

# SCIENTEX<sup>®</sup>

healthy, friendly & happy ...



Corporate Profile

**55** Years  
1968-2023  
*Sustainable Growth,  
Better Tomorrow*

## SCIENTEX BERHAD



Established in 1968



Listed on Bursa Malaysia since 1990



A leading manufacturer in flexible plastic packaging with 18 plants in Malaysia, Vietnam, Myanmar and the USA



A prominent developer of affordable homes with 32 property developments in Malaysia and Thailand



4,000 employees around the world



Achieved RM4.0 Billion Revenue in FY2022

Scientex is a global innovator of packaging solutions and local pioneer of 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 with the aim for a better tomorrow. This continuous effort has garnered us a place as a constituent in the FTSE4Good Bursa Malaysia (F4GBM) Index 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 end-to-end 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.

## OUR VISION

Sustainable Growth For A Better Tomorrow

## OUR PURPOSE

### PACKAGING

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

- ✔ Protection
- ✔ Convenience
- ✔ Hygiene & Safety
- ✔ Food Waste Reduction

### PROPERTY

Our property division endeavours to support the Malaysian community through the provision of affordable yet quality homes.



# OUR CORPORATE PHILOSOPHY

Behind our successes is our corporate philosophy of '**Management Like Water**'. The strategies we employ may change over time, but our philosophy remains the constant behind everything we do. Our corporate philosophy is based on six separate and inter-related facets as described below.



## BELIEF

We instill belief that what we produce for the world 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



# OUR CORPORATE TAGLINE



## healthy ...

We strongly believe that a healthy culture is important, as this ensures our employees can reap the benefits of a balanced living, and are focused and committed to their work. The positive flow of energy results in a healthy company with strong ethics to guide compliance and encourage transparency in all business dealings.

## friendly ...

Being friendly speaks of the way we develop user-friendly products and solutions, and at the same time, extend courtesy, attentiveness and care to suppliers, customers, authorities and society as well as to the global environment.



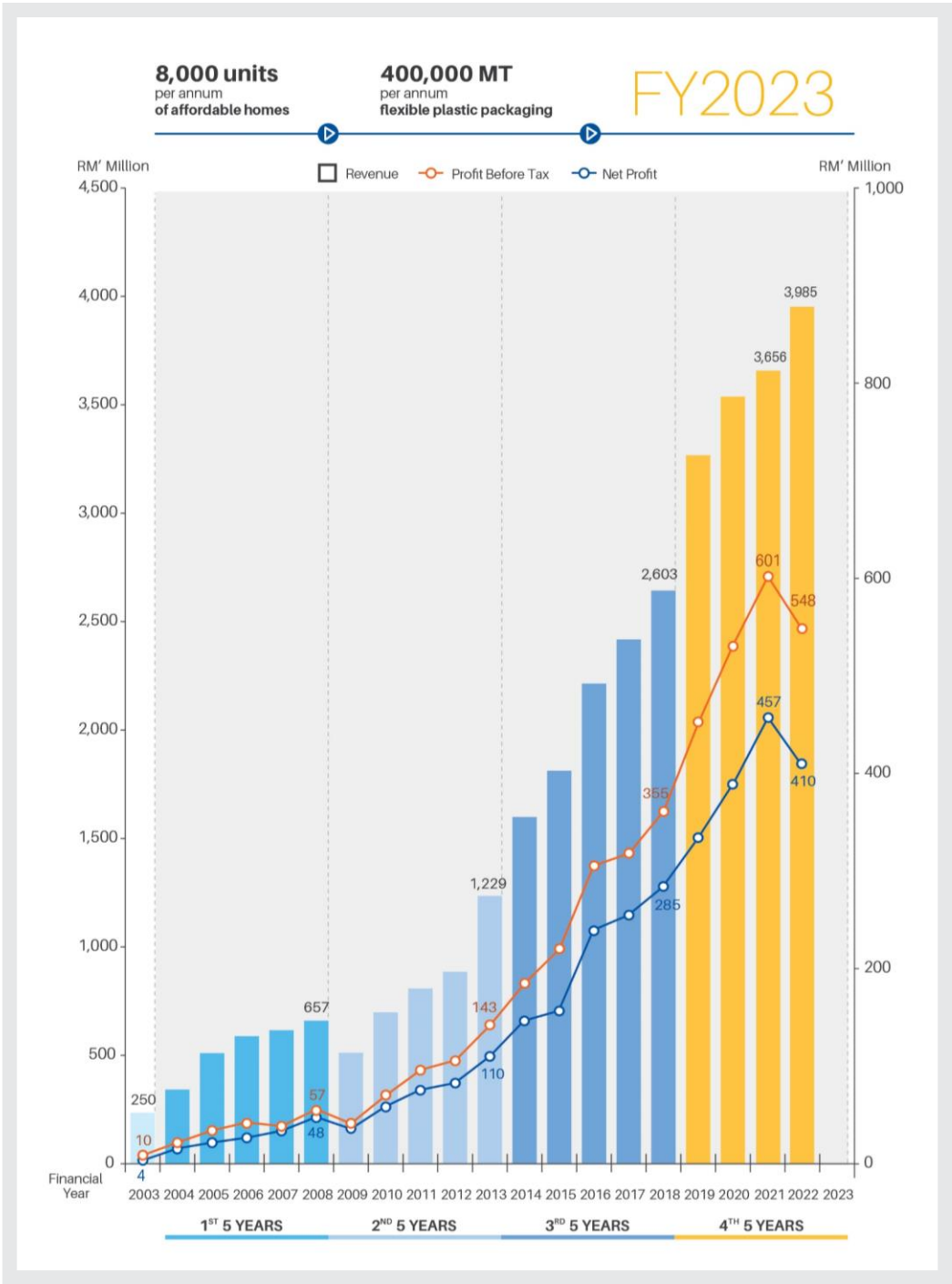
## happy ...

