

PARAMOUNT[®]

Unaudited 2Q2015 Results

26 August 2015

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2Q2015 & 1H2015 Results

2Q2015 vs 2Q2014 Financial Results

		2Q2015	2Q2014	+/-	%
Revenue	RM'Mil	115.3	133.2	(17.9)	-13%
Profit before tax*	RM'Mil	22.1	24.8	(2.7)	-11%
EBITDA	RM'Mil	29.2	27.9	1.3	5%
Net profit	RM'Mil	15.7	18.2	(2.5)	-14%
Earnings per share	Sen	3.33	5.05	(1.72)	-34%
Dividend per share	Sen	2.50	2.50	0.00	0%

* 2Q2014 PBT included a gain of RM2.6 million from the disposal of lands

Group revenue decreased by 13% due to the cessation of the external construction business.

Group PBT decreased by 11%.

1H2015 vs 1H2014 Financial Results

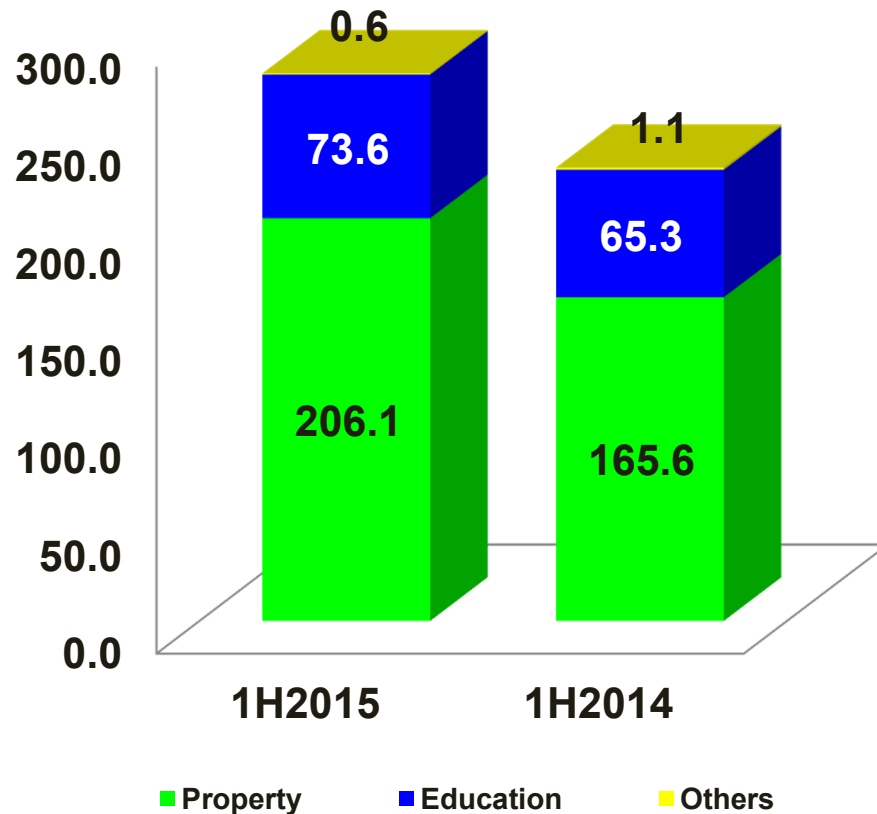
		1H2015	1H2014	+/-	%
Revenue	RM'Mil	280.3	232.0	48.3	21%
Profit before tax	RM'Mil	55.7	48.6	7.1	15%
EBITDA	RM'Mil	68.7	55.0	13.7	25%
Profit net of tax	RM'Mil	40.5	37.7	2.8	7%
Profit attributable to ordinary equity holders of the company	RM'Mil	37.3	37.7	(0.4)	-1%
Earnings per share	Sen	8.82	10.48	(1.66)	-16%
Dividend per share	Sen	2.50	2.50	0.00	0%
Net asset per share	RM	2.06	2.21	(0.15)	-7%
Shareholders' funds	RM'Mil	868.3	746.7	121.6	16%
ROE	%	4.4	5.2	(0.8)	-15%
Gearing ratio	Times	0.43	0.45	(0.02)	-4%

Group revenue increased by 21% with higher contributions from both the Property and Education Divisions.

