

PRESS RELEASE (Embargo until 1700hrs, 26/2/2016)

Kuching & Morib projects set to propel Sentoria's performance.

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- ▣ **Launched 2 new projects with RM185m GDV in Kuching & Morib in January & February this year.**
- ▣ **RM120m confirmed bookings despite challenging environment.**
- ▣ **On track to achieve FY16 sales target of RM250m.**
- ▣ **Improved performance from Leisure & Hospitality Division**

Kuala Lumpur, Malaysia, 26 Feb 2016 - Sentoria Group Berhad (Sentoria; 建乐集团, Bloomberg: SNT:MK, Reuters: SNT0.KL), property developer and operator of Bukit Gambang Resort City (BGRC), is confident of a better performance for the FY16. This is in view of the new project launches outside its traditional Kuantan market that include Kuching and Morib in 2016. These newly launched projects have a total GDV of RM185 million.

On 25 January 2016, Sentoria launched its residential project in Kuching with a combine gross development value (GDV) of RM84.5 million, which consist of 337 units of Single Storey Terrace and Semi-detached houses situated within its 500 acres Borneo Samariang Resort City (BSRC). The public response has been encouraging, Sentoria has managed to secure confirmed booking for 114 units. This represents a 33.8% take up rate so far with total value amounting to RM25 million.

On 4 February 2016, Sentoria launched its first project within its Morib Bay Resort City (MBRC) in Morib with a total GDV of RM101 million, which consists of 156 units of 2 storeys Resort Twin Villa. Sentoria has managed to secure confirmed booking for 146 units. This represents a 94% take up rate so far with total value amounting to RM95 million.

Within a month, Sentoria has secured a total confirmed booking of RM120 million for both new projects in Kuching and Morib despite the current challenging environment.

The positive responses received from all these sites reflect the right strategy of geographical diversification undertaken by Sentoria. With these and future launches, barring any unforeseen circumstances, Sentoria's projected FY16 sales target of RM250 million is achievable.

1st Quarter Financial Year 2016 Results

Financial Summary (Unaudited Consolidated Results)	Q1	
RM Million	FY16	FY15
Revenue	47.01	64.02
Gross Profit	23.02	26.58
Profit After Tax	8.41	11.25
Basic EPS (Sen)	1.74	2.55
*Avg No of shares (000)	484,111	441,916

For current financial quarter, the Group's revenue decreased by 26.6% to RM47.0 million as compared to RM64.0 million in the previous year corresponding quarter. This was mainly due to lower revenue for property development division resulting from lower billing as new projects has yet to contribute for the current quarter.

The Group's profit before taxation ("PBT") decreased by 26.7% to RM10.4 million as compared to RM14.2 million in the previous year corresponding quarter. This was mainly due to lower PBT from property division. However, this has been offset by higher PBT from leisure and hospitality division. The revenue from property development division is expected to improve subsequent to the launching of new projects in 2nd quarter of FY16.

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