

PARAMOUNT[®]

Unaudited 3Q2015 Results

19 November 2015

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3Q2015 & 9M2015 Results

3Q2015 vs 3Q2014 Financial Results

		3Q2015	3Q2014	+/-	%
Revenue	RMMil	147.7	120.4	27.3	23%
Profit before tax	RMMil	23.2	20.6	2.6	13%
EBITDA	RMMil	30.3	23.7	6.6	28%
Profit net of tax	RMMil	17.1	16.2	0.9	6%
Earnings per share	Sen	3.68	3.64	0.04	1%
Dividend per share	Sen	0.00	0.00	0.00	0%

Group revenue grew by 23% on the back of higher revenue from both the Property and Education divisions.

Group PBT increased by 13%.

9M2015 vs 9M2014 Financial Results

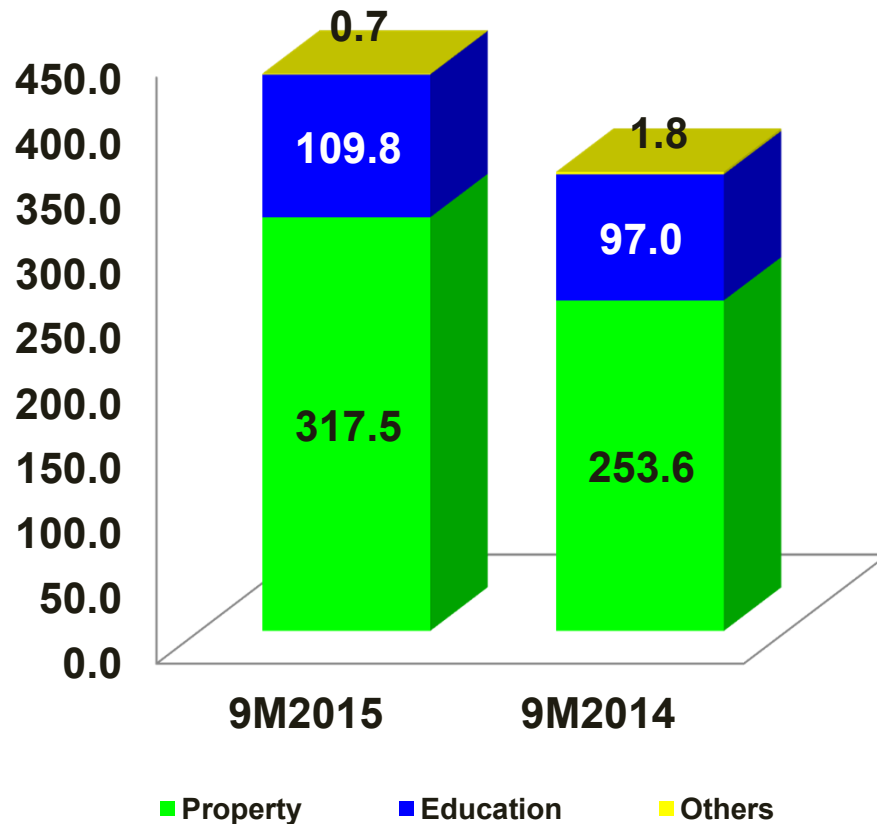
		9M2015	9M2014	+/-	%
Revenue	RMMil	428.0	352.4	75.6	21%
Profit before tax	RMMil	78.9	69.2	9.7	14%
EBITDA	RMMil	99.0	78.7	20.3	26%
Profit net of tax	RMMil	57.7	54.0	3.7	7%
Profit attributable to ordinary equity holders of the company	RMMil	52.8	52.4	0.4	1%
Earnings per share	Sen	12.50	13.99	(1.49)	-11%
Dividend per share	Sen	2.50	2.50	0.00	0%
Net asset per share	RM	2.07	1.99	0.08	4%
Shareholders' funds	RMMil	874.0	841.9	32.1	4%
ROE	%	6.2	7.2	(1.0)	-14%
Gearing ratio	Times	0.48	0.39	0.09	23%

Group revenue grew by 21% on the back of higher revenue from both the Property and Education Divisions.

Group PBT increased by 14%.

