

Scientex plans 7th township in Johor on 960-acre land

- *Proposes to acquire freehold land in Johor Bahru for RM518.1 million*
- *Landbank expansions to accelerate Group's affordable housing launches from 3,500 units per year to 8,000 units*

Shah Alam, Selangor, Malaysia, 7 May 2021 - Global packaging manufacturer and leading property developer **Scientex Berhad** (Scientex, 森德公司, Bloomberg: SCI MK) is planning its seventh township in Johor as it proposed to acquire 960 acres of land in Mukim Tebrau, Johor Bahru for RM518.1 million.

The Group entered into a sale and purchase agreement with the vendor Pelangi Sdn Bhd to acquire eight pieces of freehold land through its wholly-owned subsidiary Scientex Quatari Sdn Bhd.

While Scientex had expanded its landbank beyond Johor into Melaka, Negeri Sembilan, Selangor, Perak, Penang and Kedah, the Group continued penetrating its property development footprint in Johor with six townships located in Pasir Gudang, Kulai, Skudai, Pulai, Senai and Kota Tinggi.

“Sustainability is a key priority for us, and we have steadfastly reinforced Scientex’s long established history with the local communities since our first development in Johor in 1995. The new land in Mukim Tebrau forms the base of our seventh affordable township in the state, further reinforcing Scientex’s ability to fulfil buyers’ demand in tandem with Johor’s economic development.

The spacious acreage gives us ample space to execute a holistic residential and commercial development, on top of providing buyers easy accessibility to the Johor Bahru city centre. Similar to all our developments, buyers would benefit from the Scientex brand of quality, affordability and speed.

The Group's landbank expansions enable us to accelerate the pace of our affordable housing launches from 3,500 units previously to 8,000 units per year, over the next few years. Today, with more than 23,600 affordable homes completed and a growing presence across various states, we are on track to meet our target of completing 50,000 affordable homes throughout Peninsular Malaysia by 2028.”

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

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

The lands to be acquired are located within close proximity of the Johor Bahru city centre, as well as being approximately 25 kilometres away from the Group's existing Taman Scientex Utama development in Senai. Additionally, these lands are accessible from important highways such as the Senai Desaru Expressway via Exit 2204 Ulu Tiram, which is just around 8 kilometres away.

The proposed land acquisition, subject to approval by the Estate Land Board and the Economic Planning Unit of the Prime Minister's Department of Malaysia, would be completed in stages up to the first half of 2024. The purchase will be financed by internally generated funds and bank borrowings.

Upon completion of the proposed land purchase along with other ongoing land acquisitions, the Group's total landbank across Johor, Melaka, Selangor, Perak, Penang and Kedah would expand from approximately 6,236 acres to around 7,200 acres.

Since 1995, the Group has delivered properties worth more than RM6.3 billion in gross development value across Peninsular Malaysia. The Group's completed affordable homes are priced below RM500,000 each, with the majority below the RM300,000 mark.

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

Lim added: "Going forward, we aim to continue our landbanking efforts while simultaneously undertaking more new launches of affordable homes every year. This would help us further enhance our footprint as a property developer genuinely intent on playing a vital role in driving urbanisation across the nation by increasing home ownership rates."



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.

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

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