

PRESS RELEASE

PT SENTUL CITY Tbk. HIKED ITS STAKE IN SENTUL NIRWANA

PT Sentul City Tbk. increased its shareholding in PT Bukit Jonggol Asri (Sentul Nirwana) to 65% from 50% by acquiring shares of GAP (Bakrie) in Sentul Nirwana. Therefore, the shareholding ratio of Sentul Nirwana is now 65:35 for PT Sentul City Tbk. and Bakrie respectively. PT Sentul City Tbk. secured a loan to acquire the 15% shares of BJA. The acquisition value for 15% stake was Rp300 billion. Total landbank of Sentul Nirwana is currently 12,000 ha. Thus, after the shareholding increase, the landbank of PT Sentul City Tbk. has increased effectively by 1,800 ha.

Net Profit in 2012 Jumped Significantly

PT Sentul City Tbk.'s revenue increased significantly by 36% yoy to Rp623 billion in 2012. The Company's marketing sales in 2012 accelerated by 138% yoy to Rp739.4 billion. Operating profit was up by 86% yoy to Rp234 billion, while operating margin improved substantially to 37.5% in 2012 from 27.5% in 2011. Although the finance costs increased to Rp15 billion in 2012 from Rp1 billion in 2011, the Company booked robust net profit growth of 63% yoy to Rp221 billion in 2012. Net margin also improved to 35.5% in 2012 from 29.6% in 2011.

Condensed Financial Statement PT Sentul City Tbk. in 2012

Rp billion	2012	2011	change
Revenue	623	458	36.0%
Gross profit	344	236	45.4%
Operating profit	234	126	85.7%
Net profit	221	136	63.1%
Assets	6,154	5,290	
Equity	4,797	4,576	
Gross margin	55.2%	51.6%	
Operating margin	37.5%	27.5%	
Net margin	35.5%	29.6%	
EPS	7.04	4.58	
Debt to equity ratio	27.9%	15.1%	

Marketing Sales of PT Sentul City Tbk. in March 2013 Jumped Significantly

PT Sentul City Tbk. booked marketing sales of Rp118.1 billion in March 2013, an improvement of 91% yoy compared to that in March 2012. Accumulatively, in 1Q13 the Company recorded marketing sales of Rp358 billion, an increase of 1.9 fold compared to that of in the same period in 2012. The marketing sales figures in 1Q13 represents 36% of total marketing sales target in 2013 of Rp1 trillion.

The marketing sales achievement in March 2013 was mainly attributed to the launching of Terrace Hill on 23 March 2013 where 71% of the total units offered were sold.

Marketing Sales of Sentul Nirwana

In March 2013 Sentul Nirwana recorded marketing sales of Rp41 billion. In 1Q13 Sentul Nirwana booked total marketing sales of Rp149.4 billion or representing 28% of total marketing sales target in 2013 in the amount of Rp535 billion.

The Soft Opening of Jungleland

On 30 March 2013, Jungleland did a formal soft opening. the occasion was marked by the opening bell by Ms. Reina Kumala, commissioner of PT Sentul City Tbk., Mr. Marc Dressler, the President Director of Sentul Nirwana with Ms. Claudia Inkiriwang, the President Director PT Jungleland Asia. At the first stage, Jungleland operate Carnivalia zone, which will commence commercial operation on April 20th, 2013. Fun Science Adventure which is presented by Science Center Singapore will also commence operation on the same date. PT Sentul City Tbk. effectively has 79% stake in PT Jungleland Asia.

About PT Sentul City Tbk

Sentul City's business comprises Township development tm mid to that includes residential properties, commercial properties, Hotels, Theme Park, Hospital and Asset management. The township is licensed to develop 3,100 ha of land. It has a remaining land bank of some 1,400 ha and together with Sentul Nirwana with 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, therefore the Company has ability to offer high range of products.

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