9M2015 vs 9M2014 Financial Results

Revenue By Division (RM'Million)

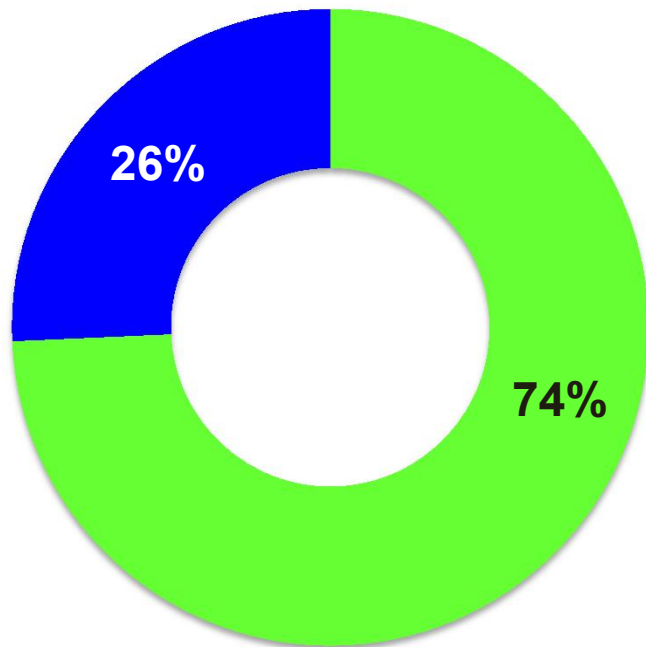


Property Division	<p>Revenue increased by 25% due to:</p> <ul style="list-style-type: none"> Higher progressive billings registered on the Sejati Residences in Cyberjaya, Utropolis in Glenmarie, Sekitar26 Business in Shah Alam and Bukit Banyan in Sg Petani developments Higher sales from these developments
Education Division	<p>Revenue increased by 13% due to:</p> <ul style="list-style-type: none"> Higher new student enrolment recorded by Sri KDU primary and secondary schools and tertiary education

9M2015 vs 9M2014 Financial Results

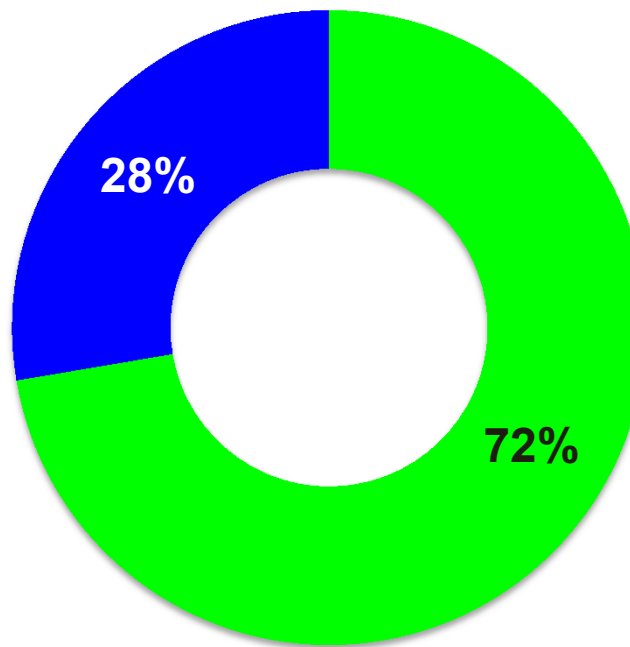
Revenue By Division (%)