Group PBT increased by 15%.

1H2015 vs 1H2014 Financial Results

Revenue By Division (RM'Million)

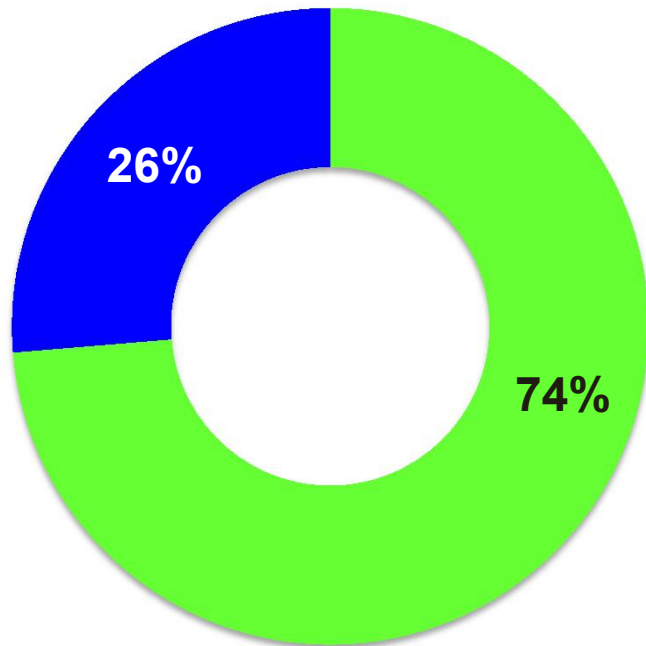


<p>Property Division</p>	<p>Revenue increased by 24% due to:</p> <ul style="list-style-type: none"> “ Higher progressive billings registered on the Sejati Residences in Cyberjaya, Utropolis in Glenmarie and Sekitar26 Business in Shah Alam developments “ Higher sales from these developments
<p>Education Division</p>	<p>Revenue increased by 13% due to:</p> <ul style="list-style-type: none"> “ Higher enrolment of new students from the Sri KDU primary and secondary schools and the tertiary segment “ Increase in fees in Sri KDU primary and secondary schools

1H2015 vs 1H2014 Financial Results

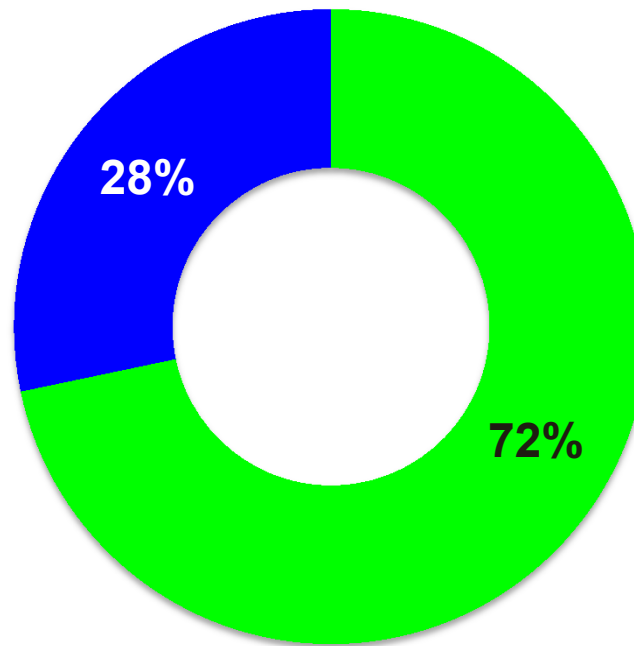
Revenue By Division (%)