Being happy is an emotional state of mind where people find pleasure, real meaning and fulfilment in family, work and life in an environment where they can realise their full potential and embrace a keen sense of belonging in the Group.

# Sustainable Growth, Better Tomorrow

Aligning to our Vision, Scientex aspires to achieve synergistic balance between business and sustainability through our sustainability framework which covers economic, environmental, social and governance spectrum. These elements are crucial to our success in driving the continued growth of the sustainable business as well as generating long-term value to all our stakeholders.

Our strategically streamlined focus, by capitalising on our core strengths coupled with our drivers of growth namely Capacity, Efficiency and Product Value has played a pivotal role in our various stages of growth for the past 2 decades. Through our ongoing expansion in capacity and capability, we are well positioned to offer a wider range of innovative products at greater scale and more efficiently which in turn contribute towards achieving the goals of Scientex.



# Sustainable Growth, Better Tomorrow

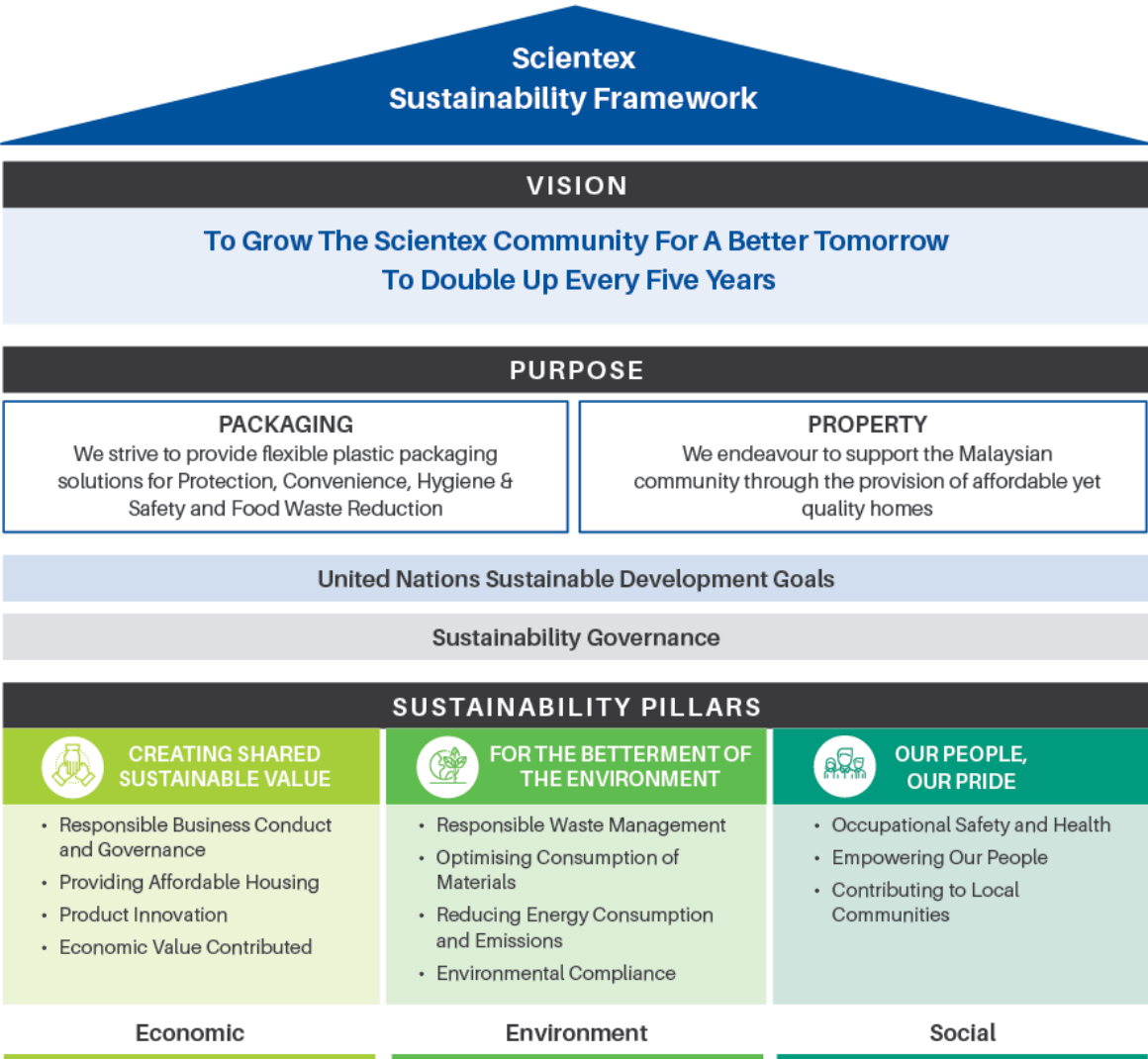
Sustainable business practices are becoming imperatives. In line with our responsibility as a global organisation, Scientex has embedded sustainability as a core aspect of our strategic thinking and business processes.

