

## Scientex strengthens presence in Johor with 202-acre landbank acquisition in Pulai

- ***RM185.0 million acquisition increases total landbank to more than 5,700 acres to sustain the Group for over 10 years of development***
- ***Completed portfolio of more than 21,500 affordable homes towards target of 50,000 by 2028***

Shah Alam, Selangor, Malaysia, 21 September 2020 - Global packaging manufacturer and leading property developer **Scientex Berhad** (Scientex, 森德公司, Bloomberg: SCIMK; Reuters: STIK.KL) is strengthening its presence in Malaysia's affordable housing development market through its 202.2-acre land acquisition in Pulai, Johor for RM185.0 million.

Through its wholly-owned subsidiary Scientex Quatari Sdn Bhd, Scientex entered into a sale and purchase agreement with Lee Pineapple Company (Pte) Limited for the proposed acquisition of eight parcels of freehold land, which are in close proximity to Scientex's existing developments.

“This latest landbanking exercise in Johor would allow us to deliver more affordable homes to meet the rising demand. We are constantly on the lookout for suitable landbanking deals, to ensure we continue building a sustainable pipeline of future launches, as well as further expand our affordable homes footprint across various states in Peninsular Malaysia.

The new lands are situated near our well-received townships: Taman Pulai Mutiara that was launched in 2016, and Taman Pulai Mutiara 2 that was launched in December 2019. Of the RM1.7 billion in total development value launched to date, we have achieved strong take-up rates of 85% due to growing demand for affordable homes. Furthermore, the close proximity of the new lands enable us to tap into greater operational efficiencies through economies of scale, thereby enabling us to maintain affordable selling prices to cater to the masses.

We have completed 21,531 affordable homes in Peninsular Malaysia to date, and are making commendable progress towards our 50,000 affordable homes target by 2028. We are not just aiming to be recognized as the top player in the affordable residential property market, but also to continuously enhance our capabilities to better meet the requirements of the local communities.”

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



The Group plans to launch a mixed development project on the proposed land, where its Gross Development Value (GDV) is yet to be determined.

The parcels of land, located within the local authority area of Majlis Bandaraya Iskandar Puteri, are situated approximately 33 kilometres from Johor Bahru city centre and benefit from good road connectivity. The land are surrounded by the existing Sri Pulai Perdana 2 and Bandar Pulai Jaya, Bandar Baru Kangkar Pulai, and located next to the Group's existing residential developments, Taman Pulai Mutiara and Taman Pulai Mutiara 2.

The proposed acquisition is conditional upon the Estate Land Board's approval, and is expected to be completed in the first half of the calendar year 2021. This purchase will be financed by internally generated funds and bank borrowings.

This landbanking deal comes on the heels of the Group's recent acquisition of a 1,357.5-acre land in Jasin, Melaka. With this proposed new acquisition, the Group's total landbank would increase to more than 5,700 acres across Johor, Melaka, Selangor, Perak and Penang, which is sufficient for more than 10 years of development activities.

Currently, Scientex has ongoing property developments worth a total GDV of RM1.8 billion, across its developments in Johor, Melaka, Selangor, and Perak.

This newly acquired land would also complement the Group's existing 661 acres of land in Pulai, encompassing mixed residential and commercial developments. These developments have a completed GDV of RM0.9 billion, with ongoing and future GDV of RM4.4 billion set to be enhanced further by this land purchase.

To-date, Scientex's property division has completed 21,531 affordable homes that are priced below the RM500,000 mark, with more than 70% of the homes delivered not exceeding RM300,000 for each home. The completed affordable homes since the inception of the property development segment in 1995 is worth a GDV of RM6.0 billion.

Lim concluded: "Despite the challenging economic climate at present, we are seeing resilient demand for affordable housing. Our prospects in this space are further bolstered by recent interest rate cuts by Bank Negara Malaysia, which should sustain homebuyers' sentiment and promote greater homeownership."

"We intend to actively expand our repertoire of desirable, yet affordable residential properties as we aim to play a vital role in the urbanisation of our nation."



**About Scientex Berhad (森德公司, [www.scientex.com.my](http://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 as a PVC cloth and leather manufacturer, 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 manufacturing facilities in Malaysia, Vietnam, Myanmar and the United States of America; as well as sales and marketing arms in Japan, Indonesia and Singapore. Approximately 70% 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, the 336-acre Taman Pulai Mutiara 2, in Johor, the 137-acre Taman Muzaffar Heights in Ayer Keroh, the 197-acre Taman Scientex in Durian Tunggal 1, the 209-acre Taman Scientex in Durian Tunggal 2, in Alor Gajah, the 102-acre mixed development in Ipoh, and the 66-acre Taman Scientex in Rawang. The Group recently acquired a 86-acre land in Kota Tinggi, Johor, 166-acre land in Kundang Jaya, Rawang, 180-acre land in Tasek Gelugor, Penang, and is in the process of acquiring another 158-acre land in Jasin, Melaka, 108-acre land in Seremban, Negeri Sembilan, 139-acre land in Cheras, Selangor and another 1,357 acre land in Jasin, Melaka. To date, Scientex has delivered RM6.0 billion worth of properties and has projects-in-hand of RM1.8 billion.

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For media enquiries, please contact:

Ms. Julia Pong [julia@aquilas.com.my](mailto:julia@aquilas.com.my)

Tel: +603-2711 1391 H/P: +6012-3909 258

Mr. Tay Tze Yi [tayty@aquilas.com.my](mailto:tayty@aquilas.com.my)

Tel: +603-2711 1391 H/P: +6016-3380 555