



1H Financial Year 2013 Results

Investor Presentation



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Q2FY2013 Results

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Q2 FY2013 Vs Q2 FY 2012 Financial Results

		Q2FY2013 (Unaudited)	Q2FY2012 (Unaudited)	+/-	%
Revenue	RM'Mil	142.5	118.8	+23.7	+20%
Profit Before Tax	RM'Mil	15.8	19.9	-4.1	-21%
EBITDA	RM'Mil	19.2	23.3	-4.1	-18%
Net Profit	RM'Mil	10.7	14.8	-4.1	-28%
Earnings Per Share	Sen	3.16	4.39	-1.23	-28%
Dividends	Sen	2.50	3.00	-0.50	-17%

Group Revenue increased by 20% due to higher revenue registered by the property development and construction divisions.

Group PBT decreased by 21% due to lower PBT registered by the property development and construction and education divisions.

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1HFY2013 Results

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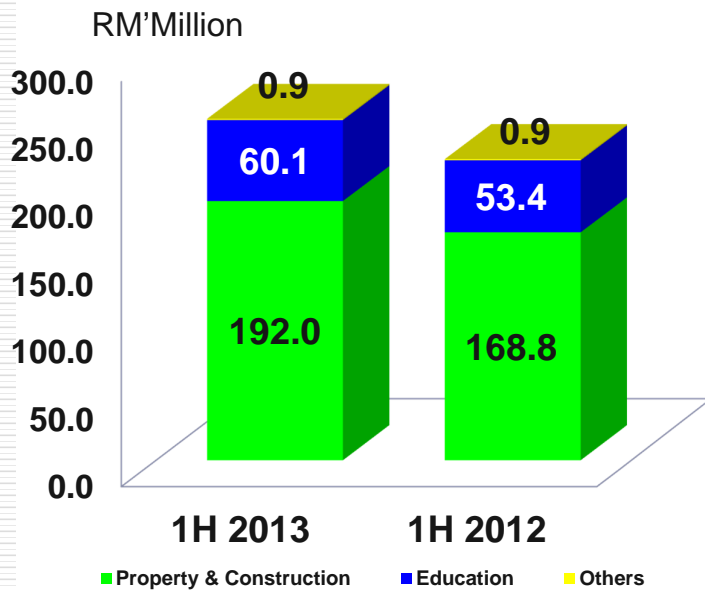
1H FY2013 Vs 1H FY 2012 Financial Results

		1H FY2013 (Unaudited)	1H FY2012 (Unaudited)	+/-	%
Revenue	RM'Mil	253.0	223.1	+29.9	+13%
Profit Before Tax	RM'Mil	36.3	38.9	-2.6	-7%
EBITDA	RM'Mil	43.2	45.9	-2.7	-6%
Net Profit	RM'Mil	25.4	28.2	-2.8	-10%
Earnings Per Share	Sen	7.53	8.36	-0.83	-10%
Dividends	Sen	2.50	3.00	-0.50	-17%
Net Asset Per Share	RM	2.09	2.02	+0.07	+3%
Shareholders' Funds	RM'Mil	707.5	683.4	+24.1	+4%
ROE	%	3.6%	4.2%	-0.6	-14%
Gearing Ratio	Times	0.43	0.33	+0.10	+30%

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1HFY2013 Vs 1HFY 2012 Financial Results

Revenue By Division



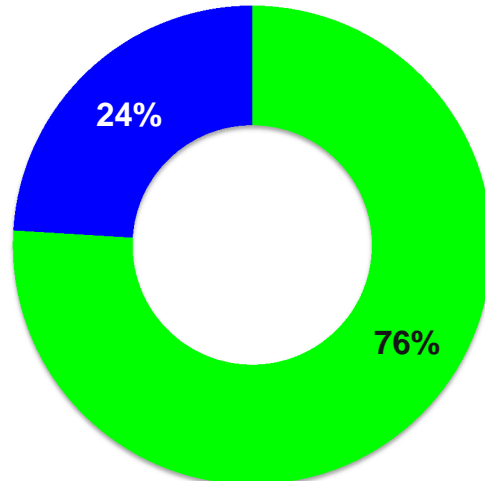
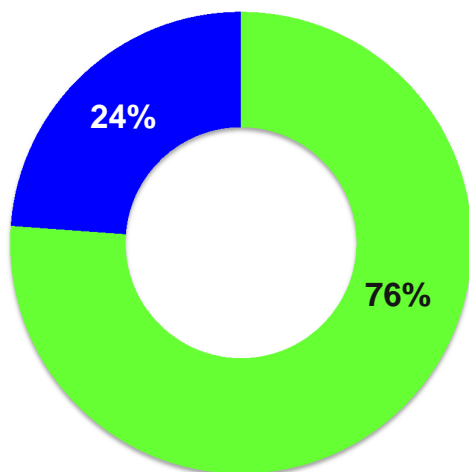
Property & Construction	Revenue increased by 14% due to contribution from new developments, namely, Sejati Residences in Cyberjaya and Utropolis in Glenmarie, and higher progressive billings from Bukit Banyan in Sungai Petani.
Education	Revenue increased by 13% due to higher revenue from Sri KDU international school that has expanded its range of offering to the primary school.

