

Scientex continues landbank expansion in Melaka

- *Acquires 209 acres lands opposite existing Scientex Durian Tunggal development for RM68.2 million*
- *Expects enhanced efficiencies and economies of scale from larger development in Melaka*
- *Committed to build 50,000 affordable homes in Malaysia by 2028*

Shah Alam, Selangor, Malaysia, 15 August 2018 - Global packaging manufacturer and leading property developer **Scientex Berhad** (Scientex, 森德公司, Bloomberg: SCI MK; Reuters: STIK.KL) is expanding its landbank in Melaka, following overwhelming response for the Group's existing township.

Scientex, through its wholly-owned subsidiary Scientex Heights Sdn Bhd, will acquire two pieces of freehold agricultural lands totalling 209 acres in Mukim Durian Tunggal from Real Golden Development Sdn Bhd for a purchase consideration of RM68.2 million.

Together with the Group's existing 197 acres land in Scientex Durian Tunggal, the enlarged township would consist of a formidable 406 acres in total. Scientex had recently launched 116 units of affordable landed homes in the township under the Rumah Mampu Milik Melaka (RMM) programme in July 2018. To-date, Scientex has launched 660 units of affordable landed homes in the township since its maiden launch in end-2017.

"We have witnessed positive uptake for our Durian Tunggal township since its first launch in November 2017, with all of the launched units taken up to-date. This highlights the vast underlying demand for affordable landed residential homes in Melaka, which we intend to fulfil over the coming years.

Our larger scale of development enables the Group to gain enhanced operational efficiencies through economies of scale, which in turn allows us to continue offering homes at affordable price points. Furthermore, our reputable commitment to quality and timely delivery would be key drivers to further boost our successes.

We thus believe the new land acquisition is timely, as the enlarged landbank in the area would strongly support our ever-growing development plans and future launches in the state. Additionally, this move brings us a step closer to achieving our aim to build 50,000 affordably-priced quality homes throughout the nation by 2028."

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

The lands have excellent connectivity, being accessible via major highways namely the North-South Expressway and Sungai Udang - Paya Rumput - Ayer Keroh Highway. The



lands also benefit from being closely situated to thriving commercial centres and amenities such as Universiti Teknikal Malaysia Melaka, Freeport A’Famosa Outlet, and Melaka International Trade Centre.

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

The purchase is subject to approval by the Estate Land Board, and is expected to be completed in the first half of 2019. It will be financed by internally generated funds and/or bank borrowings.

Upon completion of the land purchase, the Group’s total landbank across Melaka, Johor, Perak and Klang Valley would increase from approximately 3,000 acres to over 3,200 acres, which can last the Group for the next 10 to 15 years of development.

To-date, Scientex’s property division has successfully delivered nearly 17,300 affordable homes priced below RM500K nationwide, of which approximately 65% are priced below RM200K.

The Group had since 1995 delivered more than RM3.9 billion worth of properties and has on-going and future projects worth more than RM10.0 billion in GDV.

Lim added: “With the new lands, Scientex continues our steadfast focus in obtaining a foothold in the affordable housing sector for the coming years and raises our products’ profile amongst discerning property buyers. Going forward, we will continue our landbanking efforts in order to sustain our pipeline developments well into the future.”



About Scientex Berhad (森德公司, 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 flexible plastic packaging products: stretch film, custom film (polyethylene (PE) film, biaxially oriented polypropylene (BOPP) film, cast polypropylene (CPP) film, agricultural film, PE flexitanks tubing) and specialty products (automotive interior, polypropylene (PP) strapping bands, raffia, solar encapsulant film).

To date, Scientex has manufacturing facilities in Malaysia, Vietnam and the United States of America; 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-acre Taman Scientex Kulai II, the 146-acre Taman Mutiara Mas, Skudai, the 250-acre Taman Scientex Senai I, the 121-acre Taman Scientex Senai II, the 326-acre Taman Pulai Mutiara in Johor, the 137-acre Taman Muzaffar Heights in Ayer Keroh, the 197-acre Taman Scientex in Durian Tunggal, Alor Gajah, the 80-acre mixed development in Ipoh and the 66-acre Taman Scientex in Rawang. It has also recently acquired a 336-acre land in Pulai, Johor. To date, Scientex has delivered more than RM3.9 billion worth of properties and has projects-in-hand of RM1.6 billion.

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

For media enquiries, please contact:

Ms. Julia Pong

julia@aquilas.com.my

Tel: +603-2711 1391 H/P: +6012-3909 258

Mr. Tay Tze Yi

tayty@aquilas.com.my

Tel: +603-2711 1391 H/P: +6016-3380 555