

SCIENTEX[®]

healthy, friendly & happy ...

CORPORATE PROFILE

Challenge New Heights Together

SCIENTEX BERHAD

- Incorporated in 1968
- Listed on Bursa Malaysia since 1990
- Achieved RM 1 Billion Revenue in 2013
- Achieved RM 2.6 Billion Revenue in 2018
- 15 Manufacturing Plants in Malaysia, Vietnam and USA
- 16 Property Developments in Johor, Melaka, Perak and Selangor
- Total 2,800 employees

For close to five decades, Scientex has played a pivotal role behind Malaysia's progress in industrialisation and maturity as a nation. During that time, Scientex has been a model of growth and diversification in becoming a leading manufacturer on a global scale and a premier property developer on the local front.

In 1968, Scientex was a fledgling enterprise engaged in the manufacture of PVC leather cloth and sheeting. Today, Scientex is an established and diversified listed company that is consistently breaking new ground in manufacturing and property development.

Scientex is one of the world's largest producers of stretch film with an export market that covers more than 60 countries representing much of the industrialised world. It is also a leading player in PP strapping bands in Asia as well as a leading producer of other packaging such as FIBC bag, heavy duty sack, woven bag and raffia products. Since 2013, it has also emerged as one of Malaysia's leading producers of consumer packaging products, while remaining a mainstay in the manufacture of component parts for automotive interior. Scientex is also on the top tier of developers with integrated property projects spread over 3,265 acres of lands in Peninsular Malaysia.

CORPORATE INFORMATION

Date of Incorporation :

25 June 1968

Stock Exchange Listing :

Listed on Main Market of the Bursa Malaysia Securities Berhad since 8 February 1990
[Stock Code : 4731]

Company No. :

7867-P

Issued Share Capital :

488,926,500 ordinary shares

BOARD OF DIRECTORS

Tan Sri Dato' Mohd Sheriff Bin Mohd Kassim

Chairman & Non-Independent Non-Executive Director

Lim Peng Jin

Managing Director

Lim Peng Cheong

Non-Independent Non-Executive Director

Wong Chin Mun

Independent Non-Executive Director

Dato' Noorizah Binti Hj Abd Hamid

Independent Non-Executive Director

Ang Kim Swee

Independent Non-Executive Director

EXECUTIVE COMMITTEE

Lim Peng Jin

Managing Director

Koay Teik Chuan

Executive Director - Property Business

Choo Seng Hong

Executive Director - Manufacturing Business

Alex Khaw Giet Thye

Executive Director - Property Business

Gan Kok Khye

Executive Director - Manufacturing Business

Jesselyn Chang Siew Sian

Executive Director - Corporate Planning

Yau Kuan Yee

Executive Director - Manufacturing Facilities

Choo Chee Meng

Senior General Manager - Property Business

Goh Tian Chin

Senior General Manager - Manufacturing Business

THE FORCES THAT DRIVE US

SCIENTEX[®]

The SCIENTEX logo, with the SCIENTEX name imprinted within a rectangular block, represents a stamping seal of quality and reliability, strength and stability, and innovation and competitiveness. It denotes the values which have come to be associated with Scientex over the past 50 years, leading to manufacturing excellence and uncompromising quality. The colour blue represents the essential element of “water”, which is symbolic of the “management like water” corporate philosophy adopted by Scientex. These values have formed the cornerstone of our success in the past and will continue to do so in the future.

healthy, friendly & happy ...

Scientex's tagline of “healthy, friendly & happy” embodies the positive corporate culture of the Scientex family. A HEALTHY work environment that promotes ethical behaviour with transparent and clearly defined rules and procedures is an integral aspect of the Scientex corporate governance ecosystem. Scientex also encourages its people to develop HEALTHY relationships, internally and externally, that in the long run facilitate the growth of the company. Through innovation, we are in a position to constantly make our products and services user FRIENDLY with universal qualities that have wide appeal in the global marketplace. At the same time, our culture is a HAPPY one, creating an all-encompassing environment of positive energy that drives growth and promotes achievement. The tagline signs off with a “smile” in vibrant yellow that represents the warm glow of positive energy that permeates throughout the Scientex Group creating a “healthy, friendly & happy” organisation.



Management like water

Behind our successes is our corporate philosophy of 'management like water'. The strategies we employ may change over time, but our philosophy remains the constant behind everything we do. Our corporate philosophy is based on six separate and inter-related angles. The first is the inculcation of **BELIEF** among our people that what we produce for the world is as valuable, affordable, plentiful, and important as water. It is a belief anchored on the premise that our output contributes to society and the betterment of the world we live in. Next is the understanding that water only flows downwards. In other words, it is essential that we respect the laws of **NATURE and SCIENCE** as we seek solutions and attempt to tackle different challenges. Flowing water gathers momentum and builds up **ENERGY** that we harness to break barriers, leap forward and surge ahead. And like the force of water, the more obstacles we face, the greater our resolve and resilience become in our journey beyond probabilities and possibilities.

We also understand that we are an element in the vast universe just as water eventually flows into and becomes part of the deep blue sea. In recognising that there are greater forces at play in the great scheme of things, we embrace **MODESTY** in our quest to better ourselves. As such, even as we think big and aim high, we remain humble in our interaction with others so as to learn from them and absorb their knowledge and experience. Like the **FLEXIBILITY** of water, we always adopt a fluid and adaptable stance, allowing us to react and respond promptly to various challenges. It is this flexibility that places Scientex in a better position to seize opportunities in times of crisis. And finally, the **PURITY** and cleansing properties of water remind us that in the face of success or failure, we need to stay true to ourselves. With a clear conscience, only then can we develop and sustain positive thoughts and look beyond to better times and brighter prospects.

FOREWORD

by the Managing Director



On behalf of the Board of Directors, management and staff, I am pleased to declare that Scientex Berhad is now 50.

By any yardstick, a half century is a long time. To give this some perspective, it took 50 years for man to reach the summit from the time the first photographs set Mount Everest apart as the ultimate challenge. Likewise, it took almost 50 years for cancer research to yield such progress in prevention and treatment from the time US President Richard Nixon signed the National Cancer Act as a challenge to find a cure.

These are challenges requiring courage and commitment, values that Scientex has embraced as its own. Similarly, the Scientex story is about taking up challenges and for this reason, the theme of our 50th Anniversary is 'Challenge New Heights Together'.

Our story may have begun 50 years ago, but it is only just taking off. After our incorporation in 1968, we made steady progress during the first 40 years. However, our efforts then were fragmented and disconnected. We lacked structure and our operations were not consolidated or streamlined. In the immediate years before 2008, Scientex operated 10 business units with 10 different sets of people, all working in silos independent of each other. To use a tug-of-war analogy, we were pulling on our own, but not pulling together.

The last 10 years were a different story. In 2008, we merged our listed entities, bringing two companies together as one. The same year, Scientex celebrated its 40th Anniversary, giving the Board, management and staff a common goal for all to cooperate and collaborate. Looking back, this was a seminal moment. We discovered we could achieve much more in lesser time by working single-mindedly to navigate in one direction. As a result, we formed an executive committee or Exco in 2009 to coalesce our focus and drive the company towards a collective vision and aspiration.

It was during these last 10 years that Scientex came into its own. In that period, we leveraged on our strengths to build capacity. At the same time, we developed our resources in capital, talent and technology that enabled us to undertake more ambitious projects to grow faster and go further. Following this exceptional decade of exponential growth and extraordinary achievements, Scientex is today a RM2.6 billion company with thousands of employees and operations spread throughout Malaysia and beyond.

Based on how far we have come, the tendency is to sit back and enjoy the fruits of our labour. Yet, it is not in our nature to rest on our laurels and let complacency creep in.

Instead, we are ready to take on the next challenge, just as mountain climbers continue to attempt summiting Mount Everest and cancer researchers remain resolved in finding new pathways towards cures for different cancers.

In the next 10 years, we intend to push the boundaries and propel ourselves like never before. We have a new Vision 2028 to become a RM10 billion company with a production output of 1 million metric tonnes of flexible plastic packaging (FPP) and completion of 50,000 affordable homes.

This is an ambitious goal, one which is fraught with challenges, internal as well as external. In response, Scientex will remain nimble and responsive to the ever-changing market forces, avoiding the common trap of excessive bureaucracy which commonly afflicts companies as they grow in size. Our corporate philosophy of 'management like water' will continue to set us apart through lean management and our agility to navigate the volatile, uncertain, complex and ambiguous world ahead to seize opportunities wherever and whenever they appear.

Given this agility, we will intensify our investment to build capability and capacity. While we had RM620 million in assets and RM350 million in equity 10 years ago, we now have more than 5 times that amount with RM3.4 billion in assets and RM1.8 billion in equity, giving us the financial muscle for investment in new plants for manufacturing and acquisition of new land banks for property development whenever the need arises.

For our manufacturing division, we intend to drive annual capacity up from 450,000 metric tonnes to 1 million metric tonnes over the next 10 years. To reach this goal, we need to grow our market share by: capturing a slice of the rapid growth in demand for our existing products; securing new regional markets for our present offerings; and creating new solutions to penetrate different market segments. As we explore new frontiers to become a truly global player, our challenge is to learn and adapt to different market demands and conditions.

For our stretch film business segment, we will continue to tap our economies of scale to grow our volume-based model as we seek to venture into new markets. For this reason, we have invested in a new plant in the United States to expand our stretch film markets beyond Asia Pacific to the huge markets of the Americas.

In the case of our custom film segment, we first ventured into flexible plastic packaging for consumer-based products in 2013 following our acquisition of Great Wall companies. This opened the door to new opportunities for Scientex as our quality packaging products play an important role in enhancing packaging integrity to reduce food wastage and spoilage through better quality packaged products. We are now poised to tap into the fast-growing FPP market, which is expected to grow in excess of USD200 billion by 2020. The food and beverage (F&B) segment, which constitutes 70% of this market, will be a key focus for Scientex. By capitalising on our competencies, we will develop customised solutions for these specialised market needs in collaboration with our customers while also keeping pace with emerging trends such as e-commerce, convenience and sustainability. Our latest improvements through the adoption of digital printing technology in our production process are part of the continuous efforts to complement and supplement Scientex's capabilities to meet changing customer requirements. Our specialty segment leverages on our joint ventures with international partners to produce specialty products such as adhesives and solar films. Through the transfer of skills and technology, we now have the competencies to move into high technology products that can respond to global market trends.

On the property front, Scientex has long been entrenched in the southern part of Peninsular Malaysia, providing affordable housing to the masses for the past 20 years. In line with our corporate philosophy, we continue to search for new ways to deliver affordable housing by tapping into our expertise and efficiencies in order to derive greater cost savings which are then passed on to our buyers. A decade ago, we were building at a rate of 500 units per annum. Today, Scientex is building 5 times the number of units at 2,500 per year. All in, we have delivered nearly 17,300 units of quality affordable homes, with high occupancy rates recorded for all our Johor and Melaka projects. To achieve our next 10-year aspiration, we need to look beyond our existing markets by crossing boundaries and extending our trademark of developing affordable housing in previously uncharted territories. Since last year, we have expanded from our traditional bases in Johor and Melaka northwards to Selangor and Perak as we strive to deliver 50,000 affordable homes by 2028.

As with both the manufacturing and property development divisions, going where we have never been before comes with a host of challenges. Here again, our people would need to push the envelope as they contend with new rules and regulations, different market sentiments as well as intense competition from established players with home ground advantage.

Central to these ambitions and aspirations is our embrace of sustainability as a catalyst to develop a company of the future and for the future. For many years, Scientex has been committed to driving sustainability across the economic, environment and social spheres.

Economically, Scientex's robust business performance in recent years has significantly contributed to the financial growth and greatly improved the livelihoods of our stakeholders, from our shareholders, partners and associates to our employees and vendors. To reduce the impact of our operations on the environment, we have diligently adhered to the 3Rs programme of Reduce, Reuse, Recycle in every aspect of our manufacturing and property development activities. In addition, our quality packaging solutions have gone a long way to reduce food wastage for our customers by extending the shelf life of packaged food products. In property development, Scientex's commitment to providing affordable housing has helped to put a roof over the heads of tens of thousands of Malaysians.

At Scientex, we are firm in our belief that sustainability drives growth, by generating opportunities and optimising resources in capital, assets and people while also harmonising our activities with the communities and environment within our considerable sphere of influence. To us, sustainability is a business imperative with the potential to ensure we can meet all our aspirations and achieve all our goals on a continuous and consistent basis.

What I have outlined represents our concerted approach to our ambitious target. Some may say this is a bridge too far for Scientex. Yet, we can be successful, if only we are courageous and fully committed to take up the challenge.

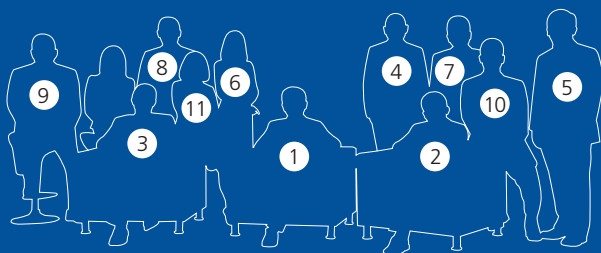
Mankind is at its best when we come out of our comfort zone to test ourselves and push our limits. In this regard, this is what we will and must do at Scientex. It is together that we can challenge for new heights.

