



## Unaudited 9 Months Financial Year 2013 Results

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# Q3 FY2013 Results

## Q3 FY2013 vs Q3 FY2012 Financial Results

		Q3FY2013	Q3FY2012	+/-	%
Revenue	RM'Mil	123.6	112.0	+11.6	+10%
Profit Before Tax	RM'Mil	17.5	20.1	-2.6	-13%
EBITDA	RM'Mil	20.9	23.8	-2.9	-12%
Net Profit	RM'Mil	13.7	14.8	-1.1	-7%
Earnings Per Share	Sen	4.06	4.38	-0.32	-7%
Dividends	Sen	0.0	0.0	0.0	0%

Group Revenue increased by 10% due to higher revenue registered by the construction division stemming from near completion of external projects.

Group PBT, however, decreased by 13% due to lower PBT registered by the property development stemming from lower lock-in sales brought forward and lower progressive billings on construction works that recently commenced on newly launched developments. The lower performance from the University College also contributed to the lower Group PBT.

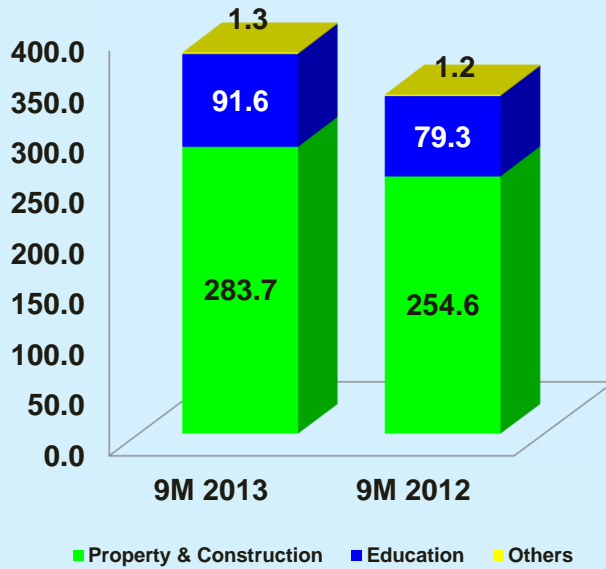
# YTD FY2013 Results

## YTD FY2013 Vs YTD FY 2012 Financial Results

		YTD FY2013	YTD FY2012	+/-	%
Revenue	RM'Mil	376.6	335.1	+41.5	+12%
Profit Before Tax	RM'Mil	53.8	59.0	-5.2	-9%
EBITDA	RM'Mil	64.1	69.7	-5.6	-8%
Net Profit	RM'Mil	39.1	43.0	-3.9	-9%
Earnings Per Share	Sen	11.59	12.73	-1.14	-9%
Dividends	Sen	2.50	3.00	-0.50	-17%
Net Asset Per Share	RM	2.11	2.03	+0.08	+4%
Shareholders' Funds	RM'Mil	713.1	686.5	+26.6	+4%
ROE	%	5.6%	6.4%	-0.8	-13%
Gearing Ratio	Times	0.42	0.33	+0.09	+27%

## YTD FY2013 Vs YTD FY 2012 Financial Results

### Revenue By Division

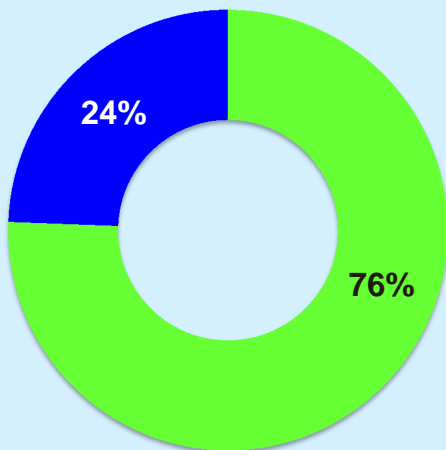


Property & Construction	Revenue increased by 11% due to contribution from new property developments, namely, Sejati Residences in Cyberjaya and Utropolis in Glenmarie, and higher progressive billings from Bukit Banyan in Sungai Petani.
Education	Revenue increased by 16% due to higher revenue from the Sri KDU primary and secondary schools.

