

**PARAMOUNT<sup>®</sup>**

**Unaudited 1Q2015 Results**

**19 May 2015**

# Contents

1. 1Q2015 Results
2. 5-Year Financial Highlights
3. 2015 Highlights
4. Total Landbank & GDV
5. Prospects for 2015

PARAMOUNT

# 1Q2015 Results

# 1Q2015 vs 1Q2014 Financial Results

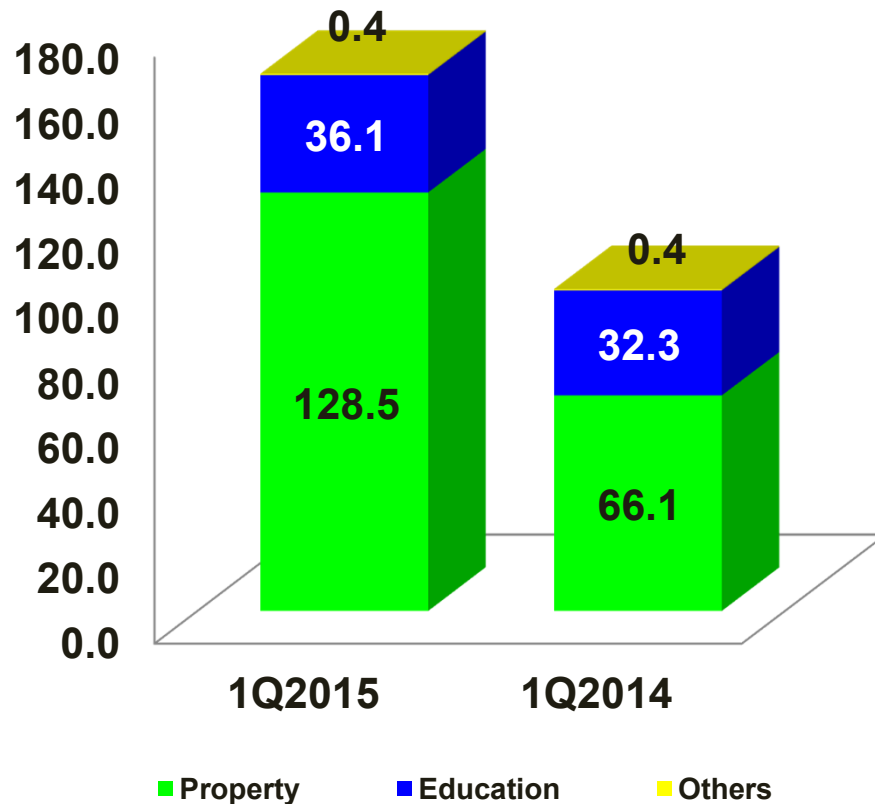
		1Q2015	1Q2014	+/-	%
Revenue	RM'Mil	165.0	98.8	66.2	67%
Profit before tax	RM'Mil	33.6	23.8	9.8	41%
EBITDA	RM'Mil	40.3	26.0	14.3	55%
Net profit	RM'Mil	24.8	19.6	5.2	27%
Earnings per share	Sen	5.49	5.43	0.06	1%
Dividend per share	Sen	0.00	0.00	0.00	0%
Net asset per share	RM	2.07	2.21	(0.14)	-6%
Shareholders' funds	RM'Mil	875.1	746.9	128.2	17%
ROE	%	2.7	2.7	0.0	0%
Gearing ratio	Times	0.40	0.43	(0.03)	-7%

Group revenue increased by 67% with higher contribution from the Property and Education Divisions.

Consequently, group PBT increased by 41%.

# 1Q2015 vs 1Q2014 Financial Results

Revenue By Division (RM'Million)

