

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 MARCH 2012

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

| | INDIVIDUAL QUARTER | | CUMULATIVE QUARTER | |
|---|---|--|---|---|
| | CURRENT PERIOD QUARTER 31/03/2012 RM'000 | PRECEDING YEAR CORRESPONDING QUARTER 31/03/2011 RM'000 | CURRENT PERIOD TO DATE 31/03/2012 RM'000 | PRECEDING YEAR CORRESPONDING PERIOD 31/03/2011 RM'000 |
| Revenue | 38,963 | N/A | 96,884 | N/A |
| Cost of sales | (22,553) | N/A | (58,827) | N/A |
| Gross Profit | 16,410 | N/A | 38,057 | N/A |
| Other Income | 399 | N/A | 594 | N/A |
| Distribution costs | (275) | N/A | (617) | N/A |
| Administrative expenses | (6,294) | N/A | (10,484) | N/A |
| Amortisation and depreciation | (968) | N/A | (1,943) | N/A |
| Other Expenses | - | N/A | - | N/A |
| Profit from Operations | 9,272 | N/A | 25,607 | N/A |
| Finance Costs | (632) | N/A | (1,257) | N/A |
| Profit Before Tax | 8,640 | N/A | 24,350 | N/A |
| Taxation | (2,430) | N/A | (6,331) | N/A |
| Profit for the Period | 6,210 | N/A | 18,019 | N/A |
| Other Comprehensive Income, net of tax | | | | |
| Foreign currency translation differences for foreign operations | - | N/A | - | N/A |
| Total Comprehensive Income for the period | 6,210 | N/A | 18,019 | N/A |
| Attributable to: | | | | |
| Owners of the Company | 6,207 | N/A | 18,012 | N/A |
| Non-controlling Interest | 3 | N/A | 7 | N/A |
| | 6,210 | N/A | 18,019 | N/A |
| Total Comprehensive Income attributable to: | | | | |
| Owners of the Company | 6,207 | N/A | 18,012 | N/A |
| Non-controlling Interest | 3 | N/A | 7 | N/A |
| | 6,210 | N/A | 18,019 | N/A |
| Profit per share attributable to owners of the Company: | | | | |
| a) Basic (sen) | 1.68 | N/A | 5.07 | N/A |
| b) Diluted (sen) | 1.68 | N/A | 5.07 | N/A |

N/A denotes not applicable.

No comparative figures are presented as this is the second quarterly report being announced after the Company listed on the Main Market of Bursa Malaysia Securities Berhad on 23 February 2012.

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 ten (10) months 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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QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2012

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

| | UNAUDITED AS AT END OF CURRENT QUARTER 31/03/2012 RM'000 | AUDITED AS AT PRECEDING FINANCIAL YEAR ENDED 30/09/2011 RM'000 |
|--------------------------------------|---|---|
| Non-Current Assets | | |
| Property, Plant & Equipment | 97,302 | N/A |
| Property Development Costs | 10,067 | N/A |
| Investment Property | 3,310 | N/A |
| Goodwill | 3 | N/A |
| Deferred Tax Assets | 14,316 | N/A |
| Total Non-Current Assets | 124,998 | N/A |
| Current Assets | | |
| Property Development Costs | 43,884 | N/A |
| Amount due from Customers | 8,798 | N/A |
| Inventories | 4,152 | N/A |
| Trade and Other Receivables | 60,314 | N/A |
| Fixed Deposits with Licensed Banks | 22,786 | N/A |
| Cash and Bank Balances | 15,019 | N/A |
| Total Current Assets | 154,953 | N/A |
| Total Assets | 279,951 | N/A |
| Equity and Liabilities | | |
| Share Capital | 80,000 | N/A |
| Share Premium | 37,582 | N/A |
| Reserves | 55,970 | N/A |
| | 173,552 | N/A |
| Non-Controlling Interest | 198 | N/A |
| Total Equity | 173,750 | N/A |
| Non-Current Liabilities | | |
| Borrowings | 27,483 | N/A |
| Deferred Tax Liabilities | - | N/A |
| Total Non-Current Liabilities | 27,483 | N/A |
| Current Liabilities | | |
| Trade and Other Payables | 56,575 | N/A |
| Amount due to Customers | 1,045 | N/A |
| Borrowings | 12,209 | N/A |
| Provision for Taxation | 8,889 | N/A |
| Total Current Liabilities | 78,718 | N/A |
| Total Equity and Liabilities | 279,951 | N/A |
| Net Assets per Share (RM) | 0.43 | N/A |

N/A denotes not applicable.

