

Scientex to increase affordable homes offerings in Penang

- *Proposes to acquire 343 acres of freehold land in North Seberang Perai for RM246.7 million, following overwhelming demand for maiden launch*
- *To support Group's 50,000 affordable homes target by 2028*

Shah Alam, Selangor, Malaysia, 5 April 2021 - Global packaging manufacturer and leading property developer **Scientex Berhad** (Scientex, 森德公司, Bloomberg: SCIMK) is increasing its affordable home offerings in Penang with its landbank in the state expected to expand to 523 acres, as its subsidiaries proposed to acquire 343 acres of freehold agriculture land in North Seberang Perai for RM246.7 million.

Scientex's wholly-owned subsidiaries Scientex Quatari Sdn Bhd and Scientex (Skudai) Sdn Bhd entered into two separate sales and purchase agreements with Sunrich Conquest Sdn Bhd and Titanium Greenview Sdn Bhd respectively for the proposed acquisitions of three pieces of freehold agricultural lands located in North Seberang Perai, Penang.

This proposed acquisition follows Scientex receiving overwhelming demand for its maiden Penang township in Tasek Gelugor, of which the first phase was officially launched in October 2020.

“Scientex’s hallmark in the property development sector goes beyond building homes with an affordable price tag, but also incorporating quality, speed, and well-supported locations to offer a holistic lifestyle for residents.

The overwhelming take-up rate of more than 90% for our first phase in Scientex Tasek Gelugor indicates robust demand for affordable homes in Penang, and marks a strong beginning for our maiden venture here. With the new lands situated within close proximity to our existing township, we are confident that this expansion works to our favour in capturing healthy demand and establishing our brand further.

The new landbank is also expected to offer potential homeowners with good road connectivity, as it is located just 7 km from Sungai Dua Toll and provides easy access to the North-South Expressway as well as Penang Island.

Moreover, Scientex’s efforts would support the vision of the Penang State Government to provide 220,000 affordable homes by 2030.”

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



Scientex plans to launch a mixed development project on the lands, which are located centrally within the northern region of the state of Penang. Additionally, the lands are within close proximity of the Group's existing Penang development, Scientex Tasek Gelugor, as well as being within a reasonable distance from its other future development in Malaysia's northern region, Scientex Sungai Petani in Kedah.

The proposed acquisition is subject to the Estate Land Board's approval, and is expected to be completed in the first half of the calendar year 2022. This purchase will be financed by internally generated funds and bank borrowings.

Upon expected completion of the land acquisition, the Group's total landbank would increase to 6,213 acres to last for the next 10 years, with estimated total GDV of RM32 billion. With an enlarged landbank, the Group aims to build further on its sustainable property development model which focuses on continuously meeting the firm demand for affordably priced landed properties across the nation.

Since the inception of the property development segment in 1995, Scientex has delivered properties worth more than RM6.3 billion in GDV. To date, the Group has delivered 22,490 affordable homes priced below RM500,000 each nationwide, of which 70% of the homes were below the RM300,000 mark.

Currently, Scientex has ongoing property developments worth a total GDV of RM2.3 billion across its developments in Johor, Melaka, Selangor, Perak and Penang.



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

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

Established in 1968, Scientex today produces flexible plastic packaging (FPP) 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). Scientex also expanded its portfolio and scope to include film converting, following the acquisition of Daibochi Berhad in April 2019, which now sees the Group supply high-value and high-performance FPP to leading multinational companies in the food and beverage (F&B) and fast-moving consumer goods (FMCG) segments.

To date, Scientex has packaging facilities in Malaysia, Vietnam, Myanmar and the United States of America; as well as sales and marketing arms in Australia, Indonesia, Singapore, Thailand, Philippines and Japan. Approximately 70% of its packaging products are exported to over 60 countries worldwide.

Scientex's property arm has township development projects in Pasir Gudang, Kulai, Skudai, Senai, Pulai, and Kota Tinggi (all in Johor), Ayer Keroh and Durian Tunggal (both in Melaka), Rawang and Kundang Jaya (both in Selangor), Tasek Gelugor (Penang), as well as Ipoh (Perak). The Group recently acquired a 139-acre land in Cheras (Selangor), 158-acre and 1,357-acre lands in Jasin (Melaka), 109-acre land in Seremban (Negeri Sembilan), and is in the process of acquiring another 202-acre land in Pulai (Johor), 161-acre land in Sungai Petani (Kedah) and 343-acre land in North Seberang Perai (Penang). To date, Scientex has delivered RM6.3 billion worth of properties and has projects-in-hand of RM2.3 billion.

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