9M2015 Revenue



■ Property ■ Education

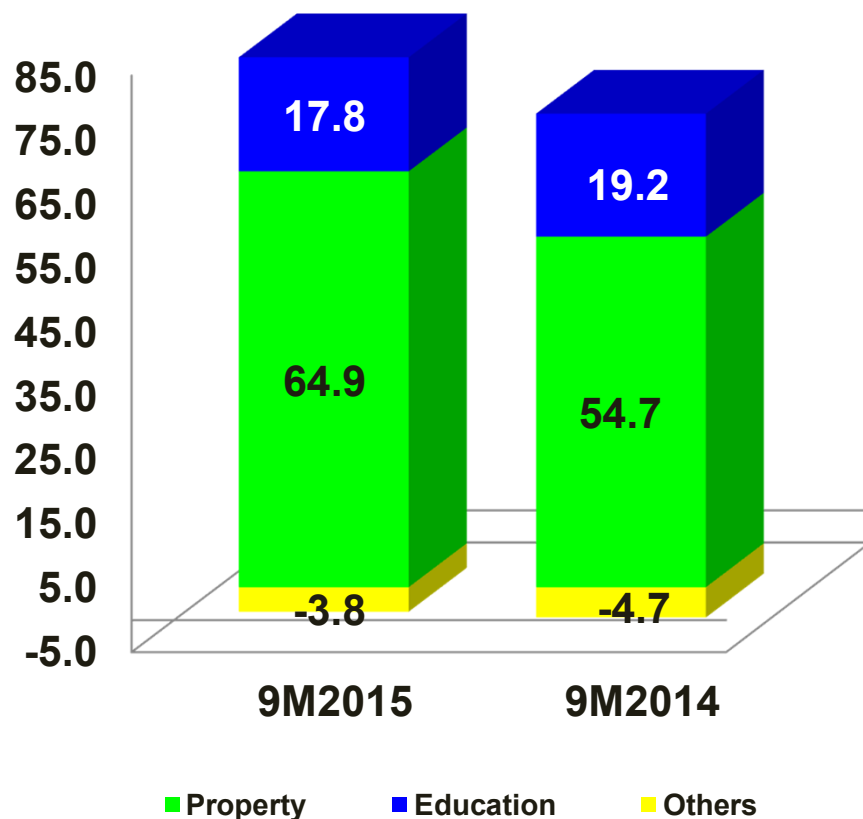
9M2014 Revenue



■ Property ■ Education

9M2015 vs 9M2014 Financial Results

PBT By Division (RM'Million)



Property Division	PBT increased by 19% due to the higher revenue.
Education Division	PBT decreased by 7% due to: “ Higher losses from KDU University College due to the onset of depreciation and interest charges on its new Utropolis, Glenmarie campus “ Higher PBT from Sri KDU primary and secondary schools mitigated the loss of KDU University College

Statement of Financial Position

RM'000	30/9/2015	31/12/2014
Non-current assets	1,400,108	1,111,446
Current assets	470,962	540,745
Total assets	1,871,070	1,652,191
Current liabilities	352,778	409,997
Net current assets	118,184	130,748
Non-current liabilities	444,529	290,350
Total liabilities	797,307	700,347
Total equity	1,073,763	951,844
Total equity and liabilities	1,871,070	1,652,191

Group Debt/Equity (D/E) Ratio

	30/9/2015	31/12/2014
	RM'Mil	RM'Mil
Borrowings	516.8	385.1
Cash & bank balances	139.1	192.3
Total equity*	1,073.8	951.8
	30/9/2015	31/12/2014
Gross D/E ratio	0.48	0.40
Net D/E ratio	0.35	0.20

*Included Private Debt Securities of RM200 million

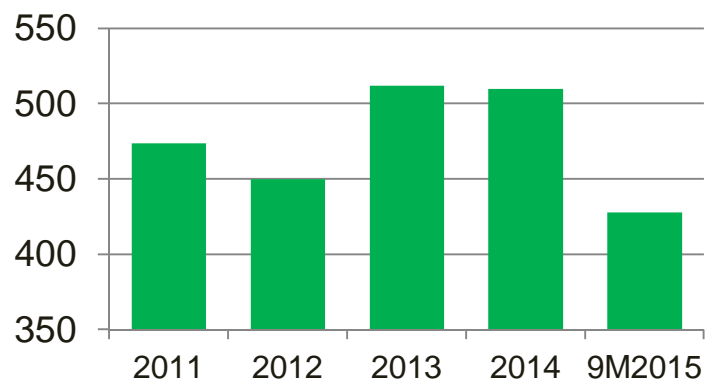
Gross D/E Ratio = Total Borrowings/Total Equity

