SCIENTEX®

healthy, friendly & happy ...



CORPORATE PROFILE

SCIENTEX BERHAD

- Established in 1968
- Listed on Bursa Malaysia since 1990
- A leading manufacturer in flexible plastic packaging with 18 plants across Malaysia, Vietnam, USA and China
- A prominent developer of quality affordable homes with 37 property developments across Malaysia
- 3,850 employees around the world
- Achieved RM4.8 Billion Revenue in FY2026

Scientex is a global innovator of packaging solutions and local pioneer of quality affordable homes. For more than five decades, Scientex has maintained a high level of sustainable excellence in quality and reliability, and is committed to achieving excellence in sustainability in terms of our environmental, social and governance (ESG) responsibilities. This continuous effort has garnered us a place as a constituent in the FTSE4Good Bursa Malaysia (F4GBM) Index since 2022 which measures the performance of companies embodying strong ESG practices.

Since our incorporation in 1968, Scientex has evolved into a leading manufacturer in flexible plastic packaging and a prominent developer of affordable homes in Malaysia. Our drive to achieve continuous growth has seen us become one of the world's top manufacturers of stretch film and an integrated flexible plastic packaging producer with a presence across the packaging value chain, from stretch films, base films and printed films to bags and multi-layered flexible plastic packaging solutions used in industrial and consumer packaging. Similarly, our provision of affordable homes contributes to the socio-economic sustainability of the dominant middle-to-lower-income clusters of Malaysians.

About Scientex Berhad

VISION

Fly Higher Grow Stronger

Our vision reflects our ambition to become a RM10 billion company and establishes the mindset that will guide our long-term growth and development.

"Fly Higher" represents our courage to step outside our comfort zones, explore new possibilities, venture beyond established boundaries, and pursue new opportunities.

"Grow Stronger" reflects our belief that rather than predicting the future, we embrace volatility by strengthening our ability to navigate changing conditions. We strengthen our foundations by building buffers and options, eliminating complexity and negativity, and continuously learning and improving through all challenges. This enables us to adapt to changing conditions and capture opportunities as they arise.

PURPOSE

PACKAGING

Our packaging division strives to provide flexible plastic packaging solutions for:


Protection


Convenience


Hygiene and Safety


Food Waste Reduction

PROPERTY



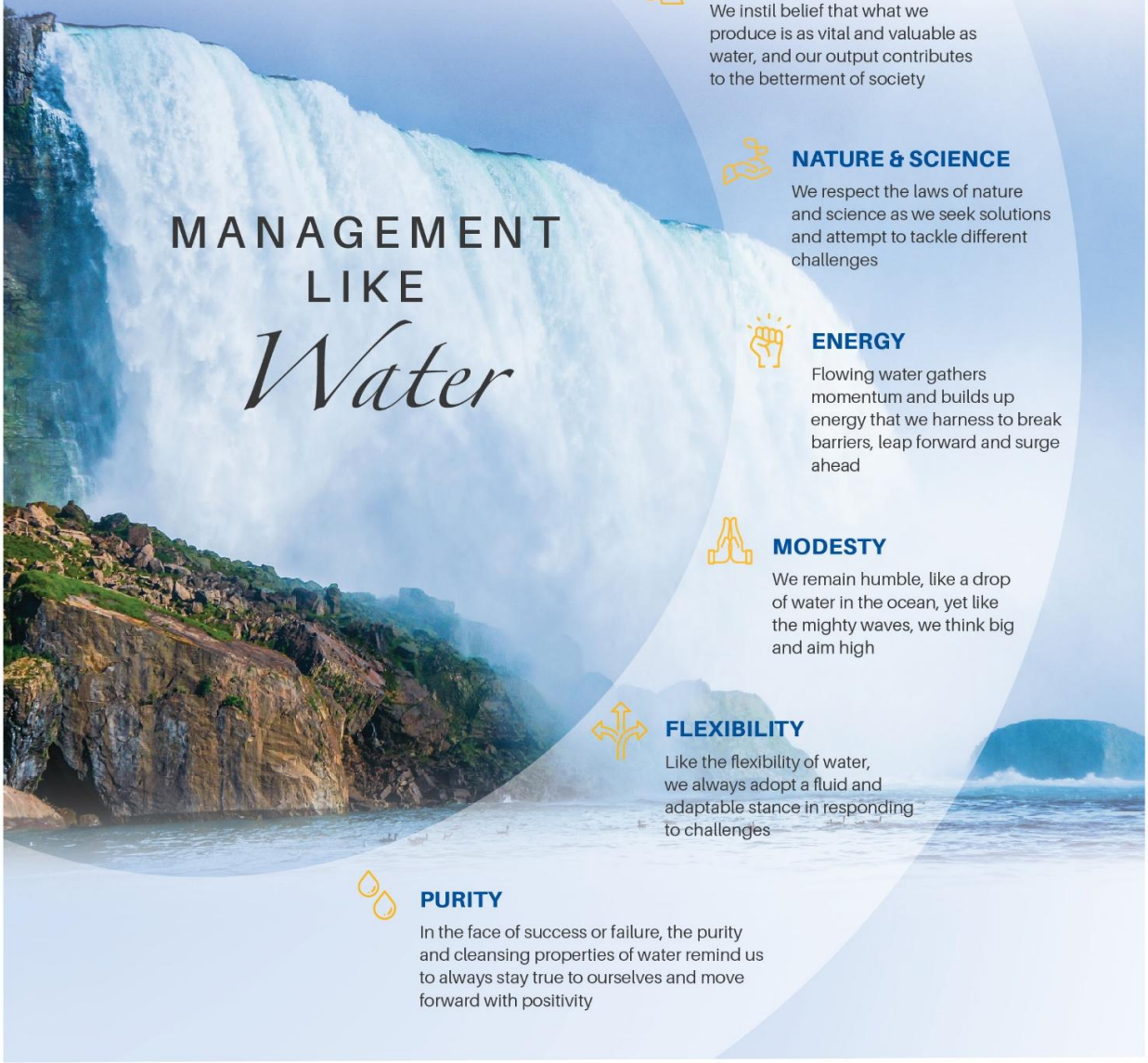
Our property division endeavours to support local communities in our locations of operation through the provision of affordable yet quality homes.

Our Corporate Philosophy

Our corporate philosophy of **'Management Like Water'** has been the driving force behind our achievements. While our strategies may evolve, this philosophy remains the foundation of our operations. It encompasses six distinct yet interconnected facets, as outlined below:

SCIENTEX®

healthy, friendly & happy ...



