



Q1 Financial Year 2013 Results

Investor Presentation

PARAMOUNT[®]
CORPORATION BERHAD
(8578-A)

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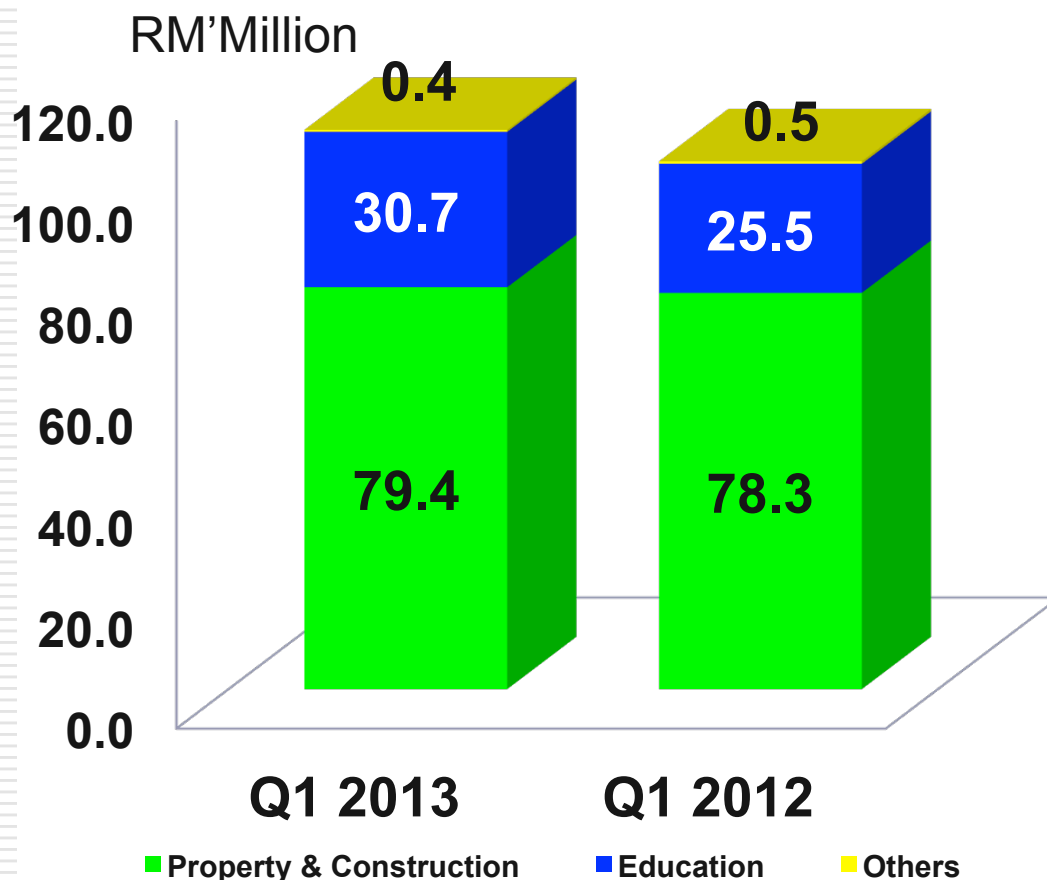
Q1FY2013 Results

Q1 FY2013 Vs Q1 FY 2012 Financial Results

		Q1 FY2013 (Unaudited)	Q1 FY2012 (Unaudited)	+/-	%
Revenue	RM'Mil	110.5	104.3	+6.2	+6%
Profit Before Tax	RM'Mil	20.4	19.1	+1.3	+7%
EBITDA	RM'Mil	24.0	22.5	+1.5	+7%
Net Profit	RM'Mil	14.7	13.4	+1.3	+10%
Earnings Per Share	Sen	4.37	3.97	+0.4	+10%
Dividends	Sen	0.00	0.00	0	0
Net Asset Per Share	RM	2.12	2.03	+0.09	+4%
Shareholders' Funds	RM'Mil	714.7	685.3	+29.4	+4%
ROE	%	2.1%	2.0%	+0.1	+5%
Gearing Ratio	Times	0.38	0.19	+0.19	+100%