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

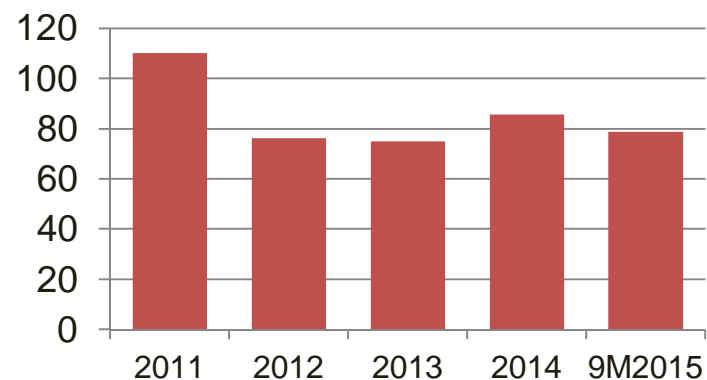
5-Year Financial Highlights

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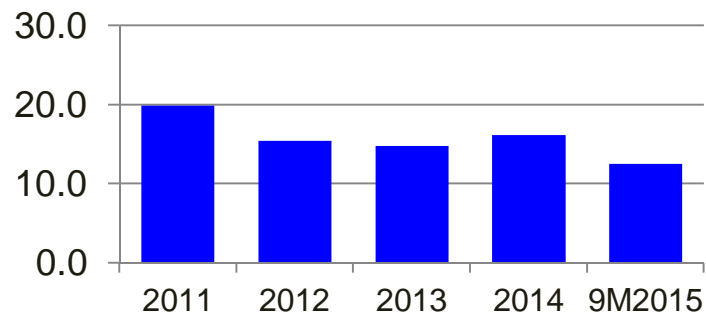
Revenue (RM'Mil)



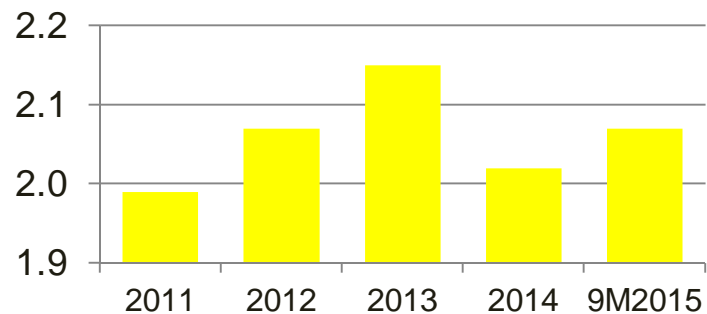
PBT (RM'Mil)



Earnings Per Share (Sen)