BELIEF

We instil belief that what we produce is as vital and valuable as water, and our output contributes to the betterment of society

NATURE & SCIENCE

We respect the laws of nature and science as we seek solutions and attempt to tackle different challenges

ENERGY

Flowing water gathers momentum and builds up energy that we harness to break barriers, leap forward and surge ahead

MODESTY

We remain humble, like a drop of water in the ocean, yet like the mighty waves, we think big and aim high

FLEXIBILITY

Like the flexibility of water, we always adopt a fluid and adaptable stance in responding to challenges

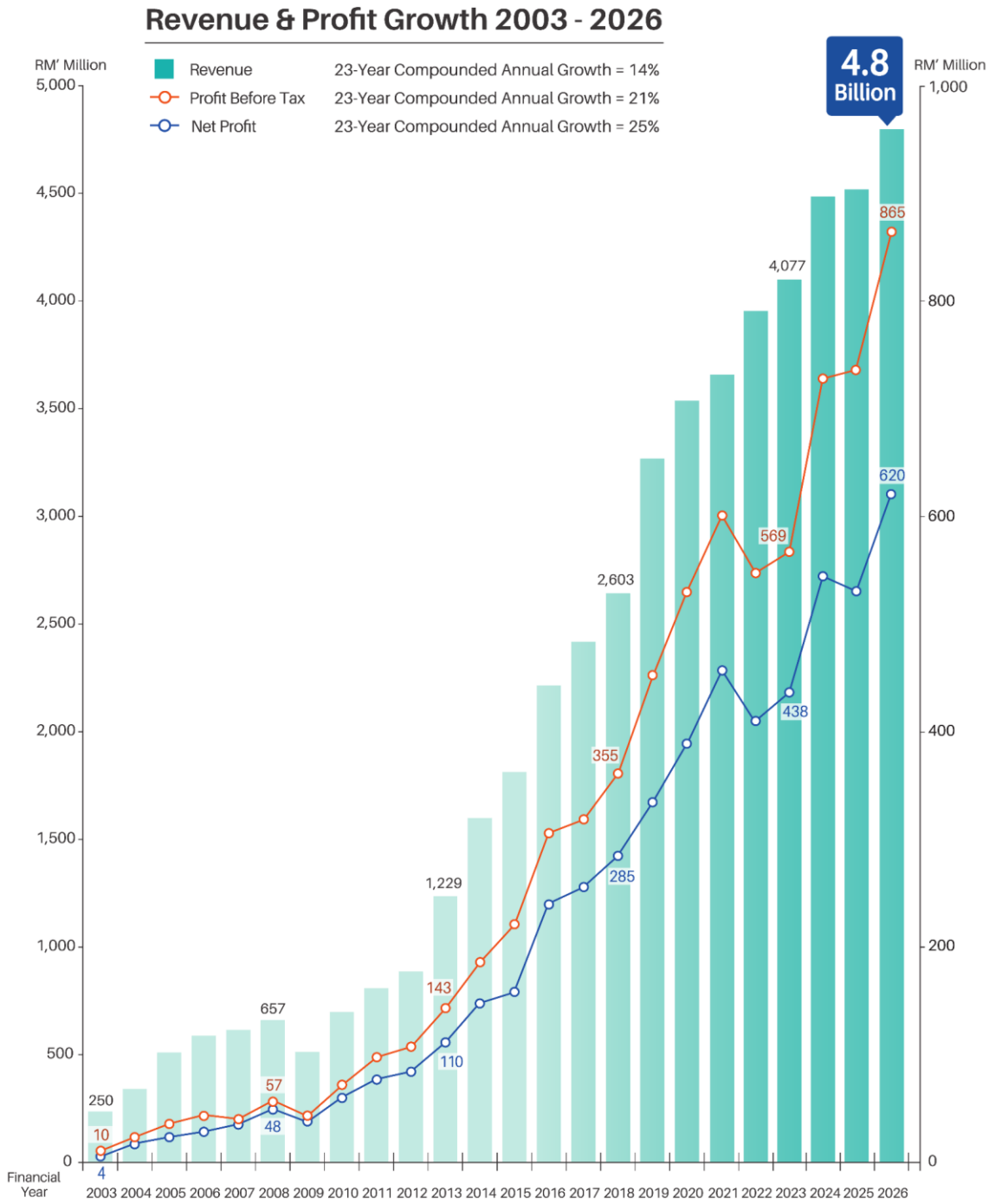
PURITY

In the face of success or failure, the purity and cleansing properties of water remind us to always stay true to ourselves and move forward with positivity

Fly Higher Grow Stronger

Guided by our vision, Scientex remains committed to pursuing growth opportunities while continuously building stronger capabilities across our Packaging and Property Divisions.

Across our businesses, Capacity, Efficiency and Product Value remain the three key Drivers of Growth, supporting business expansion and contributing to the Group's financial performance over the years.

