



IVORY PROPERTIES GROUP BERHAD (673211 M)

FOR IMMEDIATE RELEASE

April 9, 2012.

Ivory disposes freehold land in Behrang River Estate

GEORGE TOWN: Ivory Associates Sdn Bhd (IASB), a wholly owned subsidiary of Ivory Properties Group Berhad (IPGB), has disposed its 201.4ha freehold land in Behrang River Estate, Perak.

In its submission to Bursa Malaysia yesterday (April 9), IASB board of directors said they entered into a sale and purchase agreement with Syarikat Maamor Yuna Sawit Sdn Bhd for the said land at a disposal price of RM38mil.

“The disposal price was arrived at on a negotiated willing-buyer willing-seller basis after taking into consideration the development potential of the land,” the announcement read.

Part of the land is presently covered with old oil palm and rubber trees.

There are also numerous buildings, including schools and temple, on the land.

Rationalising the disposal, IPGB executive director M. Murly said the disposal would enable the Group to unlock the value of the land and enhance the cash flow of approximately RM27mil.

“The proceeds from the disposal will be utilised for working capital of the Group,” he said in a statement.

Murly said this would strengthen their financial position to seek for other potential investment and facilitate any expansion plan for the IPGB’s current business activities.

“It is also in line with the Group’s direction to focus on the upside and potential of Penang property outlook.

“The disposal is expected for completion within three months from the Estate Land Board of Perak’s approval or by mid of 2013, whichever is earlier,” he said in a statement.



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Following the disposal, the Group would be making a gain of RM10.9mil or 5.86sen per share.

IPGB's finance costs would also be minimised due to the decrease in bank borrowings and the gearing ratio is expected to be reduced.

Ends



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玮力脱售永久地段

(乔治市 , 9日讯) 玮力产业集团旗下的子公司 Ivory Associates Sdn Bhd (IASB) 已在早前售出其位于霹靂州马冷 River Estate 一块占地 201.4 公顷的永久土地。

在一份呈交予马来西亚股票交易所的文告中指出 , IASB 的股东表示 , 他们已经以总值三千八百万令吉与 Syarikat Maamor Yuna Sawit Sdn Bhd 为该地进行土地买卖协议。

文告也指出 , 考量到土地的发展潜力 , 双方经谈判后才达致这块地的销售价格。

目前 , 有一部分的土地面积被老油棕榈和橡胶树覆盖着。这块地的地段也有许多现有的建筑物 , 包括学校与寺庙等。

玮力产业集团的执行董事慕力 (M. Murly) 说 , 脱售土地后 , 该集团增加了大约两千七百万的现金流量。

“脱售所得的款项将用来充作集团的营运资金 , ”他在一份文告中指出。

慕力也说 , 这脱售活动将加强集团的财务状况 , 以寻求其他潜在的投资和促进集团目前的业务活动的任何扩建计划。

“这也可让集团更加地专注于槟城房地产业前景的潜力。脱售活动预料可在三个月内或 2013 年中旬完成 , 待取得霹靂州土地委员会 (Estate Land Board) 的批准后即可 , ”慕力指出。

玮力预计将从这土地买卖活动中赚取一千零九十万或每股 5.86 分的盈利。

随着土地脱售后 , 玮力产业集团的融资成本将因银行借款减少而相对地减少 , 资产负债比率也预计将进一步改善。