PJ Lim
Managing Director

The Executive Committee



Our Vision 2028 to Become a RM10 Billion Company



Committee Members :

- ① Lim Peng Jin - Managing Director
- ② Koay Teik Chuan - Executive Director
- ③ Choo Seng Hong - Executive Director
- ④ Alex Khaw Giet Thye - Executive Director
- ⑤ Gan Kok Khye - Executive Director
- ⑥ Jesselyn Chang Siew Sian - Executive Director
- ⑦ Yau Kuan Yee - Executive Director
- ⑧ Choo Chee Meng - Senior General Manager
- ⑨ Goh Tian Chin - Senior General Manager

Support Staff :

- ⑩ Phang Chi Ming- Legal & Corporate Affairs Manager
- ⑪ Lim Cheu Peng - Group Finance Manager

The Executive Committee ("Exco") is Scientex's brain trust in guiding and growing the Company. The Exco is entrusted with the responsibility of setting ambitious goals and putting forth the comprehensive plans to meet these goals.

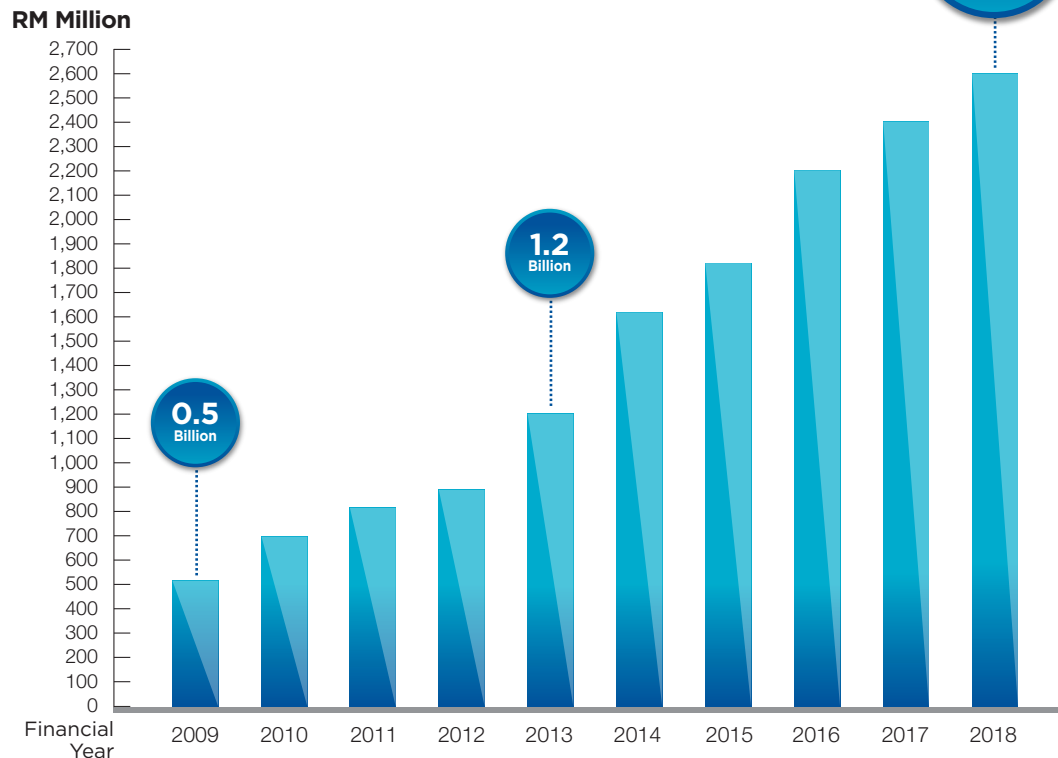
In the last ten years, the Exco has successfully rallied the management and staff in over-achieving the previous targets. This is reflected by all relevant indicators (as illustrated in the charts on the page 10 and 11).

Going forward, the Exco has committed to a new vision for Scientex to become a RM10 billion company by 2028.

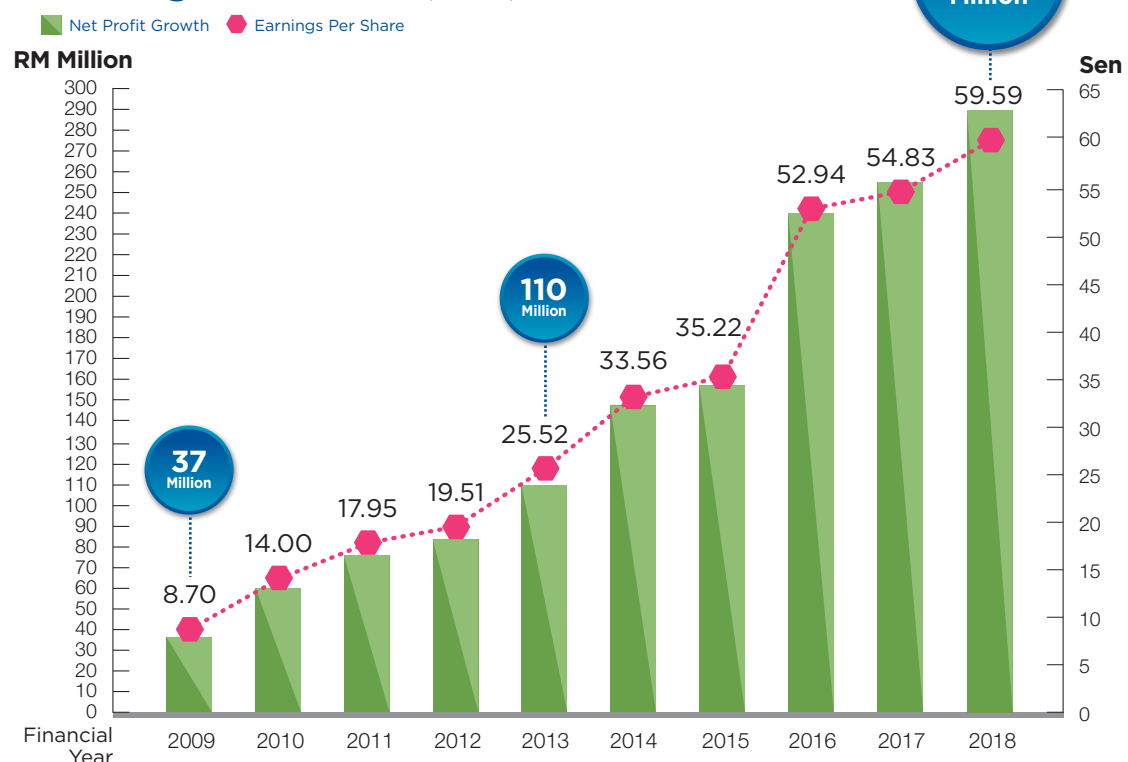
* "Vision 2028" is merely a well-intended positive aspiration of Scientex. It shall not be construed as financial forecast, projection or estimate of Scientex or representation of any future performance.

The Exco : Turning vision into achievement in the past ten years

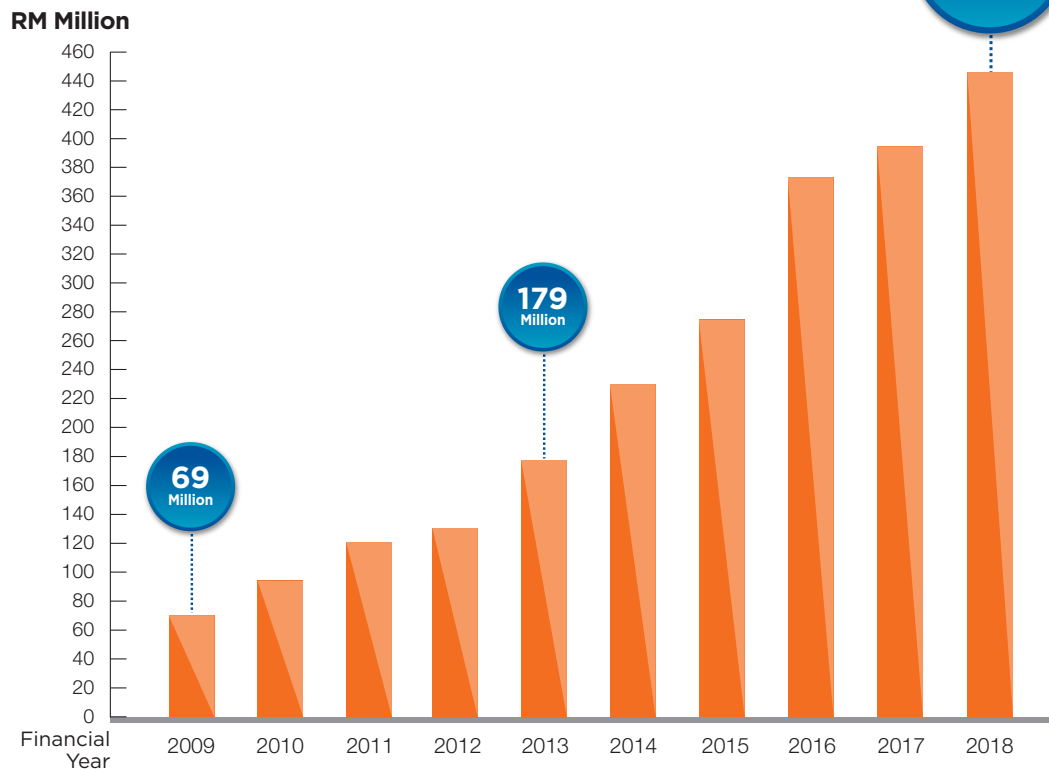
Revenue Growth 2009-2018



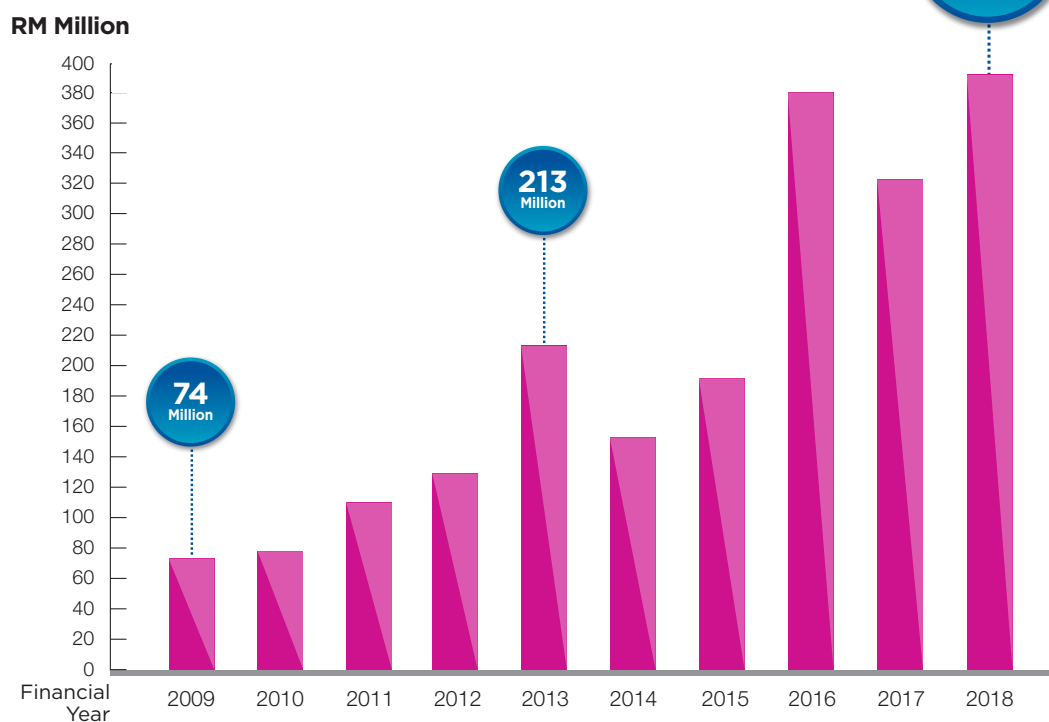
Net Profit Growth & Earnings Per Share (Sen) 2009-2018



EBITDA Growth 2009-2018

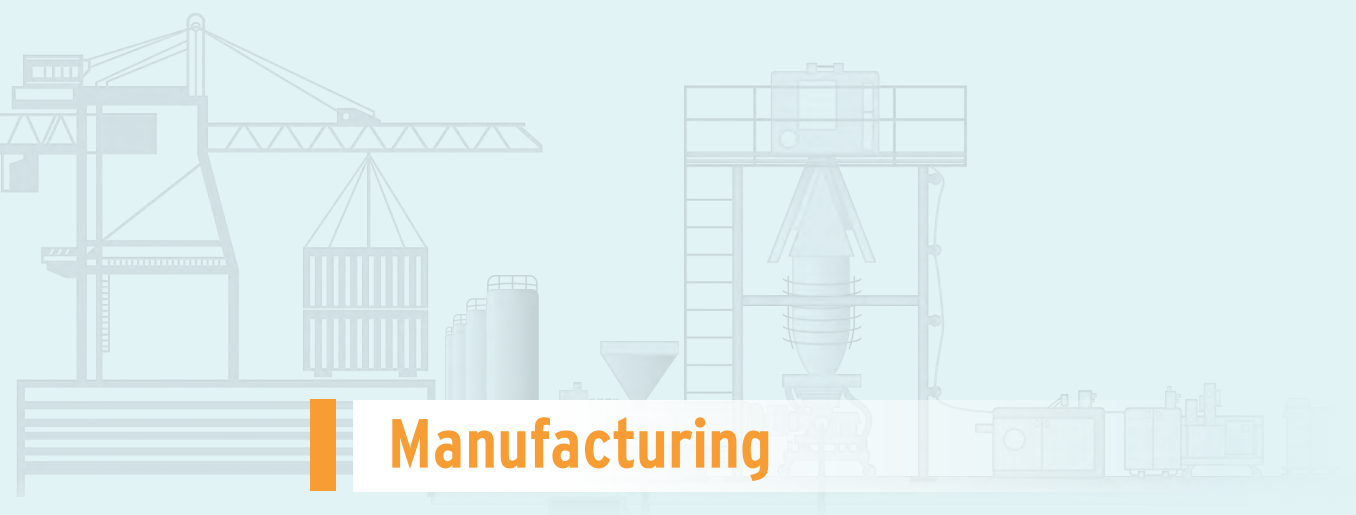


Net Operating Cash Flow 2009-2018





GROUP STRUCTURE



Manufacturing

Stretch Film

Custom Film

Specialty Products

Property

Scientex Johor

Scientex Melaka

Scientex Perak

Scientex Selangor



Manufacturing

15 Manufacturing Plants

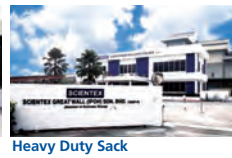


Malaysia

PERAK



Printed Film for FFS



Heavy Duty Sack



Vietnam



HO CHI MINH CITY

HO CHI MINH CITY



Raffia, Woven & FIBC Bag



United States



ARIZONA

PHOENIX



Stretch Film

SELANGOR



Stretch Film



BOPP



PU Adhesives

MELAKA



PP Strapping Band



CPP & Metallised CPP



Solar Encapsulant Film

SELANGOR



Custom Film - PE



PE Shrink Film



Agricultural Film



Stretch Film



Automotive Interior

• Malaysia • United States • Vietnam •

"Scientex is one of the oldest and most dynamic players in manufacturing with a lineage that stretches back more than four decades and a portfolio which has expanded into stretch film, custom film and specialty products, we have leveraged on our experience and expertise to pave the way for our progressive entry into these product clusters. Today, we continue to build on our capabilities and capacities to maintain our competitive edge and enhance innovation".