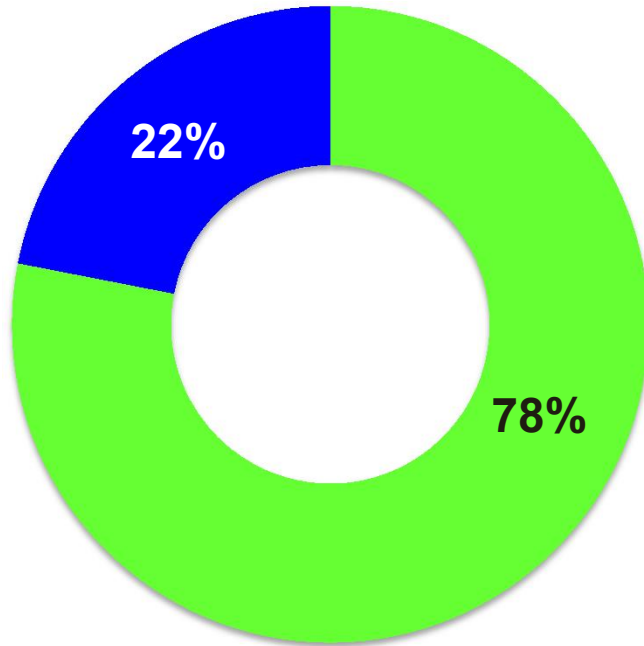


<p><b>Property Division</b></p>	<p>Revenue almost doubled, by 94% due to:</p> <ul style="list-style-type: none"> <li>“ Higher progressive billings registered on the Sejati Residences in Cyberjaya, Utropolis in Glenmarie and Sekitar26 Business in Shah Alam developments.</li> <li>“ Stronger than expected sales on these developments and the Bukit Banyan development in Sungai Petani.</li> </ul>
<p><b>Education</b></p>	<p>Revenue increased by 12% due to higher revenue from the Sri KDU primary and secondary schools and KDU College Penang.</p>

# 1Q2015 vs 1Q2014 Financial Results

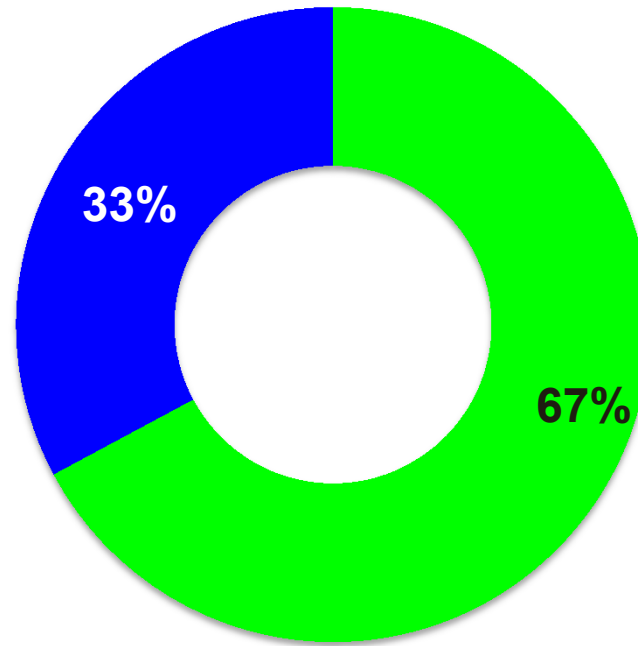
## Revenue By Division (%)