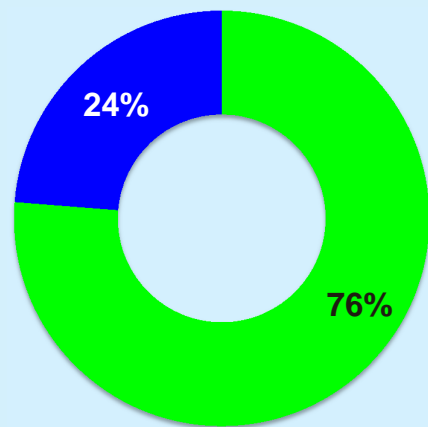
## YTD FY2013 Vs YTD FY 2012 Financial Results

### Revenue By Division (%)

9M FY2013 Revenue



9M FY2012 Revenue



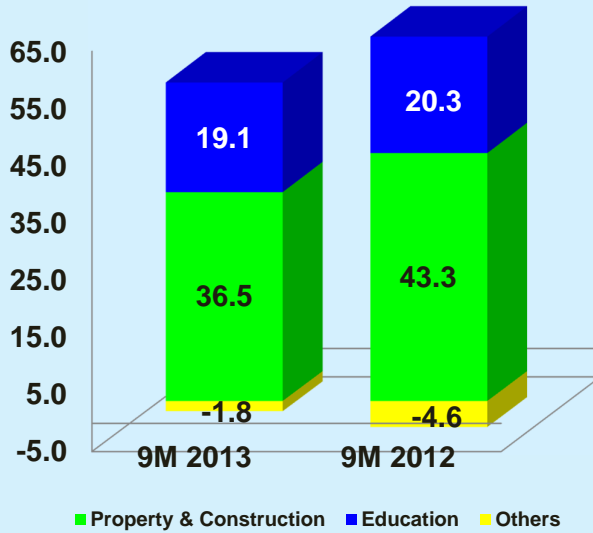
■ Property & Construction ■ Education

■ Property & Construction ■ Education



## YTD FY2013 Vs YTD FY 2012 Financial Results

### PBT By Division

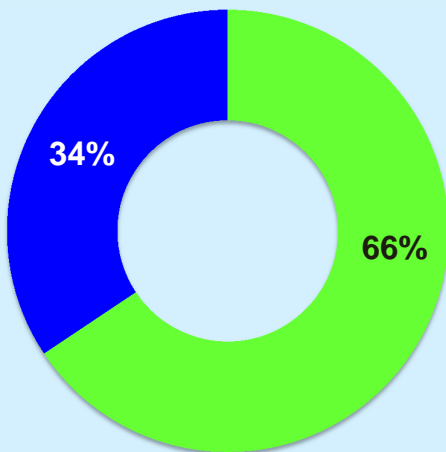


Property & Construction	PBT decreased by 16% due to a high composition of lower margin products from the Kemuning Utama development and higher staff costs due to new hires required following the move to integrated development.
Education	PBT decreased by 6% due to lower revenue and higher operating costs from University College.

## YTD FY2013 Vs YTD FY 2012 Financial Results

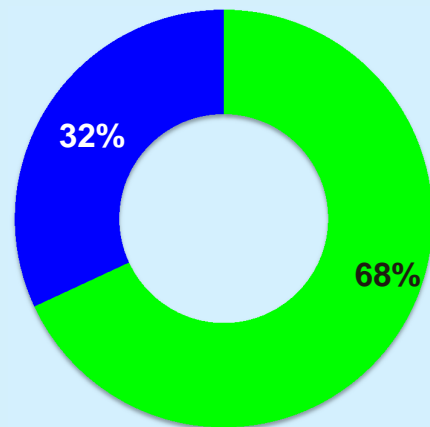
### PBT By Division (%)

