

Sentoria expanding to Sarawak to develop their 3rd resort city in Kuching

- ***Signs agreements to purchase 500 acres of development land***
- ***RM2 billion integrated resort City to be developed over 10 year period***

Kuala Lumpur, Malaysia, 23rd August 2013 - Sentoria Group Berhad (Sentoria; 建乐集团, Bloomberg: SNT:MK, Reuters: SNT0.KL) plans to develop a RM2 billion integrated resort city in Bandar Samariang, Sarawak. Its wholly owned subsidiaries (Sentoria Borneo Land Sdn Bhd and Sentoria Borneo Samariang Sdn Bhd) had signed agreements with Projek Bandar Samariang Sdn. Bhd. (PBSSB) for the purchase of 500 acres development land.

The planned integrated development, to be known as Borneo Samariang Resort City (BSRC), will consist of two main segments - leisure and hospitality (200 acres) as well as mixed property development (300 acres).

“This development will complete our geographical spread within Malaysia and make Sentoria the only company in Malaysia to have 3 resort cities covering East and West Coast of Peninsular Malaysia (Bukit Gambang Resort City & Morib Bay Resort City) and now our presence will be felt in East Malaysia.

The site is a perfect location in view of the State’s plan of developing the Kuching-Santubong area as the State’s tourism belt. We believe that this venture would elevate tourism to Sarawak in general and Kuching specifically in a big way, in addition to enhancing the development value of the land. There are tremendous multiplier benefits to be gained from this development, not only for the community surrounding Kuching but Sarawak as a whole.

Sentoria has garnered much experience in developing and operating our successful integrated resort city in Kuantan and look to replicate our success in Kuching (as well as Morib).”

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

BSRC is strategically located between Kuching city centre (20km) and the famous Santubong area (15km). Sarawak Cultural Village, where the Rainforest Music Festival is being held annually, and Borneo Convention Centre are only about 10 km from BSRC. This would enable BSRC to play a strong supporting role for events held at these places.

BSRC is set to compliment other tourist attractions in Sarawak. It will be a strong reason for tourists to extend their stay in Sarawak of which in turn will generate higher revenue from the tourism industry for the state.

The leisure & hospitality segment of BSRC, targeted for completion within an eight-year timeframe, would comprise four main components namely: 3 resort accommodations (hotels and villas) with MICE facilities, Water Theme Park, Safari Park and Brand Village (shopping gallery for international and local branded consumer products). The total development value is estimated to be RM0.73 billion.

The mixed property development segment is estimated to have a Gross Development Value (GDV) of RM1.27 billion spanning over 10-year period.

The development of the resort city is targeted to commence immediately upon obtaining all approvals from various relevant authorities. The water park is expected to be fully operational before end of 2017. Sentoria intends to fund the development via internally-generated funds and/or bank borrowings.

“The Group is optimistic of the prospects of this development as other than the local tourist, we could also tap the existing foreign tourists who are coming to Sarawak for events like the Rainforest Music Festival and so on,” concluded Nasiruddin.

Sentoria is the developer and operator of BGRC, a 727-acre integrated resort city in Kuantan, Pahang. BGRC features multiple attractions in a single location; including the award-winning Bukit Gambang Water Park; Active Academy (corporate team building facilities); BGRC MICE Center and 1,866 accommodation rooms from their Caribbean and Arabian Bay Resorts.

BGRC MICE Center which has a total built-up area of 210,000 sq ft, was given the recognition by The Malaysia Book of Records for having the Largest Pillarless Ballroom in Malaysia.

Bukit Gambang Water Park (BGWP), which was awarded the ‘Best Large Water Park 2011’ by the Malaysian Association of Amusement Theme Park and Family Attractions has attracted close to 2 million visitors since its opening in 2009.

The newly opened Bukit Gambang Safari Park, spanning over 138 acres of secondary jungle, is currently the largest zoo safari in Malaysia.

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 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)

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