

SENTORIA GROUP BERHAD (Company No : 463344-K)
(FORMERLY KNOWN AS SENTORIA DEVELOPMENT SDN BHD)
QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2011

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT PERIOD	PRECEDING YEAR CORRESPONDING QUARTER	CURRENT PERIOD TO DATE	PRECEDING YEAR CORRESPONDING PERIOD
	31/12/2011 RM'000	31/12/2010 RM'000	31/12/2011 RM'000	31/12/2010 RM'000
Revenue	57,921	N/A	57,921	N/A
Cost of sales	(36,274)	N/A	(36,274)	N/A
Gross Profit	21,647	N/A	21,647	N/A
Other Income	195	N/A	195	N/A
Distribution costs	(342)	N/A	(342)	N/A
Administrative expenses	(5,165)	N/A	(5,165)	N/A
Other Expenses	-	N/A	-	N/A
Profit from Operations	16,335	N/A	16,335	N/A
Finance Costs	(625)	N/A	(625)	N/A
Profit Before Tax	15,710	N/A	15,710	N/A
Taxation	(3,901)	N/A	(3,901)	N/A
Profit the Period	11,809	N/A	11,809	N/A
Other Comprehensive Income, net of tax				
Foreign currency transaction differences for foreign operations	-	N/A	-	N/A
Total Comprehensive Profit for the period	11,809	N/A	11,809	N/A
Attributable to:				
Equity Holders of the Parent	11,805	N/A	11,805	N/A
Minority Interest	4	N/A	4	N/A
	11,809	N/A	11,809	N/A
Total Comprehensive Profit attributable to:				
Equity Holders of the Parent	11,805	N/A	11,805	N/A
Minority Interest	4	N/A	4	N/A
	11,809	N/A	11,809	N/A
Profit per share attributable to equity holders of the parent:				
a) Basic (sen)	8.27	N/A	8.27	N/A
b) Diluted (sen)	8.27	N/A	8.27	N/A

No comparative figures are available for the preceding year/period as this is the first quarterly report to Bursa Malaysia Securities Berhad.

The Unaudited Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Proforma Consolidated Financial Information and the Accountants' Report for the financial statements for the financial period ended 31 July 2011 as disclosed in the Prospectus of the Company dated 31 January 2012 and the accompanying explanatory notes attached to the interim financial statements.

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UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	AS AT END OF CURRENT QUARTER 31/12/2011 RM'000	AS AT PRECEDING FINANCIAL PERIOD ENDED 30/09/2011 RM'000
Non-Current Assets		
Property, Plant & Equipment	94,528	N/A
Property Development Costs	10,067	N/A
Investment Property	3,323	N/A
Goodwill	3	N/A
Deferred Tax Assets	14,282	N/A
Total Non-Current Assets	122,203	N/A
Current Assets		
Property Development Costs	42,809	N/A
Amount due from Customers	3,620	N/A
Inventories	3,807	N/A
Trade and Other Receivables	54,549	N/A
Fixed Deposits with Licensed Banks	2,930	N/A
Cash and Bank Balances	12,142	N/A
Total Current Assets	119,857	N/A
Total Assets	242,060	N/A
Equity and Liabilities		
Share Capital	68,000	N/A
Reserves	51,998	N/A
	119,998	N/A
Non-Controlling Interest	195	N/A
Total Equity	120,193	N/A
Non-Current Liabilities		
Borrowings	40,190	N/A
Deferred Tax Liabilities	-	N/A
Total Non-Current Liabilities	40,190	N/A
Current Liabilities		
Trade and Other Payables	57,285	N/A
Amount due to Customers	5,812	N/A
Borrowings	11,502	N/A
Provision for Taxation	7,078	N/A
Total Current Liabilities	81,677	N/A
Total Equity and Liabilities	242,060	N/A
Net Assets per Share (RM)	0.35	N/A

No comparative figures are available for the preceding year/period as this is the first quarterly report to Bursa Malaysia Securities Berhad.

