

Sentoria sees encouraging take-up for Global Heritage South

- ***90% of first two launches taken-up at Global Heritage South as at today***
- ***Records RM18.0 million in net profit in 1H12, declares first interim dividend of 1 sen per share***

Kuala Lumpur, Malaysia, 28 May 2012 - Sentoria Group Berhad (Sentoria; 建乐集团, Bloomberg: SNT:MK, Reuters: SNT0.KL), operator of Bukit Gambang Resort City (BGRC) and property developer, recorded encouraging take-up rate at its Global Heritage South property project that features luxury villas of international themes in Bukit Gambang.

In March 2012, the Group had launched the first two phases of Global Heritage South, namely, Amsterdam and San Francisco, which has total Gross Development Value (GDV) of RM 65.5million.

As at 31 March 2012, the take-up rate for both projects was 90%.

“We regard the rapid take-up rate of Global Heritage South as a positive indicator of buyer confidence in the Group’s track record, even during this time of economic uncertainty.

At this point of time, we are commencing initial groundwork for the project, and anticipate to deliver these units in two years’ time.”

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

Global Heritage South, the Group’s first luxury property project, is sited in BGRC, and targets to attract the discerning market to the integrated resort city. Upon completion in 2016, it will feature about 490 themed villas which are either owned by buyers or leased back to BGRC as part of patrons’ accommodation.

At present, BGRC has existing accommodation in its Caribbean Bay Resort with 998 rooms. By the third quarter of 2012, the Group is slated to increase this room inventory to 1,868 via the upcoming Arabian Bay Resort.

“The Group’s strategy to increase our accommodation capacity for the long term is in line with the targeted increase in BGRC’s patronage, resulting from the increased awareness of BGRC amongst our target markets, both locally and regionally,”

concluded Nasir.

Sentoria also announced its financial results for the second quarter ended 31 March 2012 (2Q12), where group revenue amounted to RM38.9 million. Group pre-tax profit stood at RM8.6 million while net profit was RM6.2 million.

For the first half ended 31 March 2012 (1H12), the Group recorded revenue of RM96.9 million, of which the property development segment contributed approximately 69% or RM66.7 million. The leisure and hospitality segment made up the balance with RM30.2 million in revenue.

1H12 net profit totalled RM18.0 million. There is no comparison to the previous corresponding quarter and period as the Group is within the first year of preparation of consolidated results, after successfully listing on the Main Market of Bursa Malaysia Securities Berhad on 23 February 2012.

The Group also announced an interim single tier dividend of 1.0 sen per ordinary share, translating to dividend payout of RM4.0 million in respect of the financial year ending 30 September 2012.

Financial Summary (Unaudited Consolidated Results)		
RM'000	2Q to 31.03.12	6m to 31.03.12
Revenue	38,963	96,884
Profit from Operations	9,272	25,607
Pre-tax Profit	8,640	24,350
Net Profit to Shareholders	6,207	18,012
Basic EPS (sen)	1.7	5.1

About Sentoria Group Berhad

Established since 1998, **Sentoria Group Berhad** is the developer and operator of *Bukit Gambang Resort City* (BGRC) in Kuantan, Pahang. One of the largest integrated resort cities in Malaysia with 547 acre land area, BGRC features multiple attractions in a single location, including the popular *Bukit Gambang Water Park* and *Active Academy*, as well as facilities for MICE (*Meetings, Incentives, Conventions and Exhibitions*) and 998 accommodation rooms for families and corporate groups.

Since its opening in mid-2009, *Bukit Gambang Water Park* is one of the most popular theme parks in Malaysia by number of guests, attracting more than 1 million visitors so far.

Sentoria has also carved a niche in developing affordable housing primarily in Kuantan, Pahang, with a track record of delivering properties ahead of time and adding development value to acquired land. Over the past 10 years, more than 90% of the properties developed by **Sentoria** were completed ahead of schedule with 59% delivered more than 6 months ahead of schedule. Among the Group's completed projects are Caribbean Bay Resort and Desa Hijauan within BGRC, and Taman Indera Sempurna 1 and 2 in Kuantan.

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For media enquiries, please contact:

Ms. Julia Pong

julia@aquilas.com.my

T: 03-2711 1391 / 012-390 9258