9M FY2013 PBT



■ Property & Construction ■ Education

9M FY2012 PBT



■ Property & Construction ■ Education

## Statement of Financial Position

RM'000	As at 30.9.2013	As at 31.12.2012
Non-Current Assets	829,030	887,875
Current Assets	429,099	304,395
<b>Total Assets</b>	<b>1,258,129</b>	<b>1,192,270</b>
Current Liabilities	245,509	233,962
Net Current Assets	183,590	70,433
Non-Current Liabilities	299,528	258,371
<b>Total Liabilities</b>	<b>545,037</b>	<b>492,333</b>
<b>Total Equities</b>	<b>713,092</b>	<b>699,937</b>
<b>Total Equities &amp; Liabilities</b>	<b>1,258,129</b>	<b>1,192,270</b>

## Group Debt/Equity (D/E) Ratio

	As at 30.9.2013	As at 31.12.2012
	RM'mil	RM'mil
Borrowings	302.0	252.7
Cash & Bank Balances	92.0	122.1
<b>Total Equity</b>	<b>713.1</b>	<b>699.9</b>
	As at 30.9.2013	As at 31.12.2012
Gross D/E Ratio	0.42	0.36
Net D/E Ratio	0.29	0.19

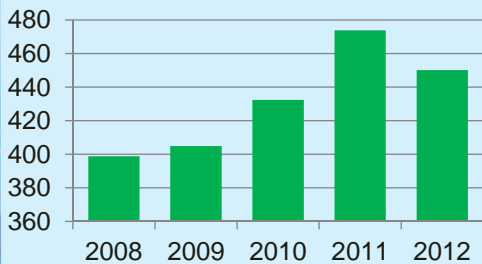
Higher Gross D/E Ratio due to the partial issuance of Sukuk to finance the construction of the new KDU University College campus at Utropolis.

