

PRESS RELEASE (Embargoed till 5.00P.M.)

Sentoria FY2012 net profit reaches new high

- ***Group net profit grows 24% to RM47.8 million***
- ***Buoyed by strong property take-up and higher patronage to Bukit Gambang Resort City***
- ***Declares final single tier dividend of 1 sen per share***

Kuala Lumpur, Malaysia, 29 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, capped its first year as a listed entity with group net profit reaching a new high of RM47.8 million for the financial year ended 30 September 2012 (FY2012), up 24% from RM38.5 million previously.

Group revenue charted 10.4% growth to RM179.3 million, from RM162.4 million previously. Approximately 66.0% or RM118.4 million of revenue was derived from the property development segment, up from RM114.0 million sales in the previous year, on the back of positive take-up from its property projects situated primarily in Kuantan, Pahang.

The Group's leisure and hospitality segment also fared well, with revenue increasing 14.2% to RM55.3 million in FY2012 from RM48.4 million previously, on the back of higher patronage to BGRC.

"FY2012 has indeed been a successful year for Sentoria. On one hand, we witnessed increased buyer acceptance for our property projects, including Desa Hijauan, Taman Bukit Rengin, as well as Arabian Bay Resort in BGRC under the sale-and-leaseback basis.

At the same time, the Group's raised profile through our listing, bolstered by constant marketing efforts, helped to improve patronage to BGRC to about 610,000 visitors - registering commendable growth from 522,000 in the corresponding period last year.

Overall, we are pleased that this has translated into improved earnings for the Group and enhanced value for our shareholders."

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

FY12 group basic earnings per share was at 12.8 sen.

For the fourth quarter ended 30 September 2012 (4Q12), the Group posted revenue of RM43.9 million while group net profit was RM16.8 million.

There is no comparison to the previous corresponding quarter as the Group is within the first year of preparation of consolidated results, after listing on the Main Market of Bursa

Malaysia Securities Berhad on 23 February 2012.

In view of its positive results, Sentoria has declared a final single tier dividend of 1 sen per share, which will be tabled for shareholders' approval at the upcoming Annual General Meeting.

Together with the interim dividend of 1 sen per share paid on 28 June 2012, this translates to total dividend payout of RM8.0 million in respect of FY2012, representing 16.7% of group net profit.

Optimistic of the Group's future prospects, Nasiruddin commented: "We intend to raise the bar in the coming year, and this is demonstrated in our strategies going forward. We plan to launch RM400 million worth of properties in the next financial year, including subsequent phases of the uniquely feature-rich Global Heritage South catering to higher-end buyers."

"Alongside the Government's call to boost tourism activities in the country, BGRC plans to draw even more leisure tourists and corporate groups for meetings and conventions. To this end, we have not only recently increased our accommodation and function room capacity, but also planned for additional theme park attractions in the pipeline."

"We are confident that these measures will bring Sentoria to another level of performance," 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. 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.
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