



Unaudited 9M2014 Results

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3Q2014 Results

3Q2014 vs 3Q2013 Financial Results

		3Q2014	3Q2013	+/-	%
Revenue	RM Mil	120.4	123.6	(3.2)	-3%
Profit before tax	RM Mil	20.6	17.5	3.1	18%
EBITDA	RM Mil	23.7	21.1	2.6	12%
Net profit	RM Mil	16.2	13.7	2.5	18%
Earnings per share	Sen	3.64	3.81	(0.17)	-4%
Dividend per share	Sen	0.00	0.00	0.00	0%

Group revenue decreased by 3% due to lower revenue registered by Property Division's construction segment.

Group PBT increased by 18% due to higher PBT registered by the Property and Education divisions.

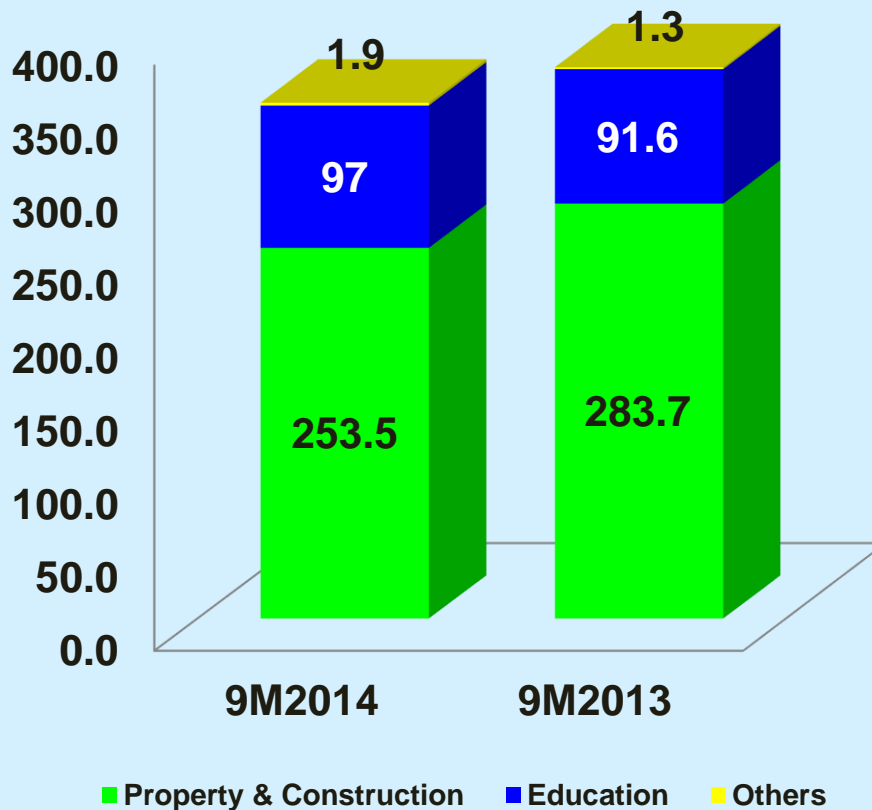
9M2014 Results

9M2014 vs 9M2013 Financial Results

		9M2014	9M2013	+/-	%
Revenue	RMMil	352.4	376.6	(24.2)	-6%
Profit before tax	RMMil	69.2	53.8	15.4	29%
EBITDA	RMMil	78.7	64.1	14.6	23%
Net profit	RMMil	54.0	39.1	14.9	38%
Earnings per share	Sen	13.99	10.87	3.12	29%
Dividend per share	Sen	2.50	2.50	0.00	0%
Net asset per share	RM	1.99	2.09	(0.10)	-5%
Shareholders' funds	RMMil	841.9	713.1	128.8	18%
ROE	%	7.2	5.6	1.6	29%
Gearing ratio	Times	0.39	0.42	(0.03)	-7%

9M2014 vs 9M2013 Financial Results

Revenue By Division (RM'Million)