Q1FY2013 Vs Q1FY 2012 Financial Results

Revenue By Division

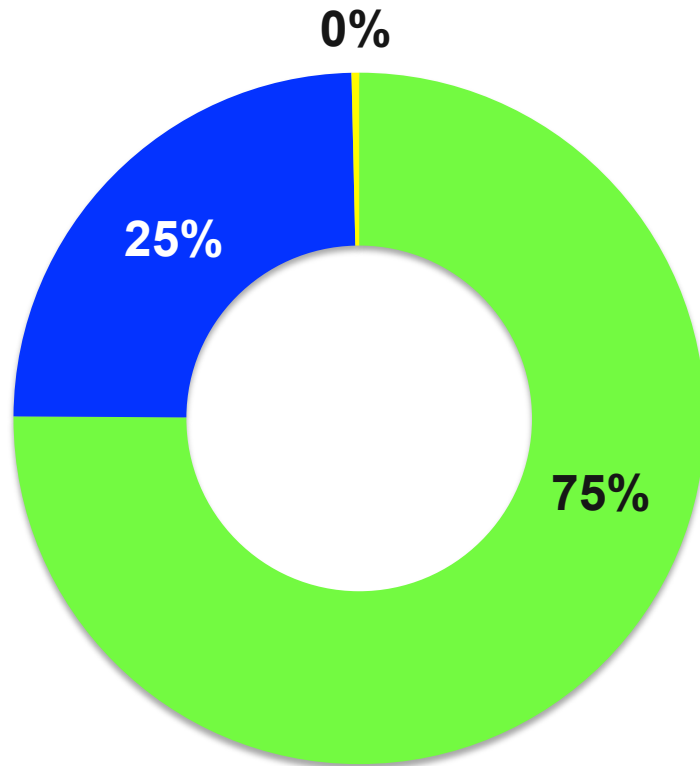


Property & Construction	Revenue increased by 1% attributed to contribution from a new development, Sejati Residences in Cyberjaya and higher progressive billings from Bukit Banyan in Sungai Petani.
Education	Revenue increased by 20% attributed to higher revenue from Sri KDU's international secondary school and establishment of the international primary school.

Q1 FY2013 Vs Q1 FY 2012 Financial Results

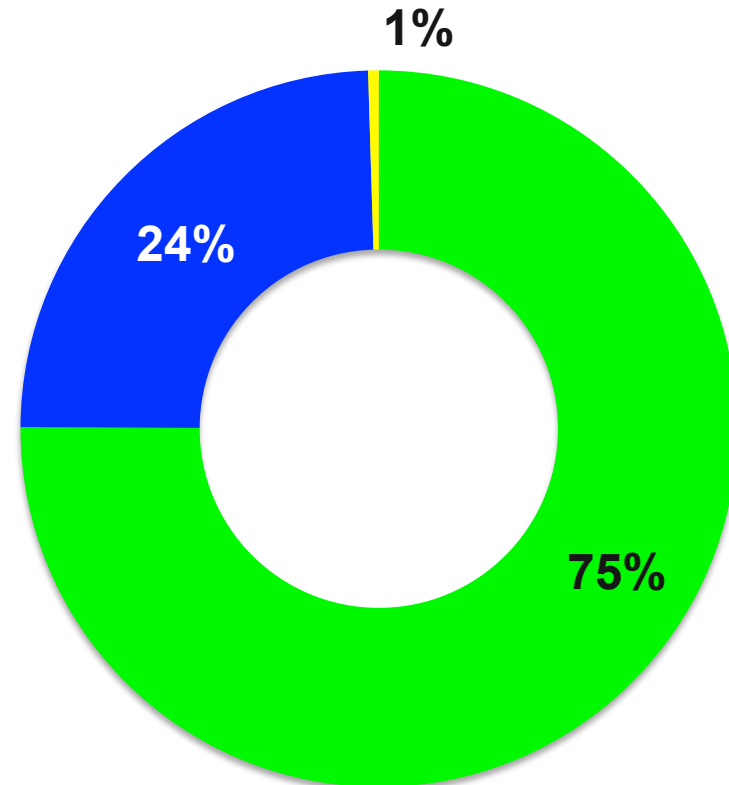
Revenue By Division (%)

