

PRESS RELEASE

PT SENTUL CITY Tbk. REPORTS HIGHER MARKETING SALES IN APRIL 2013

In April 2013 PT Sentul City Tbk. recorded marketing sales of Rp145.4 billion, higher by 83.4% yoy compared to that in April 2012. Cumulatively, for the period January – April 2013, the Company booked total marketing sales of Rp504.1 billion, a whopping 150% increase yoy compared to the same period in 2012.

Of the total sales, the contribution of sales of Sentul Tower Apartment Tower A and B to marketing sales in April 2013 was 57%. Landed houses sales contributed 31%, which mainly came from sales of Viridis Montis, Green Valley, Centronia, Habiture, Santorini and Terrace Hill clusters. The contribution of shop houses (ruko) to total marketing sales was 12%, coming mainly from sales of Ruko Niaga II and Ruko Terrace Hill. For the period of January – April 2013 the Company's marketing sales was already 50.4% of the total marketing sales target of Rp1 trillion for full year 2013.

The Company's success in achieving remarkable marketing sales was attributed to continuing launch of new clusters and heightened consumer preference for green environment and flood free residential community.

Marketing sales of Sentul Nirwana

Sentul Nirwana, a 65% owned subsidiary of PT Sentul City Tbk, recorded marketing sales of Rp36.8 billion in April 2013. Cumulatively, for the period January – April 2013 Sentul Nirwana booked total marketing sales of Rp186.3 billion, a 9.6% increase yoy compared to the same period in 2012.

Of the total sales, the contribution sales of landed houses to marketing sales in April 2013 was 47% which mainly came from sales of The Atmosphere, The Breeze, The Wind and Hillside Residence. The contribution of apartment sales was 37% to total marketing sales, coming mainly from sales of Hillside Apartment. The contribution of sales of Jungleland Avenue was 16% of total marketing sales. For the period of January – April 2013 Sentul Nirwana's marketing sales was already 34.8% of the total marketing sales target of Rp535 billion for full year 2013.

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.

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