

## **Sentoria to develop RM315.0 mil-GDV Taman Bukit Rangin 2**

- ***2,500 units of mixed commercial and residential units to be built***
- ***Signs JDA agreement with landowners Fajar Pertiwi***

**Kuala Lumpur, Malaysia, 6 December 2012** - Sentoria Group Berhad (Sentoria; 建乐集团, Bloomberg: SNT:MK, Reuters: SNT0.KL), operators of Bukit Gambang Resort City (BGRC) and property developer, is set to strengthen its foothold in Kuantan, Pahang, with the Taman Bukit Rangin 2 mixed development project.

Located on 210 acres of land owned by Fajar Pertiwi Sdn Bhd, Taman Bukit Rangin 2 has an estimated gross development value (GDV) of RM315.0 million and will see 2,500 residential and commercial units being developed by Sentoria's wholly-owned subsidiary Sentoria Alam Sdn Bhd.

To facilitate the development, a joint development agreement (JDA) has been signed between Sentoria Alam and Fajar Pertiwi, which will see the former receiving 91.5% of the sales proceed with the latter entitled to the 8.5% balance.

"We are excited about this project, given that it is adjacent to our existing and highly-successful Taman Bukit Rangin development, which has been completely sold to date since its launch in mid-2012.

We believe that Taman Bukit Rangin 2 will benefit from the success of its sister development and prove to be equally as successful. The strategic location of this project will also be a big draw for many homeowners and investors.

Taman Bukit Rangin 2 is expected to contribute positively to the Group's revenue for the financial year ending 30 September 2014 and onwards."

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

Taman Bukit Rangin 2 is located 15km from Kuantan and 28km from Sentoria's premier leisure destination, Bukit Gambang Resort City (BGRC).

Nasiruddin said Sentoria is pleased to be working with the landowners and expects the project to be fully completed within the next 8 years. "With our knowledge and experience of developing affordable housing in Kuantan, we are confident of replicating our success story at Taman Bukit Rangin 2," 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.

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<sup>1</sup> 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).

The newly-completed *Arabian Bay Resort* has made it to the Malaysia Book of Records for the 'Largest Pillarless Ballroom in Malaysia' - a 3,100-capacity banquet-style seating pillarless ballroom.

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 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 listed in the Main Market of Bursa Malaysia Securities Berhad.

<sup>1</sup> *Meetings, Incentives, Conferences and Exhibitions*

Issued for and on behalf of SENTORIA GROUP BERHAD by Aquilas Advisory (Malaysia) Sdn Bhd.  
For media enquiries, please contact:

Ms. Julia Pong      julia@aquilas.com.my      T: +603-2711 1391 / +6012-390 9258

Mr. Timothy Cheok      timothy@aquilas.com.my      T: +603-2711 1391 / +6012-205 1712