Stretch Film



State-of-the-art in-line cast machine

Stretch film is a highly stretchable plastic film made of polyethylene (PE) based materials and it is widely used for pallet wrapping to secure loading for efficient transit handling and storage.

Our stretch film plant is strategically located at Port Klang, Selangor, Malaysia within the vicinity of West Port, Port Klang. This facility ranks as the world's largest stretch film facility in a single location. This strategic and proximate location to the port has given us a competitive advantage with quick turnaround time of raw materials importation and export shipments of our stretch film products to our global customers and markets.

Driving Innovation and Customer Services

Through combination of innovation, use of latest co-extrusion technology and new generation raw materials, Scientex is able to deliver superior quality ultra-thin 6 micron film under its own Nano 6 brand name to the global marketplace.

With our well-equipped customer service centre housed at our new head office at Shah Alam, Selangor, all operations ranging from order entry to logistic planning are seamlessly linked via our comprehensive SAP system to enable us to cut down the response time to all our valued customers with timely and accurate information of their orders and delivery status at all times.



Puncture test



Highlighting testing machine



Pulau Indah plant



Phoenix, Arizona plant

Capacity Expansion and Stretching Across the Global Marketplace

The robust demand for eco-friendly stretch film products especially Nano 6 film and others thin gauge films ranging from 8 micron to 12 micron thickness has encouraged Scientex to expand its production capacity not only at its Malaysia plant at West Port, Port Klang but also its new overseas plant at Phoenix, Arizona, USA.

The first phase of the USA plant began operations in January 2018 with a yearly production capacity of 30,000 MT, while phase two will see the capacity doubling up to 60,000 MT by 2019. The huge demand for stretch film in America shall see our USA plant serving the available market demand through capacity expansion.



Klang Hock plant

Following the acquisition of Klang Hock Plastic Industries Sdn Bhd ("Klang Hock") which had been completed on 2 May 2018, the stretch film segment of the Group has been diversified to blown stretch film as well as coloured stretch film.

Scientex Stretch Film



Manual Wrap Film
– Standard & Thin Series



Manual Wrap Film
– Thin WFE & Pre-Stretched



Machine Wrap Film
– Super Power & HP, Thin Series & WFE



Machine Wrap Film
– Enveloping Series

- ISO 9001:2015 – UKAS – Since 2002
- ISO 14001:2015 – UKAS – Since 2005

Klang Hock Stretch Film



Manual Cast & Blown Film
– Standard & Thin Film



Machine Cast & Blown Film
– Power & Premium Power Film



Colour Blown Film
– Manual & Machine

- ISO 9001:2015 – UKAS – Since 2002

Custom Film – PE



Blown film extrusion process



Miraflex CM10 colour flexo printing machine



Hudson Sharp wicketing machine



Scientex Film Technical Centre



Oxygen and water vapour barrier tester

Tapping into a growing market

Consumer packaging, particularly flexible plastic packaging continues to grow and advance throughout the world especially in emerging and developing countries. The FMCG sector has become one of the most dynamic product clusters with the increasing consumer awareness on quality and integrity of the products. Scientex has made strategic moves to tap into this huge potential market segment both locally and abroad.

In early 2013, we completed our acquisition of the Great Wall Companies (GW) – an established brand with considerable presence in both the domestic and international markets for consumer packaging products. We are now the largest wicket bread bag supplier in Asia, a leading supplier of lamination base film in Malaysia and one of the very few suppliers of 9 layers barrier film in this region.

By bringing GW into our stable, Scientex has captured a mature and sizeable market in Europe, Latin America, West Africa and Asia Pacific for flexible plastic packaging.

Capitalising on cutting edge capabilities

Technology and technical knowledge are two key areas where Scientex holds an advantage in the highly competitive flexible plastic packaging industry. Our state-of-the-art machineries and equipment deploy cutting edge blown film extrusion technology from Germany to ensure output of high quality film with good dimensional stability and consistent mechanical and optical properties.

The Scientex Film Technical Centre is equipped with sophisticated equipment to cater for its analytical lab, physical lab and pilot lines to facilitate and expedite sample analyses and evaluation, boosting cooperation with its multinational customers to innovate and jointly develop new products of international standards and quality, providing value added services and enhancing our product quality to meet

expectations of its global customers. Scientex has the latest flexographic and rotogravure printing equipment that can print on most type of films including the thin gauge PE film. Using the latest Central Impression Drum technology, our flexographic presses provide excellent print registration on thin gauge PE film as well as HD capability. These are specifically aimed at customers/brand owners who place a premium on green manufacturing practices to protect and preserve the environment while also upholding their brand image. We have the largest flexographic printing output for plastic film in Malaysia.

Our cutting/converting machines are also able to produce a wide range of bags and sheets including 3 side-seal bags, bottom-seal bags, square-bottom bags, bag-in-rolls and wicket bags for auto packing in our capacity as the largest manufacturer of wicket bread bags in Asia.

The balance between quality packaging versus minimal packaging impact

As part of our conscious and continuous effort to address the environmental concerns, we are developing recyclable bio-degradable sealant film and bio-laminate solutions to enhance the portfolio of flexible plastic packaging products whilst ensuring functionality and performance of the films in the preservation of the quality and shelf life of the packaged goods.

The fully compostable film is designed to attract end users and brand owners who wish to reduce the environmental impact of the use of packaging in line with part of the efforts to promote recycling and proper waste management.

- BRC/loP – UKAS – Since 2015
- ISO 9001:2015 – UKAS – Since 2000
- ISO 9001:2015 – STANDARDS – Malaysia – Since 2000
- ISO 14001:2015 – UKAS – Since 2010
- ISO 22000:2005 – UKAS – Since 2008
- OHSAS 18001:2007 – UKAS – Since 2010

Custom Film – PE



Rawang plant

Product Range and Applications :



Lamination Base Film

Lamination Base Film - Polyethylene (PE)/Easy-Peel (EP)/Barrier

Scientex is equipped with the latest in extrusion technology to supply high quality polyethylene lamination base film to converters who will then process these materials into laminate flexible packaging. Used as base film for further conversion into packaging of F&B items, pharmaceutical products, toiletries and other electronic items.



General Film

General Film

Customised bags and film in sheet or rolls for general packing in the F&B, meat industry, construction, retail, agriculture and industrial sectors.



Wicket Bags

Wicket Bags

Scientex supplies PE or CPP wicket bags of almost any size and make. Our bags work well on automatic packing machines. These bags are printed on flexographic central impression press to ensure good registration on thin gauge film. Used in the packaging of sandwich bread, agriculture produce and feminine care products.



Barrier Film

Barrier Film

Single-layer films are generally quite permeable to most gases, making it unsuitable for the packaging of perishable goods. Over the years, there has been significant advancement on both machinery and resins technology that has helped to extend the shelf life of such perishables through the development of multi-layer gas barrier films.

Scientex's multi-layer co-extruded barrier film of up to 9-layers, is ideal for food, pharmaceutical, and general packaging applications. Our multi-layer blown film (exposed or buried nylon/EVOH) structures are engineered to meet the most demanding of specifications. Such films are made up of various structures with barrier properties which are essential to minimise permeability of oxygen, carbon dioxide, and nitrogen, therefore providing a much longer shelf life packaging option.



Printed Film For FFS

Printed Film For Form – Fill – Seal (FFS)

Customised printed film used in automated packaging of F&B, toiletries and industrial items.



Stretch Hood And Shrink Hood

Stretch Hood And Shrink Hood

Both products provide strong holding power to ensure stability of palletised goods. These products serve as a protective shield for transportation and also outdoor storage. These products are suitable to use in products of various sizes and shapes. Stretch hood is an energy efficient packaging method as it requires non-heating application and it can provide stretch-ability up to 150%. Shrink hood can cater to the requirements of palletless loading applications.



Collation Shrink Film

Collation shrink film is the economical, collective packaging for rational transportation and storage in industry and retail. Used for bundling of cans, tetra pak, glass and Polyethylene Terephthalate (PET) bottles.

It is available in transparent or coloured form in film thicknesses from 30µm to 150µm – with and without printing.

Custom Film – PE Shrink Film



Our acquisition of Klang Hock Plastic Industries Sdn Bhd ("Klang Hock") in 2018 brings with it a wealth of experience and capabilities. Since its beginning in 1976, Klang Hock has emerged as a leading player of flexible plastic packaging.

Equipped with high capacity European coextruded blown extrusion systems and multi coloured gravure printing presses, Klang Hock has grown and established a growing clientele of regional and multinational customers with its printed collation shrink films.

With multi sized extrusion capabilities, Klang Hock services many other segments including lamination base film, general film, box liners, heavy duty sacks and multi coloured gravure printed film.

Product Range and Applications :



Collation Shrink Film

Collation Shrink Film

Collation shrink film is the economical, collective packaging for rational transportation and storage in industry and retail. Used for bundling of cans, tetra pak, glass and Polyethylene Terephthalate (PET) bottles.

It is available in transparent or coloured form in film thicknesses from 30µm to 150µm – with and without printing.



General Film

General Film

Customised bags and film in sheet or rolls for general packing in the F&B, meat industry, construction, retail, agriculture and industrial sectors.



Lamination Base Film

Lamination Base Film - Polyethylene (PE)/Easy-Peel (EP)

Scientex is equipped with the latest in extrusion technology to supply high quality polyethylene lamination base film to converters who will then process these materials into laminate flexible packaging. Used as base film for further conversion into packaging of F&B items, pharmaceutical products, toiletries and other electronic items.



FFS

Heavy Duty Sacks

- FFS

FFS is used for automatic and high speed packaging converting sacks in various industries. This product is suitable for high volume packaging, providing excellent stack ability and giving a high level of compactness.



Printed Film For FFS

Printed Film For Form – Fill – Seal (FFS)

Customised printed film used in automated packaging of F&B, toiletries and industrial items.

- ISO 9001:2015 – UKAS – Since 2002

Custom Film – Agricultural Film



Klang Hock Agricultural Film Plant

Our acquisition of Klang Hock Plastic Industries Sdn Bhd ("Klang Hock") in 2018 brings with it a wealth of experience and capabilities. Since its beginning in 1976, Klang Hock has emerged as a leading player of flexible plastics packaging.

Equipped with latest European coextruded blown extrusion systems, Klang Hock brings into the market with improved performance stretch hood films besides the conventional shrink hoods.

Housing the largest blown extruder line with an open width of 11 metres, Klang Hock serves the agricultural film segment and specialised flexitank solutions.



Greenhouse Film



Mulch Film



PE Flexitanks Tubing

Product Range and Applications :

Greenhouse Film

Klang Hock Greenhouse Film is used in greenhouses that provide high tech production facilities for vegetables and flowers.

Mulch Film

Klang Hock Mulch film is used to suppress weeds and conserve water in crop production and landscaping.

PE Flexitanks Tubing

Flexitanks is a flexible Polyethylene (PE) bag which can be installed inside a standard 20-foot container, converting it into a container for the transportation of solid and liquid products, thus making it an ideal medium for transporting dry and liquid products in bulk. Flexitanks virtually eliminates possible contamination and may easily be recycled without endangering the environment. Klang Hock produces the film that is vital in the making of flexitanks.

- ISO 9001:2015 – UKAS – Since 2002

Custom Film – Wicket Bags & Printed Film



Sg. Siput plant

The acquisition of the Sg Siput and Chemor plants from Mondi in August 2015 has increased the product portfolio of the Scientex custom films manufacturing division.

The Sg. Siput plant mainly focuses on consumer based hygiene packaging which requires high quality printing to meet the requirements of multinational companies. This plant is continuously winning the Asian Flexographic printing awards for both wide & medium web printing. We continue to improve on our printing quality and capabilities by moving towards High Definition (HD) printing to better serve our customers.



Wicket Bags For Diapers & Feminine Napkins



Printed Films for Hygiene Flow Diapers



Label Film

Product Range and Applications :

Wicket Bags for Diapers & Feminine napkins

The hygiene bag is tailored to meet individual customer requirements with easy opening features, high barrier structures, perforation lines for easy opening and eye-catching appearance from excellent quality flexographic printing technologies. The hygiene bag is suitable for feminine and baby care products packaging purposes.