The Unaudited Condensed Consolidated Statement of Financial Position should be read in conjunction with the Proforma Consolidated Financial Information and the Accountants' Report for the financial statements for the financial period ended 31 July 2011 as disclosed in the Prospectus of the Company dated 31 January 2012 and the accompanying explanatory notes attached to the interim financial statements.

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UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	← Attributable to Equity Holders of the Parent →			Total RM'000	Non-Controlling Interest RM'000	Total Equity RM'000
	Share Capital RM'000	Retained Profits RM'000	Revaluation Reserves RM'000			
<u>3 months period ended 31 December 2011</u>						
At 1 October 2011	2,000	103,922	2,271	108,193	191	108,384
Issuance of bonus shares	66,000	(66,000)	-	-	-	-
Net profit for the period	-	11,805	-	11,805	4	11,809
At 31 December 2011	68,000	49,727	2,271	119,998	195	120,193

No comparative figures are available for the preceding year/period as this is the first quarterly report to Bursa Malaysia Securities Berhad.

The Unaudited Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Proforma Consolidated Financial Information and the Accountants' Report for the financial statements for the financial period ended 31 July 2011 as disclosed in the Prospectus of the Company dated 31 January 2012 and the accompanying explanatory notes attached to the interim financial statements.

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UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

	FOR THE 3 MONTHS PERIOD ENDED 31/12/2011 RM'000	FOR THE 3 MONTHS PERIOD ENDED 31/12/2010 RM'000
Cash Flows From Operating Activities		
Net Profit Before Taxation	15,710	N/A
Adjustments for non-cash flow :		
Depreciation of property, plant and equipment	1,095	N/A
Depreciation of investment properties	13	N/A
Interest expenses	604	N/A
Finance Income	(56)	N/A
Operating profit before changes in working capital	17,366	N/A
Change in property development costs	3,610	N/A
Change in amount due from/(to) customers	2,274	N/A
Change in inventories	1	N/A
Change in trade and other receivables	(11,613)	N/A
Changes in trade and other payables	(2,499)	N/A
Cash (used in)/generated from operations	9,139	N/A
Interest Paid	(604)	N/A
Interest Received	56	N/A
Net Tax paid	(734)	N/A
Net cash flows from operating activities	7,857	N/A
Cash Flows From Investing Activities		
Movement of fixed deposits with licensed banks	(95)	N/A
Purchase of property, plant & equipments	(4,909)	N/A
Net cash flows used in investing activities	(5,004)	N/A
Cash Flows From Financing Activities		
Net drawdown of borrowings	901	N/A
Net cash flows used in financing activities	901	N/A
Net Change in Cash and cash equivalents	3,754	N/A
Cash and cash equivalents at beginning of financial year	5,342	N/A
Cash and cash equivalents at end of financial period	9,096	N/A
Cash and cash equivalents at the end of the financial period comprise the following:		
	As at 31/12/2011 RM'000	As at 31/12/2010 RM'000
Cash and bank balances	12,142	N/A
Bank overdrafts	(3,046)	N/A
	9,096	N/A

No comparative figures are available for the preceding year/period as this is the first quarterly report to Bursa Malaysia Securities Berhad.

The Unaudited Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Proforma Consolidated Financial Information and the Accountants' Report for the financial statements for the financial period ended 31 July 2011 as disclosed in the Prospectus of the Company dated 31 January 2012 and the accompanying explanatory notes attached to the interim financial statements.

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NOTES TO THE FINANCIAL STATEMENTS

A1 Accounting Policies and Basis of Preparation

The interim financial report is unaudited and is prepared in accordance with FRS134 "Interim Financial Reporting" and paragraph 9.22 of the Bursa Malaysia Securities Berhad Listing Requirements.

This is the first interim financial report on the consolidation results for the first quarter ended 31 December 2011 announced by the Group in compliance with the Listing Requirements and as such, there are no comparative figures for the preceding financial year's corresponding period.