Q1 FY2013 Revenue



■ Property & Construction ■ Education ■ Others

Q1 FY2012 Revenue



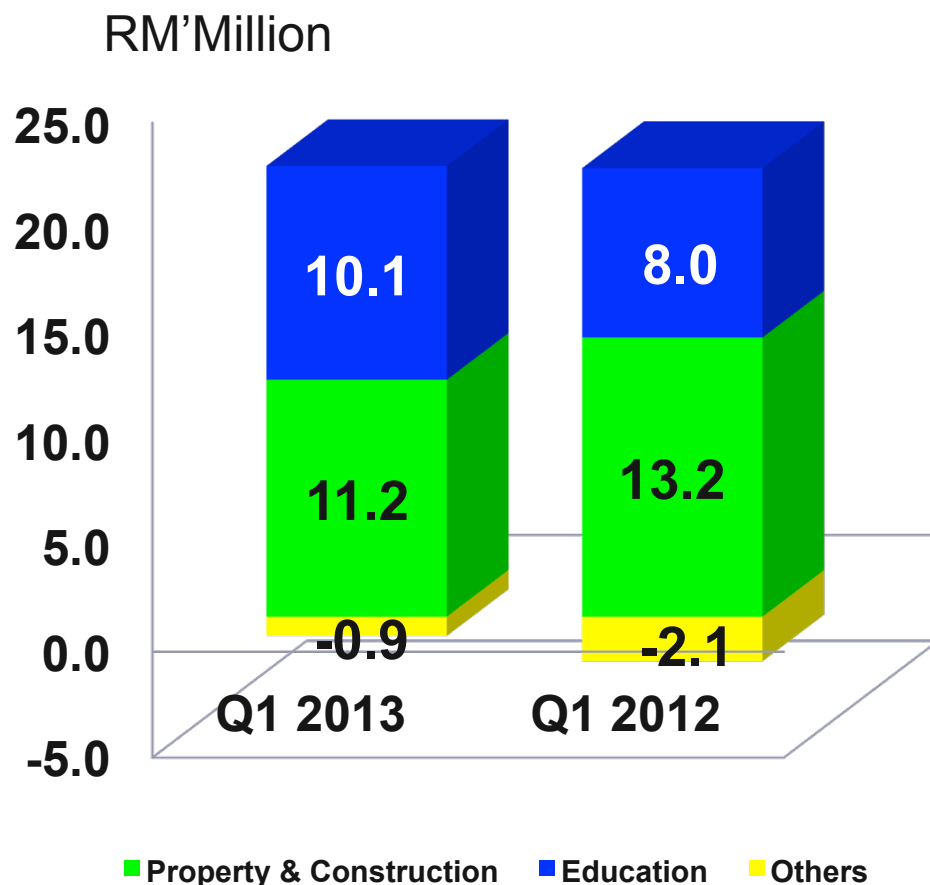
■ Property & Construction ■ Education ■ Others

Statement of Financial Position

RM'000	As at 31.3.2013	As at 31.12.2012
Non-Current Assets	858,234	887,875
Current Assets	344,138	304,395
Total Assets	1,202,372	1,192,270
Current Liabilities	207,635	233,962
Net Current Assets	136,503	70,433
Non-Current Liabilities	280,086	258,371
Total Liabilities	487,721	492,333
Total Equities	714,651	699,937
Total Equities & Liabilities	1,202,372	1,192,270

Q1FY2013 Vs Q1FY2012 Financial Results

PBT By Division



Property & Construction	<p>PBT decreased by 15% due to:-</p> <ul style="list-style-type: none"> • high composition of lower margin products from the Kemuning Utama development. • higher staff costs.
Education	<p>PBT increased by 26% as a result of higher revenue.</p>

Group Debt/Equity (D/E) Ratio

	As at 31.3.2013	As at 31.12.2012
	RM'mil	RM'mil
Borrowings	268.9	252.7
Cash & Bank Balances	109.6	122.1
Total Equity	714.7	699.9