Printed Film for Hygiene flow wrappers

Hygiene flow wrappers replace lamination film with better seal and peel ability. It is competitive in price but with a high quality flexographic printing appearance. This product series is widely used for packaging of feminine napkins, baby diapers and fabric care products.

Label film

Label film provides excellent flatness and good punch ability. The highly flexibility characteristic of label film is suitable for flexible plastic containers. The special coating label film ensures excellent printing results with all standard colour systems and various print processes.

- HACCP Certification – Since 2006
- ISO 9001:2015 – UKAS – Since 2016
- ISO 14001:2015 – UKAS – Since 2016

Custom Film – Heavy Duty Sack



Chemor plant.

Chemor Plant mainly focuses to produce different types heavy duty sacks and transport/storage film for industrial customers that are either automated, semi-automated or manual packaging. The automated packaging is the Form-Fill-Seal (FFS), while the semi-automated and manual packaging is the Block Sack and Valve Sack. We supply to various industries such as chemical, petrochemicals, oleo-chemicals, cement, building materials etc. The majority of our customers are multinational companies.



Heavy Duty Sacks

Product Range and Applications :

FFS

FFS is used for automatic and high speed packaging converting sacks in various industries. This product is suitable for high volume packaging, providing excellent stack ability and giving a high level of compactness.

Pre-converted sacks (Pillow, gusseted and block sacks)

Pre-converted sack which can be supplied in reels or pieces form is commonly used in heavy-duty packaging industries products. The pre-converted sacks are suitable for semi-automatic manual packaging line. These products can uniquely form into block shape after packing.

Pre-made sacks (Valve sacks)

Valve sacks are suitable for medium volume packaging and flexible for semi-automatic or manual bagging operations. No heat sealing is required and these products come in box shape after bagging process. Normal, tuck-in and extended valve are available to suit the packing requirements.



Pre-converted sacks (pillow, gusseted and block sacks)

Shrink and Stretch Hood

Both products provide strong holding power to ensure stability of palletised goods. These products serve as a protective shield for transportation and also outdoor storage. These products suitable to use in products of various sizes and shapes. Stretch hood is an energy efficient packaging method as it requires non-heating application and it can provide stretch-ability up to 150%. Shrink hood can cater to the requirements of palletless loading applications.



Valve sacks

- ISO 9001:2015 – UKAS – Since 2016
- ISO 14001:2015 – UKAS – Since 2016

Custom Film – BOPP



Bi-Axially Oriented Polypropylene (BOPP) Film is one of 4 key pillars in Scientex Great Wall's consumer packaging thrust, complementing CPP, PE and PU adhesives substrates for product wrapping needs.

The BOPP segment came into the Scientex's custom film division via acquisition of Seacera Polyfilms Sdn Bhd in 2014 along with its annual production capacity of 6,000 MT. Subsequent to the purchase, Scientex formed a strategic alliance with Futamura Chemical Co., Ltd (Futamura), a leading producer of BOPP film and other film products in Japan. Futamura's equity participation was forged in September the same year.

Capacity expansion followed in August 2016 with a 10 fold increase in BOPP plant output to 60,000 MT per annum. The purpose built state-of-the-art facility was constructed on a 12 acres piece of land at the Selangor Halal Hub in Pulau Indah, Selangor. Two high capacity BOPP lines are installed comprising Japan Steel Works customised film stretching plant in combination with high speed J Kampf slitter. Automation in manufacturing was embraced throughout the factory floor for safe and efficient handling up to final packing and delivery.

The new BOPP plant was designed and engineered from the onset based on the premise of JAPAN QUALITY, SOUTHEAST ASIAN COST. This guiding principle has resulted in an ultra-modern, highly efficient, JIT infused and SAP enabled ERP factory for maximum deliverance of high quality at competitive costs.

Also, as a prerequisite to the Japan market, the BOPP lines are placed in multi-partitioned GMP pressurised compartments with web inspection cameras at appropriate monitoring points.



JSW's high capacity 8.8m x 525m/min BOPP film stretching plant



High speed slitter with web inspection camera in GMP positive pressure environment





Automatic slit roll handling, conveying and packing

Product Development with Japan

Scientex has a joint technical collaboration with strategic alliance partner Futamura. Extensive Research and Development (R&D) work in product development and improvement is carried out at both Nagoya, Japan and Pulau Indah laboratories.

Customer Support

The Scientex Film Technical Centre at Rawang plant offers an excellent platform with its modern facilities and testing equipment for testing and development work with customers.

With our vast knowledge, experience and expertise in multiple products/applications, we are able to offer and advise customers on a diverse range of lamination needs and possibilities.



BOPP Plain Film



BOPP Anti-fog Film



BOPP Heat Sealable Film

Product Range and Applications:

BOPP Plain Film

Our PB anti-static grades offer superior substrate for excellent optical and print performance.

BOPP Anti-fog Film

The FB grades offer excellent anti-fogging properties suitable for all markets. Film is heat sealable which can be enhanced with printing.

BOPP Heat Sealable Film

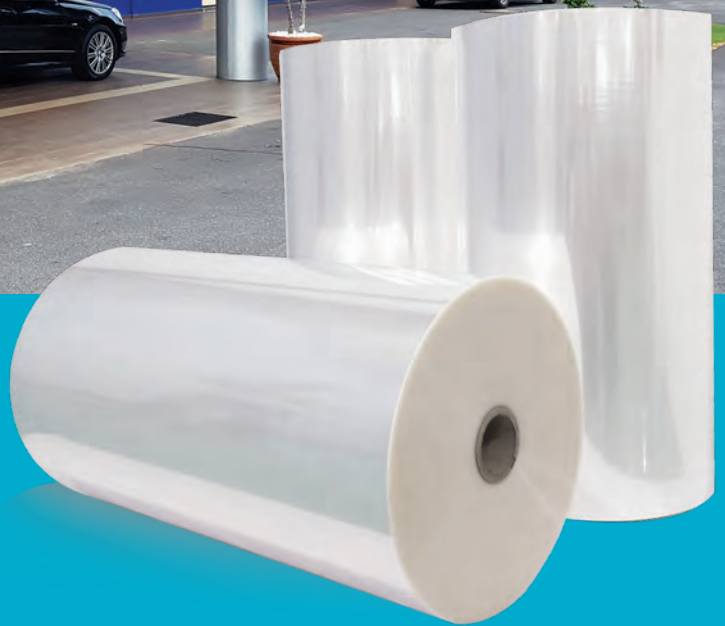
CB grades offer single and both sides heat sealable film for printing, lamination and overwrapping needs. Superior seal integrity is assured through extensive R&D work and in-depth knowledge in material properties.

Custom Film – CPP & Metallised CPP



Melaka plant

Our Cast Polypropylene (CPP) and metallised film plant started operation in January 2016. The plant is set up with capability to produce 12,000 MT CPP film per annum hence it is also the biggest in Malaysia.



CPP and metallised film are widely use in food packaging. In line with the food packaging market need, the plant is designed and set up with production capability to meet the stringent “food safety” requirements and is equipped with sophisticated and advanced manufacturing machinery from the world’s leading supplier. The plant is able to produce high quality multi –layer CPP film and high barrier metallised film (MCPP, MBOPP, MPET etc).

The main market of our supply of CPP film and metallised film is to flexible packaging film converter and currently our production caters the local and export markets.



CPP line



High vacuum web coater (Metalliser)



MCPP film

CPP Line

Unoriented multi-layer CPP film produced by casting molten PP onto the chill roll.

The cast process produces film which possesses characteristics of good transparency, high gloss, good thickness uniformity and good heat seal performance.

Key features:

- 5 layer structure
- Width 3250mm
- Uniform thickness profile
- On line web inspection

Applications:

- outer-wrap materials such as tissue soft pack/ convenience pack
- lamination film as inner layer substrates for food and non-food packaging

- ISO 9001:2015 – STANDARDS – Malaysia – Since 2018
- ISO 9001:2015 – UKAS – Since 2018
- ISO 14001:2015 – UKAS – Since 2018

High Vacuum Web Coater (Metalliser)

Metallised film (MCPP, MBOPP, MPET etc), has a silver appearance with one side deposited with 99.8% purity aluminium wire.

The ultra thin layer of pure aluminium deposited on the film surface significantly improves film moisture, gas and light barrier properties, which are very important to maintain the freshness of food products and to extend the shelf life of products.

Key features:

- Good moisture, gas & light barrier
- Maximum width 3270 mm
- High Al deposit designed - OD 0.4 – 3.5
- Uniform coating thickness

Main application:

As inner layer substrates in flexible packaging. Laminated film structure with metallised film provides good moisture, gas and light barrier properties which will extend the products' shelf life as well as to maintain the freshness of food products. It is widely used for food packaging such as biscuits, snack food, candy etc.

Specialty Products – PP Strapping Band



Scientex (in collaboration with Tsukasa Chemical Industry Co., Ltd.) started manufacturing Polypropylene (PP) strapping bands in 1997 and it is presently the largest manufacturer of PP strapping bands in Asia, catering to one third of the demand in Japan as well as a significant portion of other export markets such as Australia and New Zealand with successful inroads made into Indonesia, Thailand, Philippines, Vietnam, China, Hong Kong, India, Pakistan, Sri Lanka, Korea and Europe. In addition to our current supplies to the existing countries, we are making our way to venture into the new market of USA in near future.

From a single production line in 1997, we now operate 13 production lines at our Melaka plant which has a combined annual production capacity of 25,000 MT. Our quality PP strapping bands come in various sizes and colours and are used for the unitisation and bundling of goods in various industries including metalworks & woodworks, electrical & electronics, paper and food & beverage.



Melaka plant



Winder for narrow PP strapping band



Twelve straps nozzle

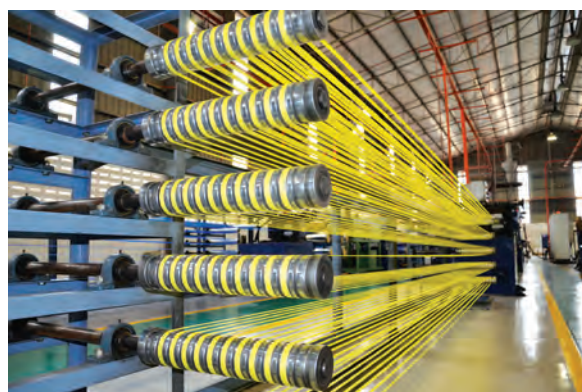


5mm strapping band

Our production lines harness the latest technology to produce lighter weight products which offer comparable qualities and performance. Our technical and development team has developed custom made products to cater for specific applications to meet the performance requirements of customers. The use of first class materials has enhanced the tensile strength, holding force and low elongation to ensure product safety.

Our 5 mm narrow strap product with its longer meter length is mainly used for packaging of magazines, newspaper and in the carton industries. Using the latest technology, we are able to produce products with high stiffness and smooth running surfaces which enables our products to be deployed in high speed packing machines. Our superior production capability entails fine embossing and perfect annealing process which minimise dust generation during production.

As part of our conscious effort to address environmental concerns, our PP strapping products are produced under ROHS control, and we ensure that all additives used are toxic free. In addition, we continuously emphasise on the 3Rs concept of Reduce, Reuse & Recycle, with all our products being 100% recyclable.



Annealing process

- ISO 9001:2008 – UKAS – Since 2008

Specialty Products – Raffia & FIBC Bag

Scientex in collaboration with Tsukasa Chemical Co. Ltd of Japan, is also a major producer of an assorted range of industrial packaging products such as HDPE and PP tying tape which is collectively known as raffia, as well as Baler Twine, Polyester (PET) Cord and woven bags and Flexible Intermediate Bulk Container (FIBC) bags.



Ho Chi Minh City plant



HDPE and PP Tying Tape (raffia)

The HDPE and PP tying tape (raffia) are produced using extrusion technology. These products can be used for various applications and are suitable for both industrial and consumer use.

Features:-

- No miss tying
- Less dust
- Control electric static
- Softness

Applications:-

- Bundling of paper products
- Woodworks industry
- D.I.Y. & household products

- ISO 9001:2015 – UKAS – Since 2010



Baler Twine

Baler Twine is made of 100% virgin PP resin which has high knot, tensile strength and is UV stabilised.

Features:-

- UV resistance
- High tensile strength
- PP virgin resin

Applications:-

- Crop packaging industry

- ISO 9001:2015 – UKAS – Since 2010



PET Cord Strapping

Our PET Cord strapping is made of polyester yarn and water soluble glue which has high creep strength, high corner edge strength, softness and low elongation.

Features:-

- High creep strength
- High edge strength
- Softness and low elongation

Applications:-

- Packing machine industry



FIBC Bag

Our FIBC bags undergoes stringent quality control to meet the required specifications of our multinational customers. It is manufactured in various designs to cater for packing and storing of various commodities with weights ranging from 500kg to 1500kg.