During the financial year 2022, we have secured our place as a constituent company of the FTSE4GOOD Bursa Malaysia (F4GBM) Index, an independently assessed listing of public listed companies in Malaysia which embody strong Environmental, Social and Governance (ESG) practices against globally recognised standards. Attaining this recognition is the result of our commitment to ESG practices across the entire 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.





SUPPORTING THE  
UNITED NATIONS SUSTAINABLE DEVELOPMENT GOALS



With the objective of maximising positive and shared values we generate, we have aligned our sustainability topics with the UN SDGs, which comprise 17 holistic goals central to global sustainable development.

This gives greater direction and meaning to our ongoing sustainability initiatives, while guiding the continuing process by which we are expanding our commitments year by year.

For more information on our Sustainability efforts, kindly visit our corporate website at [www.scientex.com.my](http://www.scientex.com.my) or scan QR code to view our Scientex Sustainability Reports.



# Packaging Division

We are a fully integrated end-to-end 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 end-to-end 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

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

# Packaging Division

## Strategic partnerships and acquisitions in the last decade



Acquisition of Great Wall companies



Signing of Strategic Alliance Agreement with Futamura Chemical Co., Ltd.



Acquisition of Klang Hock Plastic Industries Sdn Bhd



Acquisition of Mega Printing & Packaging Sdn Bhd



Acquisition of Seacera Polyfilms Sdn Bhd



Acquisition of Mondi Ipoh Sdn Bhd



Acquisition of controlling stake in Daiboichi Berhad



Acquisition of Taisei Lamick Malaysia Sdn Bhd

**23** R&D Facilities,  
Technical Centre  
and Laboratories

Underpinned by the vast experience and technology that we have accumulated over the past 55 years and significant spending on research and development (R&D), we will continue to bring more innovative solutions working with our customers to meet their packaging needs along with our commitment of supporting their sustainability goals.



18 Manufacturing Plants Worldwide

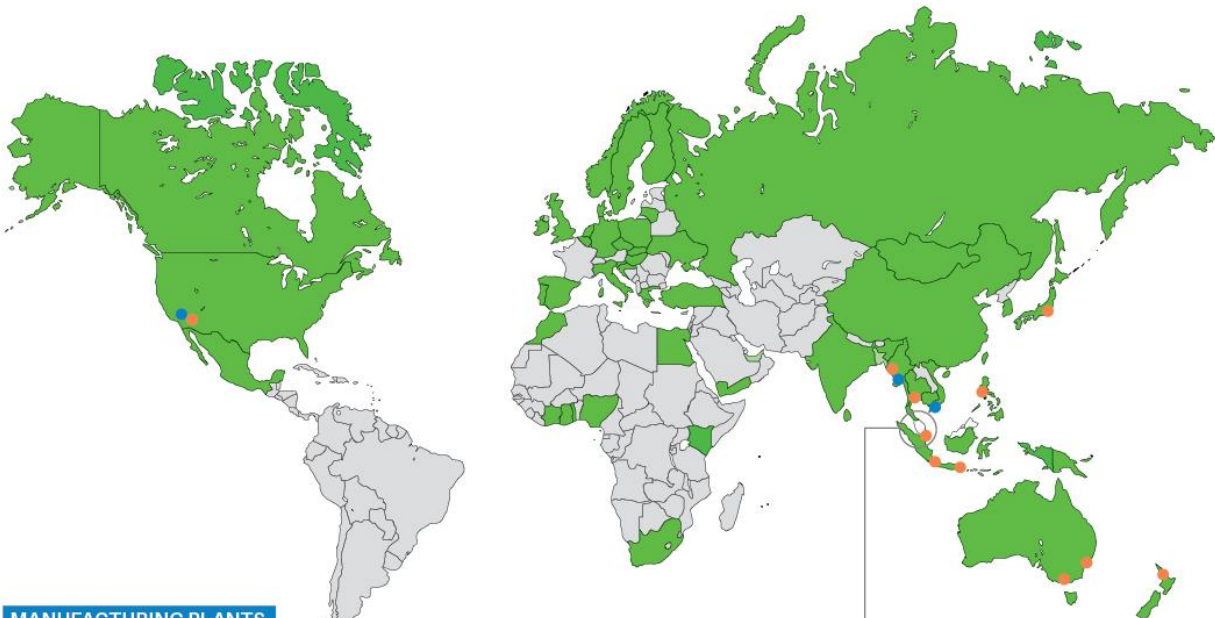
INDUSTRIAL PACKAGING



CONSUMER PACKAGING



As a fast-growing global player in the flexible packaging industry, we continue to expand our international reach and presence through a growing number of manufacturing plants and offices across Malaysia and around the globe.



**MANUFACTURING PLANTS**

- Pulau Indah, Selangor (3 plants)
- Shah Alam, Selangor
- Klang, Selangor
- Rawang, Selangor
- Kajang, Selangor
- Sg Siput, Perak
- Chemor, Perak
- Tanjung Kling, Melaka (2 plants)
- Jaslin, Melaka
- Bukit Rambai, Melaka
- Ayer Keroh, Melaka
- Teluk Emas, Melaka
- Ho Chi Minh City, Vietnam
- Phoenix, Arizona, USA
- Yangon, Myanmar

**OVERSEAS SALES OFFICES**

- Melbourne, Australia
- Sydney, Australia
- Jakarta, Indonesia (2 offices)
- Surabaya, Indonesia
- Tokyo, Japan
- Auckland, New Zealand
- Manila, Philippines
- Singapore
- Bangkok, Thailand
- Phoenix, Arizona, USA
- Yangon, Myanmar

**EXPORT COUNTRIES**

Exporting to  
more than  
**60**  
countries

Overseas sales  
offices in  
**9**  
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.



