

Sentoria set to open Malaysia's largest Safari Park in mid-2013

- *First three sections of Bukit Gambang Safari Park already open to visitors*
- *Second theme park set to boost visitor numbers to Bukit Gambang Resort City*
- *Shareholders approve proposed final dividend and bonus issue*

Kuantan, Pahang, Malaysia, 29 March 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, has opened the first three sections of the largest Safari Park in Malaysia - Bukit Gambang Safari Park (BGSP) - to the public, namely the 'Simba Hill', 'Night Jungle' and 'Foreign Village'.

The second theme park within the integrated resort city, BGSP is targeted to be fully opened by mid-2013. BGSP spans over 138 acres of land and will feature a total of eight dedicated sections namely Forest Land, Primate Trail, Bird Valley, Land of Predators, and Wild Savannah.

"BGRC's maiden attraction - Bukit Gambang Water Park - witnessed increasing patronage since its opening in 2009, attracting more than 600,000 visitors in 2012 alone.

Given the tremendous response for our first theme park, we are very excited to add this new attraction to BGRC. The Group has worked hard over the past year to ensure that BGSP has met the specific requirements to accommodate the host of unique animals that are being brought in.

We are positive that once it is fully opened in mid-2013, it will not only draw Malaysian tourists to Kuantan but also foreigners from around the world."

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

At present, the 'Simba Hill' together with 'Night Jungle' and 'Foreign Village' are open, with tickets priced at RM28 for adults and RM18 for children aged 12 years and below.

The main attraction of the park would be the 'Simba Hill' where BGSP will be the first park in Asia to showcase white lions. On the other hand, the 'Night Jungle' will feature various nocturnal animals in their natural surroundings including the slow loris and the

rare ‘Northern Night Monkey’.

At the ‘Foreign Village’, visitors will be able to get up close and personal with numerous foreign animals which are not found in Malaysia, such as wallabies, white kangaroos, as well as various horses and ponies of different sizes.

Sentoria estimates to invest approximately RM60 million for the full construction of BGSP, which will be funded by internal funds and borrowings.

Once completed, BGSP is expected to draw an even larger crowd to BGRC and also encourage visitors to extend their stay there.

Nasiruddin said: “We are prepared to welcome more visitors to stay at BGRC, as we near-doubled our room capacity to 1,866 with the opening of our Arabian Bay Resort in October 2012. This will enable more people to enjoy a comfortable ‘play and stay’ experience with us.”

“Our vision is to provide fun-filled and wholesome recreational activities for all. With the addition of BGSP in the near future and more attractions in the pipeline, we are upbeat that BGRC will be a firm favourite for patrons to visit year after year,” concluded Nasiruddin.

At the Group’s 14th AGM and Extraordinary General Meeting today, shareholders approved the final single tier dividend of 1.0 sen per share. This, together with the interim dividend of 1.0 sen per share paid on 28 June 2012, will translate to a total dividend payout of RM8.0 million in respect of FY2012, representing 16.7% of group net profit.

The Group’s shareholders also approved the 1-for-10 bonus issue of 40 million new ordinary shares of RM0.20 each. This would see Sentoria’s issued and paid-up share capital increase from RM80.0 million (comprising 400 million shares of RM0.20 each) to RM88.0 million (comprising 440 million shares of RM0.20 each).

The Bonus Issue is expected to be completed by mid-April 2013.

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

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, Conventions and Exhibitions*)

Since its opening in mid-2009, Bukit Gambang Water Park has attracted more than 1.6 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.

**Issued for and on behalf of SENTORIA GROUP BERHAD by Aquilas Advisory (Malaysia) Sdn Bhd.
For media enquiries, please contact:**

Ms. Julia Pong julia@aquilas.com.my T: +603-2711 1391 H/P: +6012-390 9258

Mr. Timothy Cheok timothy@aquilas.com.my T: +603-2711 1391 H/P: +6012-205 1712