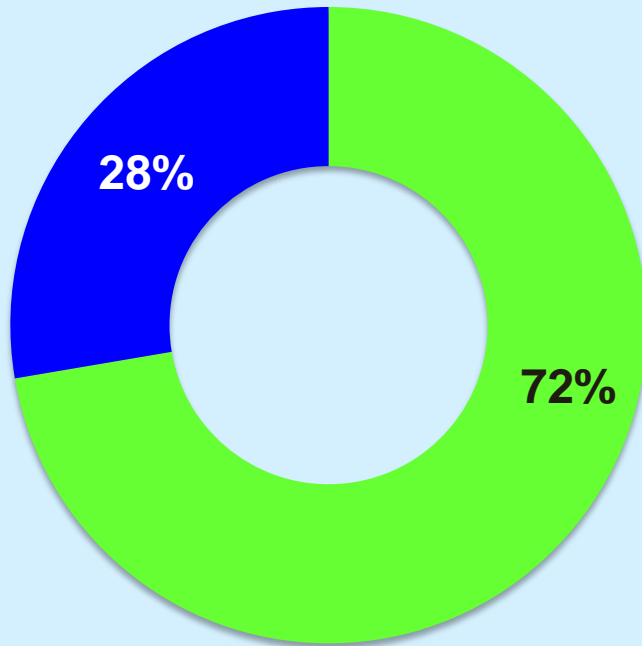


Property Division	<p>Revenue decreased by 11% due to:</p> <ul style="list-style-type: none"> • Lower contribution from the construction segment as it winds down its external construction projects, which was off-set by: • Higher contribution on new launches from Sejati Residences in Cyberjaya, Utropolis in Glenmarie and Sekitar26 Business in Shah Alam development projects.
Education	<p>Revenue increased by 6% due to higher revenue from the Sri KDU primary and secondary schools.</p>

9M2014 vs 9M2013 Financial Results

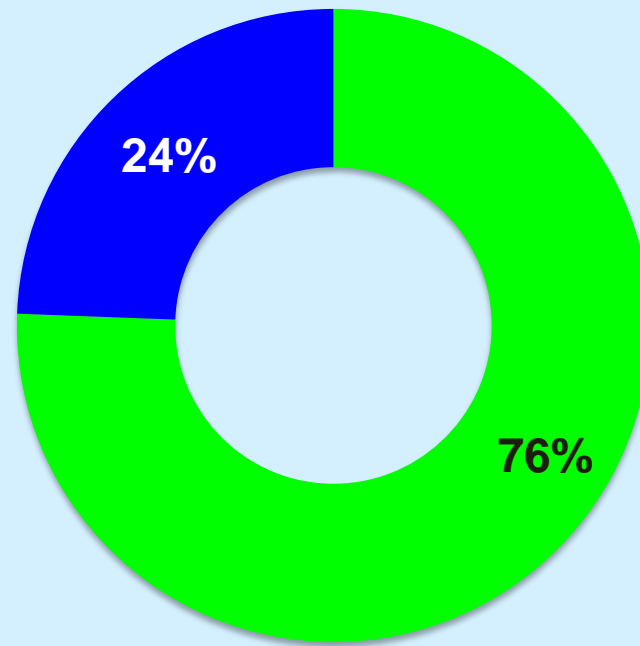
Revenue By Division (%)

9M2014 Revenue



■ Property & Construction ■ Education

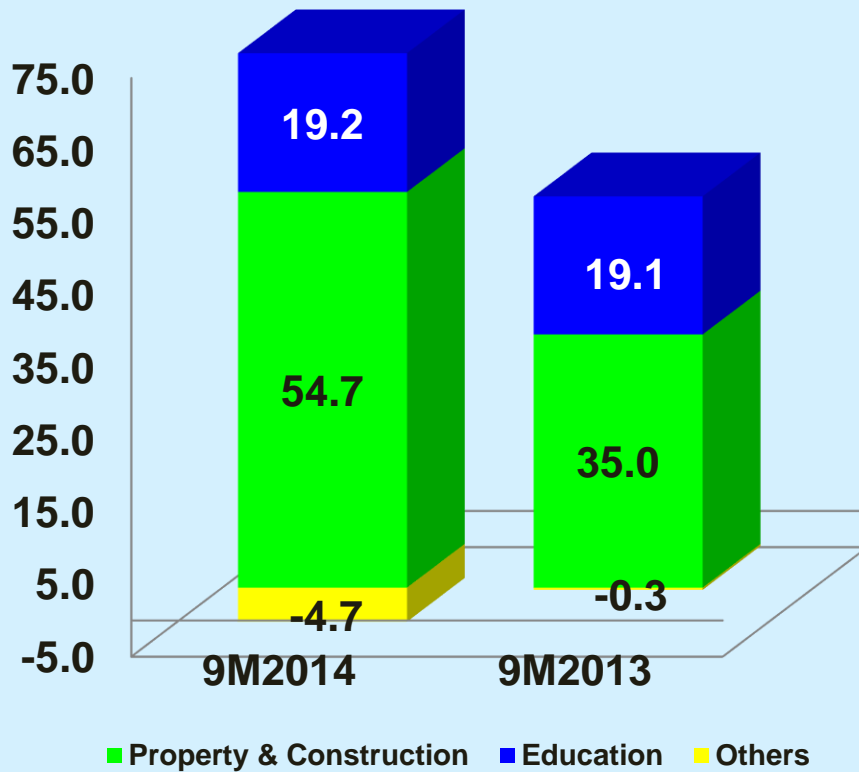
9M2013 Revenue



■ Property & Construction ■ Education

9M2014 Vs 9M2013 Financial Results

PBT By Division (RM'Million)