The interim financial statements should be read in conjunction with the Proforma Consolidated Financial Information and the Accountants' Report for the financial period ended 31 July 2011 as disclosed in the Prospectus of the Company dated 31 January 2012 and the accompanying explanatory notes attached to the interim financial statements.

These explanatory notes attached to the interim financial statements provide an explanation of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Group since the financial period ended 31 July 2011.

The accounting policies and methods of computation adopted by the Group in this interim financial report are consistent with those adopted in the Prospectus dated 31 January 2012 except for the adoption of the following new and revised Malaysian Financial Reporting Standards ("MFRSs") and Issues Committee Interpretations ("IC Interpretations") that are effective for financial statements effective from 1 January 2012, as disclosed below:

MFRS 1	First-time Adoption of Malaysian Financial Reporting Standards
MFRS 2	Share-based Payment
MFRS 3	Business Combinations
MFRS 4	Insurance Contracts
MFRS 5	Non-current Assets Held for Sale and Discontinued Operations
MFRS 7	Financial Instruments: Disclosures
MFRS 8	Operating Segments
MFRS 9	Financial Instruments (IFRS 9 issued by IASB in Nov 2009 and October 2010)
MFRS 10	Consolidated Financial Statements
MFRS 11	Joint Arrangement
MFRS 12	Disclosure of Interests in Other Entities
MFRS 13	Fair Value Measurement
MFRS 101	Presentation of Financial Statements
MFRS 102	Inventories
MFRS 107	Statement of Cash Flows
MFRS 108	Accounting Policies, Changes in Accounting Estimates and Errors
MFRS 110	Events After the Reporting Period
MFRS 111	Construction Contracts
MFRS 112	Income Taxes
MFRS 116	Property, Plant and Equipment
MFRS 118	Revenue
MFRS 119	Employee Benefits
MFRS 120	Accounting for Government Grants and Disclosure of Government Assistance
MFRS 123	Borrowing Costs

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A1 Accounting Policies and Basis of Preparation (Cont'd)

The accounting policies and methods of computation adopted by the Group in this interim financial report are consistent with those adopted in the Prospectus dated 31 January 2012 except for the adoption of the following new and revised Malaysian Financial Reporting Standards ("MFRSs") and Issues Committee Interpretations ("IC Interpretations") that are effective for financial statements effective from 1 January 2012, as disclosed below (Cont'd):

MFRS 124	Related Party Disclosures
MFRS 127	Consolidated and Separate Financial Statements
MFRS 128	Investments in Associates and Joint Ventures
MFRS 129	Financial Reporting in Hyperinflationary Economies
MFRS 131	Interests in Joint Ventures
MFRS 132	Financial Instruments: Presentation
MFRS 133	Earnings Per Share
MFRS 134	Interim Financial Reporting
MFRS 136	Impairment of Assets
MFRS 137	Provisions, Contingent Liabilities and Contingent Assets
MFRS 138	Intangible Assets
MFRS 139	Financial Instruments: Recognition and Measurement
MFRS 140	Investment Property
IC Interpretation 7	Applying the Restatement Approach under MFS 129 Financial Reporting in Hyperinflationary Economies
IC Interpretation 9	Reassessment of Embedded Derivatives
IC Interpretation 10	Interim Financial Reporting and Impairment
IC Interpretation 12	Service Concession Arrangements
IC Interpretation 13	Customer Loyalty Programmes
IC Interpretation 14	MFRS 119 - The Limit on a Defined Benefit Asset, Minimum Funding Requirements and their Interaction
IC Interpretation 15	Agreements for the Construction of Real Estate
IC Interpretation 17	Distributions of Non-cash Assets to Owners
IC Interpretation 18	Transfers of Assets from Customers
IC Interpretation 19	Extinguishing Financial Liabilities with Equity Instruments
IC Interpretation 113	Jointly Controlled Entities - Non-Monetary Contributions by Venturers
IC Interpretation 125	Income Taxes – Changes in the Tax Status of an Entity or its Shareholders
IC Interpretation 129	Services Concession Arrangements: Disclosures

Adoption of the above standards and interpretations did not have any material effect on the financial performance or position of the Group except for those discussed below:

(i) FRS 8 Operating Segment

FRS 8 requires identification and reporting of operating segments based on internal reports that are regularly reviewed by the entity's chief operating decision maker in order to allocate resources to the segment and to assess its performance. The Group presents its segment information based on its business segments, which is also the basis of presenting its monthly internal management reports. The basis of measurement of segment results, segment assets and segments liabilities are same as the basis of measurement for external reporting.

