

Sentoria expands landbank at Bukit Gambang Resort City

- ***Acquires additional 180 acres (72.8 Ha) of land in Kuantan for RM37.2 million; BGRC increases to 727 acres (294.2 Ha)***
- ***Targeting to be the premier leisure and business tourist destination in Pahang***

Kuala Lumpur, Malaysia, 3 November 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, is expanding its landbank at BGRC with the acquisition of additional 180 acres (or 72.8 Ha) for a purchase consideration of RM37.2 million.

Sentoria indicated that its subsidiary, Sentoria Alfa Sdn Bhd, has received the approval for the acquisition of the additional land from the state Government of Pahang.

These parcels of land are adjoining the Company's existing BGRC. Of these 180 acres acquired, 50 acres would be used for further expansion of Bukit Gambang Safari Park, which is currently under-construction. This will make Bukit Gambang Safari Park as the biggest Safari Park in the country with total acreage of 138 acres (or 55.8 Ha).

"With the additional land acquired, BGRC's land area would increase from 547 acres (or 221.4 Ha) currently to 727 acres (or 294.2 Ha).

We believe this acquisition is opportune, as it will enable us to expand our theme park attractions and further develop the commercial potential of the land in line with the growing catchment area in BGRC.

We are undoubtedly pleased with the state's vote of confidence and would endeavour to continue developing BGRC to be a premier leisure and business tourist destination in Pahang."

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

Another 50 acres of the land is meant for tourism-related retail commercial development such as Factory Outlet, Brands Village and Wholesale Market, while the balance 80 acres is for residential and support industries.

The purchase consideration of RM37.2 million will be financed via internally-generated

funds and bank borrowings.

Sentoria has continually expanded its accommodation and meeting room capacities to host an increasing number of patrons. The Group recently commissioned the Arabian Bay Resort, which not only increases its total accommodation room capacity to 1,866, but also houses its MICE* Centre with the largest pillarless ballroom in Malaysia and numerous banquet halls.

Nasiruddin added: “We have noted a steady uptrend in patronage to BGRC, from 521,000 visitors in 2010, to 610,000 in 2012, consisting of leisure and business travellers.”

“In the pipeline are plans to increase the number of attractions and accommodation capacity to meet the ever-increasing demand, and the acquisition of this land will enable us greatly towards achieving this objective,” he concluded.

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.

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*, facilities for MICE* and 1,866 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).

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.

* *Meetings, Incentives, Conferences and Exhibitions*

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