

PRESS RELEASE

SENTUL CITY REPORTS NET PROFIT UPSWING OF 29% IN 1Q13

PT Sentul City Tbk. booked significant revenue hike of 54.3% yoy to Rp240 billion in 1Q13. The Company also recorded substantial gross profit improvement of 49.8% yoy to Rp144 billion during the period. Operating profit also increased by 44% yoy to Rp108 billion and likewise in selling expenses and general and administrative expenses increased by 153% yoy to Rp12.3 billion and 38% yoy to Rp22.1 billion respectively. Net profit rose by 29% yoy to Rp91 billion in 1Q13 even though there was a hike in interest expense to Rp6.5 billion in 1Q13 compared to Rp147 million in 1Q12.

Condensed Financial Statement PT Sentul City Tbk. in 1Q13

Rp billion	1Q13	1Q12	change
Revenue	240	156	54.3%
Gross profit	144	96	49.8%
Operating profit	108	75	44.0%
Net profit	91	71	28.7%
Assets	6,305	5,345	
Equity	4,907	4,665	
Gross margin	59.8%	61.5%	
Operating margin	45.0%	48.2%	
Net margin	37.8%	45.3%	
EPS	2.89	2.25	
Net debt to equity ratio	10.1%	6.0%	

About PT Sentul City Tbk

Sentul City is engaged in Township development including development of residential properties, commercial properties, Hotels, Theme Park, Hospital and Asset management. The Company is licensed to develop 3,100 ha of land. It has a remaining land bank of some 1,400 ha and in addition to Sentul Nirwana's approximately 12,000 ha of land bank. The Company targets various market segments from mid to mid low class up to mid to mid high class, allowing the Company to offer wide range of products.

For further information please contact Investor Relations:

Name: Motinggo Sopotan
Address: Sentul City Building
Jln MH. Thamrin Kav 8, Sentul City
Tel: +62 21 8792 6555
Fax: +62 21 8792 3838

E-mail: ir@sentulcity.co.id

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