

Scientex unveils new township in Senai

- *Officiates grand opening of sales gallery and show houses of 121-acre mixed development Taman Scientex Utama*
- *More than 85% of residential and commercial components in Taman Scientex Utama priced in the affordable range*
- *Firmly progressing toward 50,000-affordable homes target nationwide by 2028*

Johor, Malaysia, 8 September 2018 - Property developer **Scientex Berhad** (Scientex, 森德公司) unveiled its latest township development in Senai, Johor, the 121-acre Taman Scientex Utama with estimated gross development value (GDV) of RM1.3 billion.

Taman Scientex Utama, consisting of residential and commercial components, is designed for an integrated and vibrant community living experience. It echoes the resounding success of the 250-acre Taman Scientex Senai, the Group's first township development in Senai launched in 2013.

Additionally, more than 85% of the 1,400 residential and commercial units in Taman Scientex Utama would be priced in the affordable range. This in line with Scientex's aim to build 50,000 affordably-priced quality homes throughout the nation by 2028.

Speaking at the Grand Opening of Taman Scientex Utama's sales gallery and show houses today, Scientex Managing Director Lim Peng Jin reiterated the Group's steadfast commitment to building more community-centric townships in Johor as well as across Peninsular Malaysia.

"We are proud to reinforce our footprint in Johor by showcasing Taman Scientex Utama - a modern-day township sanctuary in the ever-growing area of Senai, where residents experience the epitome of vibrant community living.

With its ideal location boasting superior connectivity to key destinations and surrounded by wealth of amenities, we are confident that Taman Scientex Utama will reprise the success generated by our earlier development in Senai. Furthermore, the addition of shop offices in township would inject commercial liveliness and spur business opportunities within a growing community.

Moving forward, we will continue our efforts to deliver more well-planned and sustainable townships which encapsulates today's modern quality of life throughout the nation."

**Mr. Lim Peng Jin (林炳仁),
Managing Director, Scientex Berhad**



The first and second phases of Taman Scientex Utama, bearing freehold status, features 510 units of 2-storey terrace houses and 195 units of 3-storey terrace houses with land area of 18' x 65' square feet (sq. ft.). Additionally, the first phase would also feature 56 units of 3-storey shop offices with land area of 22' x 70' sq. ft.

Strategically located in the booming area of Senai, Johor, Taman Scientex Utama is surrounded with vast amenities and benefits from excellent connectivity. The township is easily accessible via the North-South Expressway and Senai Highway, and situated less than 15 minutes from the Senai International Airport. The township is also well-connected to the Second Link Expressway and Johor Bahru, which are located 20km and 25km away respectively.

The new township is in close proximity to well-known educational institutions such as Universiti Teknologi Malaysia, Seri Omega Private & International School, Foon Yew High School, and Educity. Furthermore, nearby retail amenities include Johor Premium Outlets, AEON, and Econsave.

Registrations are now open for the first and second phases of Taman Scientex Utama, and interested parties are welcome to the sales gallery and show houses on Mondays to Fridays from 9am to 6pm and Saturdays and Sundays from 10am to 6pm. The property sales team can be reached at +607-590 9909, while more information on the township is available at www.scientex.com.my/property/senai-2/

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

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

Established in 1968 as a PVC cloth and leather manufacturer, Scientex today produces flexible plastic packaging 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).

To date, Scientex has manufacturing facilities in Malaysia, Vietnam and the United States of America; as well as sales and marketing arms in Japan, Indonesia and Singapore. Approximately 75% of its manufacturing products are exported to over 60 countries worldwide.

Scientex's property arm has township development projects in Pasir Gudang, Kulai, Skudai, Senai, and Pulai, all in Johor, and in Ayer Keroh, Melaka. Its township developments are the 1,100-acre Taman Scientex Pasir Gudang, the 250-acre Taman Scientex Kulai, the 48-acre Taman Scientex Kulai II, the 146-acre Taman Mutiara Mas, Skudai, the 250-acre Taman Scientex Senai, the 121-acre Taman Scientex Utama (Senai II), the 326-acre Taman Pulai Mutiara in Johor, the 137-acre Taman Muzaffar Heights in Ayer Keroh, the 197-acre Taman Scientex in Durian Tunggal, Alor Gajah, the 80-acre mixed development in Ipoh and the 66-acre Taman Scientex in Rawang. It has also recently acquired a 336-acre land in Pulai, Johor. To date, Scientex has delivered more than RM3.9 billion worth of properties and has projects-in-hand of RM1.6 billion.

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