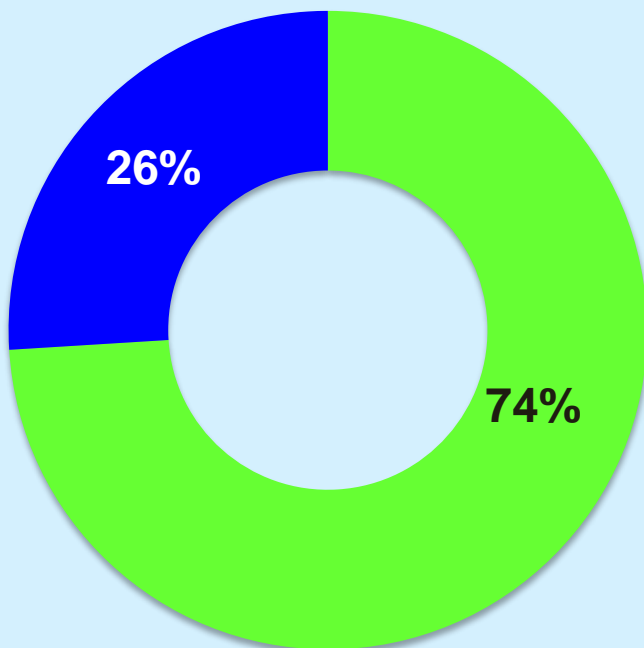


<p>Property Division</p>	<p>PBT increased by 56% due to gains of RM13.1 million arising from the disposal of lands.</p> <p>Operating profit increased by 30% due to higher progressive billings on new launches from ongoing development projects and construction activities on these multiple development.</p>
<p>Education</p>	<p>PBT was maintained at previous year's level of RM19 million due to:</p> <ul style="list-style-type: none"> • Higher losses incurred by KDU University College, which was off-set by: • Higher profit from Sri KDU primary and secondary schools; and • The gain of RM1.3 million from the Termination Agreement with UEM Land Bhd

9M2014 vs 9M2013 Financial Results

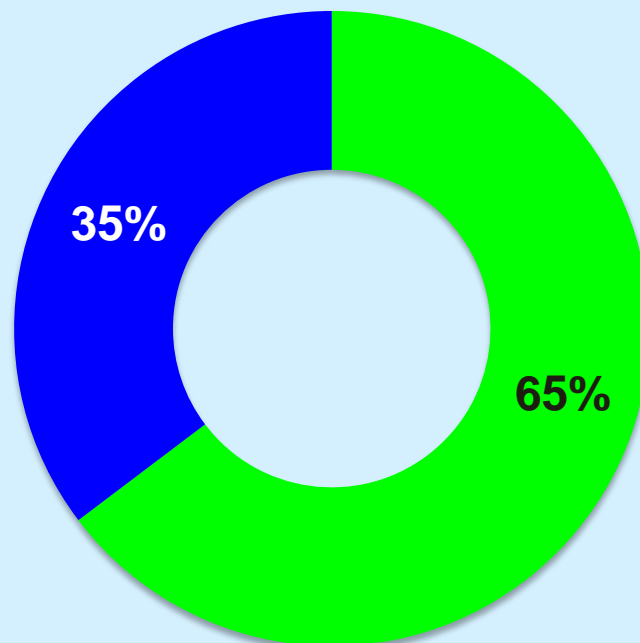
PBT By Division (%)

9M2014 PBT



■ Property & Construction ■ Education

9M2013 PBT



■ Property & Construction ■ Education

Statement of Financial Position

RM'000	30/9/2014	31/12/2013
Non-current assets	1,048,145	870,637
Current assets	482,816	431,692
Total assets	1,530,961	1,302,329
Current liabilities	354,227	280,810
Net current assets	128,589	150,882
Non-current liabilities	285,004	294,421
Total liabilities	639,231	575,231
Total equity	891,730	727,098
Total equity and liabilities	1,530,961	1,302,329

Group Debt/Equity (D/E) Ratio

	30/9/2014	31/12/2013
	RM'Mil	RM'Mil
Borrowings	350.6	317.7
Cash & bank balances	159.1	110.5
Total equity*	891.7	727.1
	30/9/2014	31/12/2013
Gross D/E ratio	0.39	0.44
Net D/E ratio	0.21	0.28

Included Private Debt Securities of RM50 million which was issued on 6 February 2014.