1H FY2013 Vs 1H FY 2012 Financial Results

Revenue By Division (%)

1H FY2013 Revenue

1H FY2012 Revenue

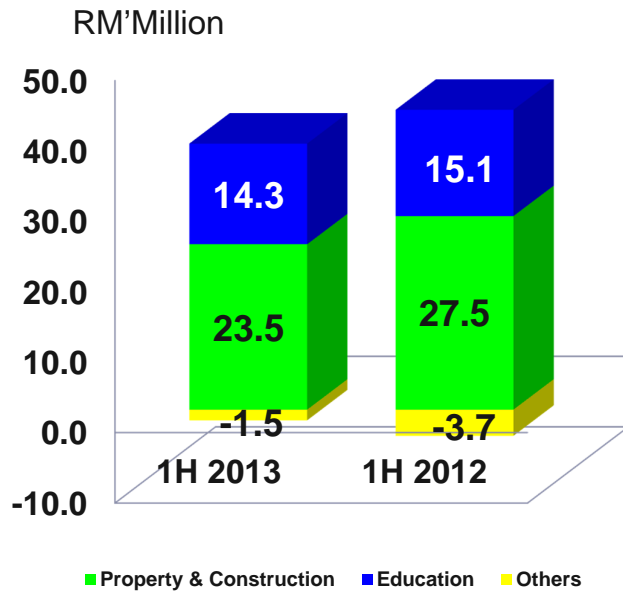


■ Property & Construction ■ Education

■ Property & Construction ■ Education

1HFY2013 Vs 1HFY2012 Financial Results

PBT By Division

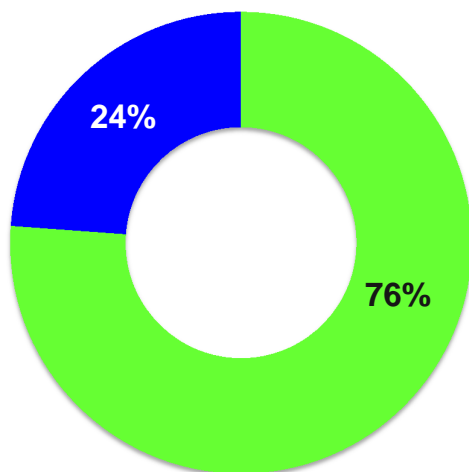


Property & Construction	PBT decreased by 15% due to lower returns from lower margin products from the Kemuning Utama development and higher operating costs stemming from new hires following the Group's move into integrated developments.
Education	PBT decreased by 5% due to lower revenue recorded coupled with higher operating costs incurred by the tertiary sector, particularly the Petaling Jaya campuses.

1H FY2013 Vs 1H FY 2012 Financial Results

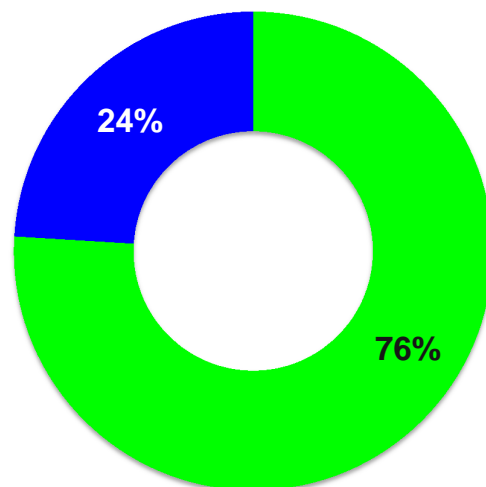
PBT By Division (%)

1H FY2013 Revenue



Property & Construction Education

1H FY2012 Revenue



Property & Construction Education

Statement of Financial Position

RM'000	As at 30.6.2013	As at 31.12.2012
Non-Current Assets	867,652	887,875
Current Assets	395,006	304,395
Total Assets	1,262,658	1,192,270
Current Liabilities	250,244	233,962
Net Current Assets	144,762	70,433
Non-Current Liabilities	304,904	258,371
Total Liabilities	555,148	492,333
Total Equities	707,510	699,937
Total Equities & Liabilities	1,262,658	1,192,270

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Group Debt/Equity (D/E) Ratio

	As at 30.6.2013	As at 31.12.2012
	RM'mil	RM'mil
Borrowings	305.2	252.7
Cash & Bank Balances	131.4	122.1
Total Equity	707.5	699.9

	As at 30.6.2013	As at 31.12.2012
Gross D/E Ratio	0.43	0.36
Net D/E Ratio	0.25	0.19