Newly installed robotic arm in Pulau Indah plant

As part of our embrace towards technology, our Pulau Indah plant have installed a new 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.



## Industrial Packaging **STRETCH FILM**



Phoenix, Arizona plant



Shah Alam – robotic stretch film plant

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

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

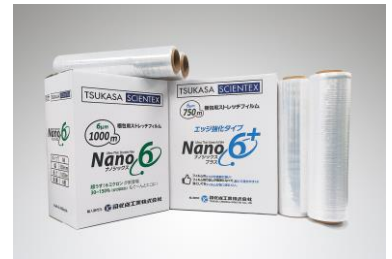
### Range of stretch film products to suit various packaging requirements



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)

## Industrial Packaging PP 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. Using 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.





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 is 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

### Collation Shrink Film

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



Stretch Hood

### 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

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 the 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.



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, Polyester (PET) Cord and woven bags and Flexible Intermediate Bulk Container (FIBC) bags at its manufacturing plant in Ho Chi Minh City, Vietnam.



FIBC Bag

### **FIBC Bag**

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



Raffia (HDPE and PP Tying Tape)

### **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, woodworks industry, D.I.Y. & household products



Baler Twine

### **Baler Twine**

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

#### **Applications:-**

- Crop packaging industry



PET Cord Strapping

### **PET Cord Strapping**

Our PET Cord strapping is made of polyester yarn and water soluble glue which has high creep strength, high corner edge strength, softness and low elongation.

#### **Applications:-**

- Packing machine industry



### Greenhouse Film



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

### Mulch Film



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

### 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:-

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

#### Features:-

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

#### 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



At Scientex, we are committed to the global green movement to develop renewable resources for the protection and preservation of the environment. In 2011, we set up a manufacturing facility in Melaka to produce solar encapsulant film in a joint venture with our long-standing partner, Mitsui Chemicals Tohcello, Inc. (Mitsui). Mitsui is a global leader in the manufacture of high quality encapsulant film for use in solar modules. The encapsulant film, SOLAR EVA, has been used in solar cell modules as one of its key components both in Japan and overseas for more than 30 years with a proven track record of quality and reliability.

The ISO certified state-of-the-art plant is equipped with cutting edge machinery and technology to produce encapsulant film that is used in the solar modules to prevent water and dirt from infiltrating into the solar modules, while protecting the cells from possible vibration and shock damage, and maintaining the efficiency of power generation for the modules.

In 2015, the plant was upgraded to manufacture SOLAR ASCE products which is the brand name of Mitsui's cross-linking polyolefin (PO) base encapsulating sheet of which Mitsui is the pioneer in developing. The superlative properties from the unique material design of the SOLAR ASCE products provide excellent features, amongst others, high temperature resistance and weather resistance, excellent durability, adhesive bonding and encapsulating properties as it meets the growing demand for such products worldwide.



## Consumer Packaging PE FILM



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 wicketed bread bags and we supply to most of the notable bread brands in this region.

Our conscious and continuous effort to address environmental concerns has resulted in us developing recyclable bio-degradable sealant film and bio-laminate solutions. This fully compostable film is designed for brand owners who wish to reduce the environmental impact of the use of packaging in line with their sustainability goals.



Lamination base film



Wicket bags



Barrier film



Printed film (roll form)



General film



Fully compostable BioPBS™



### 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, the 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 alliance 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



## Consumer Packaging **CPP & METALLISED FILM**



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 MCP, 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

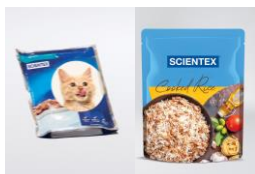


CPP film



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*

## Consumer Packaging **MULTI-LAYERED FLEXIBLE PACKAGING**



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 4 manufacturing sites across Malaysia and Myanmar.

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



Myanmar plant



Kajang plant



## Consumer Packaging **MULTI-LAYERED FLEXIBLE PACKAGING**

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 has enabled us to develop an array of sustainable packaging solutions designed to be recyclable, to minimise environmental/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.

Through the recent acquisition of Taisei Lamick Malaysia, 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, refill packs, condom wrapper and sauces and paste packaging



Scientex Innovation Centre, Ayer Keroh



Recyclable mono-material laminates



PU adhesives plant, Pulau Indah

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.

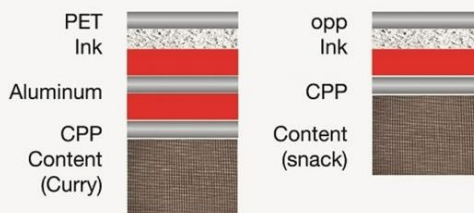
Our joint venture company, Mitsui Chemicals Scientex Sdn Bhd, in collaboration with our joint venture Mitsui Chemicals, Inc. of Japan (Mitsui) has in 2017 expanded its existing production capacity by 70% to 35,000MT per annum of quality PU adhesives together with a brand new warehouse to cater to the 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 and after sales and technical services to our customers.



Reactor

### POLYURETHANE ADHESIVES



PU adhesives are used in the lamination of flexible packaging

## Our 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, ongoing and future market needs and solutions that continue to evolve along consumer trends.

