

Sentoria proposing Bonus Shares & Warrants Rights.

- 1 for 10 Bonus Share to reward its shareholders
- 4 Warrants for every 10 ordinary shares as option to further participate in the equity of the Company

Kuala Lumpur, Malaysia, 21 September 2017 -Sentoria Group Berhad (Sentoria; 建乐集团, Bloomberg: SNT:MK, Reuters: SNT0.KL), is rewarding its shareholders by proposing a bonus issue of up to 52.8 million new Sentoria Shares on the basis of 1 Bonus Share for every 10 existing Sentoria Shares held by the shareholders on an entitlement date to be determined later. The new Shares rank equally in all respects with the then existing shares. The Proposed Bonus Issue is intended as a reward to the shareholders for their continuous support and loyalty to the Group.

At the same time, Sentoria is also proposing Rights of up to 211.2 million Warrants B at an issue price of RM0.25 per Warrant B on the basis of 4 Warrants B for every 10 Sentoria Shares held by the Entitled Shareholders. Warrant B shall have an exercise period of 7 years from issuance date (which will be determined at a later stage) while the exercise price is fixed at RM0.60 which is same as the exercise price of the existing warrant (Warrant A).

The Proposed Rights Issue is expected to raise gross proceeds of up to RM52.80 million. The Company intends to utilise the proceeds as working capital to execute development projects in Kuantan, Kuching and Morib.

The Joint Managing Director, Dato' Gan Kim Leong, was quoted as saying "the Proposed Rights Issue is the most appropriate avenue to raise funds without incurring interest expenses and without diluting the percentage shareholdings of the existing shareholder. Bonus Shares will be issued at no cost to the Entitled Shareholders. This will also strengthen Sentoria's eventual capital base".

Sentoria Capital Sdn Bhd ("SCSB") has provided an irrevocable written undertaking ("Irrevocable Undertaking") to subscribe for all the 211,200,000 Warrants B to be issued and to subscribe by way of excess application, for all remaining Warrants B not subscribed, if any ("Additional Undertaking"). In view of the Irrevocable Undertaking and the Additional Undertaking, Sentoria will not be entering into any underwriting agreement in connection with the Proposed Rights Issue.

The two proposals are subject to, amongst others, the following approvals being obtained from;

- (i) Bursa Securities
- (ii) shareholders of the Company for the Proposed Rights Issue at an EGM to be convened and
- (iii) any other relevant regulatory authorities, if required.

Affin Hwang IB has been appointed as Principal Adviser to the Company for the Proposed Rights Issue. Barring any unforeseen circumstances, the Proposed Rights Issue is expected to be completed within the 4th quarter of 2017.

The full details of the proposal are available in the announcement lodged with Bursa Securities.

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

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