	As at 31.3.2013	As at 31.12.2012
Gross D/E Ratio	0.38	0.36
Net D/E Ratio	0.22	0.19

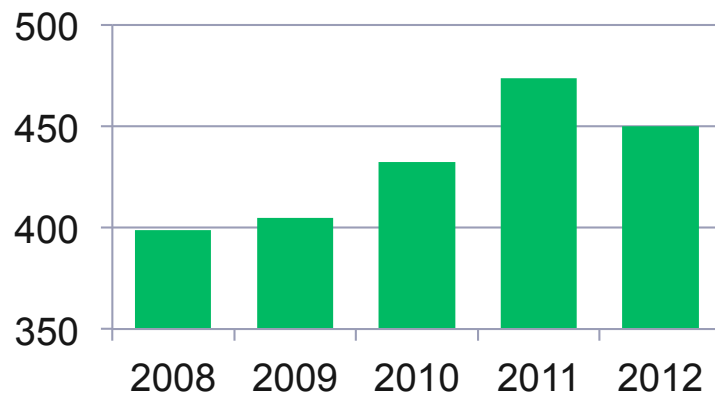
Gross D/E Ratio = Total Borrowings/Total Equity

Net D/E Ratio = (Total Borrowings-Cash & Bank Balances)/Total Equity

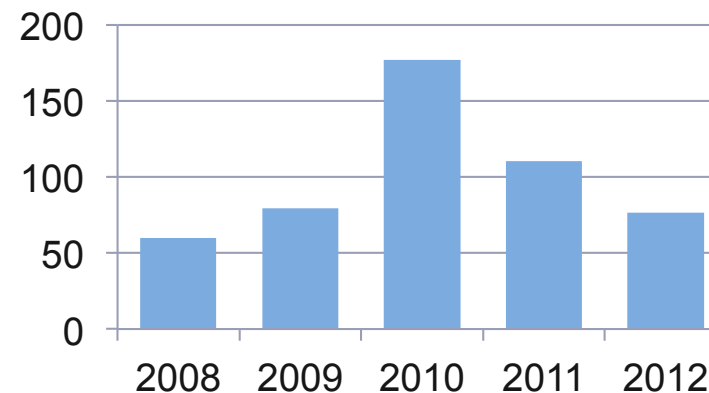
5-Year Financial Highlights

5-Year Financial Highlights

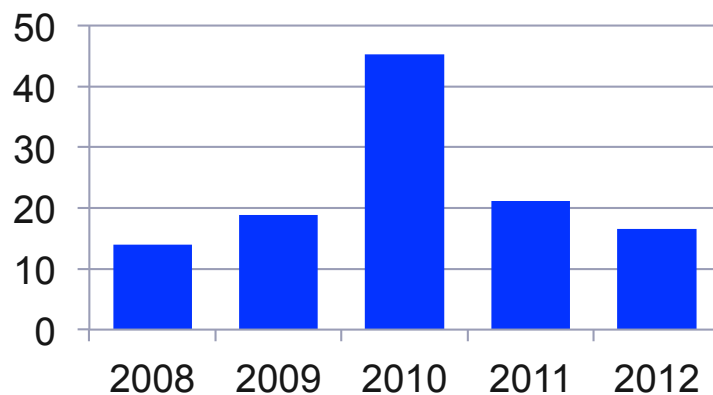
Revenue (RM'Mil)



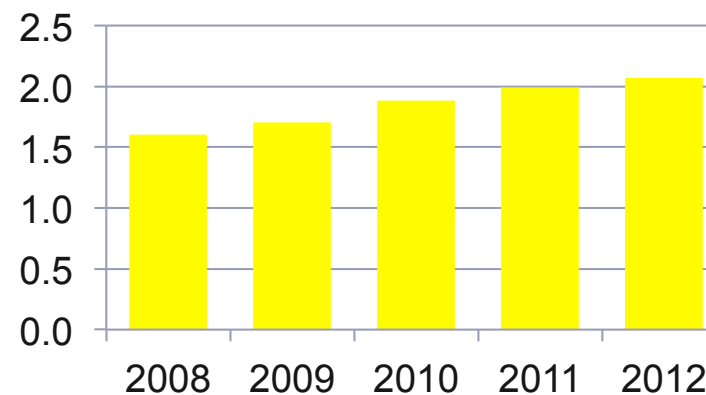
PBT (RM'Mil)



