

Unaudited 1Q2016 Results

11 May 2016

1Q2016 Results

1Q2016 vs 1Q2015 Financial Results

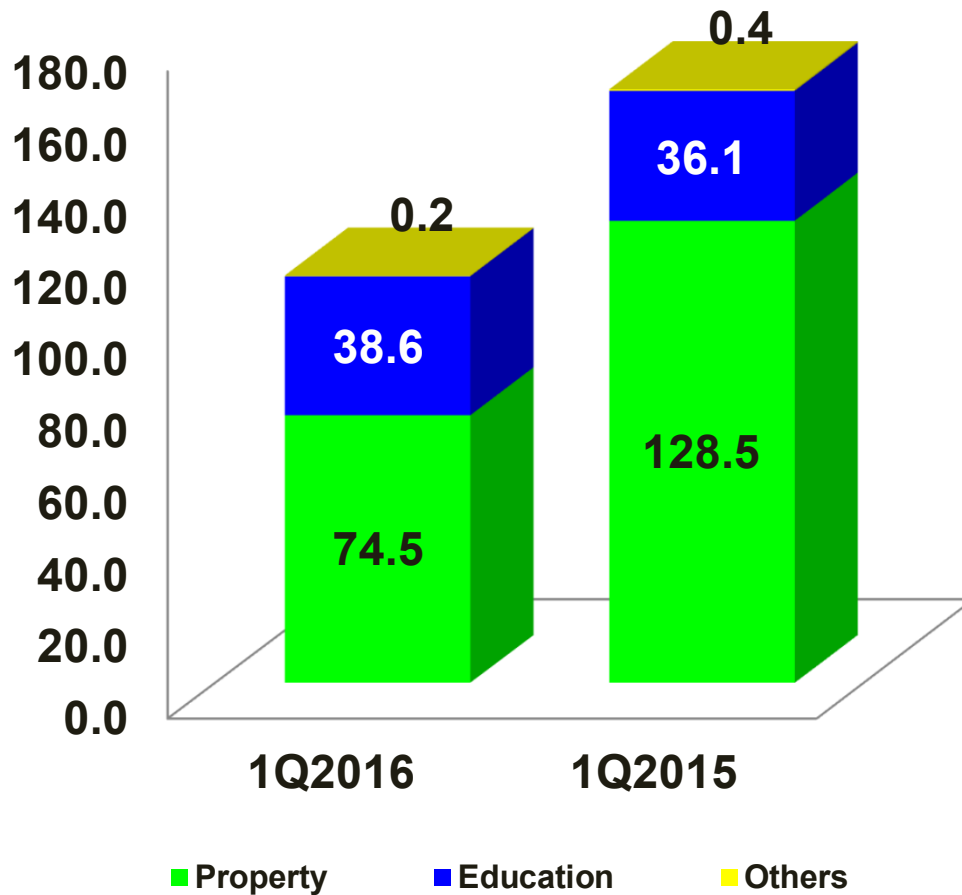
		1Q2016	1Q2015	+/-	%
Revenue	RM'Mil	113.3	165.0	(51.7)	-31%
Profit before tax	RM'Mil	20.1	33.6	(13.5)	-40%
EBITDA	RM'Mil	26.4	40.3	(13.9)	-34%
Profit net of tax	RM'Mil	14.9	24.8	(9.9)	-40%
Profit attributable to ordinary equity holders of the company	RM'Mil	9.7	23.2	(13.5)	-58%
Earnings per share	Sen	2.29	5.49	(3.20)	-58%
Dividend per share	Sen	0.00	0.00	0.00	0%
Net asset per share	RM	2.13	2.02	0.11	5%
Shareholders' funds	RM'Mil	900.1	875.1	25.0	3%
ROE	%	1.1	2.7	(1.6)	-59%
Gearing ratio	Times	0.51	0.40	0.11	28%

Group revenue declined by 31% on the back of lower revenue from the Property Division.

Group PBT decreased by 40%.