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A1 Accounting Policies and Basis of Preparation (Cont'd)

Adoption of the above standards and interpretations did not have any material effect on the financial performance or position of the Group except for those discussed below (Cont'd):

(ii) IC Interpretation 15 Agreements for the Construction of Real Estate

This Interpretation clarifies when and how revenue and related expenses from the sale of a real estate unit should be recognised if an agreement between a developer and a buyer is reached before the construction of the real estate is completed. Furthermore, the Interpretation provides guidance on how to determine whether an agreement is within the scope of MFRS 111 Construction Contracts or MFRS 118 Revenue.

The Group currently recognises revenue arising from property development projects using the stage of completion method. Upon the adoption of IC Interpretation 15, the Group may be required to change its accounting policy to recognise such revenues at completion, or upon or after delivery. The Group is in the process of making an assessment of the impact of this Interpretation.

The Interpretation will be effective on 1 January 2012 but the Group shall comply for annual periods beginning on or after 1 January 2013.

A2 Report of the Auditors

The report of the auditors of preceding annual financial statements was not subject to any qualification.

A3 Seasonality or Cyclicity of Operations

The results for the current quarter under review were not materially affected by seasonal or cyclical factors for property development division. As for the leisure and hospitality segments, its results normally peaks during major festive, public holidays and school holidays seasons.

A4 Unusual Items Due to Their Nature, Size or Incidence

There were no unusual items affecting assets, liabilities, equity, net income or cash flow in the current quarter under review.

A5 Changes in Estimates

There were no changes in estimates that have a material effect on the amounts reported for the current quarter ended 31 December 2011.

A6 Debts and Equity Securities

There were no issuance, cancellation, repurchase, resale and repayment of debts and equity securities in the current quarter under review except as disclosed below:

During the current quarter under review, the Company undertook a bonus issue of 330,000,000 new Shares each to the existing shareholders on the basis of thirty three (33) new Shares for every one (1) existing shares held in the Company. The bonus issue was affected through the capitalisation of RM66 mil out of the Company's retained earnings.

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A7 Dividends Paid

There were no dividends paid for the financial period ended 31 December 2011.

A8 Segment Reporting

Segment results for the financial period ended 31 December 2011 are as follows:-

Descriptions	Property Development RM'000	Leisure and Hospitality RM'000	Others RM'000	Eliminations RM'000	Consolidated RM'000
Revenue					
External sales	40,300	17,621	-	-	57,921
Inter-segment sales	24,157	-	650	(24,807)	-
Total Revenue	64,457	17,621	650	(24,807)	57,921
Results					
Operating Segment results	10,882	5,796	(399)		16,279
Finance Income	51	-	5		56
Finance Costs	(131)	(448)	(46)		(625)
Profit before taxation	10,802	5,348	(440)		15,710
Taxation	(2,766)	(1,132)	(3)		(3,901)
Profit for the period	8,036	4,216	(443)		11,809

A9 Valuation of Property, Plant and Equipment and Investment Properties

There were no changes in the valuation on property, plant and equipment and investment properties in the current quarter under review.

A10 Material Events

On 9 February 2012, Sentoria Themeparks and Resorts Sdn Bhd (Company No. 747796-W) ("STPSB"), a wholly-owned subsidiary of the Company entered into a Facilitation Fund Agreement with The Government of Malaysia ("GOM") and Bank Pembangunan Malaysia Berhad (Company No. 16562-k) ("BPMB").