1H2015 Revenue



■ Property ■ Education

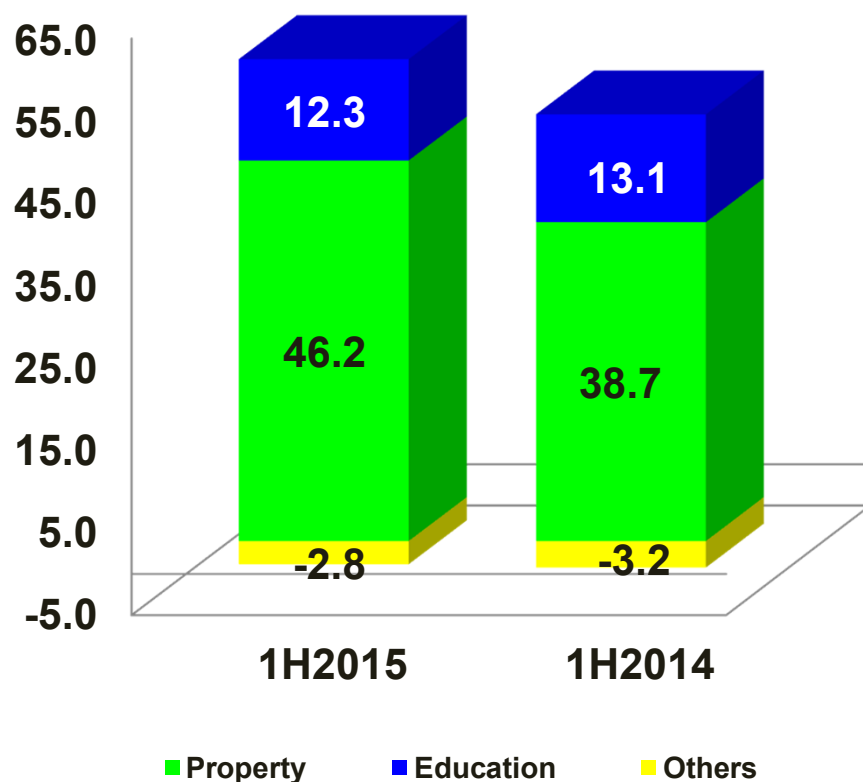
1H2014 Revenue



■ Property ■ Education

1H2015 vs 1H2014 Financial Results

PBT By Division (RM'Million)



Property Division	PBT increased by 19% due to the higher revenue.
Education Division	<p>PBT decreased by 6% due to:</p> <ul style="list-style-type: none"> “ Higher losses from the Klang Valley operations stemming from higher operating costs of maintaining 2 campuses “ Depreciation and interest charges on the Utropolis, Glenmarie campus “ Mitigated by the higher PBT from Sri KDU primary and secondary schools and the college in Penang

Statement of Financial Position

RM'000	30/6/2015	31/12/2014
Non-current assets	1,165,599	1,111,446
Current assets	512,599	540,745
Total assets	1,678,198	1,652,191
Current liabilities	395,456	409,997
Net current assets	117,143	130,748
Non-current liabilities	314,637	290,350
Total liabilities	710,093	700,347
Total equity	968,105	951,844
Total equity and liabilities	1,678,198	1,652,191

Group Debt/Equity (D/E) Ratio

	30/6/2015	31/12/2014
	RM'Mil	RM'Mil
Borrowings	415.4	385.1
Cash & bank balances	145.4	192.3
Total equity*	968.1	951.8
	30/6/2015	31/12/2014
Gross D/E ratio	0.43	0.40
Net D/E ratio	0.28	0.20

Included Private Debt Securities of RM100 million

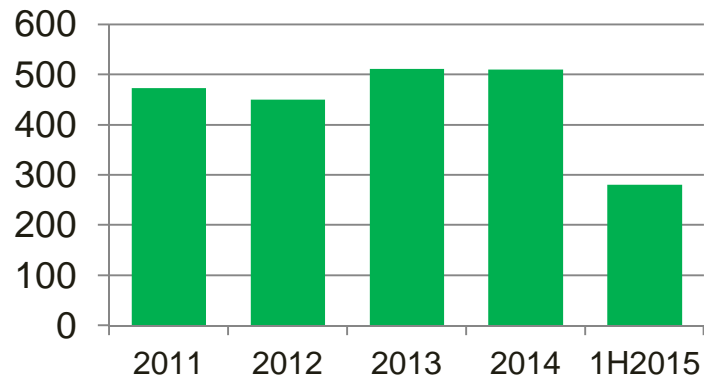
Gross D/E Ratio = Total Borrowings/Total Equity