Revenue

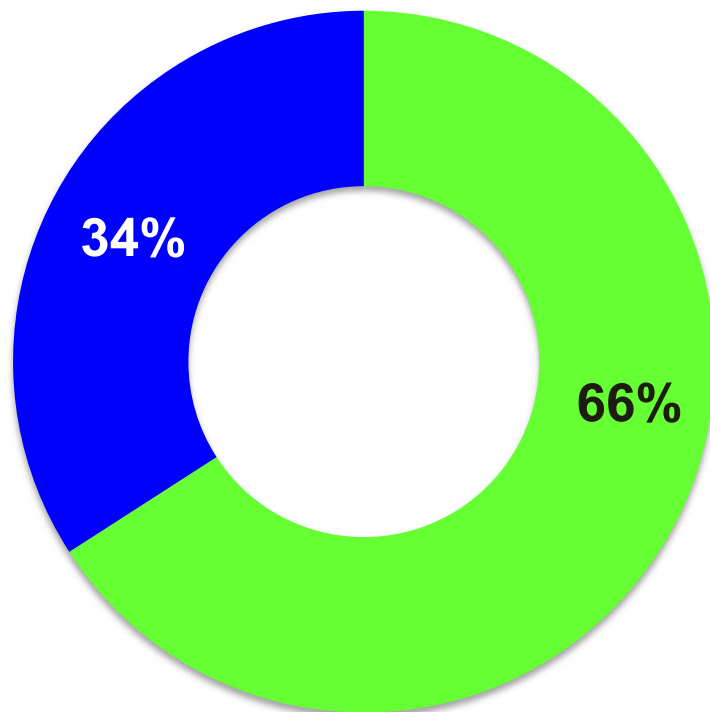
Revenue By Division (RM'Million)



<p>Property Division</p>	<p>Revenue decreased by 42% due to:</p> <ul style="list-style-type: none"> “ Lower progressive billings registered on the Sejati Residences development in Cyberjaya and Utropolis in Glenmarie and Sekitar26 Business developments, both in Shah Alam “ Lower sales from these developments and the Bukit Banyan development in Sg. Petani
<p>Education Division</p>	<p>Revenue increased by 7% due to:</p> <ul style="list-style-type: none"> “ Higher student population

