

## **Sentoria enters Langkawi with development projects amounting to RM2 billion in GDV.**

- ***4<sup>th</sup> Resort City in the pipe line***
- ***Medical Village to promote Medical Tourism in Langkawi***

Kuah, Langkawi, 1<sup>st</sup> September 2014 - Sentoria Group Berhad (Sentoria; 建乐集团, Bloomberg: SNT:MK, Reuters: SNT0.KL), property developer and operator of Bukit Gambang Resort City (BGRC), has secured two parcels of land in Langkawi with a total land area of 120 acres via two lease agreements signed between its subsidiary, Sentoria Langkawi Sdn Bhd and Lembaga Pembangunan Langkawi (LADA) for a total sum of RM41.38 million today.

The lease agreements were executed in Langkawi earlier today and witnessed by the former Prime Minister of Malaysia, Tun Dr Mahathir Mohamad. The two parcels of land are strategically located in Padang Matsirat (70 acres) and Mukim Ulu Melaka (50 acres). Both parcels carry a lease period of 90 years.

These agreements will pave the way for Sentoria to develop its 4<sup>th</sup> resort city, with the other three located in Kuantan, Morib and Kuching, thus enabling the group to expand its business into the North of Malaysia/Langkawi (geographical diversification) and enhancing future recurring leisure & hospitality income to create sustainable growth. Both sites are situated at a very strategic location, enabling Sentoria to develop a premium resort city and medical village which cater for overseas tourists and investors. The development would be synergistic to Sentoria's business and in line with the Langkawi development & tourism plan.

This 4<sup>th</sup> resort city, to be known as ***Langkawi Geopark Resort City***, will be developed on the 70 acres land in Padang Matsirat, which is also strategically located near the Langkawi International Airport, thus giving it easy access to the more than 3 million foreign tourists that visit Langkawi annually. The ***Langkawi Geopark Resort City*** components will include Street Mall, Service Suites, Corporate Suites, Water Park, Hotels, Mice Center and Resort Mall. The value of properties to be made available for sales is expected to fetch RM1 billion while the retained properties are amounted to RM380 million, thus giving the resort city a total GDV of about RM1.38 billion

In line with Langkawi's development and tourism plan which includes Medical Tourism, Sentoria will convert the 50 acres land in Mukim Ulu Melaka into Medical Village. The Medical Village will consist of Medical Training Centre, Medical Tourism Centre and Housing Quarters. As medical tourism sector is not yet part of Sentoria's expertise, the group will be looking for strategic investors and partners to carry out this Medical Tourism project. At the same time, Sentoria will be able to gain access and experience in this sector. This ***Langkawi Medical Village*** is expected to generate a GDV of RM700 million with RM360 million worth of residential properties will be made available for sale. The GDV for the Medical Tourism Center, which amounted to RM315 million will be jointly developed with the right strategic partner. The balance of RM25 million worth of properties (hotel and

others) will be retained by Sentoria.

Both projects are expected to kick off in one year time after receiving all the necessary approvals from the relevant authorities

Sentoria was recently listed in *Forbes Asia* Magazine as one of “Asia’s 200 Best Under A Billion” (August 2014 edition). As for its BGRC, the readers of *HRM Asia* Magazine - a Singapore based magazine which features the latest HR news, jobs, training, events & conferences, had also voted BGRC as the Winner of **Most Unique MICE Venue in Asia** recently. These recognitions reflect the strength and quality of Sentoria as a growing company.

### **About Sentoria Group Berhad** ([www.sentoria.com.my](http://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. The group has announced that they’ll be having their 2<sup>nd</sup> resort city to be known as Morib Bay Resort City, with a JV agreement with Seriemas Sdn Bhd.; and their 3<sup>rd</sup> resort city to be known as Borneo Samariang Resort City, with a land deal with Project Bandar Samariang Sdn Bhd signed last year. Both projects are expected to kick off before the second half of 2015, once all the approvals from the local authorities are received.

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 (BGWP)*, *Bukit Gambang Safari Park (BGSP)*, *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 more than 2 million visitors so far, and received 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 by SENTORIA GROUP BERHAD. For media enquiries, please contact:**

En Nasiruddin Nasrun [nasir@sentoria.com.my](mailto:nasir@sentoria.com.my)  
Ms Janice Koo [janicekoo@sentoria.com.my](mailto:janicekoo@sentoria.com.my)  
Tel: 03-8943 8388  
Fax: 03-8943 5388