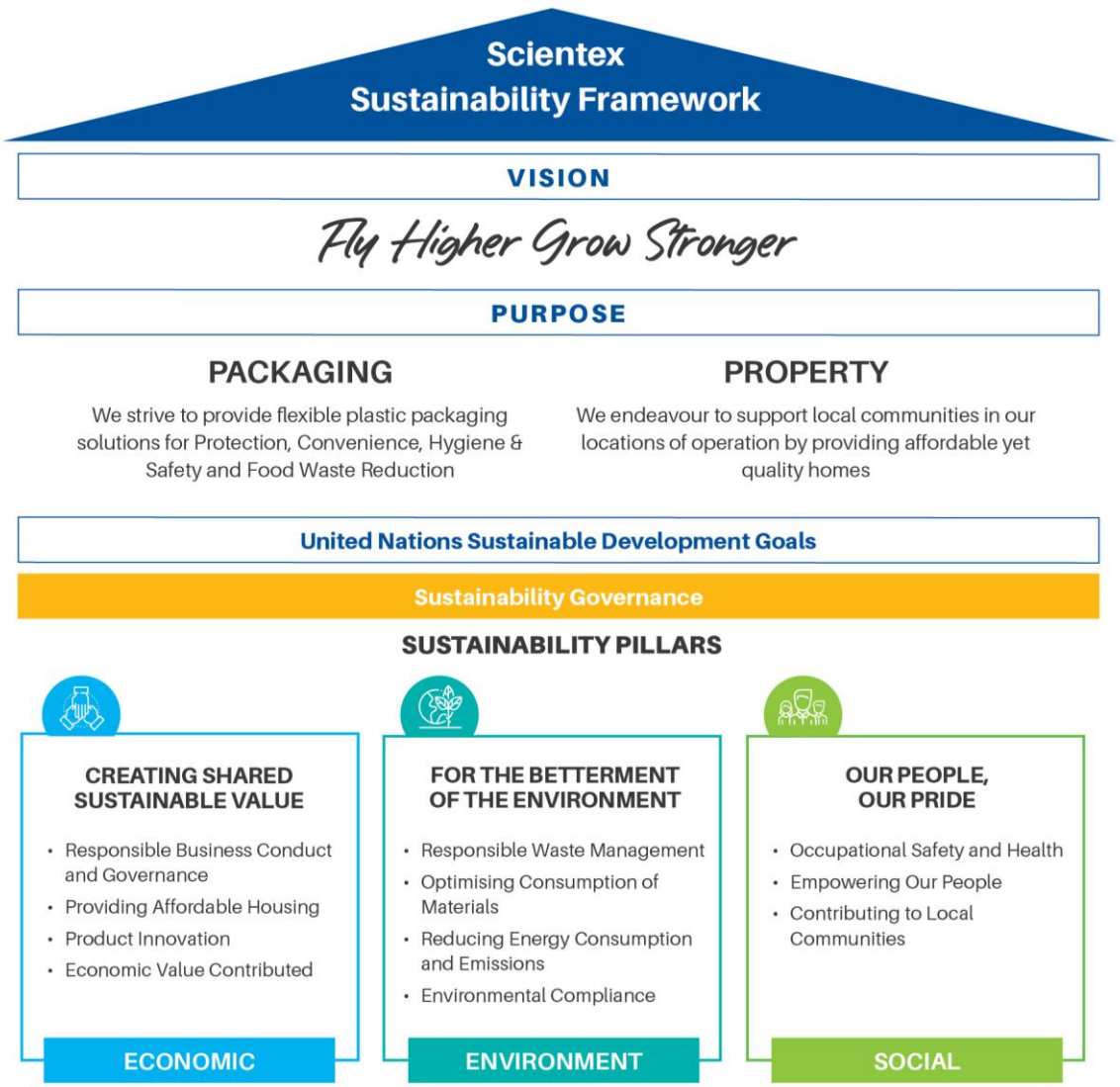


Sustainable business practices are becoming imperatives. In line with our responsibility as a global organisation, Scientex has embedded sustainability as a core aspect of our strategic thinking and business processes.

We were honoured to be included in the FTSE4GOOD Bursa Malaysia (F4GBM) Index since 2022. The F4GBM index is a sustainability index designed to measure the performance of Malaysian public listed companies that demonstrate strong Environmental, Social and Governance (ESG) practices in line with globally recognised standards. This recognition reflects our unwavering commitment to ESG practices across the Group and is a great source of pride for us.

FTSE4Good

At Scientex, we strive to achieve synergistic balance between business and sustainability. This holistic approach is captured through the Sustainability Framework, which encapsulates the interconnectivity we have created between our business processes, governance framework and sustainability initiatives towards generating long-term value and driving continued growth.



Our FY2026 Sustainability Highlights

CREATING SHARED SUSTAINABLE VALUE

RM3.9 billion in economic value
distributed to shareholders, employees, suppliers and governments

42 product innovations
successfully commercialised

5,582 units of affordable homes
completed

FTSE4Good
Listed as a constituent company of the FTSE4GOOD Bursa Malaysia ("F4GBM") Index

FOR THE BETTERMENT OF THE ENVIRONMENT

6.6% reduction in hazardous waste

8.1% recycled resin used in production

195,735 MT CO_2e
Group-wide GHG emissions

9 manufacturing plants received the **ISCC PLUS Certification**
for post-consumer recycled resin traceability

Our total **solar installation capacity** reached **23.9 MWp**, generating
29,335 MWh of renewable energy

OUR PEOPLE, OUR PRIDE

Members of local communities comprise
75%
of our workforce

6,400 training hours
for occupational safety and health

ZERO
on-site fatalities recorded

28,360 training hours
provided to employees

Packaging Division

We are a fully integrated packaging specialist that serves the global and regional industrial and consumer packaging markets.





Through strategic and synergistic acquisitions, Scientex has grown into a fully integrated packaging player with globally recognised capabilities in developing market leading industrial packaging products as well as comprehensive solutions for the constantly evolving consumer packaging market.

Our robust growth has been achieved through strategic partnerships and collaboration with our customers to innovate solutions in tandem with emerging market demand for better performance, increased emphasis on sustainable packaging practices and packaging that improve the quality of life for people around the world.

As a leading producer of packaging solutions, Scientex plays a key role in driving sustainable transition. Leveraging on our state-of-the-art machines and manufacturing plants, extensive R&D facilities and a dedicated and dynamic workforce, we have continuously made successful innovations in industrial and consumer packaging, and contribute meaningfully towards developing plastic circularity and develop products that are beneficial to our customers and our planet.



Sustainability Solutions

- Recyclable Plastic Packaging
- Recyclable Paper Based Packaging
- Packaging with reduced materials usage
- Packaging with recycled content such as PCR/PIR

DRIVING GROWTH

Through Acquisitions, Enhanced Capabilities, and Collaborative Partnerships



Acquisition of Great Wall companies



Acquisition of Seacera Polyfilms Sdn Bhd



Strategic Alliance with Futamura Chemical Co., Ltd.



Acquisition of Mondi Ipoh Sdn Bhd



Acquisition of Klang Hock Plastic Industries Sdn Bhd



Acquisition of controlling stake in Daibochi Berhad



Acquisition of Mega Printing & Packaging Sdn Bhd



Acquisition of Taisei Lamick Malaysia Sdn Bhd



Acquisition of Hiro Food Packages Manufacturing Sdn Bhd



Acquisition of Hunan Changcheng Mint New Material Technology Co., Ltd.

23 R&D Facilities, Technical Centre and Laboratories

Underpinned by over five decades of experience and the advanced technology we have accumulated through significant investments in research and development (R&D), we will continue to deliver innovative solutions in collaboration with our customers to meet their packaging needs and support their sustainability goals.

18 Manufacturing Plants Worldwide

LOGISTIC PACKAGING







INDUSTRIAL PACKAGING












CONSUMER PACKAGING








Malaysia | Vietnam | USA | China

OUR PACKAGING PRESENCE

Leveraging an established market presence and wide global reach, we remain well-positioned to optimise value creation and drive business growth.



MANUFACTURING PLANTS

- Pulau Indah, Selangor (3 plants)
- Shah Alam, Selangor (2 plants)
- Klang, Selangor
- Rawang, Selangor
- Kajang, Selangor
- Chemor, Perak
- Tanjung Kling, Melaka (2 plants)
- Jasin, Melaka
- Ayer Keroh, Melaka
- Teluk Emas, Melaka
- Seremban, Negeri Sembilan
- Ho Chi Minh City, Vietnam
- Phoenix, Arizona, USA
- Hunan, China

OVERSEAS SALES OFFICES

- Auckland, New Zealand
- Bangkok, Thailand
- Jakarta, Indonesia (2 offices)
- Manila, Philippines
- Melbourne, Australia
- Phoenix, Arizona, USA
- Surabaya, Indonesia
- Tokyo Japan
- Hunan, China

EXPORT COUNTRIES

Exporting to more than **60** countries

Overseas sales offices in **8** countries

18 manufacturing plants worldwide



Pulau Indah plant

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

Our biggest stretch film plant is strategically located at Port Klang, Selangor, Malaysia and within the West Port vicinity. This facility is also 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.

