

Affordable Homes Fuelling Sentoria's Growth

Kuala Lumpur, Malaysia, 23rd May, 2017 - Sentoria Group Berhad (Sentoria; 建乐集团, Bloomberg: SNT:MK, Reuters: SNT0.KL) recorded RM53.2 million revenue for the 2nd quarter of the financial year ("FY") ending 30th September 2017. This represents a year-on-year ("YoY") increase of 11.0% over that of RM47.9 million achieved in the corresponding quarter of the preceding financial year.

The Group's profit before taxation ["PBT"] for the current financial quarter grew 5.8% YoY to RM6.7 million from that of RM6.3 million in the preceding year's corresponding quarter.

Cumulatively, for the 1st half of FY2017 ("H1/2017"), Sentoria's total revenue stood at RM113.3million, higher by 19.3% YoY. With the Kuantan's developments contributing its usual share, the growth was mainly caused by the projects in Kuching and Morib launched in late 2015. The Group's PBT for H1/2017 increased to RM17.3 million from that of RM16.7 million in the preceding year's corresponding period. The non-correlation between the increases in revenue and PBT was caused by margin contraction due to generally higher input costs.

Sentoria's 2nd quarter results:

Financial Summary (Unaudited Consolidated Results)	2nd Quarter		1st Half	
	RM Million		RM Million	
	FY2017	FY2016	FY2017	FY2016
Revenue	53.22	47.93	113.26	94.94
Gross Profit	20.05	20.10	42.95	43.12
Profit Before Tax	6.74	6.37	17.33	16.75

Sentoria will continue to emphasise on building and selling affordable homes. To-date more than 95% of residential properties developed by Sentoria were priced below RM300,000. In addition to its on-going projects, Sentoria recently launched two new affordable home projects in Kuantan with a combined gross development value ("GDV") of RM82 million. For the rest of FY2017, Sentoria is awaiting approval from the local authorities to launch several other projects including "Rumah SelangorKu" in Morib (estimated GDV 138 million) and Rumah Spektra in Kuching (estimated GDV RM103 million). Both of these are affordable home projects and are expected to be launched by the 2nd half of 2017.

These new projects together with the existing unbilled sales of RM245 million should ensure a positive FY2017 for Sentoria.

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Issued for and on behalf of SENTORIA GROUP BERHAD

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