### Fully Recyclable Mono Material Laminates



### Resource Efficient Innovations



Stretch Films



Eco-friendly PE valve sacks

### Fully Recyclable Paper Based Packaging



### Enhance Shelf Life



Retort packaging



Solutions for moisture sensitive and fine powder products

### Packaging with recycled content such as PCR/PIR



### Fully Compostable Packaging



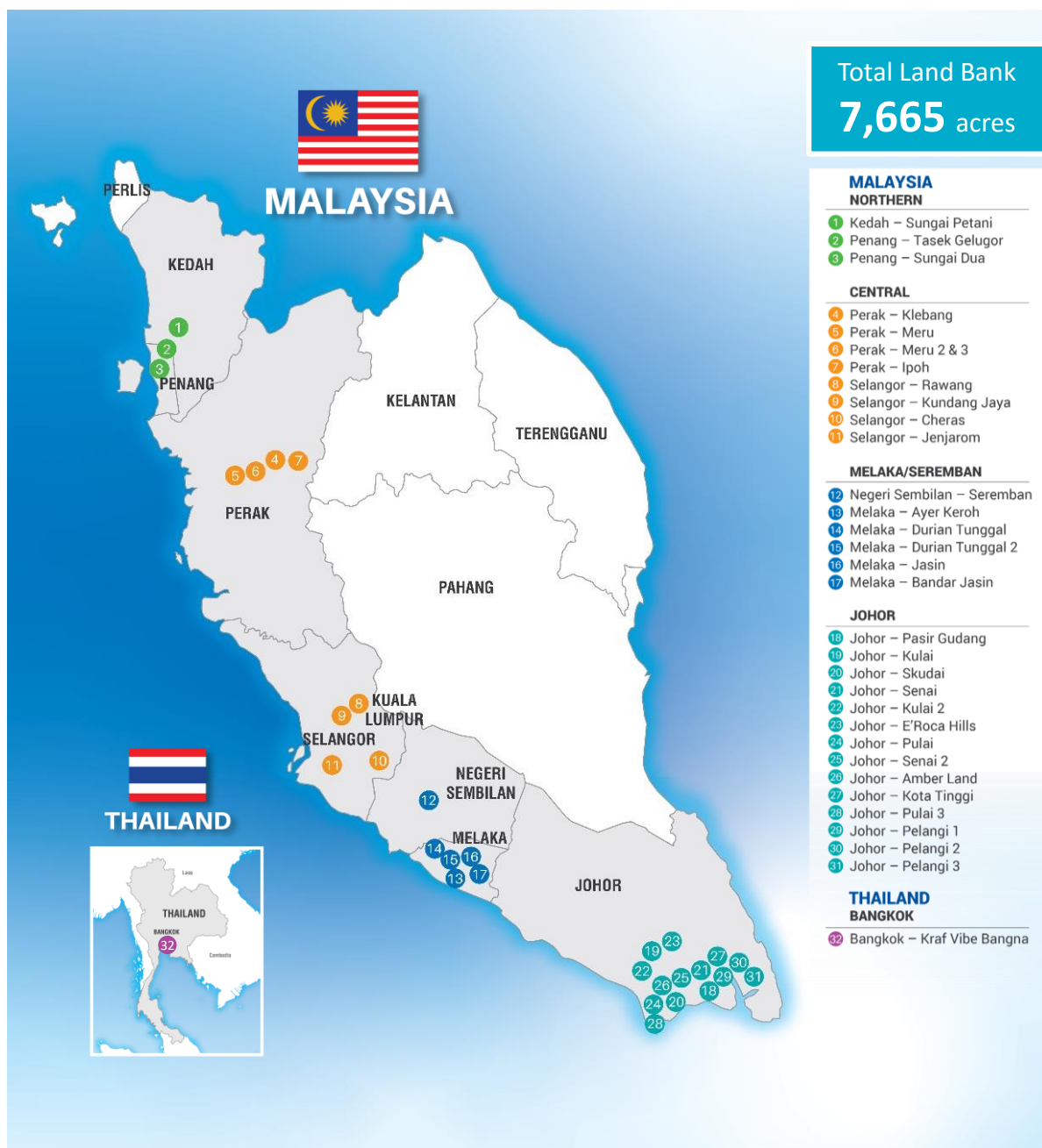


Scientex is a prominent property developer in Malaysia, focused on our core objective of addressing the growing need for affordable housing.