Through combination of innovation, use of latest co-extrusion technology via multi-layer properties and premium grade raw materials, Scientex is able to deliver superior quality ultra-thin 4.5-micron hand rolls and 67-layer machine rolls stretch film to the global marketplace. These films provide enhanced packaging solutions and optimisation needs with accompanying reduction in carbon footprint.



Robotic arm in Pulau Indah plant

As part of our embrace towards technology, our Pulau Indah plant have installed an automated process which utilises a robotic arm to lift stretch film rolls and insert them into the cartons, thus replacing tedious and monotonous manual work with technology-driven automation.

Along with reducing our reliance on manual labour, this automation process offers additional benefits of productivity increase while enhancing precision and quality.



Phoenix, Arizona plant



Shah Alam – robotic stretch film plant

Robust demand for stretch films products has encouraged Scientex to expand its production capacity with an overseas plant located in Phoenix, Arizona, USA.

Scientex have commissioned its latest state-of-the-art, highly automated stretch film plant which is situated at Shah Alam, Selangor, Malaysia. This new plant adopts Industry 4.0 features like industrial automation, robotics and data utilisation for process control which is the first of its kind in Asia. The first phase of this Shah Alam plant have an initial capacity of producing 18,000 metric tonnes of stretch film per year.

Range of stretch film products to suit various packaging requirements



Manual Application – Thin Film Elite Series



Manual Application – Thin Film Plus Series (with folded edge)



Manual Application – Nano 6 & Nano 6 Plus



Manual Application – Nano 4.5 Plus (Towards Sustainability)



Machine Application – Standard, Super Power & HP



Machine Application – Nano Ultra XE (Nano 67-layer)



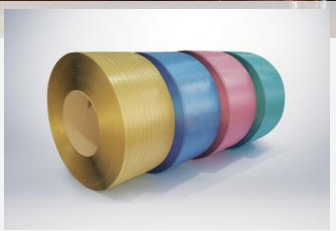
Tanjung Kling plant



Machine grade strapping band



5mm strapping band



Silver Edition strapping band

Scientex (in collaboration with Tsukasa Chemical Industry Co., Ltd.) started manufacturing 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 exports to Australia, New Zealand, Indonesia, Thailand, Philippines, Vietnam, China, Hong Kong, India, Pakistan, Sri Lanka, Korea, Europe and USA.

From a single production line in 1997, we now operate 14 production lines at our Melaka plant. 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 metalwork & woodwork, electrical & electronics, paper and food & beverages.

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 5mm narrow strap product with its longer meter length is mainly used for packaging of magazines, newspapers and in the carton industry. Adopting the latest technology, we are able to produce products with high stiffness and smooth-running surfaces which enable our products to be deployed in high-speed packing machines. Our superior production capability entails fine embossing and perfect annealing process which minimises 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. Our efforts in promoting plastic circularity has enabled us to produce high quality Silver Edition strapping bands using leftover metallised film trimmings as an input.



Scientex in collaboration with Tsukasa Chemical Industry Co., Ltd. of Japan, manufactures 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, Woven Bags and Flexible Intermediate Bulk Container (FIBC) bags at its manufacturing plant in Ho Chi Minh City, Vietnam.



FIBC Bag



Woven Bag



Raffia (HDPE and PP Tying Tape)



Baler Twine

FIBC Bag (Type A, C & C)

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

Applications:-

- Petrochemical & plastic resin, oleo chemical products, fertilisers & animal feed and sugar & cocoa packaging

Woven Bag

Our woven bags are produced using extrusion technology and weaving machines. It is extensively used in the packaging of commodities in both industrial and agriculture industries.

Woven Bag product range:

- Woven laminated bags
- Woven laminated paper bags (bottom sewing/heat seal)
- Non-woven laminated bags (100% PP recyclable)

Applications:-

- Petrochemical & plastic resins, oleo chemical products, fertilisers & animal feed, cement and sugar & cocoa packaging

Raffia (HDPE and PP Tying Tape)

Raffia is produced using extrusion technology. These products can be used for various applications and are suitable for both industrial and consumer use.

Applications:-

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

Baler Twine

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

Applications:-

- Crop packaging industry



Our Chemor plant produces different types of heavy duty sacks for industrial customers that are using automated, semi-automated or manual packaging. The automated packaging uses Form-Fill-Seal (FFS), while the semi-automated and manual packaging uses Block Sack and Valve Sack. We supply to various industries such as chemical, petrochemical, oleo chemical, cement, building materials, etc.



FFS



Pre-Converted Sacks
(Pillow, Gusseted and Block Sacks)



Pre-Made Sacks (Valve Sacks)



VentiFlex Series (FFS and Valve 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)

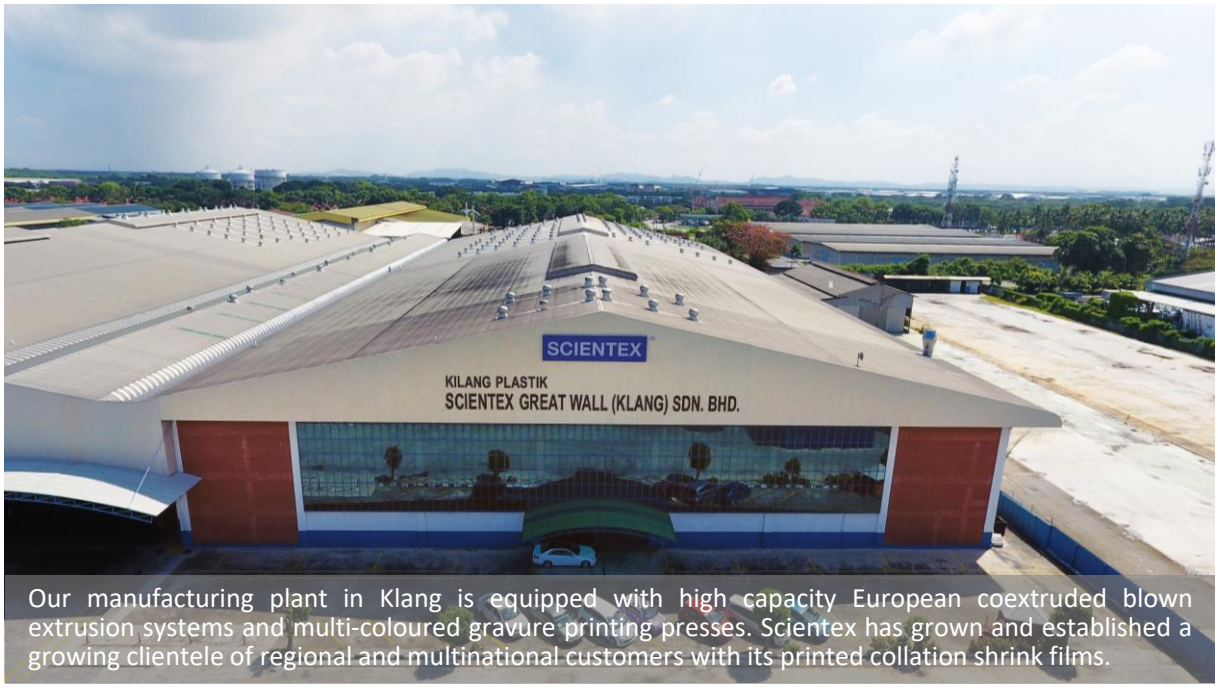
Pre-converted sacks which can be supplied in reels or pieces form are commonly used in heavy-duty packaging industries products. The pre-converted sacks are suitable for semi-automatic or manual packaging lines. They can uniquely form into block shape after packing.

