

Sentoria to invest RM48 million on Bukit Gambang Safari Park

- ***Bukit Gambang Resort City's 2nd theme park targeted to commence operations by end-2012***
- ***Group launches IPO prospectus; IPO to raise RM51.6 million***

Kuala Lumpur, Malaysia, 31 January 2012 - Sentoria Group Berhad ("Sentoria"; "建乐集团") targets to commence operations of *Bukit Gambang Safari Park*, located in *Bukit Gambang Resort City* ("BGRC") by end-2012.

This would be the second theme park following *Bukit Gambang Water Park* in BGRC. Spanning 88.2 acres in Gambang's secondary jungle, *Bukit Gambang Safari Park* aims to feature animals in their natural surroundings.

"We believe that *Bukit Gambang Safari Park* would be an additional attraction to pull even more visitors to BGRC, and more importantly, lengthen their stay in BGRC to have a more enjoyable experience.

The main focus of our Safari Park would be to educate visitors on animals' unique characteristics, and highlight the importance of wildlife conservation, particularly to the younger generation.

We are optimistic that *Bukit Gambang Safari Park* will follow the success of our first theme park, which has welcomed more than 1 million visitors since BGRC's opening in July 2009."

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

Bukit Gambang Safari Park will consist of numerous sections, of which the first two - Night Jungle featuring animals' nocturnal habits, and Foreign Village showcasing exotic animals not often seen in Malaysia - are targeted for completion by end-2012. Other sections in the pipeline include Malaysia Rainforest with its tropical creatures, Wild Savannah for African Animals, and the Elephant Lodge.

Sentoria estimates to invest capital expenditure ("CAPEX") of RM48 million for the development of *Bukit Gambang Safari Park*.

"From the onset, BGRC had a unique proposition of featuring multiple attractions in a

single location,” said Nasiruddin.

“Riding on our success thus far, we are confident that the addition of the second theme park in BGRC would stake our place as an up-and-coming leisure and hospitality destination for visitors in Malaysia and the region,” concluded Nasiruddin.

Sentoria shared these expansion plans at the launch of its IPO prospectus today in conjunction with its proposed listing on the Main Market of Bursa Malaysia Securities Berhad.

Sentoria’s IPO entails a public issue of 60 million new ordinary shares and an offer-for-sale of 40 million promoters’ shares.

Of the 60 million new ordinary shares under public issue, 20 million are allocated for public balloting and 10 million shares for eligible directors, employees and business associates of the Group at IPO price of RM0.85 per share. 30 million shares will be allocated for private placement at a placement price of RM0.87 per share.

The 40 million promoters’ shares, allocated for Bumiputera investors approved by the Ministry of International Trade and Industry, are priced at RM0.87 per share.

Sentoria’s IPO would raise RM51.6 million in proceeds for the Group, of which RM27.7 million would be allocated for working capital; RM11.2 million for repayment of bank borrowings; RM9.0 million for purchase of property, plant and equipment; and the balance RM3.7 million to defray listing expenses.

Barring unforeseen circumstances, **Sentoria** is slated to list in the first quarter of 2012.

About Sentoria Group Berhad

Established since 1998, **Sentoria Group Berhad** is the developer and operator of *Bukit Gambang Resort City* (“BGRC”) in Kuantan, Pahang. One of the largest integrated resort cities in Malaysia with 547-acre land area, BGRC features multiple attractions in a single location, including the popular *Bukit Gambang Water Park* and *Active Academy*, as well as MICE* facilities and 998 accommodation rooms for families and corporate groups.

Since its opening in mid-2009, *Bukit Gambang Water Park* is one of the most popular theme parks in Malaysia by number of guests, attracting more than 1 million visitors so far.

Sentoria has also carved a niche in developing affordable housing primarily in Kuantan, Pahang, with a track record of delivering properties ahead of time. Over the past 10 years, more than 90% of the properties developed by Sentoria were completed ahead of schedule with 59% delivered more than 6 months ahead of schedule. Among **Sentoria’s** completed projects are Bukit Gambang Water Park, Caribbean Bay Resort and Desa Hijauan within BGRC, as well as Taman Sentoria and Taman Indera Sempurna 1 and 2 in Kuantan. The Group’s ongoing projects include Arabian Bay Resort and Bukit Gambang Safari Park in BGRC, and Taman Indera Sempurna 2.

* MICE: Meetings, Incentives, Conventions and Exhibitions

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