth approximately RM9.0 billion in GDV to be launched over the next 10 years.

In its latest financial results for the nine months ended 30 April 2017 (9M FY2017), the Group's property development segment contributed RM522.7 million or 29.7% of total Group revenue. This represented a growth of 12.9% from RM463.1 million in the corresponding period a year ago.

Lim added: "Scientex's focus in developing affordable homes and townships puts us in a favourable position for the coming years.

"The Group also has a very healthy financial position with net gearing of less than 0.4 time, which allows us to continue our landbanking efforts in order to sustain our pipeline developments well into the future," Lim concluded.



**About Scientex Berhad (森德公司, [www.scientex.com.my](http://www.scientex.com.my))**

Scientex Berhad (Scientex) is a leading industrial packaging manufacturer and a reputable property developer in South Malaysia. Scientex is also the largest stretch film producer in Asia, and among the world's largest producers.

Established in 1968 as a PVC cloth and leather manufacturer, Scientex today produces stretch film, consumer packaging (blown film, BOPP film, and CPP film), PP strapping bands, form-fill-seal (FFS) bags, polypropylene (PP) and polyethylene (PE) woven and laminated bags, raffia tapes, flexible intermediate bulk containers (FIBC), polyurethane (PU) adhesives and polymer materials such as laminated products, TPO and PVC sheets for automotive interior parts and solar encapsulant films.

To date, Scientex has manufacturing facilities in Malaysia and Vietnam; as well as sales and marketing arms in Japan, Indonesia, and Singapore. Approximately 75% of its manufacturing products are exported to over 60 countries worldwide.

Scientex's property arm has township development projects in Pasir Gudang, Kulai, Skudai, Senai, and Pulai, all in Johor, and in Ayer Keroh, Melaka. Its township developments are the 1,100-acre Taman Scientex Pasir Gudang, the 250-acre Taman Scientex Kulai I, the 48.4-acre Taman Scientex Kulai II, the 150-acre Taman Mutiara Mas, Skudai, the 250-acre Taman Scientex Senai, the 326-acre Taman Pulai Mutiara in Johor, the 137-acre Taman Muzaffar Heights in Ayer Keroh, and the 80-acre mixed development in Ipoh. To date, Scientex has delivered more than RM3.0 billion worth of properties and has projects-in-hand of RM1.5 billion.

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