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 they come in box shapes after bagging process. Normal, tuck-in and extended valve are available to suit packing requirements.

VentiFlex series (FFS and Valve Sacks)

Scientex VentiFlex Series is a patented heavy-duty packaging solution for moisture sensitive and fine powder products. It is produced using inserted strip to make highly-ventilatable and sift-proof film with de-aeration channel where air is able to escape during high-speed filling but still maintain the powdery form of the products in the bag. This plastic packaging offers significant advantages in comparison to paper packaging, particularly for mixtures containing cement, dry mixes or construction chemicals.



Our manufacturing plant in Klang is equipped with high capacity European coextruded blown extrusion systems and multi-coloured gravure printing presses. Scientex has grown and established a growing clientele of regional and multinational customers with its printed collation shrink films.



Collation Shrink Film



Stretch Hood



Shrink Hood

Collation Shrink Film

Collation shrink film is an economical, collective packaging for rational transportation and storage in industry and retail. It is commonly used for bundling of cans, Tetra Pak, glass and PET bottles.

Stretch Hood

Scientex's co-extrusion stretch hood technology outperforms traditional packaging options in film cost per pallet, operating costs, goods protection and packaging speed. As stretch hood does not require heat shrinkage, it reduces operating costs and improves safety. Our stretch hood technology offers outstanding toughness for better protection and exceptional optical properties for end-of-line packaging solutions.

Shrink Hood

Shrink hood is widely used to unitise pallets and to bundle bags of resins in the petrochemical industry. Shrink hood is also used in other packaging applications such as packing of glass, ceramic tiles, cement bags, and more.

Most packaging machines that use shrink hoods are usually robust and very mechanical in nature. Certain film properties may work on one machine but not with another. As such, there is a need for film customisation for shrink hoods.

Scientex provides customised shrink hoods that meet the customer's unique needs in compliance with industry standards and expertise.

Greenhouse Film



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

Features:-

Maximum width 11 meters and maximum thickness 200 microns.

- Longer shelf life
- Excellent transparency
- Excellent light diffusion effect
- Heat preservation
- Protection against low temperature
- Thermal effect
- Better and faster yield of produce

Mulch Film



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

Features:-

- Longer shelf life
- Excellent mechanical properties
- Excellent opacity
- Control soil temperature
- Prevent moisture loss
- Encourage growth rate
- More sustainable produce

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. We produce the film that is vital in the making of flexitanks.

Features:-

- Good puncture resistance
- Excellent environmental stress cracking resistance
- Strong sealing strength
- Better toughness
- Superb surface abrasive resistance
- Able to withstand folding force
- Lower sealing temperature
- Higher mechanical strength



Rawang plant



Scientex Innovation Centre, Rawang


Blown film extrusion process

Scientex Rawang plant is equipped with the latest blown film extrusion technology to supply high quality polyethylene (PE) lamination base film to converters who will then process these materials into laminated flexible packaging application for food and beverages, home and personal care, pet care, pharmaceutical and many other industries. Such films are manufactured under ISP (Information System for Production) conditions to track consistent process parameters throughout the film production cycle.

Scientex's films have been reputed to work well at the converter's lamination process and at end user's packing machines, thus improving their yield and efficiency, which is necessary given the competitive business environment that we operate in.

We also have the latest flexographic and rotogravure printing machines that can print on most types of films including thin gauge PE film and the flexographic printer has the capability of printing in high definition (HD) as well. Through the years, we have invested in highly efficient wicket bags machine and today we are one of the leading manufacturers of wicketted bread bags and we supply to most of the notable bread brands in this region.


Lamination base film


Wicket bags


Barrier film


Printed film (roll form)


General film



Pulau Indah plant

Japan Quality, Solutions For Sustainable Packaging

Bi-axially Oriented Polypropylene (BOPP) film has become a key component for mono-material flexible laminates in the thrust towards sustainable packaging under the global New Plastic Economy initiatives.

Together with our CPP, PE, Adhesive and Converting business units, and with our extensive resources, technical and innovation capabilities, Scientex has emerged as a one-stop centre; working with our Brand Owner partners to provide solutions for sustainable packaging.

Scientex has develop PP or PE mono-laminate for multi-layered flexible packaging, meeting Brand Owner rules-of-sustainable-packaging and capable of mechanical recycling. Comprising of a heat-resistant layer, a barrier layer and a special sealant layer, the Trilam or Bilam structure is able to meet many packaging needs without compromising quality.

Our BOPP plant is equipped with the state-of-art facilities incorporating Japanese-European know-how and machinery. With web inspection cameras and positive-pressured GMP multi-compartments, this SAP-ERP enabled, highly automated, ultramodern film stretching plant is able to operate effectively, at JIT-like efficiency and competitive costs.

Product Development

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



BOPP film stretching plant



Printing, Coating and Lamination series



Anti-fog series



Metallised series



Tanjung Kling plant


Jasin plant

Cast Polypropylene (CPP) and metallised film are widely used in food packaging. In line with the food packaging market need, our CPP plants are designed and set up with production capability to meet the stringent food safety requirements and are equipped with sophisticated and advanced manufacturing machinery from the world's leading supplier.

Our manufacturing plants in Tanjung Kling and Jasin are set up with capacity to produce 24,000MT of CPP film per annum, making it the biggest in Malaysia. These plants are able to produce high quality multi-layer CPP film and high barrier metallised film such as MCPP, MBOPP, MPET, etc.