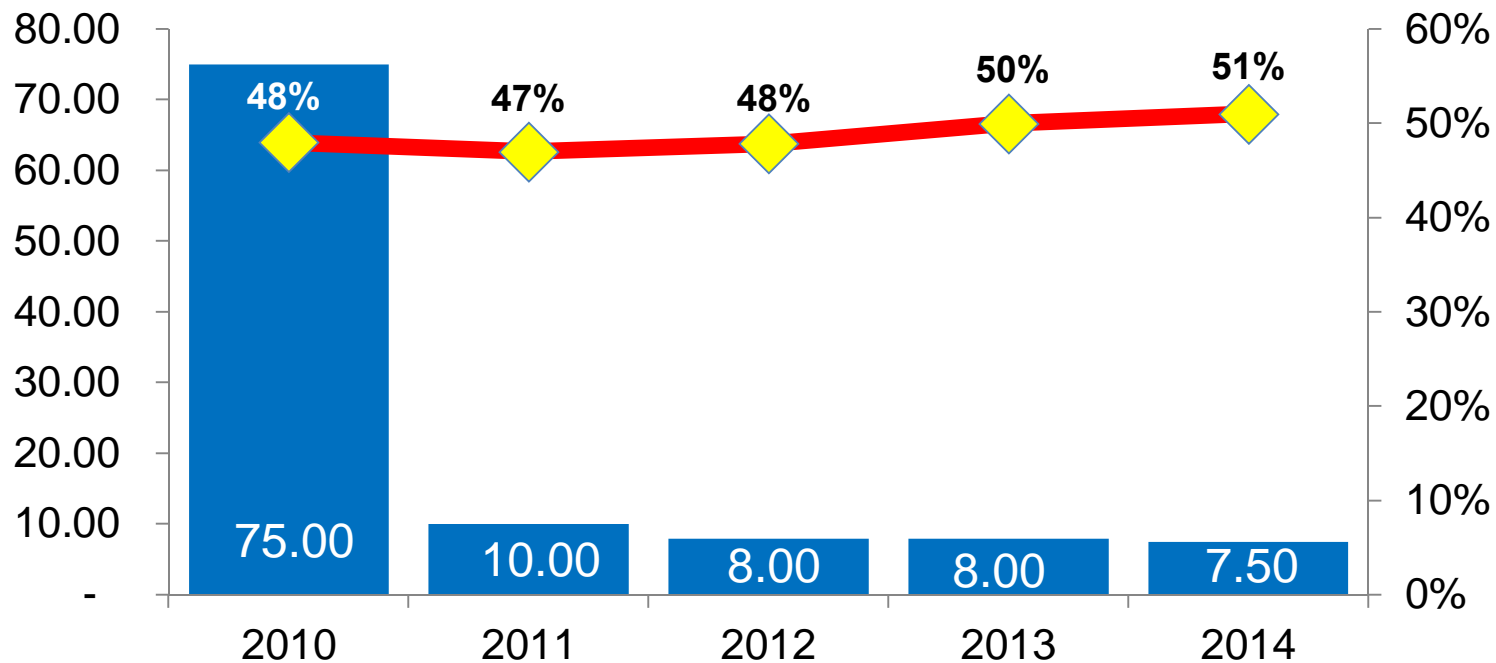


Net Assets Per Share (RM)



5-Year Financial Highlights

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



Note:

- “ FY2010 based on RM1.00 par value
- “ FY2011 & FY2014 based on RM0.50 par value
- “ FY2015 interim dividend of 2.50 sen per share

2015 Highlights

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Property Division

New sales of 374 units of properties with total sales value of RM306 million recorded in 9M2015.

Locked-in sales of RM400 million

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 suite of new market relevant programmes
- “ Upgrade of facilities and resources at KDU College Penang in line with its elevation to University College status

Total Landbank & GDV

Total Landbank & GDV

Project	Original Land Size (Acre)	Remaining GDV (Million)	Development Period	
			Start	End
On going Developments				
Sekitar26 Business, Shah Alam	13.5	0	2013	2016
Paramount Utropolis, Glenmarie	11.8	274	2013	2023
Bandar Laguna Merbok, Sungai Petani	500	14	1996	2016
Bukit Banyan, Sungai Petani	520	800	2012	2027
Sejati Residences, Cyberjaya	50	888	2013	2021
Total		1,976		

Total Landbank & GDV

Project	Land Size (Acre)	GDV (Million)	Development Period	
			Start	End
Projects in the Pipeline				
Section 13, Petaling Jaya	5.2	701	2016	2020
Jalan Goh Hock Huat, Klang	29.16	1,052	2016	2026
Batu Kawan, Penang	20	1,368	2016	2026
Machang Bubuk, Penang	65	395	2017	2025
Future Projects				
Lots 7&9, Kota Damansara*	9.4	870		
Sekitar26, Shah Alam	16.8	364		
New Acquisition				
Salak Tinggi, Sepang	238	1,697	2015	2023
Total		6,447		
Grand Total		8,423		

* 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

Prospects for 2015

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Malaysia's property market is expected to remain subdued due to the cautious spending sentiments and tighter lending policies. Despite challenging market conditions, Paramount Property's developments have performed well with new launches enjoying take up rates of between 50% and 70%.

In the Klang Valley, Paramount Utropolis, an integrated development anchored by the new 10-acre KDU University College campus and surrounded by 8 blocks of residential apartments and SOHOs, a 120,000-sq ft mall, has been enjoying strong sales since its launch in 2013. Sejati Residences, despite its higher end residential offering and corresponding price point, has enjoyed decent sales due to its attractive value offerings. Paramount Property has also extended its affordable home offering to the Klang Valley with the recent launch of the first phase of Greenwoods Salak Perdana development.

In the North, Paramount Property's developments that offer affordable residential landed properties - Bukit Banyan and Bandar Laguna Merbok - have been enjoying consistent sales.

Paramount Property has recorded new sales of 374 units of properties with a sales value of RM306.37 million in 9M2015 from its ongoing development projects, with locked in sales of RM400 million as at 30 September 2015.

The primary & secondary school and tertiary segments continue to face intense competition amidst the current economic slowdown. As a result, customers have taken a more cautious approach and are more discerning in their choices.

Despite the challenges of competition, the tertiary education sector recorded a growth in new student enrolment in 2015 in comparison to the previous year mainly attributable to its value offerings in a new state-of-the-art campus in Utropolis, Glenmarie.

The entry of new players in the primary and secondary school market coupled with existing players, who are upgrading and expanding their capacity, have led to more aggressive market practices. The primary and secondary schools with its strong value proposition are, however, operating at close to full capacity and will continue to drive the performance of the division to register strong revenue and profits, while the college in Penang continues to deliver consistent performance. This will mitigate the expected losses of KDU University College stemming from the onset of the depreciation charges and interest costs on the new campus in Utropolis, Glenmarie, which opened in January, 2015.

Barring unforeseen circumstances, the overall group performance will 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.

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Thank You