1Q2015 Revenue



■ Property    ■ Education

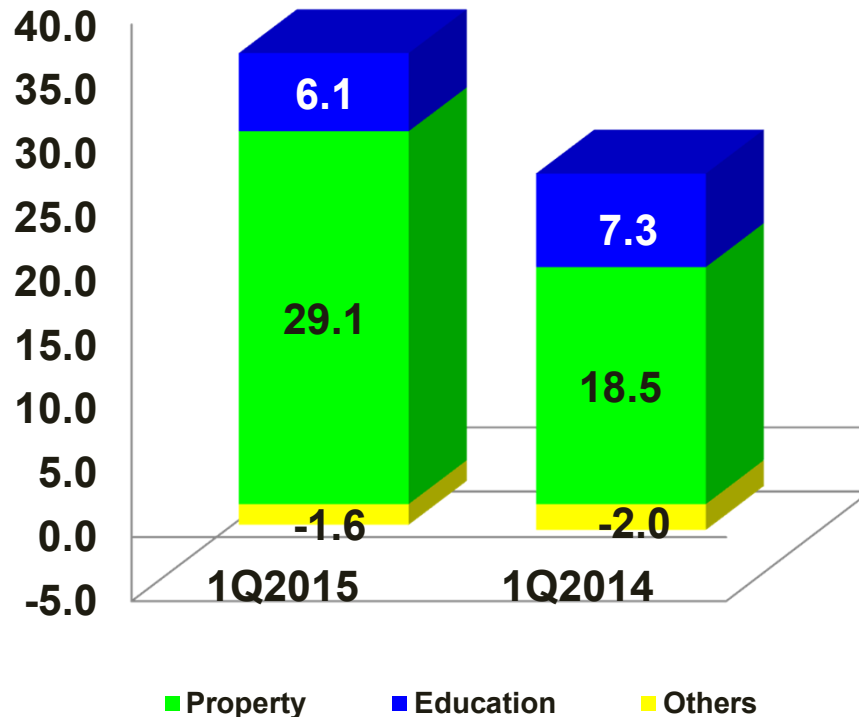
1Q2014 Revenue



■ Property    ■ Education

# 1Q2015 vs 1Q2014 Financial Results

**PBT By Division (RM'Million)**



<b>Property Division</b>	PBT increased by 57% due to the higher revenue.
<b>Education</b>	Higher profits from Sri KDU primary and secondary schools and KDU College Penang, mitigating the higher losses incurred by KDU University College.

# Statement of Financial Position

<b>RM'000</b>	<b>31/3/2015</b>	<b>31/12/2014</b>
Non-current assets	1,147,037	1,111,446
Current assets	512,463	540,745
<b>Total assets</b>	<b>1,659,500</b>	<b>1,652,191</b>
Current liabilities	403,588	409,997
Net current assets	108,875	130,748
Non-current liabilities	280,994	290,350
<b>Total liabilities</b>	<b>684,582</b>	<b>700,347</b>
<b>Total equity</b>	<b>974,918</b>	<b>951,844</b>
<b>Total equity and liabilities</b>	<b>1,659,500</b>	<b>1,652,191</b>



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

	31/3/2015	31/12/2014
	RM'Mil	RM'Mil
Borrowings	385.3	385.1
Cash & bank balances	130.9	192.3
Total equity*	974.9	951.8
	31/3/2015	31/12/2014
Gross D/E ratio	0.40	0.40
Net D/E ratio	0.26	0.20

Included Private Debt Securities of RM100 million.

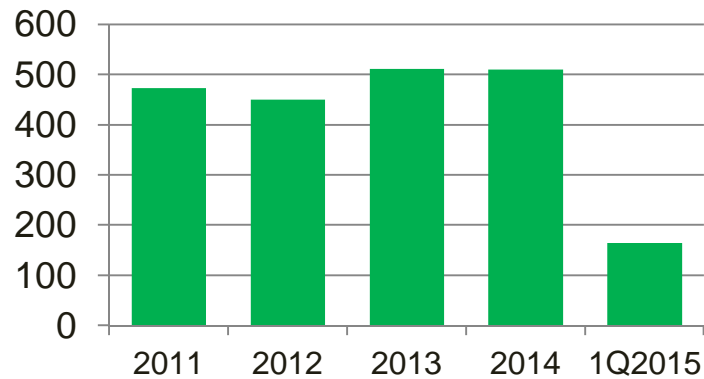
*Gross D/E Ratio = Total Borrowings/Total Equity*

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

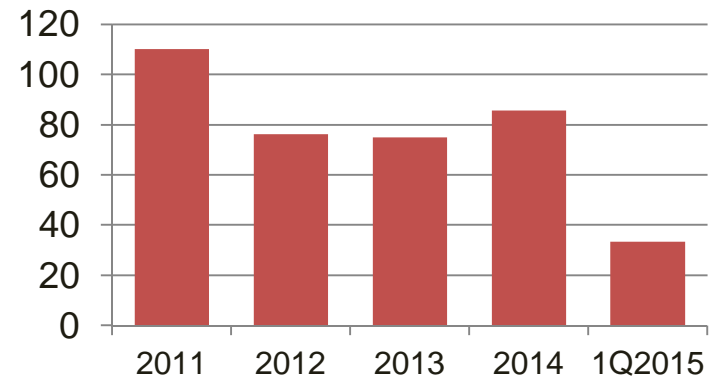
# 5-Year Financial Highlights

# 5-Year Financial Highlights

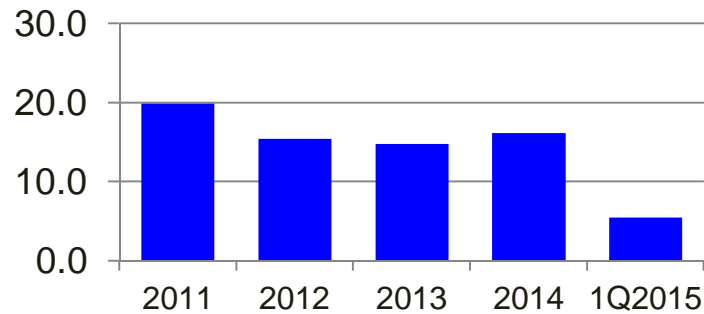
Revenue (RM'Mil)