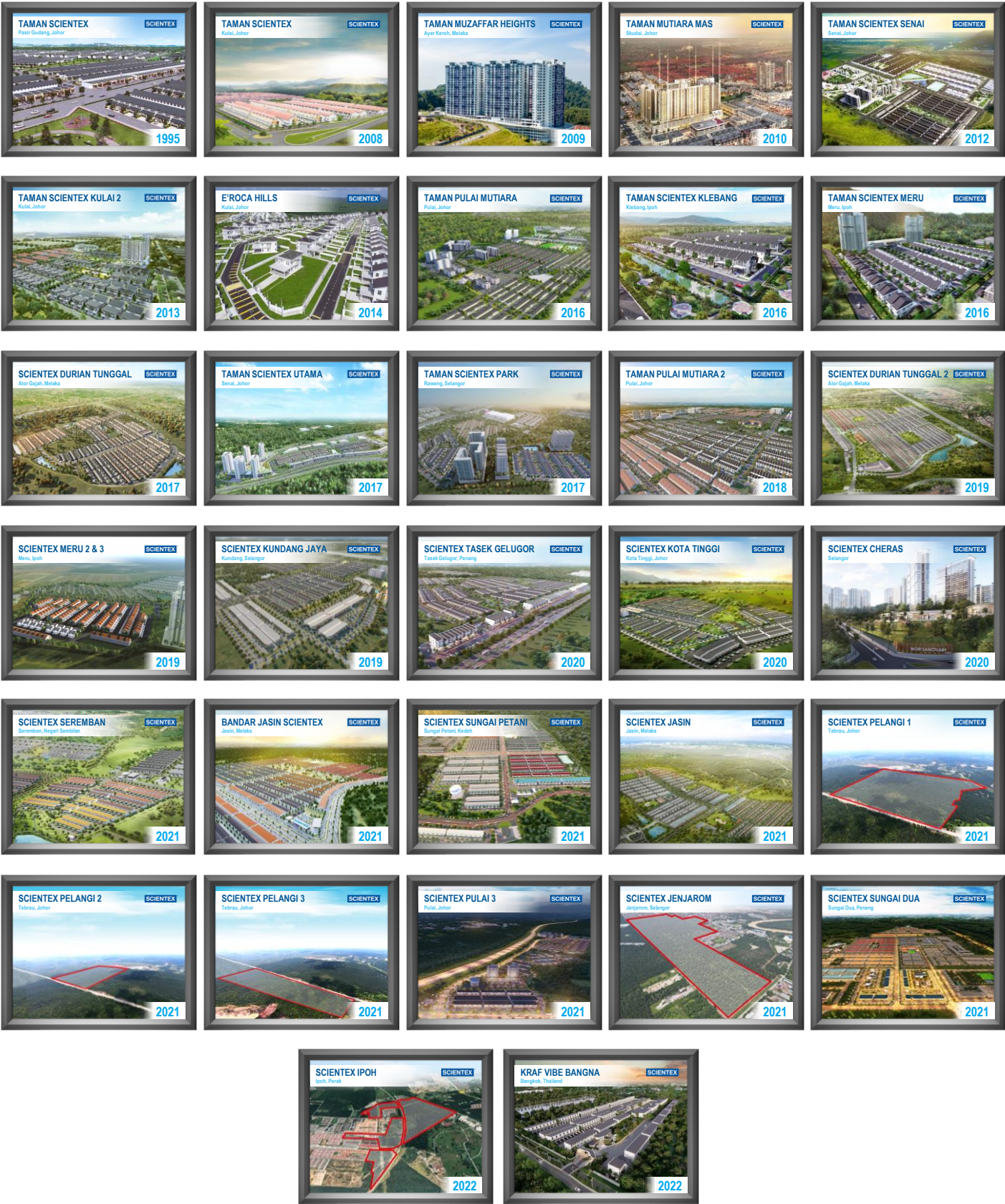
Scientex's property division was first incepted in 1995 in Pasir Gudang, Johor. With our purpose of providing quality yet affordable homes to the Malaysian communities, our core focus on affordable housing and emphasis on its growth has fueled our expansion into seven states in Malaysia.

This year, we marked our opening move into the overseas property market with our first joint venture project in Bangkok, Thailand. This move represents part of our continuous efforts to address the unrelenting demand for affordable homes and is consistent with our Cross Boundary Development Strategy to capture new market opportunities.

To-date, Scientex has 32 townships and developments across Malaysia and Thailand.