Gross D/E Ratio = Total Borrowings/Total Equity

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

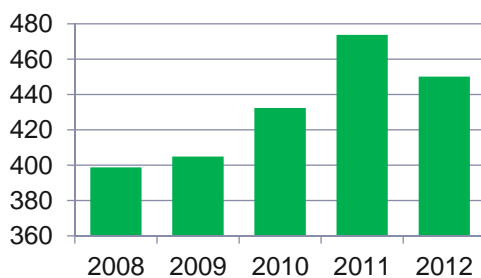
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5-Year Financial Highlights

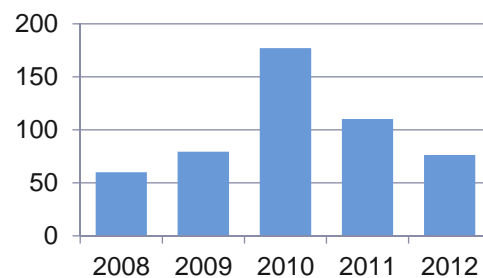
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5-Year Financial Highlights

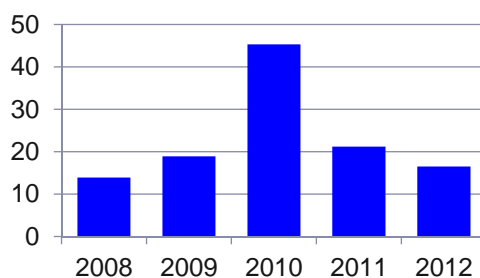
Revenue (RM'Mil)



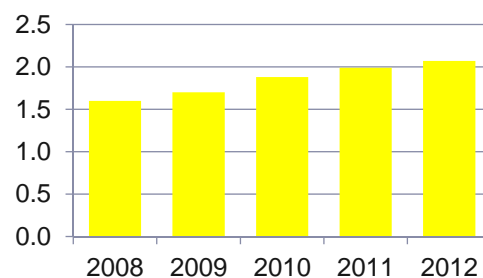
PBT (RM'Mil)



Earnings Per Share (Sen)



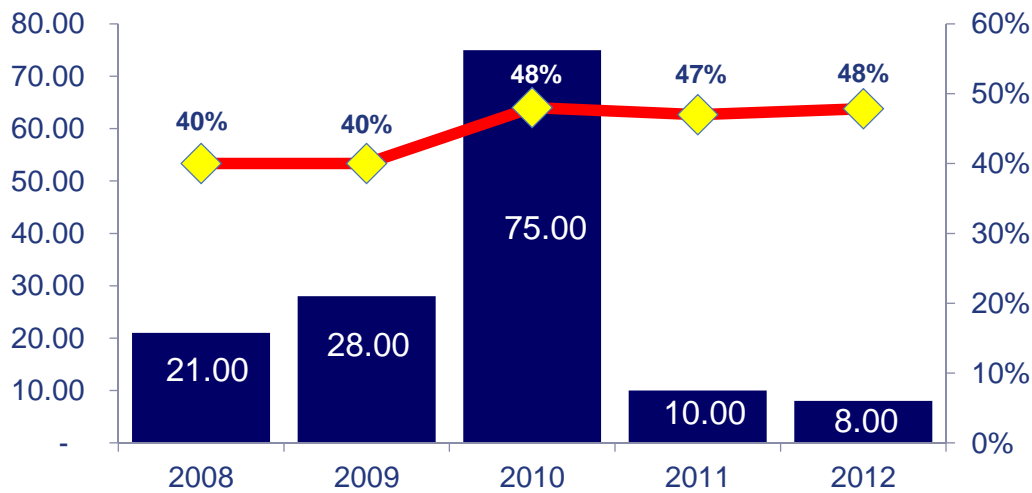
Net Assets Per Share (RM)



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5-Year Financial Highlights

Gross Dividends Per Share (sen) and Payout Ratio (%)



Note:

- FY2008 to FY2010 based on RM1.00 par value
- FY2011 & FY2012 based on RM0.50 par value

1HFY2013 Operational Update

1HFY2013 Operational Update

1HFY2013 Highlights

- Continued pick up of sales of apartments at 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. Currently 90% sold with a strong database of registrants for Phase 2.
- Satisfactory sales of Sejati Residences properties, a 50-acre freehold residential development in Cyberjaya. Our first high end residential development project, this development is slated to be a gated and guarded environment in a 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.
- Steady sales of properties at Bukit Banyan.

1HFY2013 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.
- 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.

Current Land Bank

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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		

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FY2013 Activities

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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.

New developments launched in 2013

- Sejati Residences, Cyberjaya.
- Utropolis Suites @ Glenmarie, Shah Alam.
- Sekitar26 along Persiaran Kuala Selangor, near Hicom Shah Alam.

Education Division

- Key contribution would be from Private & International schools.
- KDU Education Group celebrates 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.

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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.

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Thank You