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

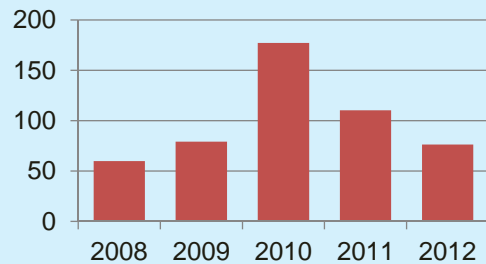
# 5-Year Financial Highlights

## 5-Year Financial Highlights

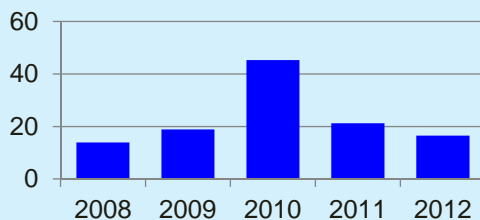
**Revenue (RM'Mil)**



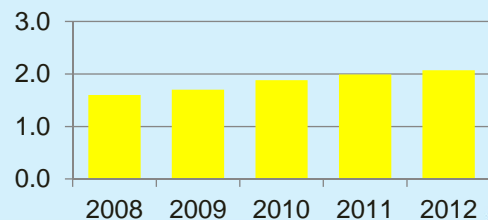
**PBT (RM'Mil)**



**Earnings Per Share (Sen)**

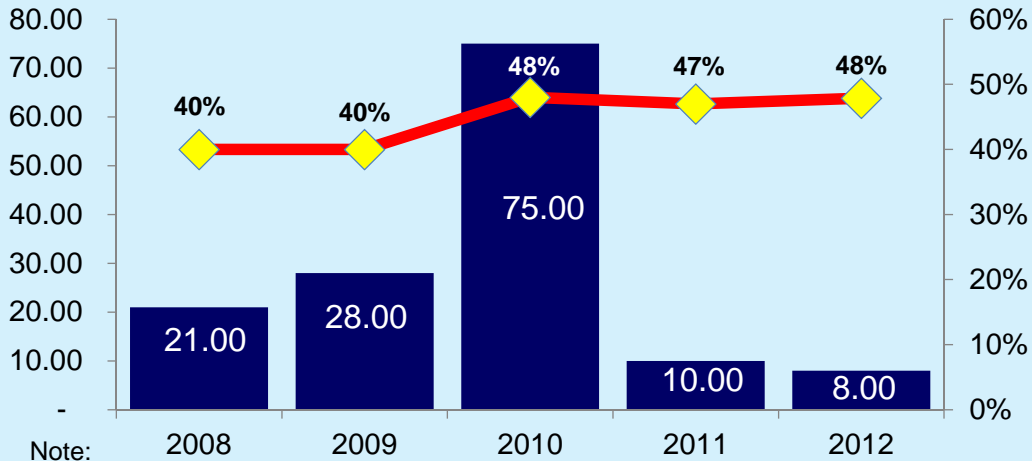


**Net Assets Per Share (RM)**



## 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

## YTD FY2013 Operational Update



## 9Mths FY2013 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, comprises 1,500 units of serviced apartments, SOHOs 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 cornerstones of the Group's growth and success. Currently 93% sold with a strong database of registrants for Phase 2.
- Steady sales of Sejati Residences Phase 1, a 50-acre freehold residential development in Cyberjaya. Its first high end residential development project, this development is slated to be a gated and guarded environment in a safe and green enclave. The total Sejati Residences comprises 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, Sungai Petani's first and only hilltop gated and guarded development, spread across 520 acres of undulating hills. The development comprises a total of 4,853 units of bungalows, semi-detached houses, terrace houses, condominium units and low-cost apartments.

## 9Mths FY2013 Highlights

- Outstanding performance from Sri KDU Primary & Secondary Schools , with full enrolments across the National & International curriculum.
- Improved performance from KDU College Penang.
- Marking the KDU Education Group's 30<sup>th</sup> Anniversary (1983 to 2013) as a full spectrum education services provider, with a strong reputation for providing high quality education.
- 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

# Current Landbank

	Total (Acres)	Estimated Total GDV (RM*Million)	Development
Sekitar26, Persiaran Kuala Selangor, Shah Alam	30.0	RM7.0 Billion	Integrated Development
Paramount Utropolis, Glenmarie	11.7		Integrated Development
Bandar Laguna Merbok, Sungai Petani	22.6		Residential & Commercial
Kemuning Utama, Shah Alam	50.9		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	33.2		Integrated Development
Section 13 , Petaling Jaya	5.2		Integrated Development
Machang Bubuk , Penang	39.6		Residential & Commercial
<b>Total</b>	<b>750.6</b>		

# FY2013 Activities

## FY2013 Activities & Highlights

### Property & Construction Division

Sales are expected from the following projects:

Existing Developments

- Bandar Laguna Merbok
- Bukit Banyan
- Kemuning Utama

New developments launched in 2013

- Sejati Residences
- Paramount Utropolis
- Sekitar26

Awards

- HR Asia 'Best Companies to Work For in Asia'

### Education Division

- Key contribution would be from Sri KDU Primary & Secondary schools.
- KDU University College (KDUUC) saw encouraging pick-up in enrolment numbers in the 2<sup>nd</sup> half of 2013, and introduced 3 new programmes during the year.

Awards

- KDUUC was presented the platinum seal of approval in the ACCA ALP-Student Tuition Scheme.
- KDU College Penang garnered MPSP "Green Industry" award.

## Outlook 2013

- Performance of remaining Q4 will be maintained driven largely by the new property developments launched during the year and the outstanding performance of the Sri KDU Primary & Secondary Schools.

## Disclaimer

### **Statement Regarding Unaudited Financial Information**

The unaudited financial information set forth above is preliminary and subject to adjustments and modifications.

### **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**