# 32 Property Developments in Southeast Asia





**Towards 50,000 Units of Affordable Homes By 2028**



Below 100K  
**2,639**  
units



100K to 200K  
**12,262**  
units



200K to 300K  
**5,165**  
units



300K to 400K  
**5,121**  
units



400K to 500K  
**2,648**  
units

**Completed  
Units**

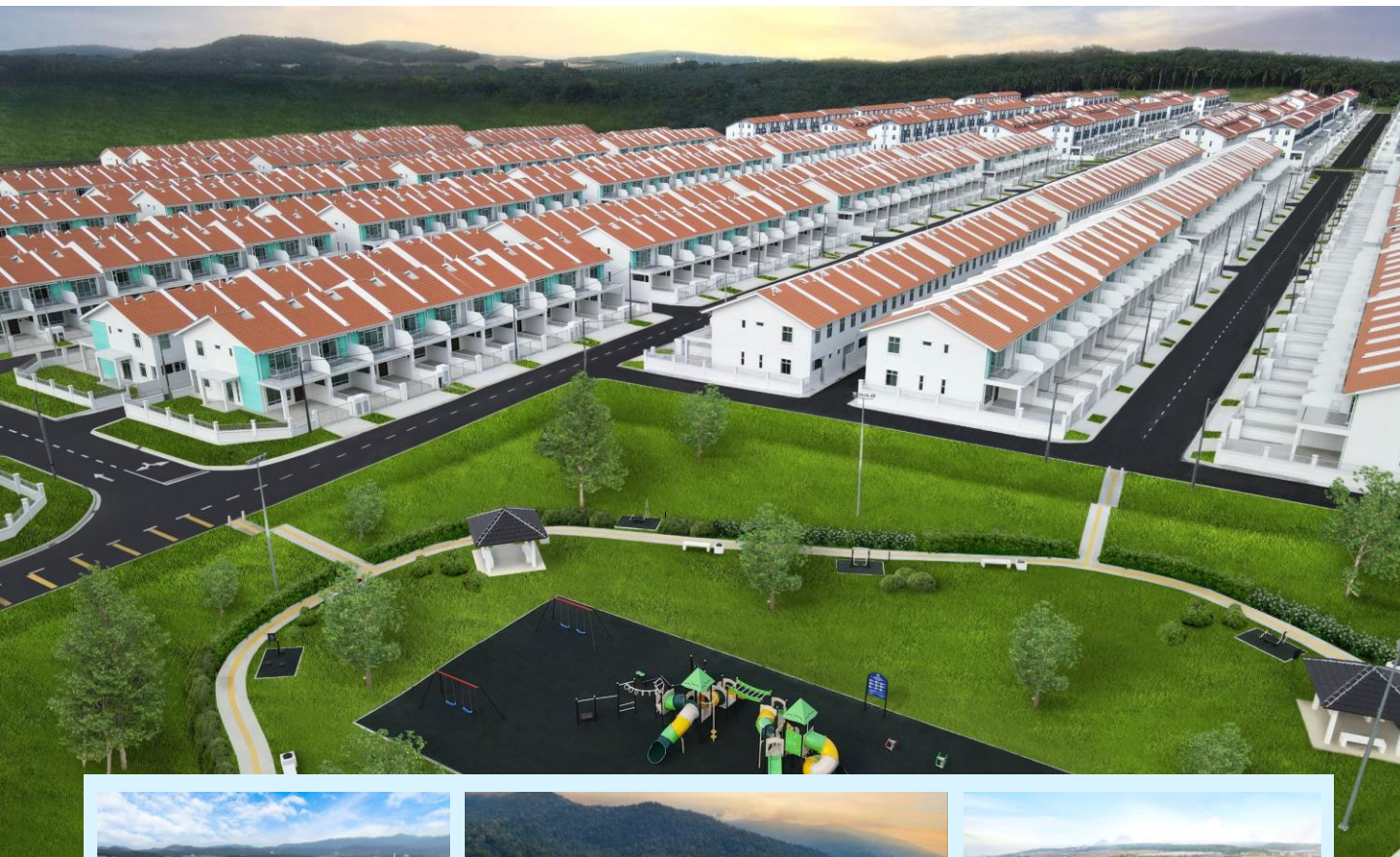
**27,835**

*Updated as of December 2022*

To-date, Scientex’s property division has completed a total of 27,835 units of affordable homes priced below RM500,000 nationwide, well on target to achieve our aim to complete 50,000 units of affordable homes by 2028.







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 acquired more land banks as we seek to realise this using and leverage 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.



Property Division has come a long way since the debut of Taman Scientex Pasir Gudang in 1995 with the vision of providing affordable homes to middle-to-lower-income groups. The success of Taman Scientex Pasir Gudang has boosted the conviction of the Management to serve more Johoreans by replicating the business model to Taman Scientex Kulai in 2008 and subsequently Taman Scientex Senai in 2013.

Scientex continued snapping up land banks, adding 326 acres of freehold land in Pulai for development of Taman Pulai Mutiara, followed by Taman Scientex Senai Utama in 2018. And thereafter adding another 336 acres of freehold land adjacent to its existing Pulai development.



This was followed by Scientex Kota Tinggi in 2019 and Scientex Pulai 3 in 2020. The latest acquisition was in Tebrau, namely Scientex Pelangi in 2021. Besides affordable homes, we have in 2010 acquired 145 acres of prime land in the heart of Skudai, which was later developed into a vibrant township named Taman Mutiara Mas.

Over the years, Property Division has established itself as a trusted developer committed to delivering quality yet affordable homes targeted at middle to low income groups as it leverages on its own brand-name and strong presence in the affordable property market in Southern Johor.





Since inception, Scientex has established itself as a reliable developer in Johor. It continued to build on its presence in the Southern region with its Ayer Keroh development and expanded its presence in Melaka in Durian Tunggal and with its latest development in Bandar Jasin.



From our strong foothold in Johor, we expanded to Melaka with our first development in Ayer Keroh. The overall development spread across 137 acres of land on an elevated plateau comprising mix development project which include residential houses and apartments.

Our development in Melaka expanded when we acquired a freehold land in Durian Tunggal, merely 6km away from Ayer Keroh Toll. Scientex Durian Tunggal spread across a total land area of 202 acres comprising mostly affordable houses when fully completed.



Buoyed by the great success of Scientex Durian Tunggal, we acquire another piece of freehold land namely Scientex Durian Tunggal 2, sprawling across 209 acres fronting its existing development.

Our latest development in Melaka is in Jasin comprising two parcels of freehold land measuring 158 acres and 1,357 acres respectively. It will be another township to provide more affordable houses and shop lots, strategically located nearby the North-South Expressway and AMJ Highway.

In FY2022, we also launched our maiden project in the neighbouring state of Negeri Sembilan.





Scientex extended its geographical footprint in the Central region of Malaysia in 2016, started with Perak, followed by Rawang, Selangor in 2017 and continued to expand its presence with subsequent expansions to Cheras and Jenjarom.



Scientex extended its geographical footprint in the Central region of Malaysia in 2016 when it started its maiden project in Ipoh, Perak.

We then spread our geographical footprint in 2017 to Selangor, the most urbanized and populous state in Malaysia by acquiring our first piece of land in Rawang measuring 65-acres. Scientex Rawang is a mixed development project comprising affordably priced freehold residential and commercial properties.