Features:-

- Hold better shape
- Better stacking
- Large lifting capacity
- Reduce potential of contamination
- Good puncture resistance
- UV-resistant

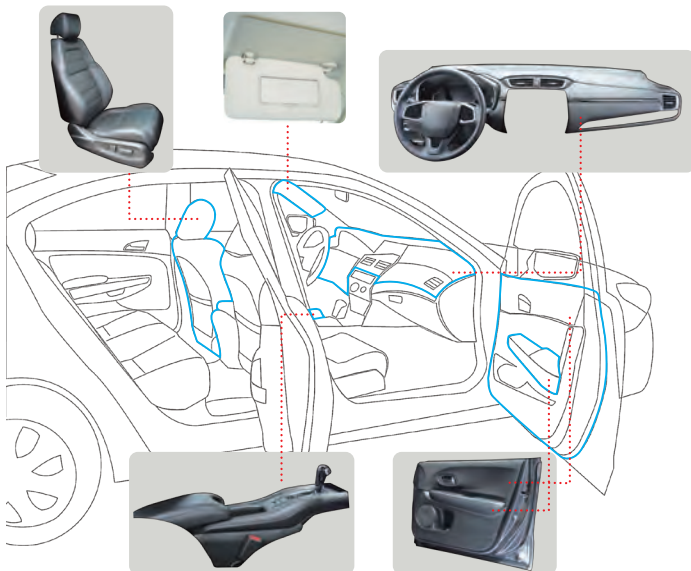
Applications:-

- Petrochemical & plastic resin
- Oleo chemical products
- Fertilisers & animal feed
- Sugar & cocoa packaging
- ISO 9001:2015 – UKAS – Since 2010

Specialty Products – Automotive Interior



Technical Centre, Shah Alam



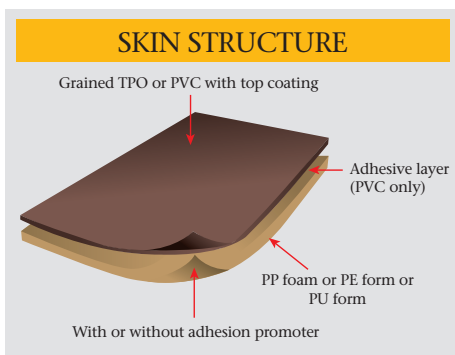
Scientex started manufacturing PVC/PP foamed sheets in the 1990s when it first collaborated with Yamato Chemical Ind. Co. a leading company in Japan with expertise in this specialised field of manufacturing to provide its licensing and technical expertise as we sought to develop this PVC business. Tapping on its past experience and expertise, Scientex is now in the manufacture of polymer products and skin materials for automotive interior which are derivatives of Scientex's original business in the manufacture of PVC leather cloth and sheeting.

Over the years, Scientex has gained tremendous experience and it has since developed its own expertise and know-how and household car brands like General Motors, Ford, Honda, Nissan and Subaru carry our products, including India's Tata and our homegrown makes of Proton and Perodua.

Today, Scientex is an approved original equipment manufacturer supplier to selected automotive producers and we supply polymer products and skin materials such as PVC and TPO sheets and laminate to automotive manufacturers and car assemblers in Indonesia, Thailand, South Africa, India and Japan. Our quality products are used for applications commonly found in vehicle interior such as instrument panels, door trims, headlining, armrests, sun visors and car upholstery. Scientex's business model is niche and customer-centric and we will continue to work with our global buyers on continuous product development in order to achieve better products to meet the rapidly changing needs and demands of buyers worldwide.

To ensure quality and consistency, Scientex has established a dedicated technical centre to oversee and monitor our stringent standards in production.

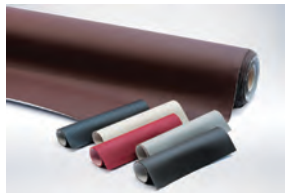
- ISO 9001:2015 – IAF – Since 1995
- IATF 16949:2016 – IAF – Since 2005



Laminated product

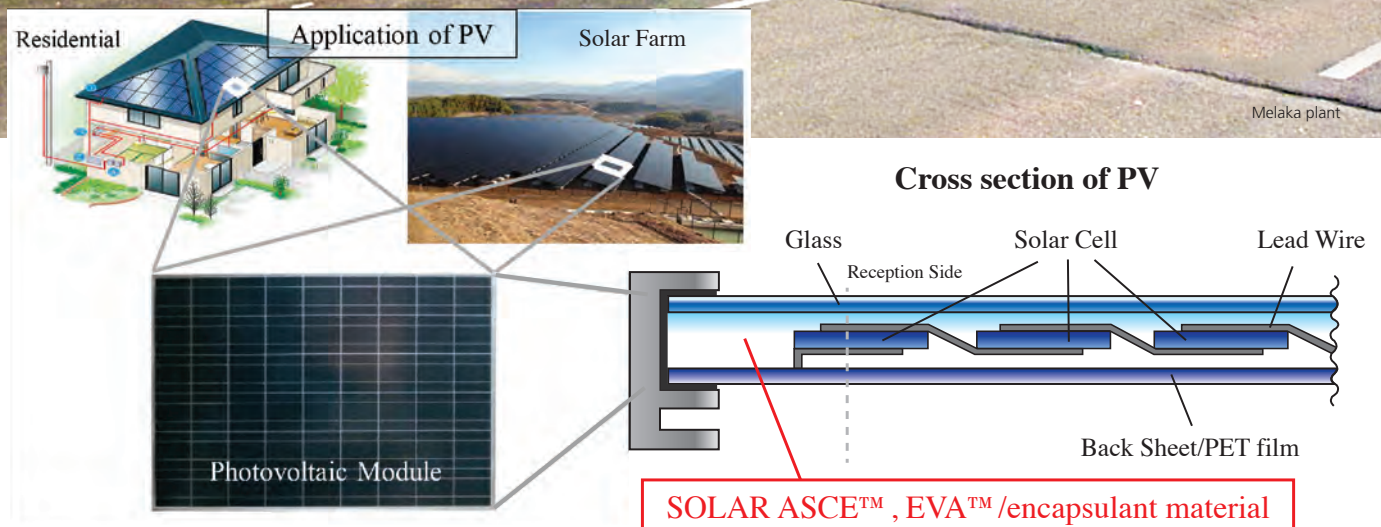
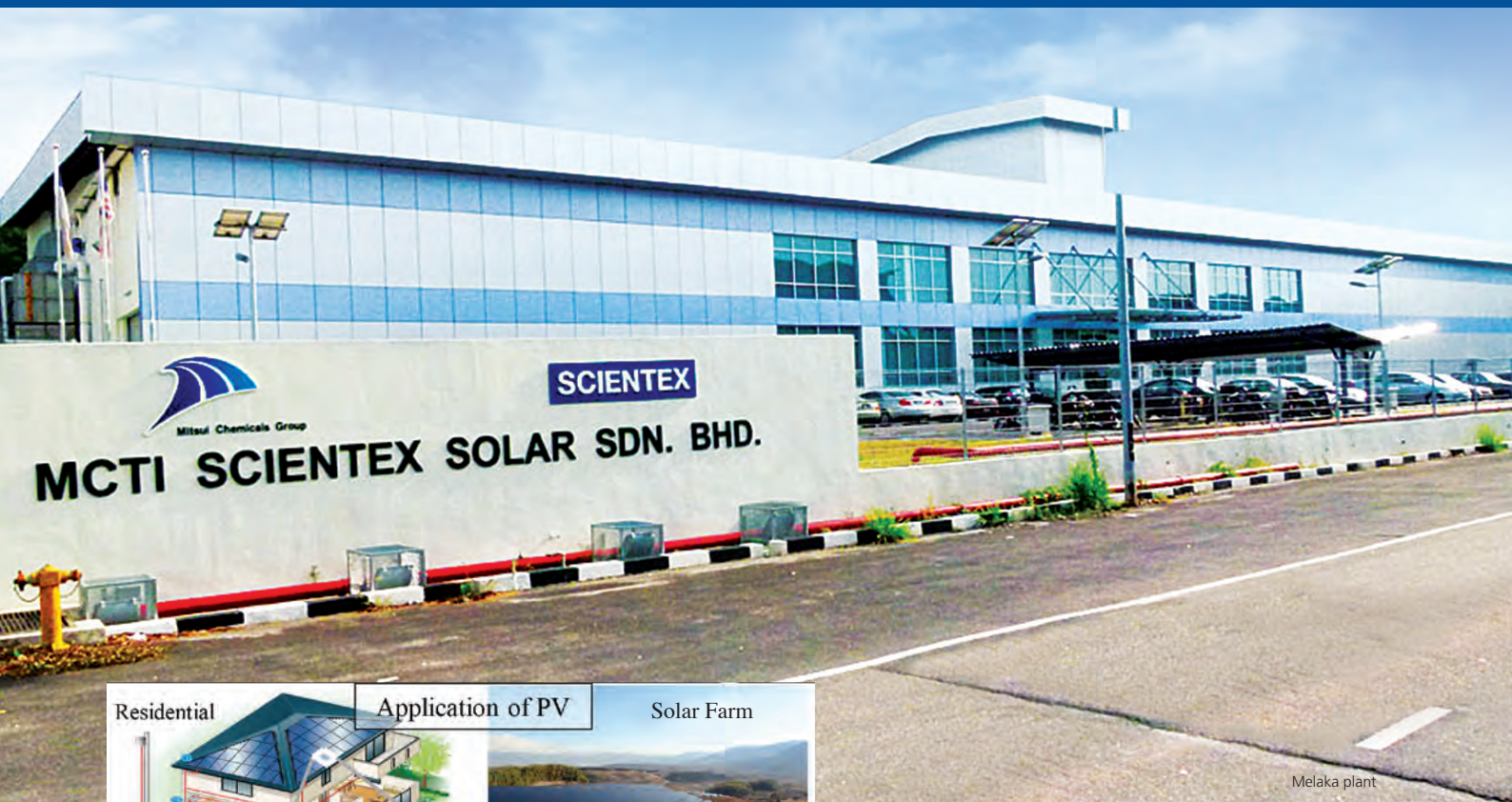


TPO and PVC sheet



PVC leather cloth

Specialty Products – Solar Encapsulant Film



At Scientex, we are committed to the global green movement to develop renewable resources for the protection and preservation of the environment. In 2011, we set up a manufacturing facility in Melaka to produce solar encapsulant film in a joint venture with our long-standing partner, Mitsui Chemicals Tohcello, Inc. (Mitsui). Mitsui is a global leader in the manufacture of high quality encapsulant films for use in solar modules. The encapsulant film, SOLAR EVA, has been used in solar cell modules as one of its key components both in Japan and overseas for more than 30 years with a proven track record of quality and reliability.

The ISO certified state-of-the-art plant is equipped with cutting edge machinery and technology to produce encapsulant film that is used in the solar modules to prevent water and dirt from infiltrating into the solar modules, while protecting the cells from possible vibration and shock damage, and maintaining the efficiency of power generation for the modules.

In 2015, the plant was upgraded to manufacture SOLAR ASCE products which is the brand name of Mitsui's cross-linking polyolefin (PO) base encapsulating sheet of which Mitsui is the pioneer in developing. The superlative properties from the unique material design of the SOLAR ASCE products provides excellent features, amongst others, such as high temperature resistance and weather resistance, excellent durability, adhesive bonding and encapsulating properties as it meets the growing demand for such products worldwide.

- ISO 9001:2015 – UKAS – Since 2012
- ISO 14001:2015 – UKAS – Since 2012

Specialty Products – PU Adhesives



PU adhesives plant, Pulau Indah

Polyurethane, or PU adhesives, is a component product in the laminated flexible plastic packaging manufacturing process.

It is essential for the conversion of lamination base film to suit specific applications for flexible packaging such as food packaging, retort pouch packaging, juice packaging, industries packaging and liquid refill stand up pouch (food or non-food) packaging. Demand for such products will continue to grow as lifestyle changes and population growth will drive demand for such products.

Our joint venture company, Cosmo Scientex (M) Sdn Bhd, in collaboration with our joint venture Mitsui Chemicals, Inc. of Japan (Mitsui) has in end-2017 expanded its existing production capacity by 70% to 35,000MT per annum of quality PU adhesives together with a brand new warehouse to cater for demand from the ever growing Southeast Asia region.

Apart from our solvent based adhesives, we are working closely with Mitsui to constantly develop new grades of solvent free adhesives to meet the market demand for such solvent free adhesives. We will continue to work closely with our partner Mitsui to provide comprehensive sales and after sales and technical services to our customers.

- ISO 14001:2004 – UKAS – Since 2007
- ISO 9001:2015 – UKAS – Since 2005
- OHSAS 18001:2007 – UKAS – Since 2009






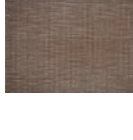


CCD Microscope



Reactor

POLYURETHANE ADHESIVES

PET Ink		opp Ink	
Aluminum		CPP	
CPP Content (Curry)		Content (snack)	



Property Development

16 Property Developments



• Johor • Melaka • Perak • Selangor •

"Since our debut in 1995, Scientex has emerged as one of the leading and most appealing property developers with a broad base of product offerings. We have rapidly moved up the value chain to diversify our product range from affordable housing to lifestyle homes, from low rise units to high rise condominiums, and from residential and commercial development to industrial properties. Today, we continue to enhance our competitive edge and widen our expertise while delivering innovative and diverse property solutions on time and at competitive prices".

TOWARDS 50,000 UNITS AFFORDABLE HOMES BY 2028

In support of the Government's effort to make affordable home ownership a reality for all individuals and families in the country, Scientex's property division has targeted to deliver 50,000 units of affordable homes by 2028.

To date, Scientex's property division has delivered nearly 17,300 affordable homes priced below RM500,000 nationwide, of which some 65% are priced below RM200,000. And in line with the Vision 2028- 50,000 units of affordable homes, the property division has put in place various projects to be undertaken by 5 Strategic Business Units within 4 geographical regions in the country.

Scientex's Property Division was first inception in 1995 in Pasir Gudang with the vision of providing affordable yet quality homes to house buyers. We recognise that affordable home ownership remains a challenge to the lower to middle income buyers due to escalating selling prices and scarcity of reasonably priced land banks for development. Accordingly, and to meet the ever growing demand for affordable homes for this category of homebuyers, our business model is to build more affordable homes at reasonable prices to cater to the demand from this group of buyers.