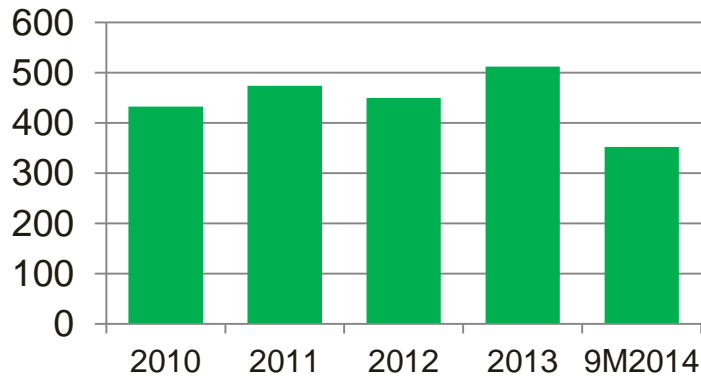
Gross D/E Ratio = *Total Borrowings/Total Equity*

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

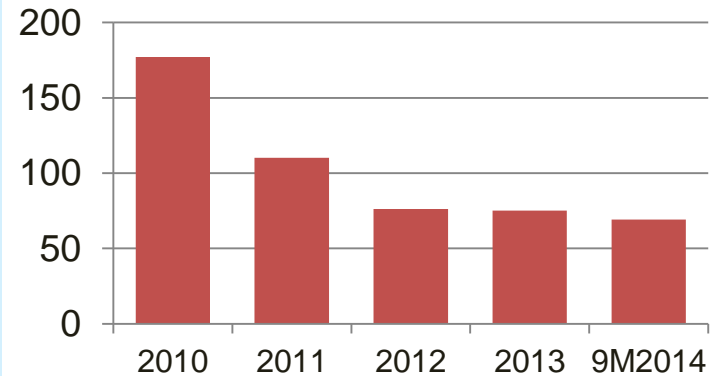
5-Year Financial Highlights

5-Year Financial Highlights

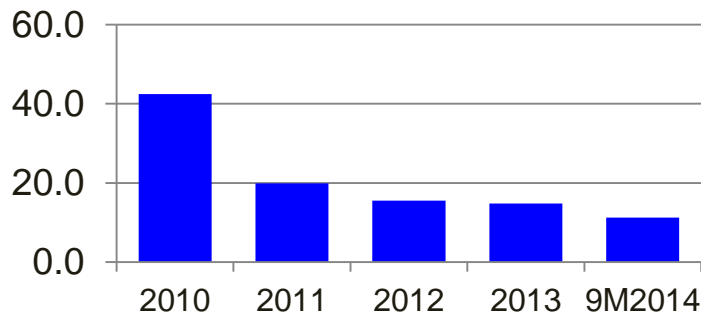
Revenue (RM'Mil)



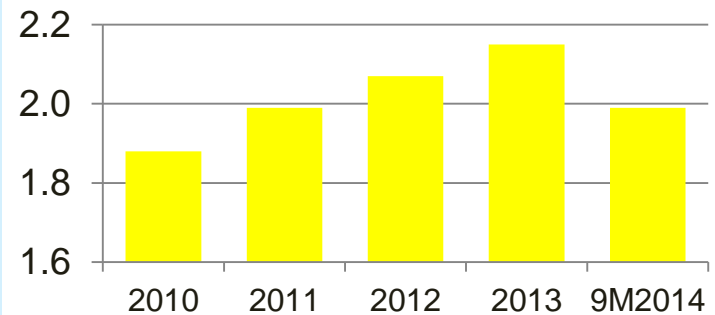
PBT (RM'Mil)



Earnings Per Share (Sen)