The main market for our CPP film and metallised CPP film comprises flexible packaging film converters and currently our production caters to both the local and export markets.

CPP Film

Our CPP films possess characteristics of high gloss and clarity, good heat seal strength and good thickness uniformity. Our primary range includes transparent, metallised, and white CPP film.

We constantly carry out R&D our film properties in vertically so as to serve a broader application with low cost, top quality and high efficiency. Our focus in specialty CPP film applications include hot filling and retort application, high-speed packaging application and high impact for outer bag and freezing application.

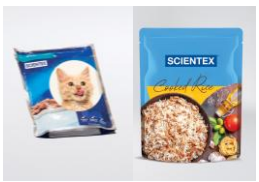

Cast PP line


CPP film



Metallised film

Our Range of Specialty CPP Films



Retort film

Reheatable/ready-to-eat food



Avanti® series film

High-speed packaging


FC grade series High Impact Film

Outer bag and frozen food application


PU adhesives plant, Pulau Indah

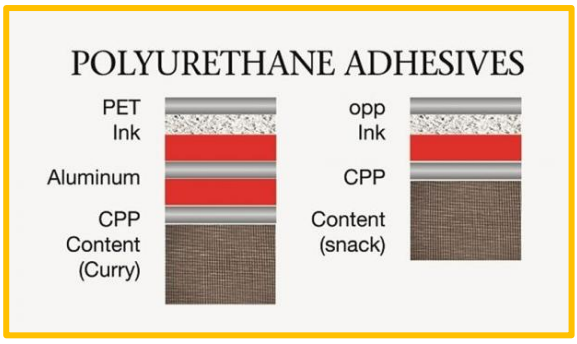

Reactor

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, Mitsui Chemicals Scientex Sdn Bhd, in collaboration with our joint venture Mitsui Chemicals, Inc. of Japan (Mitsui) had in 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 to the ever-growing demand from the South East Asia region.

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





PU adhesives are used in the lamination of flexible packaging

MULTI-LAYERED FLEXIBLE PACKAGING



Ayer Keroh plant

Scientex is a leading flexible packaging solutions provider catering to prominent international and local brands in the Southeast Asia and Oceania regions with our manufacturing facilities spanning across 3 manufacturing sites across Malaysia and 1 in China.

Equipped with state-of-the-art machinery encompassing printing, lamination and converting processes, a full array of in-house laboratory facilities at our innovation centers and coupled with international certifications, we have extended our capabilities to produce high-quality packaging solutions. Our capabilities include packaging solutions of various formats (rolls, flat bottom pouches, slider bags, etc.) for applications in the food, beverages, home & personal care and pet care products, amongst others.



Multi-layered flexible packaging in various formats and applications


Teluk Emas plant


Kajang plant


Hunan, China plant

Our strengths and synergies cut across our integrated end-to-end plastic packaging processes, from film manufacturing, active engagement in R&D to our extensive converting capabilities have enabled us to develop an array of sustainable packaging solutions designed to be recyclable, to minimise environmental impact/carbon footprint, whilst meeting functional properties, barrier performance, machinability, and aesthetics.

Our wide array of applications and innovative packaging formats which combine functionality and performance with unique designs to meet the changing lifestyles and evolving consumer demands has also continuously enabled us to meet exacting requirements of brand owners internationally and locally.

Coupled with our other sustainability initiatives in waste management, material optimisation and energy consumption, we are consistently and strategically growing our reputation as a preferred packaging partner for environmentally-conscious brand owners.



Scientex Innovation Centre, Ayer Keroh



Recyclable mono-material laminates

Through the acquisition of Taisei Lamick Malaysia in 2022, we have expanded our capability into liquid and paste packaging, customised healthcare and hygiene-related packaging, and widen the range of value-added packaging solutions in the FMCG sector.



Can liner, hygiene, and liquid/paste packaging

RIGID PACKAGING FOR FOOD INDUSTRY



Shah Alam plant

Hiro Food Packages Manufacturing Sdn Bhd is a leading manufacturer of high-performance rigid food packaging, specialising in vacuum forming and thermoforming technologies. Leveraging advanced Japanese technology, it produces precision-engineered sushi trays and a diverse range of food packaging solutions made from PS, PS + PP, A-PET, and OPS materials.

With a strong presence in Malaysia and exports to Thailand, Indonesia, Vietnam, Australia, the USA, and Europe, the company delivers innovative, reliable, and high-quality packaging solutions. Its products are designed with unique printing, superior locking mechanisms, high transparency, and precise cutting, ensuring freshness, security, and excellent presentation.

Operating from a state-of-the-art facility in Shah Alam, Malaysia, it remains committed to precision engineering, stringent quality control, continuous innovation, and supporting sustainable packaging—making it a trusted partner in the global food packaging industry.


Sushi tray


Sushi platter


Cake box


Lunch box


Donburi


Compostable tray

SUSTAINABLE PACKAGING SOLUTIONS

At Scientex, we have bolstered our efforts in supporting the circular economy through innovation, as well as helping to achieve a more sustainable and resource efficient ecosystem for all on a long term.

Our efforts within the scope of innovation are focused on meeting the diverse requirements of our customers in the industrial and consumer segments. Each category benefits from a customised framework that enables us to concentrate on enhancing our packaging products in ways that support customer needs within the market, as well as ongoing and future market needs and solutions that continue to evolve along with consumer trends.

Resource-Efficient Innovations



Stretch film



Eco-friendly polyethylene (PE) valve sacks

Recyclable Mono-Material Laminates





Recyclable Paper-Based Packaging



Packaging with recycled content such as PCR/PIR



Property Division

Scientex is a prominent property developer in Malaysia, focused on our core objective in addressing the growing needs for affordable housing.

Scientex's property division was established in 1995 in Pasir Gudang, Johor, with the purpose of providing quality yet affordable homes to Malaysian communities. Our core focus on affordable housing has driven our expansion into seven states across Malaysia.

Aligned with our Cross Boundary Development Strategy, we continue to explore new market opportunities both locally and in neighboring countries, demonstrating our continued commitment to addressing the unrelenting demand for affordable homes.

To-date, Scientex has 37 townships and developments across Malaysia.