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

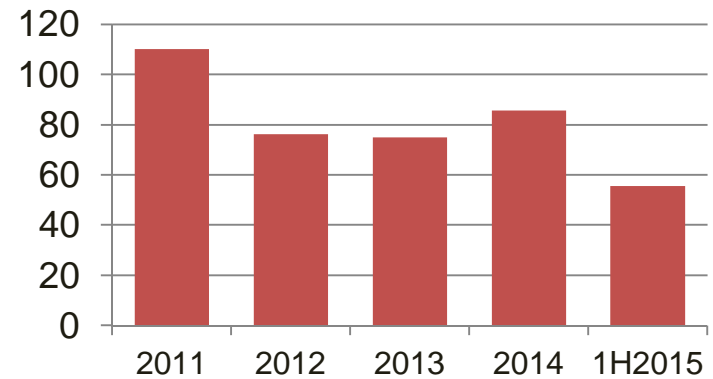
5-Year Financial Highlights

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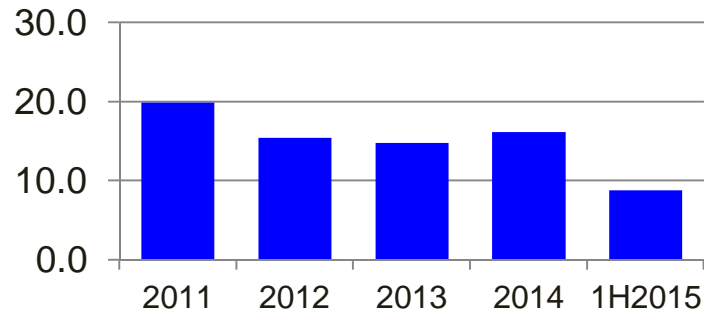
Revenue (RM'Mil)



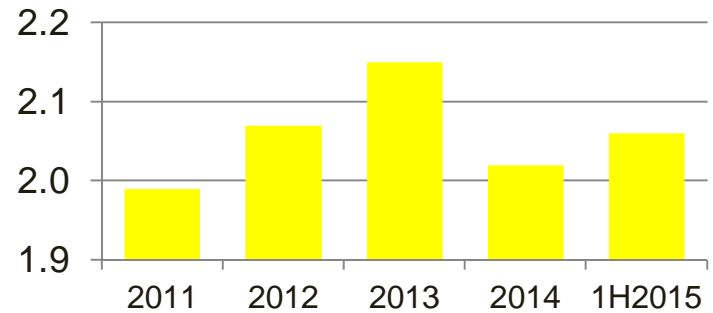
PBT (RM'Mil)



Earnings Per Share (Sen)