Revenue - Contribution By Division

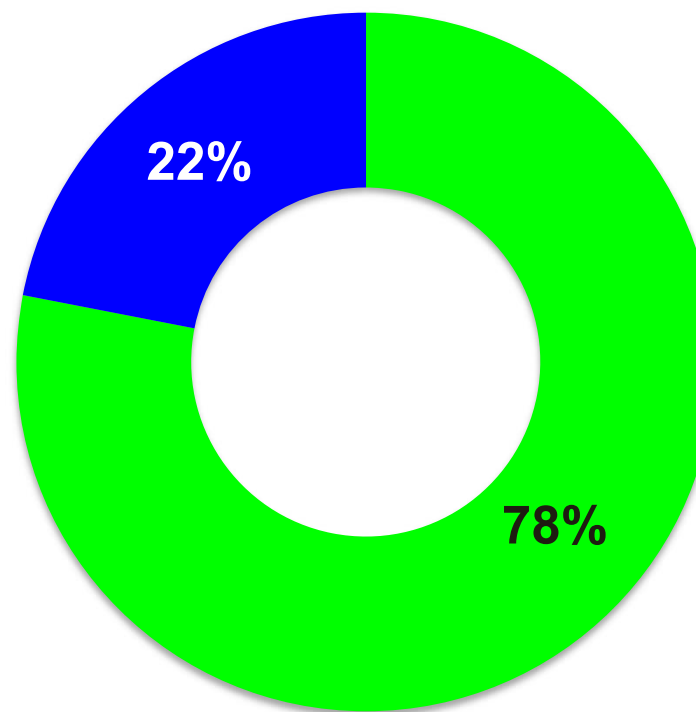
1Q2016 Revenue



■ Property

■ Education

1Q2015 Revenue

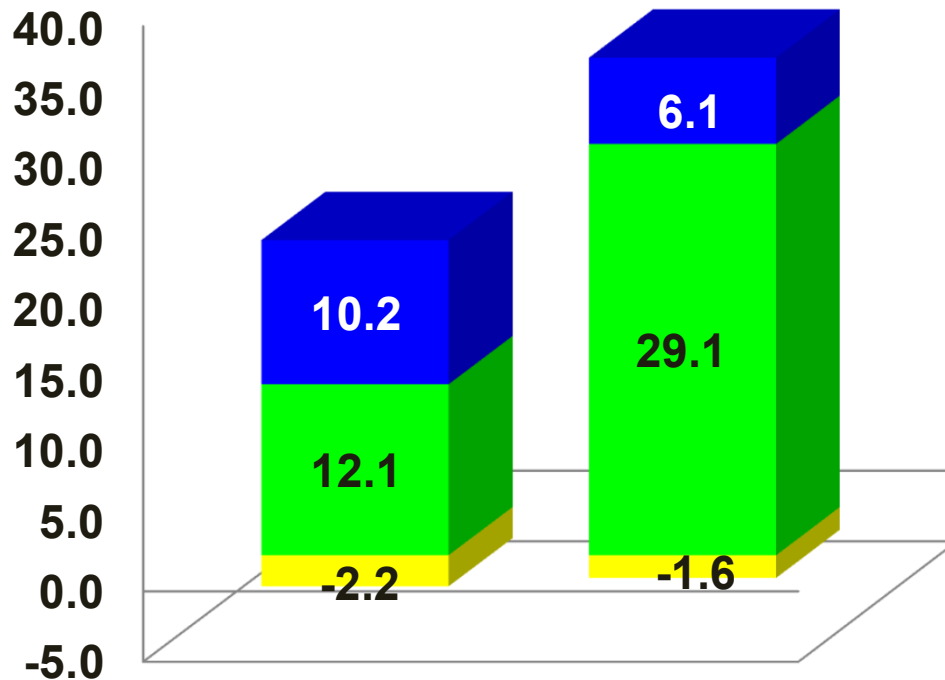


■ Property

■ Education

PBT

PBT By Division (RM'Million)

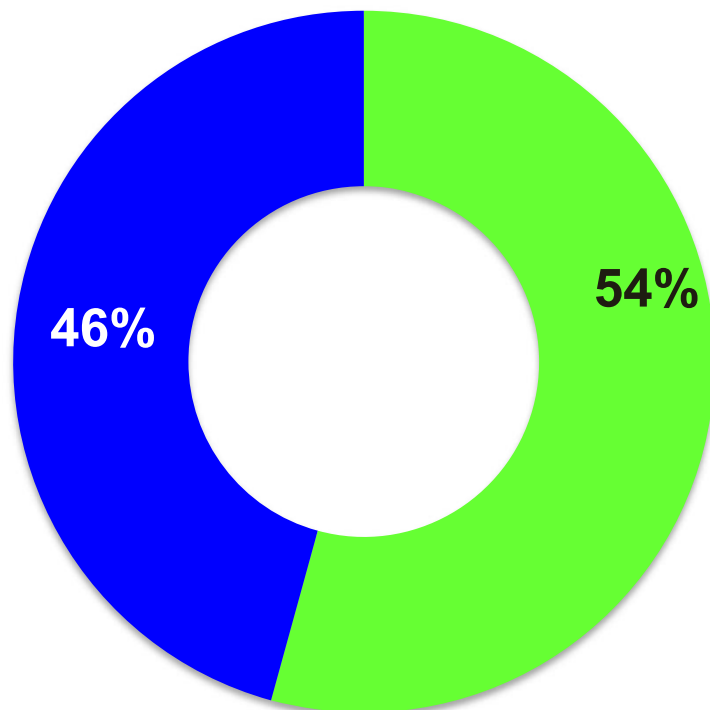


■ Property ■ Education ■ Others

Property Division	PBT decreased by 58% due to the lower revenue.
Education Division	<p>PBT increased by 67% due to:</p> <ul style="list-style-type: none"> “ Higher PBT from Sri KDU primary and secondary schools “ Lower losses from KDU University College in Utropolis “ A gain of RM2.3 million from the disposal of apartments in Kota Damansara

