

Scientex expands Klang Valley footprint with 251-acre land purchase

- *Group's fourth landbank expansion exercise in Selangor worth RM207.6 million*

Shah Alam, Selangor, Malaysia, 30 August 2021 - Global packaging manufacturer and leading property developer **Scientex Berhad** (Scientex, 森德公司, Bloomberg: SCIMK) is expanding its Klang Valley footprint via the proposed acquisition of approximately 250.8 acres of land from Seriemas Development Sdn Bhd, wholly-owned subsidiary of Permodalan Nasional Berhad (PNB), for a total purchase consideration of RM207.6 million.

Scientex's wholly-owned subsidiary Scientex Park (M) Sdn Bhd entered into a sale and purchase agreement to acquire five pieces of freehold land in Jenjarom, Selangor. The Group plans to launch a mixed development project on the lands, with its Gross Development Value (GDV) yet to be determined.

Located near Klang and Banting towns with direct frontage of a very busy Jalan Klang-Banting Highway, the lands are also accessible via the South Klang Valley Expressway (SKVE) from the Teluk Panglima Garang interchange and the upcoming West Coast Expressway (WCE) connected to the Banting interchange.

“The proposed land acquisition is an opportunity for Scientex to increase and boost our existing landbank in Selangor, especially after the encouraging take-up for our current developments in Kundang Jaya and Rawang, which reiterated our belief in the underlying resilient and robust demand for affordable homes.

The strategic location of the proposed lands, with easy access via several expressway and its proximity to vibrant towns such as Klang and Banting, indicates its potential as a budding new township, and provides us the opportunity to generate greater economic value in the state.

We aspire to provide affordable homes to a greater number of Malaysian families under the spirit of Keluarga Malaysia. To date, we have completed about 25,300 affordable homes in Peninsular Malaysia, surpassing the halfway mark en route to our 50,000 affordable homes target by 2028.”

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

The proposed land acquisition is subject to approval by the Estate Land Board and the Economic Planning Unit of the Prime Minister's Department, and is targeted to be completed in the second half of year 2022. The purchase will be financed by internally generated funds and bank borrowings.



Scientex's latest land acquisition would increase its total land bank to approximately 7,450 acres across Johor, Melaka, Negeri Sembilan, Selangor, Perak, Penang and Kedah.

The proposed exercise is Scientex's fourth land acquisition in Selangor. This follows overwhelming response from its property launches in Kundang Jaya and Rawang developments. The Group's upcoming project launch in Selangor next year spans 139 acres in Cheras.

Ever since the inception of the Group's property development segment in 1995, Scientex has delivered approximately RM7.1 billion GDV worth of properties. All the affordable homes completed were priced below RM500,000 each, with more than 70% of the homes priced below RM300,000 per unit.

Currently, Scientex's ongoing property projects are worth a total GDV of RM2.2 billion across its developments in Johor, Melaka, Selangor, Perak and Penang.

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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 (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, New Zealand 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 343-acre land in North Seberang Perai (Penang) and 960-acre land in Tebrau (Johor). Recently, we have completed the acquisition of 202-acre land in Pulai (Johor) and 161-acre land in Sungai Petani (Kedah). To date, Scientex has delivered RM7.1 billion worth of properties and has projects-in-hand of RM2.2 billion.

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

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