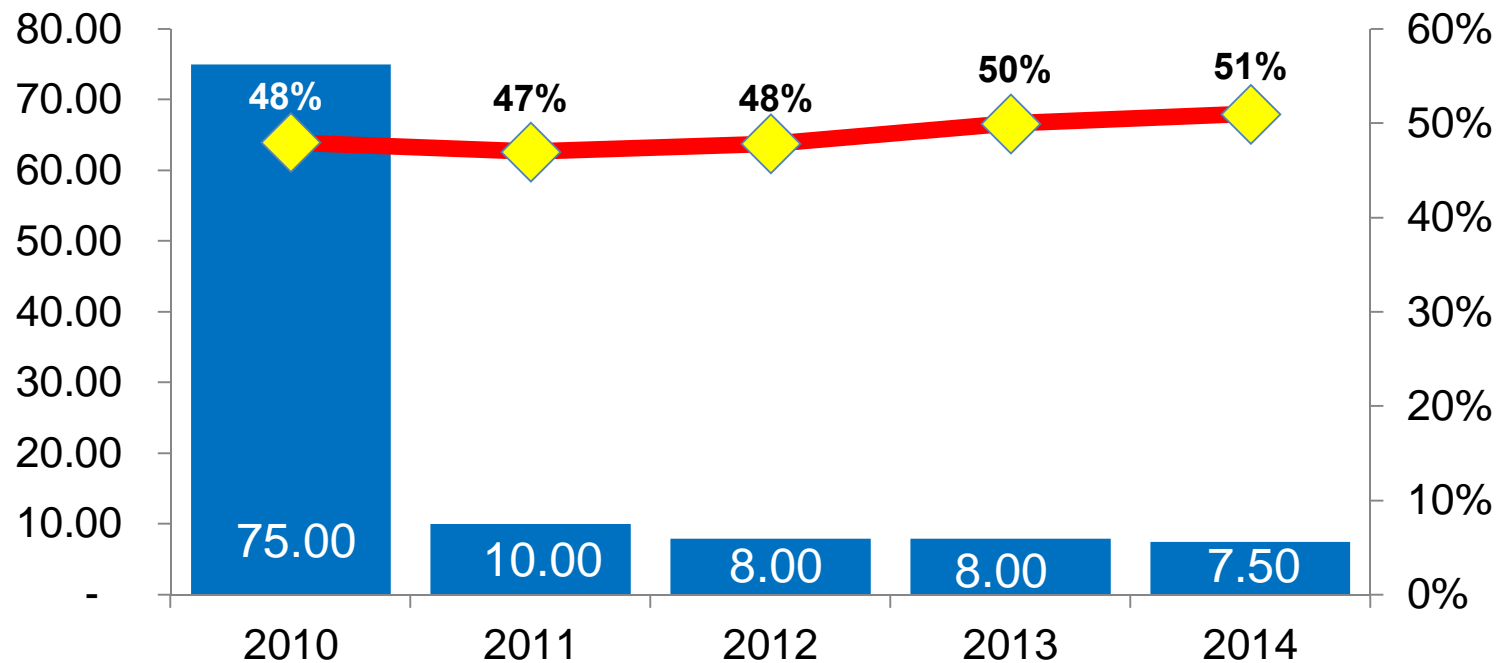


Net Assets Per Share (RM)



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 282 units of properties with total sales value of RM237 million recorded in 1H2015.

Locked-in sales of RM423 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 planned 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	532	2013	2023
Bandar Laguna Merbok, Sungai Petani	500	46	1996	2015
Kemuning Utama, Shah Alam	525	0	2004	2014
Bukit Banyan, Sungai Petani	520	864	2012	2027
Sejati Residences, Cyberjaya	50	969	2013	2021
Total		2411		

Total Landbank & GDV

Project	Land Size (Acre)	GDV (Million)	Development Period	
			Start	End
Projects in the Pipeline				
Section 13, Petaling Jaya	5.2	726	2015	2020
Jalan Goh Hock Huat, Klang	29.16	1600	2016	2026
Batu Kawan, Penang	20	1300	2016	2026
Machang Bubuk, Penang	65	405	2017	2025
Future Projects				
Lots 7&9, Kota Damansara*	9.4	870		
Sekitar26, Shah Alam	16.8	456		
New Acquisition				
Salak Tinggi, Sepang	238	1100	2015	2023
Total		6457		
Grand Total		8868		

* 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 experiencing a softened demand as buyers are still adjusting to the various cooling measures and implementation of GST. The Group is re-strategising its property product offerings by adapting launches to suit market demand and offering attractively priced properties at various growth locations, starting with Salak Perdana in Salak Tinggi, the Group's second township in the Klang Valley, the land acquisition of which was completed on 28 July 2015. Of the Group's existing four residential developments, three offer a wide range of price points from RM300,000 to below RM1 million, that would appeal to the current mass market.

Paramount Property has recorded new sales of 282 units of properties with a sales value of RM237.44 million in 1H2015 from its ongoing development projects . Sehati Residences, Paramount Utropolis, Sekitar26 Business, and Bukit Banyan and Bandar Laguna Merbok in Sungai Petani, with locked in sales of RM423 million as at 30 June 2015. Planned new launches from Sehati Residences, Paramount Utropolis, Bukit Banyan and Bandar Laguna Merbok remain on track.

The primary & secondary school and tertiary segments continue to face intense competition, with the entry of new players and a price war on fees. The primary and secondary schools with its strong value proposition continues to drive the performance of the division registering strong revenue and profits, while the college in Penang was able to maintain its performance. This will mitigate the expected losses of KDU University College that stems from the onset of the depreciation charges and interest costs on the new campus in Utropolis, Glenmarie, which opened in January, 2015.

Despite market challenges, the Group is cautiously optimistic of its overall performance for the rest of the 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