OUR PROPERTY PRESENCE

MALAYSIA

1. Scientex Pasir Gudang
2. Scientex Kulai
3. Scientex Heights
4. Scientex Skudai
5. Scientex Senai
6. Scientex Kulai 2
7. Scientex E'Roca Hills
8. Scientex Pulai
9. Scientex Klebang
10. Scientex Meru
11. Scientex Durian Tunggal
12. Scientex Senai 2
13. Scientex Rawang
14. Scientex Amber Land
15. Scientex Durian Tunggal 2
16. Scientex Meru 2 & 3
17. Scientex Kundang Jaya
18. Scientex Tasek Gelugor
19. Scientex Kota Tinggi
20. Scientex Cheras
21. Scientex Seremban
22. Scientex Bandar Jasin
23. Scientex Sungai Petani
24. Scientex Jasin
25. Scientex Pulai 3
26. Scientex Jenjarom
27. Scientex Sungai Dua
28. Scientex Ipoh
29. Scientex Bandar Kulai
30. Scientex Muar
31. Scientex Bestari Jaya
32. Scientex Jawi
33. Scientex Pulai 4
34. Scientex SP Astana
35. Scientex Melaka
36. Scientex Bertam
37. Scientex Pulai 5

37 townships and developments across Malaysia



19 Matured Developments

16 Ongoing Developments

2 New Developments

Property Division

37 Townships and Developments across Malaysia










































SCIENTEX SEREMBAN
Seremban, Negeri Sembilan
SCIENTEX
2021


BANDAR JASIN SCIENTEX
Jasin, Melaka
SCIENTEX
2021


SCIENTEX SUNGAI PETANI
Sungai Petani, Kedah
SCIENTEX
2021


SCIENTEX JASIN
Jasin, Melaka
SCIENTEX
2021


SCIENTEX PULAI 3
Pulai, Johor
SCIENTEX
2021


SCIENTEX JENJAROM
Jenjarom, Selangor
SCIENTEX
2021


SCIENTEX SUNGAI DUA
Sungai Dua, Penang
SCIENTEX
2021


SCIENTEX IPOH
Ipoh, Perak
SCIENTEX
2022


BANDAR KULAI
Kulai, Johor
SCIENTEX
2023

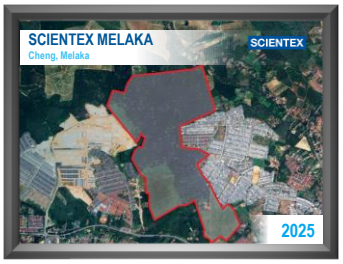

SCIENTEX MUAR
Muar, Johor
SCIENTEX
2024


SCIENTEX BESTARI JAYA
Bestari Jaya, Selangor
SCIENTEX
2024


SCIENTEX JAWI
Sungai Jawi, Penang
SCIENTEX
2024


SCIENTEX PULAI 4
Pulai, Johor
SCIENTEX
2024


SCIENTEX SP ASTANA
Sungai Petani, Kedah
SCIENTEX
2024


SCIENTEX MELAKA
Cheng, Melaka
SCIENTEX
2025


SCIENTEX BERTAM
Bertam, Penang
SCIENTEX
2025


SCIENTEX PULAI 5
Pulai, Johor
SCIENTEX
2026

Towards 50,000 Units of Affordable Homes By 2028



Below 100K
3,562
units



100K to 200K
15,820
units



200K to 300K
15,076
units



300K to 400K
8,451
units



400K to 500K
5,845
units

Completed
48,754
Units

Updated as of October 2026

To-date, Scientex's property division has completed a total of 48,754 units of affordable homes priced below RM500,000 nationwide, well on track to achieve our aim to complete 50,000 units of affordable homes by 2028.

The acquisition of land banks in strategic locations

ACQUIRE

Optimise land planning and layout of developments

PLAN



LAUNCH

Sell and promote through conventional media and digital marketing channels

BUILD

Build with efficient construction methods

Efficiently progressing from acquisition to construction









Our focus on expanding our footprint in the affordable housing sector is driven by both social and economic factors. Within the social context, there is a shortage of supply of affordable homes for the middle-to-lower-income population.

In 2018, Scientex espoused a vision of delivering 50,000 units of affordable homes by 2028. This vision has aligned our focus and we have since then acquired more land banks as we seek to realise this vision leveraging on Scientex Trifecta of Benefits: Speed, Cost and Quality.

THE SCIENTEX TRIFECTA OF BENEFITS

SPEED
We progress quickly from acquisition to development and are reputed for on-time delivery

COST
We carefully design and construct homes that provide the best value

QUALITY
We provide high standards of safety and quality within the affordable home segment



Scientex made its first debut into property development in 1995 with its development in Pasir Gudang, Johor. With numerous land bank acquisitions made over the years, to-date, we have a total of 14 developments in Johor.





Since our inception in 1995 with the development of Scientex Pasir Gudang, Scientex has been a pioneer in property development in the Johor region. Over the years, its footprint has expanded to encompass Scientex Kulai, Scientex Skudai, Scientex Senai, Scientex E'Roca Hills, Scientex Kulai 2, Scientex Pulai, Scientex Senai 2, Scientex Amber Land, Scientex Kota Tinggi, Scientex Pulai 3, Scientex Pulai 4 and Scientex Bandar Kulai, totaling 14 projects in the region and a vast land bank of 4,269 acres. To date, Scientex had built 26,203 units of affordable homes in the Johor region.

Scientex's latest projects include Scientex Bandar Kulai, a 551-acre development; and Scientex Pulai 4, a 350-acre development adjacent to Scientex Pulai, Scientex Amber Land and Scientex Pulai 3; and Sentrio Residences in Scientex Senai, comprising affordable high-rise residential buildings. These developments further reinforce Scientex's commitment to delivering quality, affordable housing.

Aligned with the state government's efforts to promote more affordable housing, Scientex is actively collaborating to launch the Rumah Mampu Milik (RMMJ) initiative. Through this initiative, Scientex aims to further contribute to the accessibility of homeownership for the people of Johor, reinforcing its position as a trusted partner in sustainable township development.

In pursuit of this commitment, Scientex has further expanded its footprint in Pulai, Johor, with the recent acquisition of 502 acres of freehold land for Scientex Pulai 5. This expansion aims to enhance residents' quality of life while contributing to regional prosperity through value-driven projects, with a particular emphasis on affordable homes. Through these initiatives, Scientex continues to play a pivotal role in shaping sustainable communities in the Southern region of Malaysia.



Since its inception, Scientex has built a strong foothold in Johor as a trusted developer. Leveraging its success in the Southern region, it expanded into Melaka with projects in Ayer Keroh, Durian Tunggal, and Jasin, while further extending its presence to Seremban, Negeri Sembilan, and Muar, Johor.





From our strong foothold in Johor, Scientex has expanded its presence into Melaka and Seremban, establishing itself as a prominent property developer. With a total of 8 projects in these regions, Scientex now boasts a land bank of 3,794 acres and has successfully delivered 11,000 units of affordable homes to date. Scientex continues to be a key provider of affordable housing, meeting the needs of diverse communities.