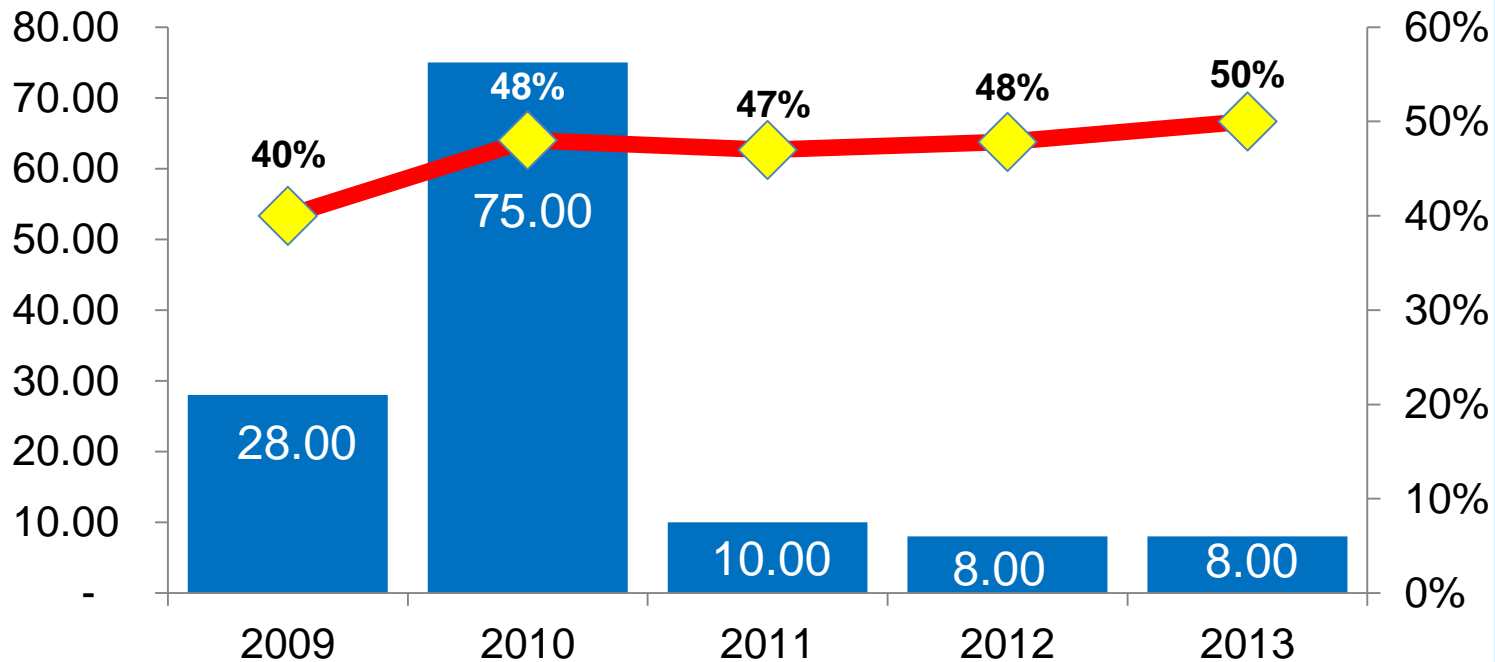


Net Assets Per Share (RM)



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

2014 Highlights

2014 Highlights

Property & Construction Division

New launches with offerings of a wide array of products from affordable to premium residential properties and semi-detached industrial properties:

- Bandar Laguna Merbok – Zero lot bungalows
- Bukit Banyan – Terraces & Semi Ds
- Sejati Residences – Zero lot bungalows
- Paramount Utropolis – SOHO's
- Sekitar26 Business – Semi-Detached Industrial Units

Other key contributors:

- Lock-in sales brought forward

Education Division

Major initiatives:

- Completion of the new KDU University College flagship campus at Glenmarie
- Development of a strong suite of new programmes including a Bachelor in Accounting that offers an accelerated pathway into the ACCA qualification.
- Intensive promotional activities ahead of move to new campus in Glenmarie
- Upgrade of facilities and resources at KDU College Penang in line with planned elevation to University College status
- Reputation building for Sri KDU Primary & Secondary schools on the back of strong enrollment
- Adding facilities at Sri KDU Schools to increase capacity to meet overwhelming demand

Current Land Bank

Current Landbank

	Total (Acres)	Estimated Total GDV (RM'Million)	Development
Sekitar26, Persiaran Kuala Selangor, Shah Alam	17.3	RM7.5 Billion	Integrated Development
Paramount Utropolis, Glenmarie	6.4		Integrated Development
Bandar Laguna Merbok, Sungai Petani	1.9		Residential & Commercial
Kemuning Utama, Shah Alam	50.9		Residential & Commercial
Bukit Banyan, Sungai Petani	416.1		Residential & Commercial
Sejati Residences, Cyberjaya	43.4		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
Batu Kawan, Penang	20.0		Residential & Commercial
Total	643.4		

Prospects For The Remaining Year

1. The Property Division is expected to maintain its performance in the remaining quarter of the year attributable to its carried forward lock-in sales and higher progressive billings.
2. The Education Division continues to operate in a challenging environment. Despite the headwinds, the primary and secondary schools with their strong value proposition and brand name will continue to perform well and drive the performance of the Education Division.
3. Overall, barring any unforeseen circumstances, the performance of the Group is expected to be better than that of the previous year.

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