

## **Strong public confidence in Sentoria reflected in its sales of affordable homes**

- ***61% of terrace house in Taman Bukit Rangin II were taken up within the 1<sup>st</sup> month of its launch***
- ***Register RM10.4 million in net profit in 1H13***

Kuala Lumpur, Malaysia, 22 May 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, recorded tremendous take-up rate at its Taman Bukit Rangin II project that features affordable homes in Kuantan, Pahang.

In March 2013, the Group had launched the first phase of Taman Bukit Rangin II, which consist of 1,133 units of single storey terrace house and 33 units of shoplots, which has a total Gross Development Value (GDV) of RM 157.64million.

As at 31 March 2013, a total of 698 units of the terrace house and 14 units of the shoplots were taken up contributing a sales figure of RM95.04million.

“We regard the rapid take-up rate of our affordable housing project as a strong indicator of buyer confidence in the Group’s track record.

We are confident that the whole project will be sold within the next couple of months.”

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

As an indication of buyers confidence in Sentoria’s project, all 472 units of their affordable house in Taman Bukit Rangin I were sold within 3 months of its launch, early last year.

“The Group’s strategy to continue producing affordable homes on joint-venture basis with land owner(s) will continue to ensure a healthy cash flow and establish Sentoria as a prominent property developer especially in Pahang,” said Nasiruddin.

Sentoria also announced its financial results for the second quarter ended 31 March 2013 (2Q13), where group revenue amounted to RM49.3 million. Group pre-tax profit stood at RM3.5 million while net profit was RM2.5 million.

For the first half ended 31 March 2013 (1H13), the Group recorded revenue of RM92.46 million, of which the property development segment contributed approximately 62% or RM57.7 million. The leisure and hospitality segment made up the balance with RM34.7 million in revenue.

1H12 net profit totalled RM10.4 million as compared to RM18.0million for the same period last year. The reduction in net profit was mainly due to the higher initial operating cost and overheads of Bukit Gambang Resort City (BGRC) which saw about 50% increase in its room capacity with the opening of their Arabian Bay Resorts.

“With the conclusion of the recently held General Election, normalcy has returned and we are confident that the general public and corporate organisations will proceed with their holiday plans and corporate events at BGRC, thus improving the contribution from our Leisure and Hospitality division,” Nasiruddin concluded.

<b>Financial Summary (Unaudited Consolidated Results)</b>		
RM'000	2Q to 31.03.13	6m to 31.03.13
Revenue	49,272	92,464
Profit from Operations	4,053	14,804
Pre-tax Profit	3,493	13,581
Net Profit to Shareholders	2,518	10,384
Basic EPS (sen)	0.6	2.6

### **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 727 acre land area, BGRC features multiple attractions in a single location, including the popular *Bukit Gambang Water Park*, *Active Academy* and the recently opened *Bukit Gambang Safari Park*, as well as facilities for MICE (*Meetings, Incentives, Conventions and Exhibitions*) and 1868 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 1.9 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 and Arabian Bay Resorts as well as Desa Hijauan within BGRC, and Taman Indera Sempurna 1 and 2 in Kuantan.

**Issued for and on behalf of SENTORIA GROUP BERHAD.**

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