We strongly believe that a house needs to become a "home" for enjoyment and living. The function of a home does not only provide shelter or accommodation but creates an opportunity for greater 'Happy Family' bonding and healthy living in line with our Scientex's tagline of **"healthy, friendly & happy"**.

Todate, we have acquired a total land bank of 3,265 acres spread over sixteen prime locations. Commencing from our very first project in Pasir Gudang within the Southern Region, we have since expanded our presence to the Northern Region (Perak) and Central Region (Selangor) of Peninsular Malaysia.

Scientex Johor

Taman Scientex Pasir Gudang is the pilot project of our affordable property development which started in 1995 and since then we have successfully develop and replicated our business model for our other projects. Following the success of Taman Scientex Pasir Gudang, we started the development of Taman Scientex Kulai in 2008. Our developments continued with the launching of Taman Scientex Senai in 2013 which was located within close proximity to the only international airport in Southern Malaysia. Our Taman Pulai Mutiara is another affordable housing project which has been receiving overwhelming response since its maiden launch in mid-2016. Currently, there are various phases under construction with our first batch of completed units handed over in August 2018 over to our valued purchasers. A successful grand opening of Taman Scientex Utama was held on September 2018, aimed at addressing the increasing demand of affordably priced homes in Senai. Besides that, the acquisition of 335 acres of freehold land which known as Amber Land in Pulai has enabled Scientex to expand our existing landbanks in Johor to sustain our on-going development in this state.

Apart from the affordable housing segment, we also see demand for our higher-end properties as seen in the numerous launches for higher-end residential units in our projects; for Taman Mutiara Mas at Skudai, this development started in 2010 with an excellent location being at the heart of the Iskandar Malaysia region; for E'Roca Hills development, it is located within the peak of Taman Scientex Kulai. In addition, the development of our Taman Scientex Senai has marked our development foray into industrial factory units.

Scientex Melaka

Ayer Keroh (Melaka) is fast emerging as an education hub and lies within the key crossroad between the central and southern regions of Peninsular Malaysia comprising of mix development project which include residential houses and apartments.

Our current project, Scientex Durian Tunggal comprises mostly affordable houses that enable us to extend our expertise in providing affordably priced properties to cater to a larger population in Melaka. We had our maiden launch towards the end of 2017 and the response had been truly overwhelming and created yet another successful chapter in our property division.

Buoyed by the great success at Scientex Durian Tunggal, we expanded our existing landbank in Melaka by acquiring another piece of freehold land namely Scientex Durian Tunggal 2, sprawling across 208.9 acres which is adjacent to the existing landbank. The close proximity between the Group's existing Durian Tunggal development and the proposed development will enable the Group to tap on operational efficiencies and economies of scale to build more affordable homes in the region.

Scientex Perak - Ipoh

Ipoh, Perak is located in the northern region Peninsular Malaysia where Scientex has extended its geographical footprint in recent years.

The development project in Ipoh kicked off in 2017 offering a wide range of affordable houses, apartments and commercial units to cater to home owners and investor under various projects known as Scientex Klebang, Scientex Meru and Scientex Meru 2. As we continue to receive overwhelming response from the market in Ipoh, more affordable homes are in the pipeline to be launched in due course.

Scientex Selangor - Rawang

We had for the first time spread our geographical footprint to the central region of Peninsular Malaysia namely Selangor by acquiring a piece of 66 acres land in Rawang in August 2017. Scientex Rawang will be a mixed development project consisting mainly of affordable housing. Scientex Rawang shall provide us with an opportunity to showcase our highly-efficient property development model here. The project is scheduled to kick off towards the end of 2018 as we anticipate positive response from this highly competitive and populated central region which has a wider market base.

A common denominator for all our projects is the rise in property prices following the delivery of completed units to our buyers. The response from buyers and investors has been overwhelmingly positive for the quality of our products and reliability of our service delivery. Today, Scientex continues to strengthen its presence within its development locations while at the same time retaining the aspiration to expand its property footprint to other regions.

- Location** : Adjacent to Pasir Gudang port, oldest and largest bulk cargo port in Johor
- Proximity** : Eastern Growth Corridor of Iskandar Malaysia near Johor Bahru
- Profile** : Integrated township comprising more than 11,000 homes and 400 commercial properties upon completion
- Product Range** : RMMJ, terrace houses, cluster houses, shop offices



Aerial view perspective of RMMJ



Menteri Besar officiate the key handover to RMMJ owners



Project Area
1,100
acres

GDV
RM **2.2**
billion



Aerial view of 2 & 3 storey shop offices



2 storey shop offices



RMMJ show house

Established in 1995, Scientex Pasir Gudang has todate built and delivered more than 9,000 unit of affordable homes priced within the range of RM80,000 – RM200,000 to our valued customers in the Eastern Growth Corridor of Iskandar Puteri. Todate, Taman Scientex Pasir Gudang has established its name as a reputable property developer in Johor, building and delivering various type of properties on time without compromising on quality. In support of Johor's State Government affordable housing strategy, more particularly Rumah Mampu Milik Johor (RMMJ), Scientex Pasir Gudang has planned and built 1,420 units of affordable housing and low cost commercial property under the scheme. An official key handing over ceremony for the RMMJ scheme was held on 23 September 2017.



- Location** : Kulai, Johor
- Proximity** : Iskandar Malaysia, Flagship E
- Profile** :
 - Kulai/Kulai 2 - Mixed development comprising more than 2,400 units of affordable residential homes and 84 units of commercial lots
 - E'Roca Hills - Low density community with 590 units of hillside & hilltop residences
- Product Range** :
 - Kulai/Kulai 2 - 2 storey terrace houses, shop offices, semi-detached houses, cluster houses & RMMJ town houses.
 - E'Roca Hills - 2 storey zero lots, semi detached & 2 storey bungalows

Project Area

298

acres

GDV

RM **1.1**

billion



Aerial view of E'Roca Hills

E'Roca Hills 2 storey semi detached

Scientex Kulai was launched in March 2008 to cater predominantly to the medium-end housing market segment. Tilldate, more than 1,750 residential units has been sold and we have handed over the completed units to the buyers.

Tapping on its proximity to Iskandar Malaysia region, Scientex Kulai 2 which spreads over 48 acres land was launched in 2014 to meet the market demand for mass housing within the Kulai area. To date, 440 residential units have been successfully sold and we have handed over 440 units of 2 storey terrace and cluster houses to our buyers as well.

Apart from Scientex Kulai and Scientex Kulai 2, Scientex has also enhanced the development layout of its hillside development known as E'Roca Hills which consists of more than 270 units of 2 storey zero lots, semi-detached houses and bungalows. E'Roca Hills was launched in 2014 and this project has been designed to blend in the residential units with the natural hilltop surroundings which provides a truly captivating and mesmerizing view surrounded by lush greenery for green living.

Tilldate, we have successfully handed over more than 75 units of 2 storey zero lot bungalows and 2 storey semi-detached homes in this low density gated community enclave. Together, all these elements make E'Roca Hills a truly harmonious and peaceful living nestled on the highest peak of Kulai.

Location : Skudai, Johor

Proximity : Iskandar Malaysia and close proximity to the Iskandar Puteri Metropolis, featuring Legoland, Educity, Kota Iskandar and Southern Industrial & Logistics Clusters (SILC)

Profile : Balanced mix of 3,400 units consisting of residential homes, commercial lots, retail outlets and recreational facilities; self-contained township with lifestyle living

Product Range : 3 storey shop offices, 2 ½ storey terrace house, 2 storey clusters houses, 3 storey clusters houses, 3 storey semi-detached houses, serviced apartments with retail shops

SCIENTEX[®]
S K U D A I



Maze garden at The Garden Residences



Signature Hub 3 storey shop offices

Project Area
146
acres

GDV
RM **2.7**
billion



Jade series 3 storey cluster and semi-detached houses

Taman Mutiara Mas is our crown jewel development set to be the premier address in Skudai. It represents our pride and joy as it reflects a holistic approach adopted by Scientex towards building a well planned development that we can truly be proud of based on its excellent location, surrounding environment, the innovative products offered and appreciation of the amenities that would be put in place as our development progresses. Taman Mutiara Mas is strategically located within the Iskandar Malaysia region and its excellent location and close proximity to Singapore has always been considered as one of its key attractions. In addition, our development is surrounded by greenery that blends with nature and seeks to alleviate the normal hustle and bustle and stress of city living. Today, we have completed and delivered tastefully designed exclusive homes and commercial units to our proud buyers in a thriving and vibrant neighbourhood. Once fully developed, we shall become a self-sustaining integrated township offering diverse choices of home living ranging from high rise to landed properties and a business lifestyle component offering a comprehensive range of facilities and amenities.

In 2017, we have launched the Jade series which offers 3 storey landed homes. The Jade series consists of a mixture of 176 units cluster and semi-detached homes and it is the last installment of our landed homes in this prestigious township. These properties offer great value for money with its attractive pricing and providing house buyers with comfortable, harmonious and joyful style of living. Besides that, we have also launched the 3 storey shop offices which are known as the Signature Hub. The carefully designed 3 storey shop offices has a limited 26 units being offered for sale and to date all the non bumi units are fully sold. The central location of this commercial hub in an up and coming mature township where businesses are poised to see increased traffic improving their business in a thriving community are a major attraction to investors and business owners to have a stake in this growing township.

- Location** : Senai, Johor
- Proximity** : Iskandar Malaysia, Flagship E (Airport City)
- Profile** : Mixed development comprising more than 2,500 units of residences and 280 units of commercial lots
- Product Range** : 2 storey terrace houses, 2 storey terrace houses with mezzanine floor, RMMJ town houses, low medium cost shops, cluster/semi D factory & commercial lots



View of Taman Scientex Senai Aster 2 Residential

Scientex Senai was launched in 2013 to cater predominantly to the medium-end housing market. It comprises of mixed development nestled within 250 acres of freehold land offering industrial, commercial and residential properties.

To date, more than 1,500 units of residences and 57 units of factories and 68 units of 2 storey shop offices have been fully sold. Tilldate, more than 1,600 properties were successfully handed over to buyers.

A new access route to the North-South Expressway is a mere 3 km away from Scientex Senai, and the alternative access offers a golden opportunity for investors who are seeking commercial lots to conduct their business in an area which has good infrastructure and access. The launches of 2 storey shop offices saw an 70% encouraging take up rate.

Against the backdrop of successful launches, Scientex Senai newest launch would be the 500 units of affordable housing under the Rumah Mampu Milik Johor (RMMJ) scheme and 68 units of low medium cost shops in collaboration with the State Government of Johor. This project will further cater to the market demand for truly affordable housing by those who qualify to be allocated for such housing as rising land prices and property speculation have put affordable housing beyond the means of the masses.

Project Area
250
acres

GDV
RM **948**
million



Amber 2 Residential



2 storey shop offices

Location : Senai, Johor

Proximity : Right next to North-South Expressway and Senai Highway

Profile : Mixed development consisting of 1,400 units which offers a broad spectrum of lifestyle living ranging from landed properties to commercial component and high rise buildings

Product Range : 2 storey terrace houses, 3 storey terrace houses, 3 storey shop offices, Rumah Komuniti Pakej A (PKJ A), Rumah Komuniti Pakej B (PKJ B), Rumah Mampu Milik Johor (RMMJ) and 1 storey low cost shops

SCIENTEX[®]
S E N A I 2

Project Area
121
acres

GDV
RM **1.3**
billion



Aerial view of Taman Scientex Utama



3 storey terrace houses



3 storey shop offices



Ribbon cutting ceremony marks new chapter of Taman Scientex Utama

Taman Scientex Utama marks the beginning of another prestigious and highly sought after development in a rapid growth area. This new integrated township spreads across 121 acres of freehold land and offers mixed development with amenities such as well-known educational institutions, Senai International Airport, shops and shopping malls all conveniently located within its vicinity.

Taman Scientex Utama is slated to offer contemporary and innovative designs and features incorporating green living amidst natural surroundings away from the hustle and bustle of the city. Strategically located adjacent to both the North-South Expressway and the Senai Highway, it boasts of excellent road frontage with access and linkages to both major highways and arterial roads. Travel distance to the Second Link Expressway (via the Senai Interchange) and to Johor Bahru City are only 20 km and 25 km respectively. It is set to become the next landmark in Senai with elements that is designed to encompass all aspects of modern living whilst offering business opportunities within a vibrant and growing community.

8th September 2018 marked a memorable date for Taman Scientex Utama with the grand opening of the sales gallery and show houses to the public, giving them the opportunity to view and book their ideal property.

A total of 510 units were launched during the grand opening event. These represented the first two products of the Classical Series known as 'Daisy' and 'Lily' - 2 storey terrace houses, targeted at the affordable housing segment to meet the growing demand for such housing in the vicinity. Due to overwhelming response, all 306 non-bumi units were fully booked within 1 day – a 100% take-up rate.

Following the successful launch of Daisy and Lily and the robust demand for affordably priced landed properties, we continue to leverage on this success with the launch of our new Iris product comprising 195 units targeted at the 'Upgraders' segment – purchasers looking to upgrade themselves from a double-storey terrace house to a three-storey terrace house with a bigger compound and built up area.

Various development plans are in the pipeline and are slated for implementation in tandem with the growing demand. We currently plan to launch our 'Senai Avenue' - 98 units of three-storey shop offices by year-end. Marketing awareness campaigns for the project has been carried out with good and encouraging response from the public. We are confident that the demand for our products remains firm due to the highly strategic location of the shops fronting the Senai Highway that enjoys high traffic flow.