PBT – Contribution By Division

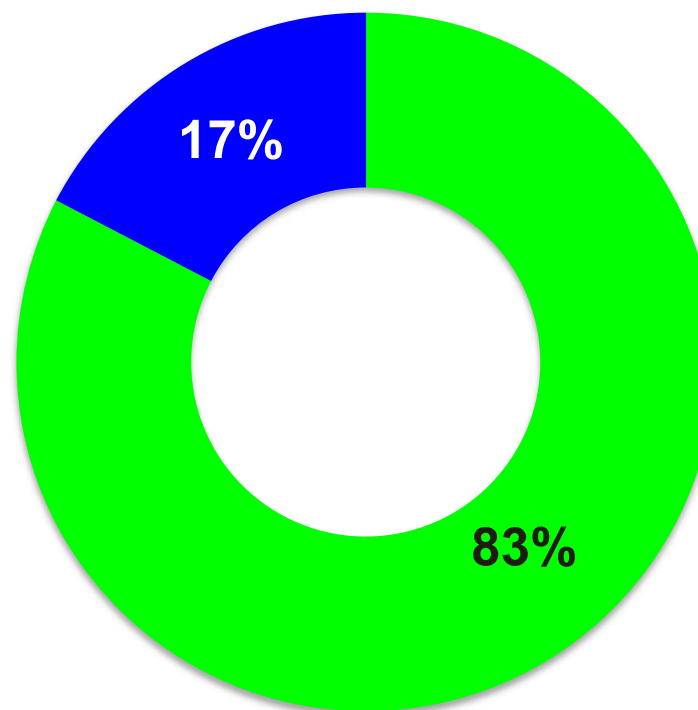
1Q2016 PBT



■ Property

■ Education

1Q2015 PBT



■ Property

■ Education

Statement of Financial Position

RM'000	31/3/2016	31/12/2015
Non-current assets	1,507,890	1,479,919
Current assets	422,319	450,304
Total assets	1,930,209	1,930,223
Current liabilities	366,125	377,484
Net current assets	56,194	72,820
Non-current liabilities	464,207	462,116
Total liabilities	830,332	839,600
Total equity	1,099,877	1,090,623
Total equity and liabilities	1,930,209	1,930,223

Debt/Equity Ratio

	31/3/2016	31/12/2015
	RM'Mil	RM'Mil
Borrowings	557.1	549.6
Cash & bank balances	108.3	149.6
Total equity*	1,099.9	1,090.6
	31/3/2016	31/12/2015
Gross D/E ratio	0.51	0.50
Net D/E ratio	0.41	0.37

*Included Private Debt Securities of RM200 million

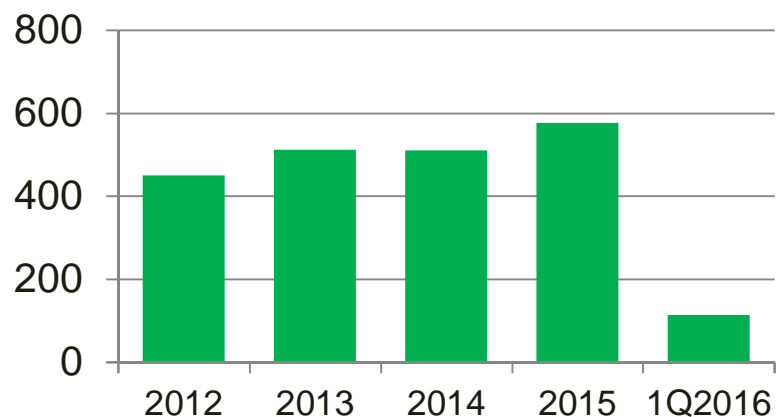
Gross D/E Ratio = Total Borrowings/Total Equity