Starting with Scientex Ayer Keroh, the company ventured into Scientex Durian Tunggal and later developed Scientex Durian Tunggal 2. In Jasin, Scientex is developing two freehold parcels of land with Scientex Jasin and Scientex Bandar Jasin, covering 158 acres and 1,357 acres, respectively. These developments further cement our role in Melaka's property market.

In 2019, we extended our footprint to the neighboring state of Negeri Sembilan with the launch of Scientex Seremban. This 109-acre freehold project has drawn strong interest for its affordability and strategic location, making it a sought-after choice for homebuyers. We are set to expand further with the latest launches of 1,094-acre development in Muar, Johor and 528-acre development in Cheng, Melaka, poised to meet the needs of this growing region.

Scientex remains committed to shaping thriving communities by delivering affordable housing and fostering sustainable, well-connected neighbourhoods.



Scientex marked its first foray in the Central region of Malaysia in 2017, started with Rawang followed by Kundang Jaya in 2019 and continued to expand its presence with subsequent expansions to Cheras, Jenjarom and Bestari Jaya.





Since 2017, Scientex Property has strategically expanded its presence in Selangor, Malaysia's most urbanized state, with 5 key projects: Scientex Rawang, Scientex Kundang Jaya, Scientex Cheras, Scientex Jenjarom, and Scientex Bestari Jaya. With Scientex Central boasting a total land bank of 1,530 acres, we reaffirm our commitment to meeting the housing needs of the region. To date, we have completed over 3,000 units of affordable homes priced below RM500,000.

With a strong focus on addressing the growing demand for affordably priced residential and commercial properties, our maiden project, Scientex Rawang, achieved full take-up across all its launches. Building on the success of Scientex Rawang, we ventured into Scientex Kundang Jaya in 2019 and Scientex Cheras in 2020. Scientex Jenjarom has also garnered overwhelming interest in its residential properties, reflecting strong demand in the area. More recently, we marked another milestone with the launch of Scientex Bestari Jaya, an 826-acre mixed-development township, further strengthening our presence and supporting sustainable growth in the Central region.

As we continue to grow in the dynamic Klang Valley, Scientex remains dedicated to delivering sustainable, community-centric developments while upholding our values of building quality affordable homes.



Scientex extended its geographical footprint in the Northern region in 2016, started with Perak and continues to expand our presence northwards to Penang and Kedah.





Scientex ventured into the Northern Region of Malaysia in 2016 with its inaugural project, Scientex Klebang, located in Perak, followed by subsequent developments such as Scientex Meru and Scientex Meru 2 & 3, all within Perak.

In 2019, Scientex expanded its presence in Penang with the acquisition of land for the development of Scientex Tasek Gelugor, followed by the acquisition of land for Scientex Sungai Dua. The company further extended its reach northward into Kedah with the development of Scientex Sungai Petani. The latest addition to its portfolio is Scientex Ipoh, Perak, aligning with its commitment to providing affordable yet quality homes across Malaysia. To date, we have completed 7,527 units of affordable homes. priced below RM500,000, contributing to homeownership accessibility in the Northern region.

With acquisitions spanning 8 projects across the region and covering a total of 2,303 acres of land, Scientex is concentrating on Scientex Ipoh, Scientex Sungai Dua, and Scientex Sungai Petani, demonstrating its dedication to meeting the demand for quality affordable housing.

In 2024, Scientex further strengthened its presence in the Northern region with the acquisitions of 708 acres of land for Scientex Jawi in Penang and another 228 acres for Scientex Sungai Petani Astana in Kedah. Both townships have since been launched, marking another milestone in Scientex's ongoing expansion in the region. Most recently, we have also undertaken a joint development to develop 346 acres freehold land for Scientex Bertam in Penang. These strategic expansions underscore Scientex's continued commitment to creating sustainable communities and making affordable homeownership a reality for more Malaysians.



MORI RESIDENCES 3 – RAWANG



THE HEIGHTS RESIDENCES – MELAKA



MORI RESIDENCES 2 – RAWANG



SENTRIO RESIDENCES - SENAI

To maximise the value of all its townships, Scientex has designed products for vertical communities within our townships that caters to buyers with appreciation for high-rise living at affordable prices.

Starting with The Garden Residences to its latest flagship Sentrio Residences in Senai, Scientex high-rise developments always offer residents quality apartments equipped with essential lifestyle facilities, along with easy access to nearby amenities and commercial conveniences.

Currently, our high-rise offerings have expanded to Melaka, Ipoh, Seremban and most recently, we launched an entire new class of condominium in Rawang, the Mori Residences series. This development pushes the boundaries of Scientex in creating sustainable housing products, as all Mori Residences developments are both CIDB QLASSIC and GreenRE certified, making a first for Scientex property division.

21 Land Acquisitions and Partnerships (since 2019)



Pulai 5 land



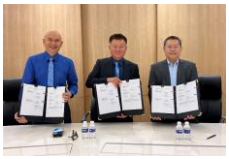
Joint development with PVI – Bertam land



Melaka Cheng land

2026

2025



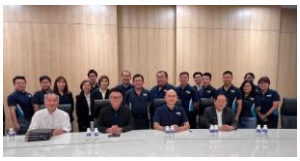
Sungai Petani Astana land



Pulai 4 land



Jawi land



Bestari Jaya land

2024



Muar land



Kulai land



Jenjarom land
with PNB



Sungai Dua land

2023

2021



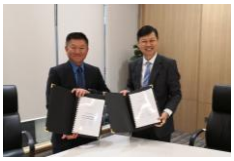
Ipoh land



Sungai Petani land



Jasin land



Cheras land



Pulai 3 land

2020



Kundang Jaya land



Jasin land



Kota Tinggi land



Seremban land



Tasek Gelugor land

2019

Awards and Recognition



Our accomplishments over the years have earned Scientex a series of awards and recognitions from industry peers. These accolades reflect our commitment to excellence and the dedication of our team.

We have consistently been recognised as an exemplary company and a leading property developer in Malaysia. Inspired by these accolades, Scientex is committed to achieving even greater success in the years ahead.



Forbes Asia 2025, 2020, 2015
Best Under A Billion



The Edge Billion Ringgit Club Awards 2021
- Highest Return On Equity Over 3 Years

The Edge Billion Ringgit Club Awards 2017
- Highest Growth In Profit After Tax Over 3 Years
- Highest Return On Equity Over 3 Years



The Edge ESG Awards 2023
Most Improved Performance Over 3 Years



FIABCI-Star Malaysia
Developer Awards 2024, 2022
Top-Of-The-Chart Top 3 Developer
[Market Capitalization RM1 Billion and Above]



Hubexo Asia Awards (formerly BCI Asia Awards) 2026, 2025, 2024, 2023, 2022
Top 10 Developers



StarProperty
Real Estate Developer Awards
– The Performing Developers of 2024
Top 10 Listed Companies

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