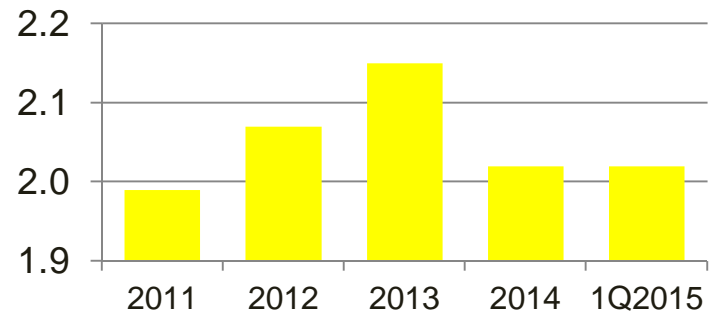
PBT (RM'Mil)



Earnings Per Share (Sen)

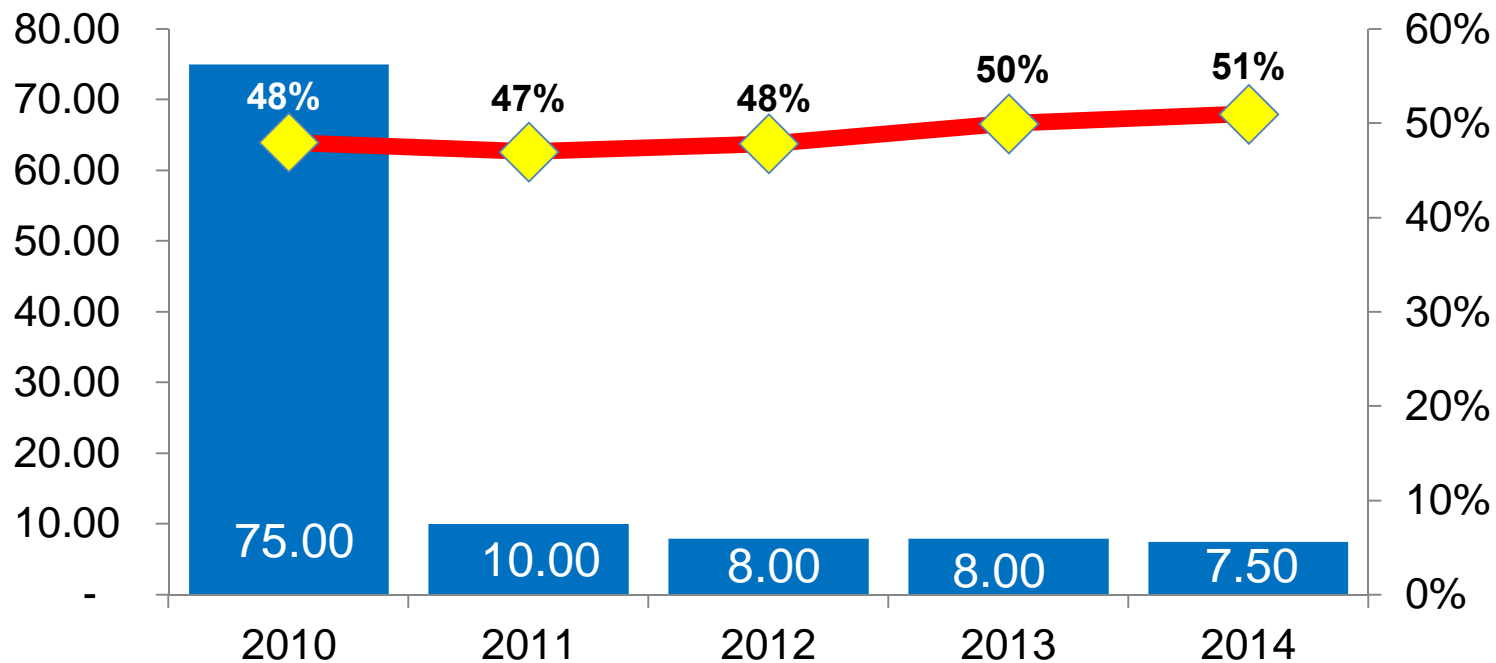


Net Assets Per Share (RM)



# 5-Year Financial Highlights

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



Note:

“ FY2010 based on RM1.00 par value

“ FY2011 & FY2014 based on RM0.50 par value

PARAMOUNT

# 2015 Highlights

## Property Division

New sales of 177 units of properties with total sales value of RM157 million recorded in 1Q2015, boosting lock-in sales brought forward.

