

Sentoria on course for another profitable year

- ***Records RM9.9 million pre-tax profit in 3Q13***
- ***44% jump in revenue as compared to the same period last year***

Kuala Lumpur, Malaysia, 27 August 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 destined for another profitable year based on its current performance. Its 3Q13 result which was released yesterday indicated an improved performance from its 2Q13 result. In comparison with the same quarter last year (3Q12), its revenue increased by 44% but the higher operating cost for having a second resort (Arabian Bay Resort) at their Bukit Gambang Resort City has resulted in a lower net profit for the quarter.

In its financial results for the third quarter ended 30th June 2013 (3Q13), the group recorded revenue of RM55.4 million. Group pre-tax profit stood at RM9.9 million while net profit was at RM7.7 million.

For the three cumulative quarters ended 30 June 2013, the Group recorded revenue of RM147.9 million, of which the property development segment contributed approximately 65% or RM97 million. The leisure and hospitality segment made up the balance with RM51 million in revenue.

3Q13 net profit totalled RM7.7 million as compared to RM13.0million for the same quarter last year. The reduction in net profit is mainly attributed to the higher operating cost of Bukit Gambang Resort City (BGRC) which saw about 50% increase in its room capacity with the opening of their Arabian Bay Resorts. The lower profit margin is also due to the fact that the property segment is now concentrating on affordable homes which provide a lower profit margin.

The general public's confidence level on the group continues to be strong as seen in the higher revenue recorded by the Leisure & Hospitality sector as well as the 98% take up rate of its Taman Bukit Rangan 2 (TBR2) project (GDV of RM197 million). As to date, a total of 1,300 units of houses and shops in TBR 2 were sold within the last 6 months, with a total sale value of RM191 million.

"The take up rate of our affordable houses reflects public confidence in our ability to complete our projects, while the JV with Seriemas for our 2nd resort city in Morib as well as the recently announced venture in Kuching Sarawak for our third resort city reflects confidence in the group by the private sector"

Nasiruddin Nasrun

Head of Public and Investor Relations, Sentoria Group Berhad

Financial Summary (Unaudited Consolidated Results)		
RM'000	3Q to 30.06.13	9m to 30.06.13
Revenue	55,399	147,862
Profit from Operations	19,495	50,888
Pre-tax Profit	9,859	23,440
Net Profit to Shareholders	7,697	18,081
Basic EPS (sen)	1.75	4.11

About Sentoria Group Berhad (www.sentoria.com.my)

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. The group has announced that they'll be having their 2nd resort city to be known as Morib Bay Resort City, with a JV agreement with Seriemas Sdn Bhd.; and their 3rd resort city to be known as Borneo Samariang Resort City, with a land deal with Project Bandar Samariang Sdn Bhd signed just recently.

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, Conferences and Exhibitions*)

Since its opening in mid-2009, *BGWP* has attracted about 2 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.

Sentoria is also in the midst of developing its second resort city- Morib Bay Resort City in a joint-venture with Seriemas Development Sdn Bhd (a wholly owned subsidiary of PNB)

Issued for and on behalf of SENTORIA GROUP BERHAD. For media enquiries, please contact:

En Nasiruddin Nasrun nasir@sentoria.com.my
Tel: 03-8943 8388
Fax: 03-8943 5388