The GOM agreed to make available a grant of RM6.88 mil to the subsidiary Company for the part development of infrastructure works in Arabian Bay Resorts and Jungle Safari located within Bukit Gambang Resort City. BPMB will be responsible to disburse the grant on behalf of the GOM.

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A11 Changes in the Composition of the Group

There was no material change in the composition of the Group for the current quarter ended 31 December 2011.

A12 Contingent Assets and Liabilities

Details of contingent liabilities of the Group as at the date of issue of the report are as follows:

	31/12/2011 RM'000
Bank guarantee given to local authorities for property development	4,485

A13 Capital Commitments

The outstanding capital commitments at the end of current quarter are as follows:

	31/12/2011 RM'000
Amount authorised but not contracted for	88,000

B1 Review of Performance

The Group reported a turnover of RM57.92 mil and profit before taxation of RM15.71 mil for the first quarter ended 31 December 2011. The Group's core business which comprises Property Development and Leisure and Hospitality division whereby each division contributed approximately 66% and 34% respectively towards the Groups' profit before taxation.

B2 Comparison with Immediate Preceding Quarter's Results

No comparative figures are presented for the immediate preceding quarter as this is the first consolidated quarterly results of the Group to Bursa Malaysia Securities Berhad.

B3 Prospects

a) Leisure and Hospitality Division

The Group expects its current financial year performance to be favourable largely due to the increased in number of visitors to our Bukit Gambang Water Park and Caribbean Bay Resorts for the first quarter under review.

b) Property Development Division

The Group plans to launch two new projects within property development division in the current financial year namely, Global Heritage South and Taman Bukit Rangin. All these are expected to contribute favourably the Group overall performance for the current financial year.

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B4 Variance of Actual Profit from Profit Forecast or Profit Guarantee

The Company did not issue any profit forecast or profit guarantee during the current quarter under review.

B5 Taxation

	Current Quarter Ended 31/12/2011 RM'000	Current Quarter Ended 31/12/2010 RM'000	Cumulative Year To Date 31/12/2011 RM'000	Cumulative Year To Date 31/12/2010 RM'000
Current income tax	2,809	N/A	2,809	N/A
Deferred taxation	1,092	N/A	1,092	N/A
	3,901	N/A	3,901	N/A

The Group's effective tax rate for the current quarter under review is 25%.

B6 Profits/(Losses) on Sale of Unquoted Investments and/or Properties

There were no sales of unquoted investments or properties for the current quarter ended 31 December 2011.

B7 Purchase or Disposal of Quoted Securities

There were no purchases or disposal of quoted securities by the Group in the current quarter under review.

B8 Status of Corporate Proposal

(a) Status of Corporate Proposal – Initial Public Offering (“IPO”)

On 31 January 2012, the Company had issued the Prospectus for the Public Issue of 60,000,000 new Shares and Offer of Sale of 40,000,000 Shares at an issue and payable in full on application pursuant to its listing on the Main Market of Bursa Malaysia Securities Berhad as detailed below:

(i) Public Issue

The Public Issue of 60,000,000 new Shares, representing 15.0% of the enlarged issued and paid-up share capital of Sentoria are payable in full on application upon such terms and conditions as set out in the Prospectus dated 31 January 2012 will be allocated and allotted in the following manner:

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B8 Status of Corporate Proposal (Cont'd)

(a) Status of Corporate Proposal – Initial Public Offering (“IPO”) (Cont'd)

(i) Public Issue (Cont'd)

A Malaysian Public via Balloting

20,000,000 Public Issue Shares, representing 5.0% of the enlarged issued and paid-up share capital of Sentoria, to be allotted by way of balloting, will be made available for application by Malaysian citizens, companies, co-operatives, societies and institutions at an issue price of RM0.85 per Share.

B Eligible Directors, Employees and Business Associates

10,000,000 Public Issue Shares, representing 2.5% of the enlarged issued and paid-up share capital of Sentoria, at an issue price of RM0.85 per Shares, reserved for the eligible directors, employees and business associates of Sentoria Group Berhad and its subsidiaries.

