

Sentoria on course for outperformance

- ***Operator of Bukit Gambang Resort City and property developer records net profit of RM31.1 million in 9m12***
- ***Marked improvement in Leisure & Hospitality segment***

Kuala Lumpur, Malaysia, 27 August 2012 - Sentoria Group Berhad (Sentoria; 建乐集团, Bloomberg: SNT:MK, Reuters: SNT0.KL) is set for an outperformance in its financial year ending 30 September 2012 (FY12), having achieved group net profit of RM31.1 million in the cumulative nine-month period ended 30 June 2012 (9m12), on the back of improved take-up rates in its property development projects and increased patronage in its Bukit Gambang Resort City (BGRC).

The result compares favourably with the previous full year FY11 group net profit of RM38.5 million. The 9m12 net profit would also have exceeded FY11 core net profit of RM26.0 million, if the Investment Tax Allowance (ITA) is excluded from the FY11 figures.

9m12 group revenue amounted to RM135.4 million, of which the property development segment contributed RM91.1 million or 67.3% to group revenue, while the balance RM44.3 million or 32.7% was contributed by the leisure and hospitality segment.

The Group's basic earnings per share for 9m12 was at 8.39 sen.

"We are heartened by the consistent performance of our property development segment and the marked improvement shown by our leisure and hospitality segment.

At the same time, the increasing patronage to our Bukit Gambang Resort City is in line with its raised profile amongst consumers nationwide.

With our commendable performance in the nine months, we believe that the Group is poised to record satisfactory outperformance in FY12."

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

For the third quarter ending 30 June 2012 (3Q12), group revenue was at RM38.5 million. The Group's net profit for 3Q12 was at RM13.0 million and basic earnings per share was at 3.26 sen.

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.

While the property segment remains the major revenue contributor to the Group, the leisure and hospitality segment has shown tremendous growth potential.

For the 9m12, revenue from the leisure and hospitality segment was RM44.3 million, equivalent to 91% of the segment's full year revenue of RM48.4 million in FY11. At the same time, net profit from this segment generated RM8.6 million, which has far exceeded this segmental net profit of RM4.9 million achieved in FY11.

The leisure and hospitality segment operates BGRC, which is one of the largest integrated resort cities in Malaysia spanning 547-acre land area and features multiple attractions in a single location. Recently, BGRC gained recognition by The Malaysian Book of Records for having the 'Largest Pillarless Ballroom in Malaysia' with capacity that can hold 3,100 persons in a banquet-style sitting.

"We are pleased to note that the leisure and hospitality segment was boosted by the increased number of visitors to our water theme park, having seen the visitorship breach 500,000 in the 9m12. We are confident that the multiple attractions in one location will help surpass last year's 523,000 visitors," concluded Nasiruddin.

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.

BGRC - one of the largest integrated resort cities in Malaysia spanning 547-acre land area - features multiple attractions in a single location. This includes the popular *Bukit Gambang Water Park* and *Active Academy*, as well as facilities for MICE* and 998 accommodation rooms for families and corporate groups.

Since its opening in mid-2009, *Bukit Gambang Water Park* has attracted more than 1.5 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).

Sentoria has also carved a niche in developing affordable housing primarily in Kuantan, Pahang, with a track record of delivering properties ahead of time. 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, Arabian Bay Resort and Desa Hijauan within BGRC, and Taman Indera Sempurna 1 and 2 in Kuantan.

Sentoria is listed in the Main Market of Bursa Malaysia Securities Berhad.

** Meetings, Incentives, Conventions and Exhibitions*

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