New launches with offerings of a wide array of products at different price points to suit the needs of investors:

- “ Bandar Laguna Merbok . Malay shoplots
- “ Bukit Banyan . Terraces & Semi Detached
- “ Sejati Residences . Semi detached and 3-storey superlinks
- “ Paramount Utropolis . Dual Key apartments
- “ Salak Tinggi . Double storey terrace

## Education Division

- “ New KDU University College flagship campus at Utropolis, Glenmarie with increased capacity to drive organic growth of student numbers
- “ Step up marketing & distribution efforts
- “ Development of a strong suite of new programmes
- “ Upgrade of facilities and resources at KDU College Penang in line with planned elevation to University College status

# Total Landbank & GDV

## Total Landbank & GDV

Project	Original Land Size (Acre)	Remaining GDV (Million)	Development Period	
			Start	End
<b>On going Developments</b>				
Sekitar26 Business, Shah Alam	13.5	89	2013	2021
Paramount Utropolis, Glenmarie	11.8	476	2013	2023
Bandar Laguna Merbok, Sungai Petani	500	39	1996	2015
Kemuning Utama, Shah Alam	525	0	2004	2014
Bukit Banyan, Sungai Petani	520	839	2012	2027
Sejati Residences, Cyberjaya	50	963	2013	2021
<b>Total</b>		<b>2406</b>		



# Total Landbank & GDV

Project	Land Size (Acre)	GDV (Million)	Development Period	
			Start	End
<b>Projects in the Pipeline</b>				
Section 13, Petaling Jaya	5.2	801	2015	2020
Jalan Goh Hock Huat, Klang	29.16	1607	2016	2026
Batu Kawan, Penang	20	1300	2016	2026
Machang Bubuk, Penang	65	324	2017	2025
<b>Future Projects</b>				
Lots 7&9, Kota Damansara*	9.4	660		
Sekitar26, Shah Alam	16.8	938		
<b>New Acquisition</b>				
Salak Tinggi, Sepang	238	1100	2015	2023
<b>Total</b>		<b>6730</b>		
<b>Grand Total</b>		<b>9136</b>		

\* Due to the proximity of the land to the proposed new MRT Station, the proposed development has been put on hold, as we seek to upgrade the land use from industrial to commercial

PARAMOUNT

# Prospects for 2015

## Prospects for 2015

The results achieved in 1Q2015 have given the Group a good foundation on which to drive growth in 2015, and the Group is on track to deliver another set of good results.

Paramount Property has recorded new sales of 177 units with a sales value of RM157 million in 1Q2015 from its ongoing development projects . Sehati Residences, Paramount Utropolis, Sekitar26 Business, and Bukit Banyan and Bandar Laguna Merbok in Sungai Petani. Planned new launches from Sehati Residences, Paramount Utropolis, Bukit Banyan and Bandar Laguna Merbok as well as unveiling of its new development projects in Section 13, Petaling Jaya and Batu Kawan in Penang remain on track.

The expected completion in July 2015 of the acquisition of the Salak Tinggi land, part of an ongoing development with approved Master Layout Plan and ready infrastructure will facilitate plans for speed to market and turnaround time, and we hope to launch our second township development in the Klang Valley in either 4Q2015 or early 1Q2016.

The growth in student enrolment in the education division in 1Q2015 from the previous year will translate to higher revenue and profits for the rest of the year for the primary and secondary schools and the college in Penang, mitigating the expected losses of the university college that stems from related costs in operating the new campus in Utropolis, Glenmarie, which opened in January, 2015.

While the Group remains vigilant on the challenges of the market, which is feeling the impact of many different negative factors that together have dampened the public's appetite for consumption, we will need to up our ante on innovation, offering more interesting lifestyle themes and putting in place more robust sales and marketing efforts as well as measures to improve operational efficiencies.

**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.

PARAMOUNT

Thank You