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

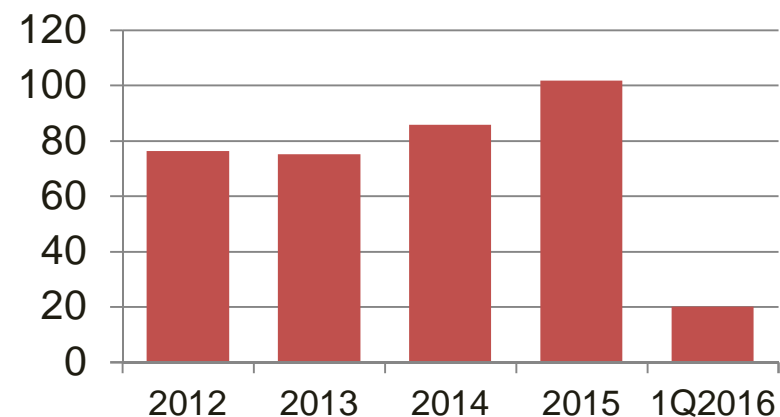
5-Year Financial Highlights

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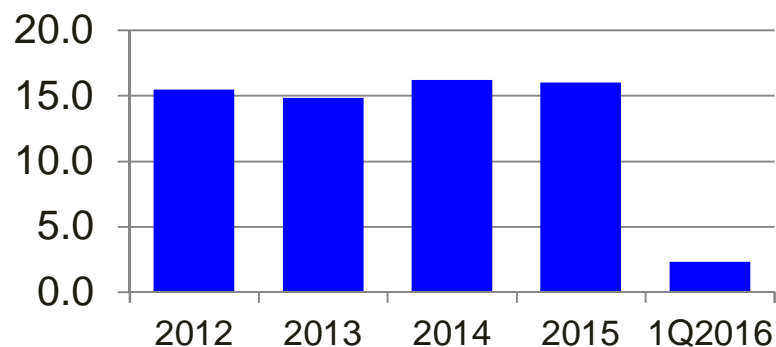
Revenue (RM'Mil)



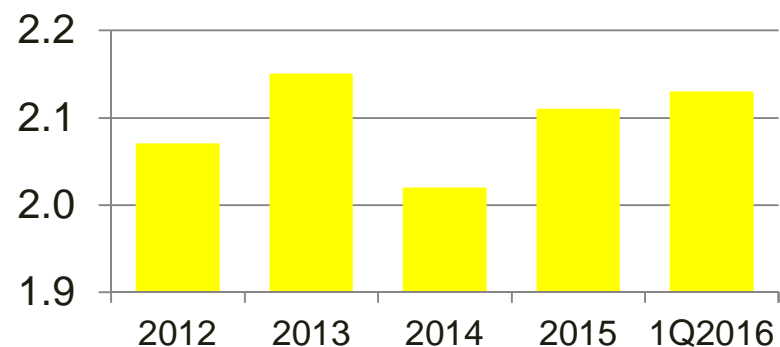
PBT (RM'Mil)



Earnings Per Share (Sen)

