

Sentoria will raise RM120 million via issuance of Bonds.

- *Proceeds will be used to refinance debts and capital expenditures*
- *The Bond is given AAA(bg) rating by RAM*

Kuala Lumpur, Malaysia, 14 March 2014 - Sentoria Group Berhad (Sentoria; 建乐集团, Bloomberg: SNT:MK, Reuters: SNT0.KL), operator of Bukit Gambang Resort City (BGRC) and property developer, has received Security Commission's (SC) approval for the issuance of up to RM120 million Medium Term Notes (MTNs) or generally known as bonds, subject to compliance with the Guidelines on Private Debt Security.

MIDF Amanah Investment Bank Berhad ("MIDF Investment") has been mandated by Sentoria as the Principal Adviser/ Lead Arranger/ Lead Manager/ Facility Agent in respect of the MTN Programme. The tenure of the bonds shall be more than one (1) year and up to seven (7) years from the date of the first issuance which shall be made within two (2) years from the date of approval from the SC.

The bond shall be guaranteed by a local financial institution and RAM Rating Services Berhad has accorded a long term preliminary rating of AAA(bg) for the bonds. The coupon rate will be determined prior to the issuance and the coupon is payable semi-annually.

The proceeds raised from the issuance of the bonds shall be utilised by the Company to refinance existing SGB and/or its subsidiaries banking facilities, to part-finance the capital expenditure for Sentoria's Bukit Gambang Resort City development as well as payment of fees and expenses in relation to MTN Programme.

Such move will reduce the borrowing cost for the group; therefore it is expected to improve the financial performance of SGB in the long term.

"We are continuously taking measures to reduce our operating costs. That is among the reasons for us adopting a "Light Assets" approach in running our business.

The issuance of bonds will definitely assist us in reducing our borrowing cost, thus reflecting better financial results for the long term. "

Nasiruddin Nasrun
Head of Public and Investor Relations, Sentoria Group Berhad

In their recent announcement on their 2013 financial performance, the Group recorded revenue of RM207 million, of which the property development segment contributed approximately 69% or RM143 million. The leisure and hospitality segment made up the balance with RM64million in revenue. Despite the higher operating cost attributed by the opening of Arabian Bay Resort (ABR) in BGRC, Sentoria still recorded higher net profit for the FYE2013 at RM53 million.

About Sentoria Group Berhad (www.sentoria.com.my)

Established since 1998, Sentoria Group Berhad is a property developer as well as operator of Bukit Gambang Resort City (BGRC) in Kuantan, Pahang. Sentoria is listed in the Main Market of Bursa Malaysia Securities Berhad. The group had announced that they'll be having their 2nd resort city to be known as Morib Bay Resort City, with a JV agreement with Seriemas Sdn Bhd.; and recently had their 3rd resort city known as Borneo Samariang Resort City launched.

BGRC - one of the largest integrated resort cities in Malaysia spanning 727-acre land area - features multiple attractions in a single location. This includes the popular *Bukit Gambang Water Park* and *Active Academy*, MICE* facilities and 1,866 accommodation rooms for families and corporate groups. (* *Meetings, Incentives, Conferences and Exhibitions*)

Since its opening in mid-2009, *BGWP* has attracted more than 2.2 million visitors so far, and been awarded the Best Large Water Park Award in 2011 by the Malaysian Association of Amusement, Theme Park and Family Attractions (MAATFA).

Its *Arabian Bay Resort* has made it to the Malaysia Book of Records for the 'Largest Pillarless Ballroom in Malaysia' - capable of holding 3,100 pax in banquet-style seating.

Sentoria has also carved a niche in developing affordable housing primarily in Kuantan, Pahang, with a track record of delivering properties ahead of time. Among the Group's completed projects are *Caribbean Bay Resort*, *Arabian Bay Resort* and *Desa Hijauan* within BGRC, and *Taman Indera Sempurna 1 and 2* in Kuantan.

Issued for and on behalf of SENTORIA GROUP BERHAD. For media enquiries, please contact:

En Nasiruddin Nasrun nasir@sentoria.com.my
Tel: 03-8943 8388
Fax: 03-8943 5388