Moving forward, our strategy remains focused and unchanged: to build affordable and quality homes for our buyers; and at the same time provide the ultimate experience in terms of serenity, joy and harmonious lifestyle with plentiful opportunities for all.

Location : Pulau, Johor

Proximity : 8 km to Malaysia - Singapore Second Link Expressway

Profile : Integrated township, mixed development of residential and commercial properties with self-contained amenities

Product Range : Terrace houses, commercial shop offices, RMMJ, cluster and semi-detached houses

SCIENTEX[®]
P U L A I

Project Area
326
acres

GDV
RM**3.0**
billion



Aerial view of Taman Pulau Mutiara



Camellia 2 storey terrace houses



Lavender 2 storey cluster houses



Aerial view of Taman Pulai Mutiara commercial



2 storey shop offices



Jasmine 2 storey terrace houses

Taman Pulai Mutiara is poised to become an integrated project encompassing mixed development complete with amenities in a 326 acres of township. Its exceptional location places this forward-looking development as an invaluable component of the Pulai-Iskandar Puteri region with comprehensive facilities and infrastructure in place within the vicinity. With the completion of a new arterial road linking the township to Gelang Patah in August 2018, the Second Link Expressway is merely a short drive away.

Taman Pulai Mutiara is a superb showcase of modern-day living, offering a wide selection of beautifully crafted residential houses ranging from well designed 2 storey and 3 storey terrace houses and affordable Rumah Mampu Milik Johor (RMMJ) apartments to cluster and semi-detached houses. The maiden launch of its 2 storey and 3 storey terrace houses with its modern concept designs tailored for comfort and privacy had received overwhelming response from the market.

Through meticulous planning and with the objective to make Taman Pulai Mutiara to become a perfectly balanced township in the future, it also has commercial components including shop offices being offered for the convenience of residents within this township as well as to cater to the demand of the surrounding housing estates when it is fully developed. This commercial project is situated at the heart of Taman Pulai Mutiara providing high visibility and excellent traffic flow which has seen an encouraging take-up rate since its first launch.

As the earlier phases comprising of nearly 1,000 units will be handed over in stages in 2018 and the overwhelming degree of interest shown by the public in its affordable properties, Scientex had planned a series of exciting launches of terrace houses and cluster houses in the pipeline to address the market demand and upgraders who seek quality homes at affordable prices within this region.

SCIENTEX®

HEIGHTS

Location : Ayer Keroh, Melaka

Proximity : Ayer Keroh Toll, tourist attraction spots, Melaka International Trade Centre, Multimedia University Melaka, Melaka International Airport

Profile : Exclusive (hill land) mixed development featuring well planned landscaping and greenery in Melaka, city of UNESCO World Heritage

Product Range : Terrace houses, semi-detached houses, shop offices, serviced apartments

Project Area
137
acres

GDV
RM **740**
million

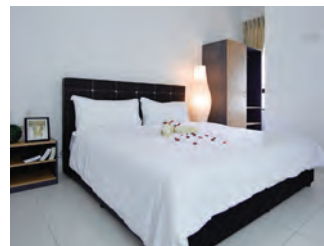
View of The Heights Residence



Modern facilities of The Heights Residence - gym



Modern facilities of The Heights Residence - library



Homestay suite



Student suite



Actual view of swimming pool & pool view cafe

Taman Muzaffar Heights is less than 10 minutes' drive from the Melaka Ayer Keroh Toll, the main entrance to Melaka UNESCO World Heritage City.

Apart from the excellent infrastructure in place and proximity to Melaka town, Taman Muzaffar Heights features serene surroundings with well-planned landscaping and greenery on an elevated plateau. It is surrounded by mature amenities to cater to the needs of one's daily life. With modern conveniences and recreational amenities, it seeks to create a "living sphere" that is conducive for a healthy, wholesome and active lifestyle.

Our current development project - The Heights Residence is a modern high-rise serviced apartment erected on elevated land offering spectacular view of the town. Strategically located within walking distance to the Melaka Multimedia University and close proximity to others educational institutions, it offers attractive investment returns to property investors in terms of rental and capital appreciation.

The Heights Residence is the latest iconic landmark in Melaka targeted to enrich student lifestyle and it is a popular choice for those who opt for premium accommodation.

Location : Durian Tunggal, Melaka

Proximity : Universiti Teknikal Malaysia Melaka, A'Famosa, Ayer Keroh Toll, Melaka International Trade Centre, Melaka Airport

Profile : Integrated township encompassing affordable mixed development

Product Range : Terrace houses, affordable houses, shop offices, cluster houses

SCIENTEX[®]

DURIAN TUNGGAL

Project Area
197
acres

GDV
RM **600**
million



Ribbon cutting session marks the official opening of Scientex Durian Tunggal

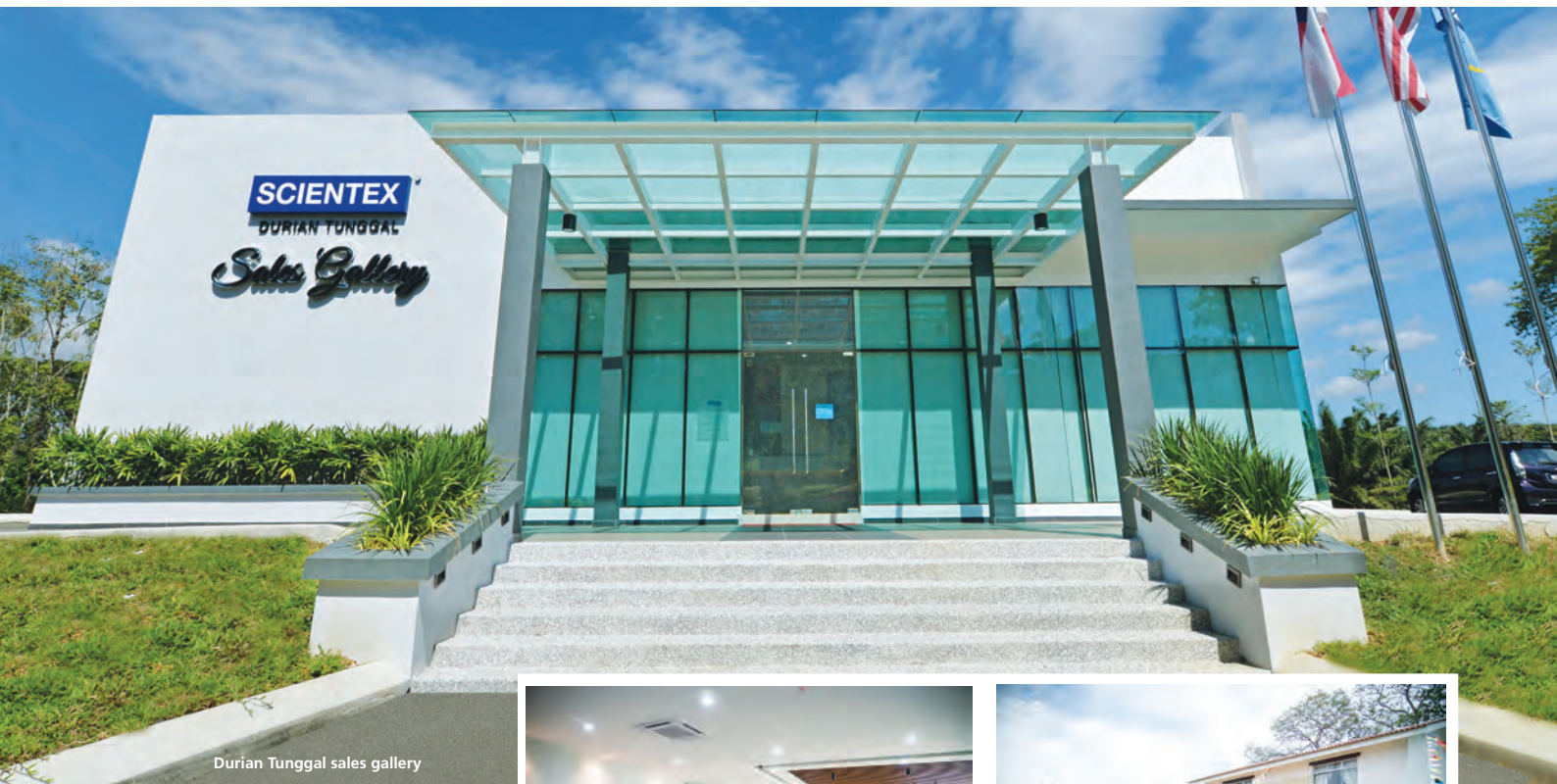


RMM show house opening



Group photo of Scientex Management & Exco Members

Aerial view perspective of Durian Tunggal



Durian Tunggal sales gallery



Overwhelming response during RMM show house opening event



Pine - 2 storey terrace houses



Olive - 2 storey terrace houses



Hazel - 2 storey terrace houses (Rumah Mampu Milik)

Scientex Durian Tunggal land was acquired in November 2016 and a grand opening of the sales gallery and show houses was held on 11 November 2017. Scientex Durian Tunggal is strategically located in the southern district of Alor Gajah sprawling over 197 acres of freehold land. Scientex Durian Tunggal is poised to become a new integrated township focused on building quality yet affordable homes.

Since the grand opening in November 2017, 544 units of 2 storey terrace house have been launched and fully sold. Scientex Durian Tunggal recently launched its first phase of Rumah Mampu Milik (RMM) products in July 2018 and the launch was officiated by Yang Berhormat Tey Kok Kiew, Exco of Housing, Local Government and Environment and Scientex Managing Director, Mr Lim Peng Jin attended by Tuan Zamzuri Bin Arifin, Yang Di Pertua of Alor Gajah and Encik Saleh Bin Dom, Director of Lembaga Perumahan Melaka (LPM).

A total of 116 units from this launch saw a 100% take up rate and buoyed by the astonishing result, Scientex is planning to launch another phase comprising 104 units of double-storey houses soon.

Our newly acquired Scientex Durian Tunggal 2 land spreads across 208.9 acres which is adjacent to the existing land bank. It is proposed to be developed into a mixed property development. This expansion will enable the company to build more affordable homes in the future in order to fulfil the needs and high demand from this market segment.

Project Area
10.5
acres

GDV
RM **50**
million

SCIENTEX
KLEBANG

Amber 2 storey terrace house

Location : Ipoh, Perak

Proximity : Nearby AEON Mall, Eonsave hypermarket, UniKL Campus

Profile : Contemporary living for 118 units of terrace and semi-detached houses

Product Range : 2 storey terrace houses, 2 storey semi-detached houses

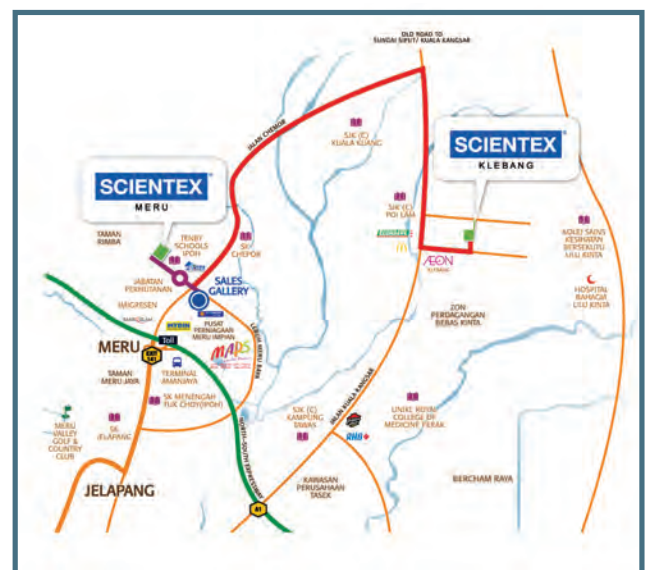


Amber 2 storey terrace houses

Scientex Klebang is strategically located in a convenient locality surrounded by mature amenities such as shopping mall, hypermarket, banks, schools, eatery, etc which are all situated within a 5 km radius.

With its strategic location, Scientex Klebang is dedicated to satisfy the indulgence of lifestyle needs of the individual or the entire family.

This up and coming project shall see 110 units of 2 storey terrace houses and 8 units of 2 storey semi-detached houses being developed where the subtle blend of modern architecture, generous spaces and thoughtful interior designs will bear testimony to a modern lifestyle of convenience and comfort.