C Private Placement

30,000,000 Public Issue Shares, representing 7.5% of the enlarged issued and paid-up share capital of Sentoria by way of private placement to selected investors at an issue price of RM0.87 per Share.

(ii) Offer for Sale

Offer for Sale of 40,000,000 new Shares, representing 10.0% of enlarged issued and paid-up share capital of Sentoria at an issue price of RM0.87 per Share, payable in full upon application, to Bumiputera investors approved by the Ministry of International Trade and Industry.

The Company shares were oversubscribed by 5.4 times for Malaysian Public via Balloting Public Issue portion of IPO on the main market of Bursa Malaysia Securities Berhad. Sentoria received a total of 6,829 applications for 127.2 mil shares with a total value of RM108.1 mil for Public Issue of 20 mil shares. Sentoria is slated to be listed on the Main Market of Bursa Securities on 23 February 2012.

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B8 Status of Corporate Proposal (Cont'd)

(b) Status of Utilisation of Proceeds

Purpose of utilisation	Estimated time frame for utilisation from date of Listing RM'000	Proposed utilisation RM'000	Actual utilisation RM'000	Deviation RM'000
(i) Repayment of bank borrowing	6 months	11,200	-	-
(ii) Purchase of property, plant and equipment	12 months	9,000	-	-
(iii) Working capital	12 months	27,700	-	-
(iv) Estimated listing expenses	Immediate	3,700	-	-
		51,600	-	-

B9 Group Borrowings

The Group's borrowings, all or which are denominated in Ringgit Malaysia (RM) as at 31 December 2011 are as follows:

	Short term Secured RM'000	Long term Secured RM'000	Total RM'000
Bankers acceptances	2,223	-	2,223
Bank overdrafts	3,046	-	3,046
Hire purchase creditors	466	1,238	1,704
Term loans	5,767	38,952	44,719
	11,502	40,190	51,692

B10 Off Reporting Period Financial Instruments

There were no off reporting period financial instruments entered by the Group as at the date of this quarterly report.

B11 Material Litigation

There are no material litigation cases involved by any companies in the Group.

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B12 Realised and Unrealised Profits or Losses

The breakdown of retained profits of the Group as at the reporting date into realised and unrealised profits are as follows:

	As at 31/12/2011 RM'000
Total retained profits of the Group	
Realised	37,199
Unrealised	13,967
Less : Consolidation adjustments	(1,439)
Total Group's retained profits as per consolidated accounts	49,727

B13 Dividend

No dividends were proposed by the Group in the current quarter under review.

B14 Earnings per Share

(i) Basic Earnings per Share

The calculation of basic earning per share for the financial period is based on the net profit attributable to equity holders of the parent company and divided by the weighted average number of ordinary shares outstanding during the financial period.

	Current Quarter Ended 31/12/2011 RM'000	Current Quarter Ended 31/12/2010 RM'000	Cumulative Year To Date 31/12/2011 RM'000	Cumulative Year To Date 31/12/2010 RM'000
Profit attributable to equity holders of the Company	11,805	N/A	11,805	N/A
Weighted average number of ordinary shares in issue (RM'000)	142,717	N/A	142,717	N/A
Basic earnings per Share (sen)	8.27	N/A	8.27	N/A

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B14 Earnings per Share (Cont'd)

(ii) Diluted Earnings per Share

Diluted earnings per share were not computed as the Company does not have any dilutive potential ordinary shares in issue as at the end of the current quarter under review before the implementation of ESOS which entails the issuance of up to ten percent (10%) of our issued and paid-up share capital (excluding treasury shares) pursuant to the options to be granted under the ESOS to our Group's eligible directors and employees. As such, the diluted earnings per share is presented as equal to basic earnings per share.

B15 Personal Guarantee

The personal guarantees for loans / supplies to the Group amounting to RM62.6 mil provided by certain directors of the Company.

B16 Authorised for Issue

The interim financial report was authorised for issue by the Board of Directors in accordance with a resolution of the Directors on 17 February 2012.

By order of the Board

Dated : 17 February 2012