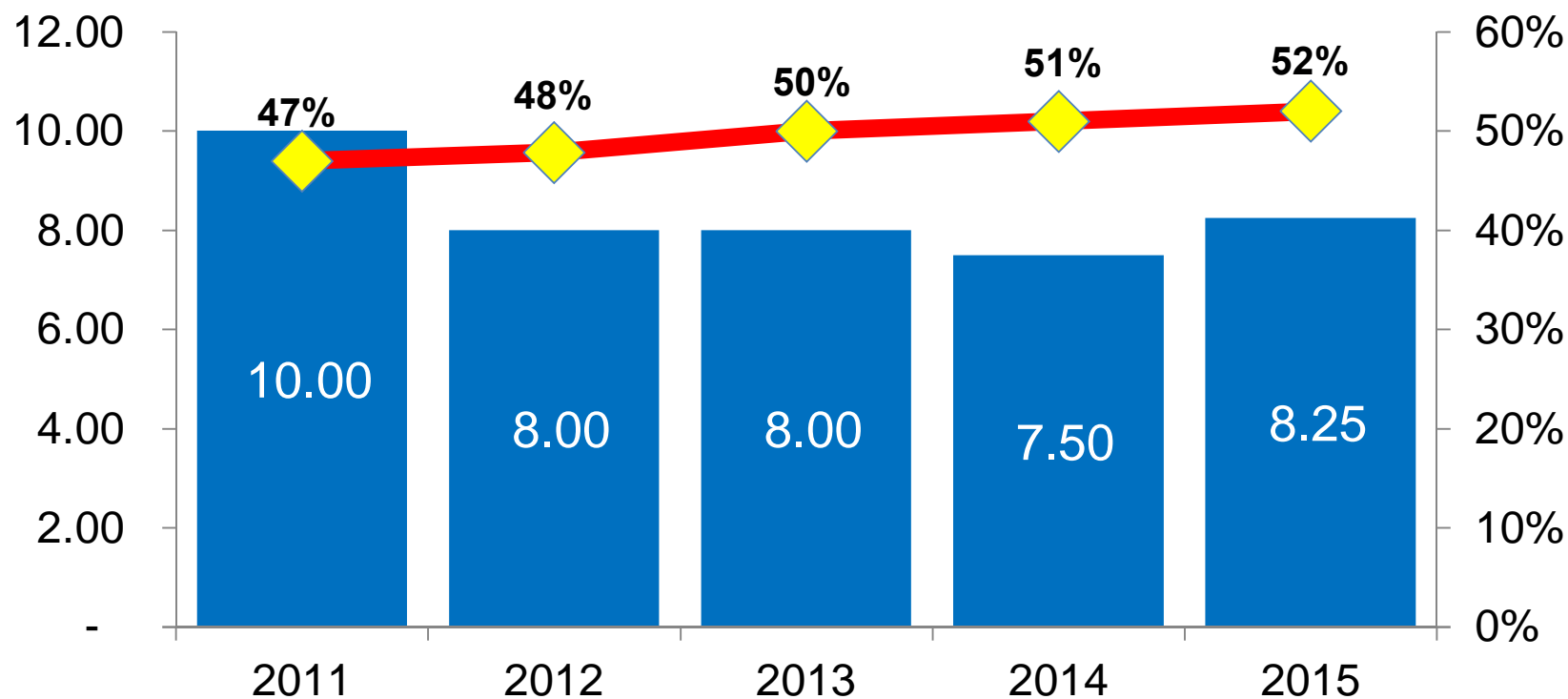


Net Assets Per Share (RM)



5-Year Financial Highlights

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



1Q2016 Highlights

1Q2016 Highlights

Property Division

- “ Achieved property sales of 83 units with a total sales value of RM54 million.
- “ Locked-in sales of RM342 million as at 31 March 2016

Education Division

- “ Increase in total student population to 8,519 from 8,242
- “ Home grown programmes well received and steady flow through of students at KDU UC

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
Greenwoods, Salak Perdana	238	1,597	2015	2023
Total		3,573		

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		
Total		4,750		
Grand Total		8,323		

Prospect for 2016

Prospects

- “ The Malaysian economy is forecasted to grow at a slower rate of between 4% and 4.5% in 2016 from 5% recorded in 2015, amidst challenging economic environments, both internally and externally. Internally, the fall in oil prices that has led to the plunge of the Ringgit against major currencies. Although the oil price recovery in recent months has strengthened the ringgit, the currency remains volatile. Weak consumer spending on the back of the introduction of GST, high household debt and increasing cost of living have all negatively impacted growth, as have external factors, in particular the economic slowdown in China, Malaysia largest trading partner with heavy investments in Johor and the Klang Valley. Against this scenario, the property market is not likely to recover in the short term.
- “ Paramount Property’s performance in 2016 is expected to be underpinned by the breadth of its product portfolio, which offers a wide range of products in different locations and at different price points, to appeal to a wider segment of the market. The current portfolio, which features innovatively conceptualised developments, consisting of Sejati Residences in Cyberjaya, Sekitar26 Business in Shah Alam, Utropolis Glenmarie in Shah Alam, Greenwoods Salak Perdana in Sepang and Bukit Banyan in Sungai Petani; will all serve market demand well.
- “ Paramount Property is moving to broaden its offering of affordable homes, in addition to current developments in Greenwoods Salak Perdana in Selangor and Bukit Banyan in Kedah, where demand remains positive. The Group is finalising plans for the roll out of its new development in Batu Kawan, Penang, which remains a property hotspot. The development mirrors Paramount’s very successful Utropolis Glenmarie project, anchored on the concept of a university metropolis. Utropolis Batu Kawan is primed to meet demand for what is planned to be Penang’s third satellite city, as properties on the island become more expensive, beyond the reach of the mass market.
- “ On the education front, Paramount Education will continue to experience intense competition in the tertiary business. As a result of the muted economic environment, many private higher education providers are offering significant reductions in tuition fees by way of discounts and promotions. In the primary and secondary segment, competition is also stepping up due to new schools opening, with more in the pipeline scheduled for 2016 to 2018. Sri KDU’s excellent reputation, its strong value proposition, and its consistent enrolment, which is on track with budget, is expected to drive the performance of Paramount Education in 2016.
- “ Barring any unforeseen circumstances, the Group is expected to deliver a satisfactory set of results for 2016.

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