

Sentoria set to see two-pronged growth in FY2013

- *Aims to undertake property development projects worth RM416.0 million GDV, and boost patronage to Bukit Gambang Resort City*
- *Posts RM7.9 million net profit in 1Q13*

Kuala Lumpur, Malaysia, 27 February 2013 - Sentoria Group Berhad (Sentoria; 建乐集团, Bloomberg: SNT:MK, Reuters: SNT0.KL), operator of Bukit Gambang Resort City (BGRC) and property developer, is optimistic of growing its two business segments - namely *property development* and *leisure and hospitality* - in the financial year ended 30 September 2013 (FY2013).

While the Group has recorded commendable revenue contributions from its leisure and hospitality segment in tandem with increasing awareness of its BGRC, its property development segment is likely to remain the Group's main topline contributor, in tandem with the progress billings on ongoing projects.

"FY2013 is expected to be a busy year for the Group. On one hand, we intend to ramp up the construction progress of various property development projects in Kuantan, particularly Taman Bukit Rengin and Global Heritage South. This will translate into higher revenue recognition in the coming quarters.

On the other hand, our leisure and hospitality segment is also poised for outperformance, what with the expanded accommodation capacity at BGRC via the opening of the Arabian Bay Resort in October last year. The near-doubling of accommodation rooms and increase in banquet room space allows us to cater to even higher patronage from business and leisure tourists.

With this, we are positive of maintaining our double-digit growth momentum in FY2013."

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

Sentoria intends to undertake the property development projects worth RM416.0 million in Gross Development Value (GDV) in FY2013.

Of this, Taman Bukit Rengin, with GDV of RM248.0 million, consists of affordable housing; while Global Heritage South features internationally-themed luxury villas within BGRC. Global Heritage South will be developed in stages, of which RM168.0 million GDV will be undertaken in FY2013.

Nasiruddin reiterated that Sentoria stood in good stead to capture the increasing

interest in Kuantan's property development and leisure and hospitality markets.

"The recent news on incoming foreign direct investment in Kuantan and the ongoing emphasis on attracting business tourists to Malaysia bode well for Sentoria's future prospects.

"Given our track record as a well-established property developer and our rising profile as a preferred leisure destination, Sentoria's unique investment proposition is our ability to fulfil demand from both residents as well as tourists in Kuantan. With this, we are hopeful of gaining momentum in our financial performance in FY2013," concluded Nasiruddin.

Sentoria today posted its first quarter financial results ended 31 December 2012 (1Q13).

The Group recorded RM43.2 million in group revenue for 1Q13, driven primarily by 26.1% jump in revenue from its leisure and hospitality segment to RM22.2 million, from RM17.6 million previously.

The Group's property development segment contributed the remaining RM21.0 million in 1Q13, declining from RM40.3 million in the previous corresponding quarter due to project completion and pending commencement of new projects.

Sentoria recorded RM7.9 million in group net profit for 1Q13, with basic earnings per share standing at 2.0 sen.

Financial Summary (Unaudited Consolidated Results)			
RM'000	1Q to 31.12.12	1Q to 31.12.11	Change
Revenue	43,192	57,921	(25.4%)
Operating Profit	10,751	16,277	(33.9%)
Pre-tax Profit	10,088	15,710	(35.8%)
Net Profit to Shareholders	7,866	11,805	(33.4%)
Basic EPS (sen)	2.0	3.5	(43.2%)

About Sentoria Group Berhad

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.

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, facilities for MICE* and 1,866 accommodation rooms for families and corporate groups. (* *Meetings, Incentives, Conventions and Exhibitions*)

Since its opening in mid-2009, Bukit Gambang Water Park has attracted more than 1.6 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 by Aquilas Advisory (Malaysia) Sdn Bhd.
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