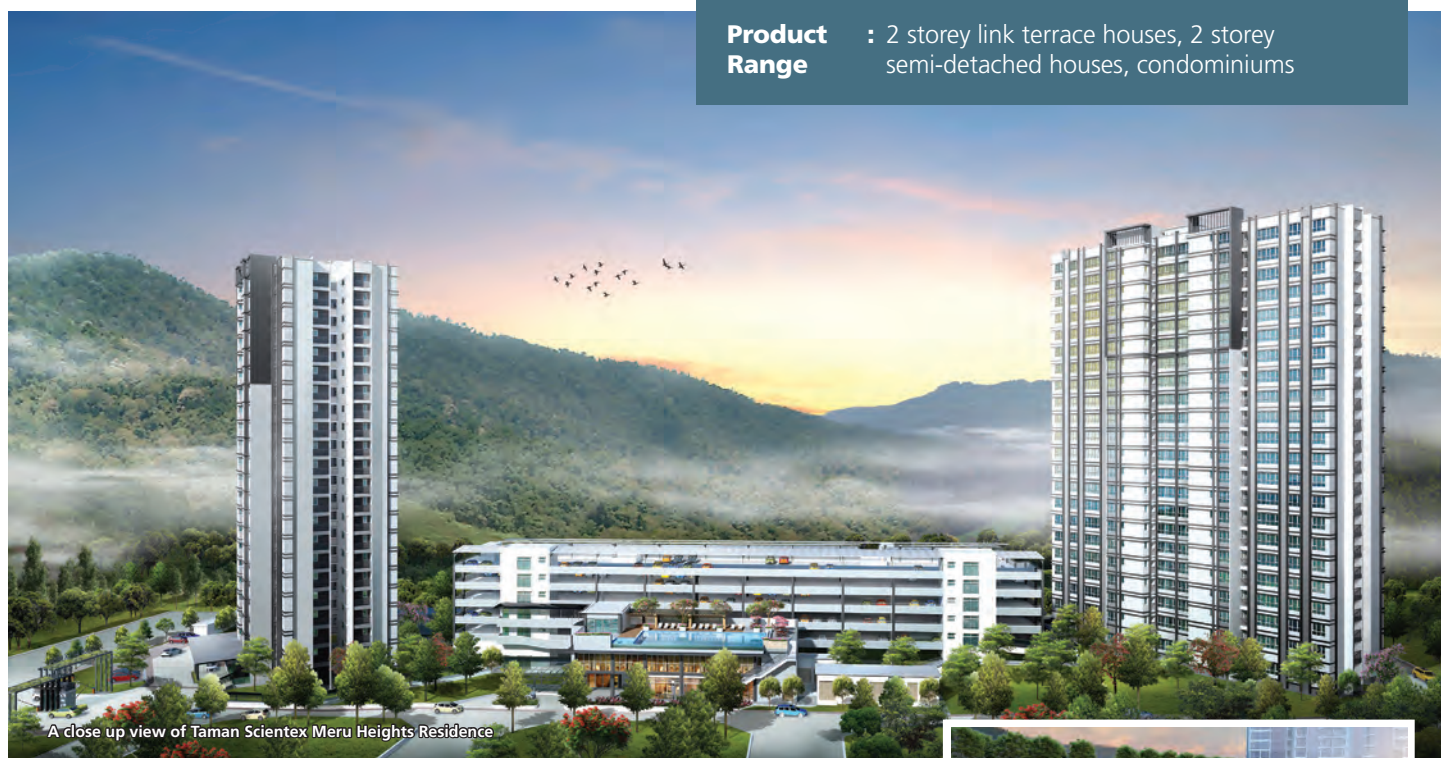


Location : Ipoh, Perak

Proximity : Next to Tenby International School, nearby Movie Animation Park Studios, MYDIN Hypermarket, Terminal Amanjaya, Meru Valley Golf & Country Club

Profile : Mixed development of 556 units of residential houses and apartments in a naturally inspired environment

Product Range : 2 storey link terrace houses, 2 storey semi-detached houses, condominiums



A close up view of Taman Scientex Meru Heights Residence

Project Area
14.4
acres

GDV
RM **200**
million



Scientex Meru private clubhouse



Sapphire 2 storey link terrace houses



Aerial view of Scientex Meru

The highly strategic location of this project, surrounded by modern amenities including hypermarkets, major government offices (KDN), asia first animation theme park and education amenities including Tenby international school within its vicinity makes it an attractive investment proposition. Scientex Meru is also located next to a forest reserve which offers a refreshingly green, relaxing and harmonious living experience right at its door step yet close to the North-South highway for ease of connectivity.

Featuring its own private clubhouse with ample facilities, Scientex Meru offers a lifestyle living in low density gated sanctuary that consists of only 556 units of link terrace, semi-detached landed properties and high rise condominiums.

For the financial year under review, the third phase comprising 174 units of condominiums has been successfully launched in December 2017 and to-date 70% of the units have been sold.

Location : Meru Ipoh, Perak

Proximity : Nearby Movie Animation Park Studios, MYDIN supermarket, Terminal Amanjaya, Tenby International School

Profile : Mixed development of 1,064 units of residential houses surrounded by major government offices

Product Range : 2 storey terrace houses, 2 storey semi-detached houses, 2 storey cluster houses, bungalows

SCIENTEX[®]
M E R U 2

Project Area
55
acres

GDV
RM **360**
million



Aerial view of
Taman Scientex
Meru 2



Grand opening of Scientex Meru 2 showhouse



Ribbon cutting session marks the official opening of
Scientex Meru 2 showhouse



Grand opening of Scientex Meru 2 showhouse

Scientex Meru 2 land was acquired in September 2016 and a grand opening of the show house was held on 4th February 2018. It enjoys easy accessibility to the North-South Highway within minutes. The amenities within the vicinity includes supermarket, major government offices, international school and our integrated bus terminal.

Scientex Meru 2, a brand new 55 acres township development is set in a strategic location and features 1,064 units of terrace houses, cluster houses, rumah mampu milik and service apartments. The first phase of 235 units of double storey terrace houses received overwhelming response from the market with a take-up rate exceeding 95% to-date since it was launched in February 2018.

SCIENTEX[®]

AMBER LAND

Location : Pulau, Johor

Proximity : 8 km to Malaysia-Singapore Second Link Expressway

Profile : Integrated township, mixed development of residential and commercial properties with self-contained amenities

Product Range : 2 storey terrace houses, 3 storey terrace houses, 2 storey cluster houses, 2 storey shop offices, 1 storey medium cost shops and RMMJ



Project Area
335
acres

GDV
RM **3.0**
billion

Aerial view perspective of Scientex Amber Land

Follow the remarkable success of Taman Pulau Mutiara, Scientex further expanded its total landbank in Pulau by acquiring a piece of 335 acres of freehold land in Pulau towards end-2017. The land is located adjacent to the existing flagship project Taman Pulau Mutiara which is set to fuel future property development over the medium and longer term. Scientex Amber Land is expected to provide a steady and sustainable property development model with a total of nearly 4,500 units as the Group continues to focus on landed properties and affordably priced homes where demand remains firm and resilient.



Location : Klang Valley, Selangor

Proximity : Nearby AEON Rawang Shopping Mall, KPJ Rawang Specialist Hospital, 2 km from Guthrie, LATAR and 3 km from Rawang Toll of North-South Expressway

Profile : Affordable houses and gated and guarded landed developments

Product Range : Affordable houses, 2 storey terrace houses, semi-detached houses and condominiums

SCIENTEX[®]
R A W A N G



Rawang overview



2 storey semi-detached houses



2 storey terrace houses



Playground

Project Area
66
acres

GDV
RM **1.0**
billion

Scientex Rawang marks our maiden entry into the central region of Peninsular Malaysia. Our development is situated near Rawang town centre in close proximity to mature neighbourhoods and amenities such as AEON Rawang Shopping Mall, KPJ Rawang Specialist Hospital and other amenities such as integrated transportation, education and commercial hubs.

Scientex Rawang comprises affordable houses, gated and guarded landed terrace, semi-detached houses and condominiums spreading over 66 acres of the prime freehold land with a maiden launch tentatively slated to be held end 2018.

A YEAR IN CELEBRATION



**Birthday
Greetings from
Scientex Family**

Everest Base Camp (EBC) Challenge



Team Building



Launch of Scientex New Website



Quarterly Rolling Budget (QRB) Dialogue with theme 'Challenge New Heights Together'



Walkathon & Hiking



GAINING RECOGNITION



From its rented premises in 1968, Scientex has grown tremendously over the last few decades to become what it is today. It is noteworthy that its achievements in the last few years coincided with its exponential growth, and in 2014, it was honoured by **The Edge Malaysia** and was inducted into the **prestigious Billion Ringgit Club** for the very first time. It was another feather in the cap for Scientex as it signifies its entry as one of Malaysia's valuable companies. In June 2015, Scientex was selected by **Forbes Asia** as one of **200 leading public companies** in the Asia Pacific region under its **"Best Under A Billion"** category for companies which has shown consistent growth based on measured performance metrics. This achievement was another major recognition by an international business publication which underscores the progress and advancement made by Scientex in terms of its growth achievements over the years. In May 2016, Scientex was given two awards by **Malaysia's BrandLaureate Best Brands Award** with the Brandpreneurial Leadership Award being awarded to our Managing Director Mr PJ Lim and the Most Sustainable Brand Award conferred to Scientex for its leadership in industrial stretch film manufacturing. In August 2017, Scientex was awarded 2 gold awards by **The Edge Billion Ringgit Club** under the Industrial Products sector for Highest Growth in Profit After Tax over Three Years as well as Highest Return on Equity over Three Years which marked another growth achievement in the history of Scientex. The recognition given by its peers and industry leaders will no doubt spur Scientex to continue to strive and achieve greater success in the years to come.



SCIENTEX GROUP OF COMPANIES

HEADQUARTERS

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Website : www.scientex.com.my

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Tel : 03-3161 3000
Fax : 03-3101 1522

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Fax : 05-598 4935

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Perak Darul Ridzuan, Malaysia
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Fax : 03-32916368

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Socialist Republic of Vietnam
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Fax : 84-650 378 4575

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Selangor Darul Ehsan, Malaysia
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Fax : 03-5512 0525

MCTI Scientex Solar Sdn. Bhd.

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Kawasan Perindustrian Bukit Rambai
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Fax : 06-351 6753

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Fax : 6221-2966 1360

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Fax : 6231-829 4621

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Fax : 65-6632 3600

PROPERTY DIVISION

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Fax : 07-289 9887

Scientex Kulai / Kulai 2 Scientex E'Roca Hills

Pejabat Jualan Taman Scientex Kulai
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Fax : 07-652 5161

Scientex Skudai

Pejabat Jualan Taman Mutiara Mas
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Taman Mutiara Mas
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Johor Darul Takzim, Malaysia
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Fax : 07-559 9333

Scientex Senai

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Johor Darul Takzim, Malaysia
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Fax : 07-599 8008

Scientex Senai 2

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Fax : 07-559 9333

Scientex Pulau

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Scientex Heights

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Scientex Durian Tunggal

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Scientex Klebang, Meru & Meru 2, Perak

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Scientex Rawang, Selangor

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Texland Sdn Bhd

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Fax : 06-337 5289

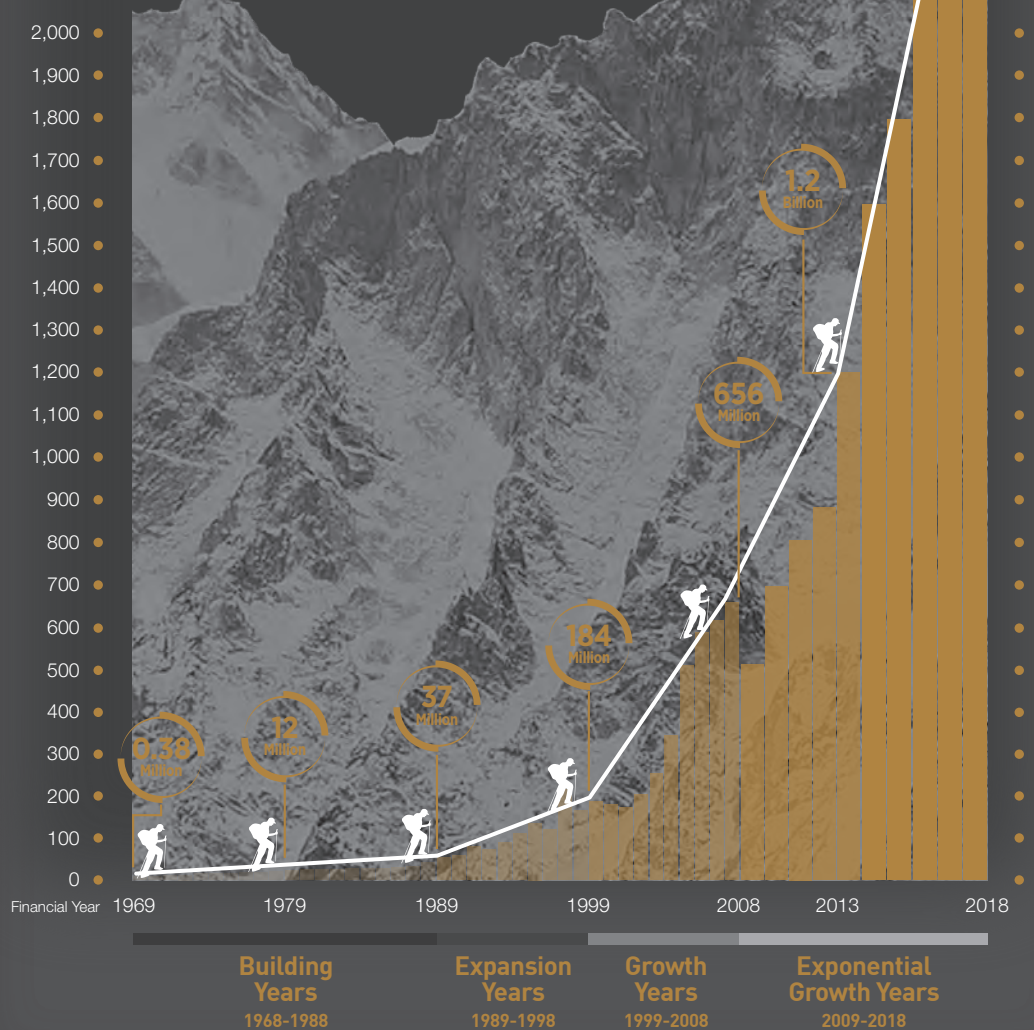
RM Million

2,700 •
2,600 •
2,500 •
2,400 •
2,300 •
2,200 •
2,100 •
2,000 •
1,900 •
1,800 •
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400 •
300 •
200 •
100 •
0 •

50 Years
1968 - 2018

**CHALLENGE NEW HEIGHTS
TOGETHER**

REVENUE GROWTH 1969-2018



SCIENTEX BERHAD

(7867-P)

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Website: www.scientex.com.my

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