Earnings Per Share (Sen)



Net Assets Per Share (RM)



Q1FY2013 Operational Update

Q1FY2013 Highlights

- Unveiling of Paramount Utropolis, a 21-acre integrated township in Glenmarie, Shah Alam. This development, anchored by the new 10-acre purpose built KDU University College campus, will, upon completion, comprise 1,500 units of serviced apartments and SOHO's and 120,000 sq ft of retail space complete with 4,600 parking bays. This development marks the first time that Paramount's two businesses are coming together within one location thus cementing a synergy of strengths that are the corner-stones of the Group's growth and success.
- Soft launch of Sejati Residences, a 50-acre freehold residential development in Cyberjaya. Our first high end residential development project, this development is slated to be the epitome of luxury living ideal for families spanning three generations within a perfectly peaceful, safe and green enclave. Sejati Residences comprised 249 units of bungalows, semi-detached as well as super-link terrace set within a landscaped, gated and guarded environment.
- Celebration of the KDU Education Group's 30th anniversary (1983 to 2013) and a timely reminder that we have come a long way to create a niche for ourselves as an integral part of nation building.

Q1FY2013 Highlights

- Inked two Private Debt Securities (PDS) programmes worth RM550 million. The deal consists of:
 1. RM200 million PDS, which allows Paramount to issue perpetual bonds, a first for a Malaysian non-Government linked company, providing the Group with access to capital as and when required for the next two years and position the Group for future growth; and
 2. RM350M Islamic Medium Term Notes (Sukuk Ijarah) to fund the building of KDU University College's new campus.

Current Land Bank

Land Held for Development

	Total (Acres)	Estimated GDV (RM'Million)	Development
30-acre land along Persiaran Kuala Selangor, near Hicom Shah Alam	30.0	RM7.0 Billion	Commercial & Industrial
Utropolis @ Glenmarie	11.7		Service Apartments & Commercial
Bandar Laguna Merbok, Sungai Petani	35.4		Residential & Commercial
Kemuning Utama, Shah Alam	71.8		Residential & Commercial
Bukit Banyan, Sungai Petani	498.0		Residential & Commercial
Sejati Residences@Cyberjaya	50.0		Residential Development
Lots 7&9, Kota Damansara	9.4		Commercial
Jalan Goh Hock Huat, Klang town	33.2		Residential & Commercial
Section 13, Petaling Jaya	5.2		Residential & Commercial
Total	744.7		

FY2013 Activities

FY2013 Activities

Property & Construction Division

Sales are expected from the following projects:

Existing Developments

- Bandar Laguna Merbok, Sg. Petani, Kedah.
- Bukit Banyan, Sg. Petani, Kedah.
- Kemuning Utama, Shah Alam, Selangor.

To be launched in 2013

- Sejati Residences, Cyberjaya.
- Utopolis Suites @ Glenmarie, Shah Alam.
- Paramount Business Park along Persiaran Kuala Selangor, near Hicom Shah Alam.

Education Division

- Key contribution would be from Private & International schools.
- KDU Education Group will be celebrating its 30th anniversary this year; cementing its reputation for quality education at great value through a series of 30th anniversary programmes across all schools.
- Competition in education sector will increase.

Disclaimer

Statement Regarding Unaudited Financial Information

The unaudited financial information set forth above is preliminary and subject to adjustments and modifications. The audited financial statements for the financial year ended 31.12.2012 and related documents are to be included in our annual report.

Disclaimer on Forward-Looking Statements

This presentation may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. All of these forward-looking statements are subject to risks and uncertainties that may change at any time, and, therefore, our actual results may differ materially from those we expected. We therefore caution against placing undue reliance on the forward-looking statements contained in this presentation, which are based on current view of management on future events.



Thank You

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