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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 ten (10) months 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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QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2012

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

| | ← Attributable to Owners of the Company → | | | | Total RM'000 | Non-Controlling Interest RM'000 | Total Equity RM'000 |
|--|---|----------------------------|-------------------------------|-----------------------------------|-----------------|---------------------------------------|---------------------------|
| | Share Capital RM'000 | Share Premium RM'000 | Retained Profits RM'000 | Revaluation Reserves RM'000 | | | |
| <u>6 months period ended 31 March 2012</u> | | | | | | | |
| At 1 October 2011 | 2,000 | - | 103,922 | 2,271 | 108,193 | 191 | 108,384 |
| Total comprehensive income for the period | - | - | 18,012 | - | 18,012 | 7 | 18,019 |
| | 2,000 | - | 121,934 | 2,271 | 126,205 | 198 | 126,403 |
| Transactions with owners | | | | | | | |
| Shares issued pursuant to: | | | | | | | |
| - Bonus issue | 66,000 | - | (66,000) | - | - | - | - |
| - Public issue | 12,000 | 39,600 | - | - | 51,600 | - | 51,600 |
| Share issue and listing expenses | - | (2,018) | (2,235) | - | (4,253) | - | (4,253) |
| Total transactions with owners | 78,000 | 37,582 | (68,235) | - | 47,347 | - | 47,347 |
| At 31 March 2012 | 80,000 | 37,582 | 53,699 | 2,271 | 173,552 | 198 | 173,750 |

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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 ten (10) months 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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QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2012

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

| | CURRENT PERIOD TO DATE 31/03/2012 RM'000 | PRECEDING YEAR CORRESPONDING PERIOD 31/03/2011 RM'000 |
|--|---|--|
| Cash Flows From Operating Activities | | |
| Net Profit Before Taxation | 24,350 | N/A |
| Adjustments for non-cash flow : | | |
| Depreciation of property, plant and equipment | 2,187 | N/A |
| Depreciation of investment properties | 26 | N/A |
| Interest expenses | 1,210 | N/A |
| Interest Income | (202) | N/A |
| Operating profit before changes in working capital | 27,571 | N/A |
| Net change in current assets | (15,187) | N/A |
| Net change in current liabilities | (10,879) | N/A |
| Cash generated from operations | 1,505 | N/A |
| Interest Paid | (1,210) | N/A |
| Interest Received | 202 | N/A |
| Net Tax paid | (1,388) | N/A |
| Net cash flows used in operating activities | (891) | N/A |
| Cash Flows From Investing Activities | | |
| Shares issued pursuant to public issue | 51,600 | N/A |
| Share issue and listing expenses | (4,253) | N/A |
| Movement of fixed deposits with licensed banks | (19,951) | N/A |
| Purchase of property, plant & equipments | (8,775) | N/A |
| Net cash flows generated from investing activities | 18,621 | N/A |
| Cash Flows From Financing Activities | | |
| Net drawdown/(repayment) of borrowings | (12,887) | N/A |
| Net cash flows used in financing activities | (12,887) | N/A |
| Net Change in Cash and cash equivalents | 4,843 | N/A |
| Cash and cash equivalents at beginning of financial year | 5,342 | N/A |
| Cash and cash equivalents at end of financial period | 10,185 | N/A |
| Cash and cash equivalents at the end of the financial period comprise the following: | | |
| | As at 31/03/2012 RM'000 | As at 31/03/2011 RM'000 |
| Cash and bank balances | 15,019 | N/A |
| Bank overdrafts | (4,834) | N/A |
| | 10,185 | N/A |

N/A denotes not applicable.

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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 ten (10) months 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.