

Scientex challenges new heights with bold targets

- *Aspires to deliver 50,000 affordable homes by 2028; double the 17,500 affordable homes completed currently*
- *Creating a “Happy, Healthy & Friendly” environment with sustainability initiatives*

Kuala Lumpur, Malaysia, 7 November 2018 - Global packaging manufacturer and leading property developer **Scientex Berhad** (Scientex, 森德公司, Bloomberg: SCI MK; Reuters: STIK.KL) unveiled today its target to build and deliver 50,000 affordable homes in Peninsular Malaysia by 2028, double the 17,500 units completed at present.

To date, Scientex has developed affordable homes in four states, namely Johor, Melaka, Selangor and Perak. Reiterating its affordable price tag, 75% of these units were priced below RM300,000 while the remaining units were priced within between RM300,000 to RM500,000.

Scientex has approximately 3,300 acres of landbank across the four states. The further 32,500 homes built in the next ten years would be developed on the same landbank as well as additional lands within Peninsular Malaysia to be acquired in the future.

“In a span of more than 20 years, we have developed a keen prowess in building affordable homes, harnessing our expertise in speed, cost-efficiency and quality. These have become the pillars of our track record of delivering homes on time to buyers, sometimes within 15 months from obtaining development approvals.

We ventured beyond building affordable homes in Johor and Melaka to include Selangor and Perak over the past two years. We are confident of replicating our successful business model for the next 32,500 units to be built, and are actively exploring landbank throughout Peninsular Malaysia for this purpose.

With our bold vision to deliver 50,000 affordable homes by the year 2028, Scientex targets to put a roof over more than 300,000 Malaysians, or approximately 1% of the Malaysian population. In doing so, we are actively supporting in the Government’s clarion call to make affordable homeownership a reality for all Malaysians.”

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

Since commencing property development in 1995, Scientex has delivered more than RM4.0 billion worth of properties.

“Scientex at 50: Challenge new heights together”: coffee table book chronicles 50 years of Scientex growth journey

In conjunction with Scientex’s 50th anniversary, the Group today launched its coffee table book chronicling the 50-year growth journey to become a RM2.6 billion revenue company. This remarkable ascension is powered by its twin core businesses of being a global packaging manufacturer and a reputable property developer in Johor, Melaka, Perak and Selangor.

The book also revealed Scientex’s 10-year vision of achieving RM10.0 billion revenue by 2028.

Commenting on Scientex’s ascent, Mr. Lim said: “Our story may have begun 50 years ago, but it’s only just taking off. Since our incorporation in 1968, we made steady progress during the first 40 years, but our efforts were fragmented and disconnected, as we had 10 business units with 10 different sets of people.”

“The last 10 years from 2008 to 2018 was the period that Scientex embarked on our exponential growth journey. This phase began with formation of our Executive Committee which drove the company towards a collective vision and aspiration. Since then, we have single-mindedly focused on our highly-scalable and large-market businesses of manufacturing and property development.”

“Today, Scientex has expended its footprint across the world. Not resting on our laurels, we have challenged ourselves to venture from our comfort zones and push our limits to propel the Group to achieve RM10.0 billion revenue by 2028. We will strive to attain this, buoyed by our resilient and united team heading in one direction, and constant adaptations even in times of crisis,” Lim added.

Scientex sustainability advocacy

Scientex has continuously advocated the cause of sustainability particularly the adoption of 3Rs waste management practice of 'Reduce, Reuse and Recycle'. As such, over the years the Group has collaborated with various organisations to encourage proper waste management system both regionally via Asia Pacific Coalition and domestically, with Malaysian Plastics Manufacturers Association (MPMA).

Driven by our advocacy for sustainability, Scientex has engaged with leading brand-owners to develop cutting edge packaging innovations suited for post-consumer recycling. The Group has introduced new environmentally-friendly packaging products such as compostable Bio-PBS film and ultra-thin Nano 6 stretch film, which reduce environmental impact and are easier to recycle. Additionally, internal production waste from the Group's manufacturing facilities are fully recycled and reused.

Between 2010 and 2012, Scientex, collaborated with MPMA and the Ministry of Housing and Local Government to create public awareness, particularly educating schoolchildren on the importance of caring for the environment through the adoption of 3Rs. This programme began with 5 schools in the Klang Valley and 6 schools in the Johor Bahru area, and eventually 50 schools in Melaka, impacting over 4,000 students in the process.

On 3rd November 2018, MPMA and Scientex conducted a month-long sustainability project in Sungai Satu, a small fishing village in Pulau Ketam, Selangor which been negatively impacted by marine littering. The project is aimed at educating the local community on sustainable waste disposal practices, and encouraging them to replicate the newly-learnt practices to preserve the island's natural environment.

The MPMA-Scientex sustainability project entailed a two-pronged approach comprising waste management equipment provision and community education.

In the first approach, the MPMA-Scientex sustainability project organised a clean-up of Sungai Satu, Pulau Ketam which were plagued by waste that were indiscriminately dumped. Over 48 volunteers participated in the clean-up activities, and the local community was also briefed regarding proper waste management.

The second approach involved the handover of waste disposal equipment, to ease the local community's day-to-day waste disposal activities, such as cleaning and waste collection. The equipment handed over to the community include pitchfork, slide, ladder, plastics drum for recyclable waste, jumbo bags, ropes, gloves, wellington boots, scoops, general tools, high pressure jet pump, and nettings.

On top of the two initiatives, the final step entailed establishing a channel for waste management to ensure the project's continuity. An agreement was reached with a recycling centre on the island to salvage recyclable waste, whereas the non-recyclable waste is transported to the Jeram Sanitary Landfill by an appointed waste concessionaire.

To date, the MPMA-Scientex sustainability project has cleared a total of a total of 9,860 kg of waste. Of this, 800 kg of waste collected was identified as recyclable and 700 kg of this comprised of plastic waste.



Commenting on Scientex’s continuous advocacy for sustainability, Lim said:

“As an environmentally-conscious manufacturer, Scientex readily advocates for a sustainable future for all. The sustainability initiative to clean marine litter in a severely impacted area of Pulau Ketam is the latest among our many sustainability projects, and brings to the fore the importance of proper waste management practices to ensure the sustainability of our ecosystem.”

“In the spirit of our motto of being “healthy, happy, and friendly”, we look forward to bring long-term positive improvements to the quality of life of the communities around us,” Lim concluded.

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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 and Durian Tunggal, 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 and 209-acre land in Durian Tunggal, Melaka. To date, Scientex has delivered more than RM4.2 billion worth of properties and has projects-in-hand of RM1.7 billion.

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