Following the success story at Scientex Rawang, Scientex continued developing within the district of Rawang district by acquiring another land bank in Kundang Jaya towards end of year 2019. Scientex Kundang Jaya spread across a total of 208 acres freehold land which will consists mainly of affordable housing. Due to its affordable pricing Scientex Kundang Jaya recorded great success in its take-up rate upon its' first launch in October 2020.

Scientex continues to strengthen its position in Selangor state with the acquisition of 138 acres of landbank in Cheras and another piece of 252 acres of land in Jenjarom. These new lands are planned for affordable development to make property ownership a reality in the Klang Valley.





Scientex marked its first foray in the Northern Region via the acquisition of a 179.7 acres land in Penang and continues to expand our presence in the Northern Region with the acquisition of 161.6 acres of freehold land in Sungai Petani, Kedah and another 343 acres of land in Sungai Dua, Penang



Scientex marked its first foray in the Northern Region via the acquisition of a 179.7 acres prime freehold land in Penang in year 2019. This development is known as Scientex Tasek Gelugor which offers an approximately 2,300 units of double storey terrace houses with affordable pricing designed for the modern lifestyle with functional layout affording ample space for everyone and catering for diverse activities.

Following the overwhelming response from Scientex Tasek Gelugor, we expanded our presence in Penang by acquiring another 343 acres freehold land in Sungai Dua, within the Seberang Perai Utara District.

Scientex continues to strengthen its presence in the Northern Region with the acquisition of 161.6 acres of freehold land in Sungai Petani, Kedah, in line with Scientex's vision to benefit more Malaysians with affordable yet quality homes throughout the country.





THE GARDEN RESIDENCES – SKUDAI



THE HEIGHTS RESIDENCES – MELAKA



MERU HEIGHTS RESIDENCES - IPOH



MORI RESIDENCES - RAWANG

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 in Skudai, it offers residents quality apartments equipped with full lifestyle facilities at its podium level, and integrated commercial convenience at ground level. This marks the first successful chapter of Scientex foray into developing high value strata development for the market.

Scientex then made high-rise offerings in Melaka, Ipoh and most recently in Rawang. Mori Residences Rawang pushes the boundaries of Scientex in developing sustainable housing products as the development is both Qlassic and GreenRE certified, a first for Scientex property division.

## Growing Through Acquisition & Partnership

2022



### SIGNING CEREMONY JOINT VENTURE AGREEMENT TO DEVELOP ALTITUDE KRAF VIBE BANGNA AT BANGKOK, THAILAND

SCIENTEX QUATARI SDN BHD | ALTITUDE DEVELOPMENT COMPANY LIMITED | CREED INVESTMENT TH-1 LTD



Jenjarom land with PNB



Tebrau land with Pelangi



Sungai Dua land



Klebang land

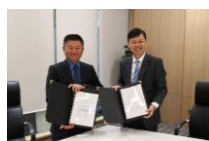


Sungai Petani land

2021



Jasin land with IOI Corp



Cheras land

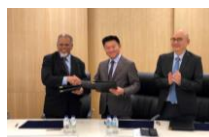


Pulau 3 land

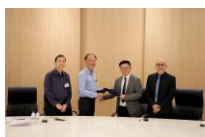
2020



Kundang Jaya land



Jasin land



Kota Tinggi land



Seremban land

2019

**13** pieces of land acquisitions or partnerships in just four years to spur the continuous expansion of Scientex property division and to ensure a sustainable growth into the next decade.



# Awards & Recognition



“In recognition of our continuous commitment towards excellence within the industry which we operated in, we are truly proud and honoured to have received the following awards which reflect the stellar performance and achievements of Scientex over the years. Year 2022 was yet another year of notable achievement which saw Scientex garnering 2 coveted awards namely the BCI Awards Top 10 Developers Award and the FIABCI Malaysia-Star Malaysia Developer Awards Top 10 Market Capitalization of Over RM1 Billion. Inspired by this recognition, Scientex aspires to achieve even greater success in the years to come.”



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



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



Forbes Asia 2020, 2015  
- Best Under A Billion



BCI Asia Awards  
- Top 10 Developers Awards 2022



# Scientex's Sustainability Related Activities 2022



Mangrove planting at Teluk Panglima Garang, Selangor



Basic essentials for indigenous Orang Asli community



Recycling practices awareness at schools



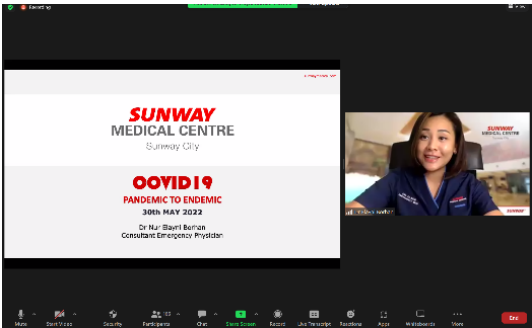
Blood donation



E-waste recycling awareness for employees



Donation of in-house organic compost to farmers



Virtual health talks for employees

**SCIENTEX BERHAD** 196801000264 (7867-P)

No. 9, Persiaran Selangor, Seksyen 15, 40200 Shah Alam, Selangor Darul Ehsan, Malaysia.  
Tel: +603-5524 8888/+603-5519 1325 Fax: +603-5519 1884 Email: [info@scientex.com.my](mailto:info@scientex.com.my)  
Website: [www.scientex.com.my](http://www.scientex.com.my)