

PARAMOUNT

Unaudited 4Q2015 Results

24 February 2016

Contents

1. 4Q2015 & 2015 Results
2. 5-Year Financial Highlights
3. 2015 Highlights
4. Total Landbank & GDV
5. Prospects for 2016

4Q2015 & 2015 Results

4Q2015 vs 4Q2014 Financial Results

		4Q2015	4Q2014	+/-	%
Revenue	RMMil	148.0	157.6	(9.6)	-6%
Profit before tax	RMMil	22.7	16.5	6.2	38%
EBITDA	RMMil	27.6	19.7	7.9	40%
Profit net of tax	RMMil	16.5	10.1	6.4	63%
Profit attributable to ordinary equity holders of the company	RMMil	14.9	10.1	4.8	48%
Earnings per share	Sen	3.53	2.39	1.14	48%
Dividend per share	Sen	5.75	5.00	0.75	15%

Group revenue decreased by 6% due to lower revenue contribution from the Property division.

Group PBT increased by 38%.

2015 vs 2014 Financial Results

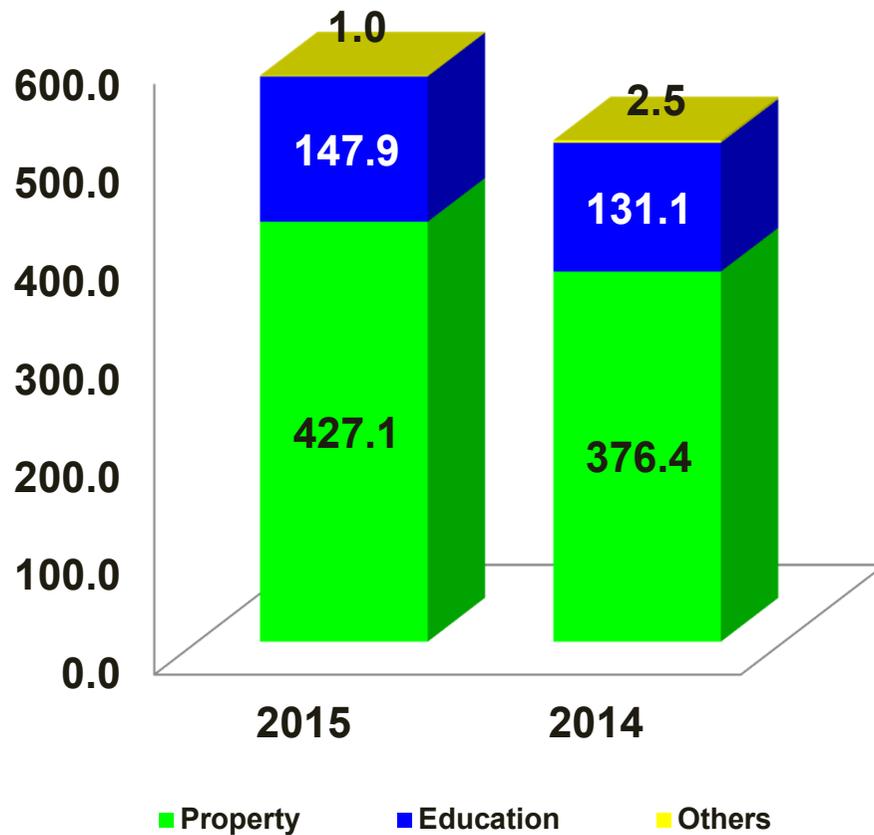
		2015	2014	+/-	%
Revenue	RM'Mil	576.0	510.0	66.0	13%
Profit before tax	RM'Mil	101.7	85.7	16.0	19%
EBITDA	RM'Mil	126.6	98.4	28.2	29%
Profit net of tax	RM'Mil	74.2	64.1	10.1	16%
Profit attributable to ordinary equity holders of the company	RM'Mil	67.7	62.5	5.2	8%
Earnings per share	Sen	16.03	16.17	(0.14)	-1%
Dividend per share	Sen	8.25	7.50	0.75	10%
Net asset per share	RM	2.11	2.02	0.09	4%
Shareholders' funds	RM'Mil	890.8	852.1	38.7	5%
ROE	%	7.9	8.6	(0.7)	-8%
Gearing ratio	Times	0.50	0.40	0.10	25%

Group revenue grew by 13% on the back of higher revenue from both the Property and Education Divisions.

Group PBT increased by 19%.

2015 vs 2014 Financial Results

Revenue By Division (RM'Million)

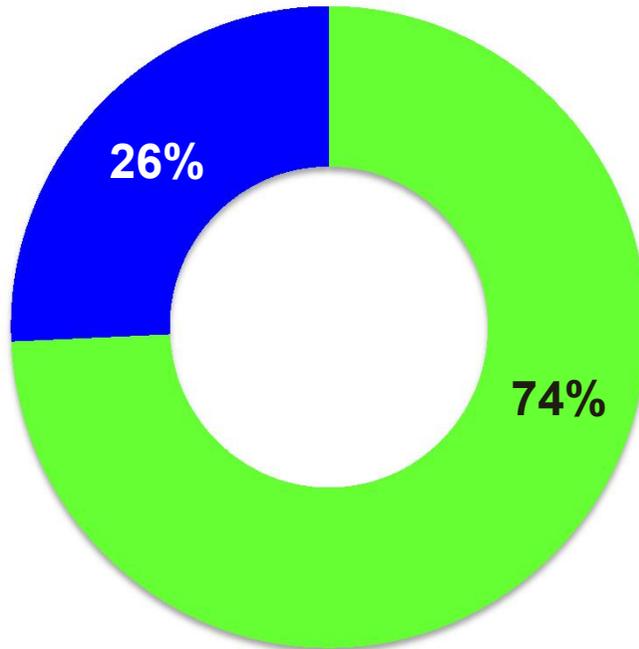


<p>Property Division</p>	<p>Revenue increased by 13% due to:</p> <ul style="list-style-type: none"> “ Higher progressive billings registered on the Sejati Residences in Cyberjaya, Utropolis in Glenmarie, Sekitar26 Business in Shah Alam and Bukit Banyan in Sg Petani developments “ Higher sales from these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

2015 vs 2014 Financial Results

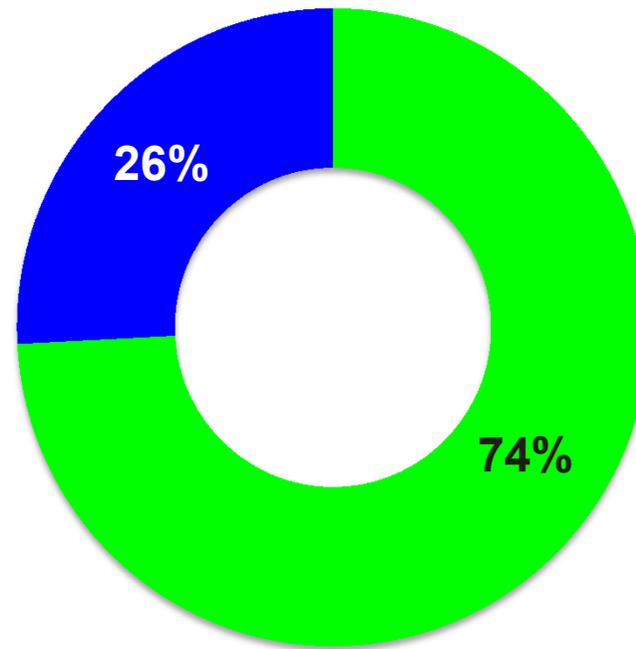
Revenue By Division (%)

2015 Revenue



■ Property ■ Education

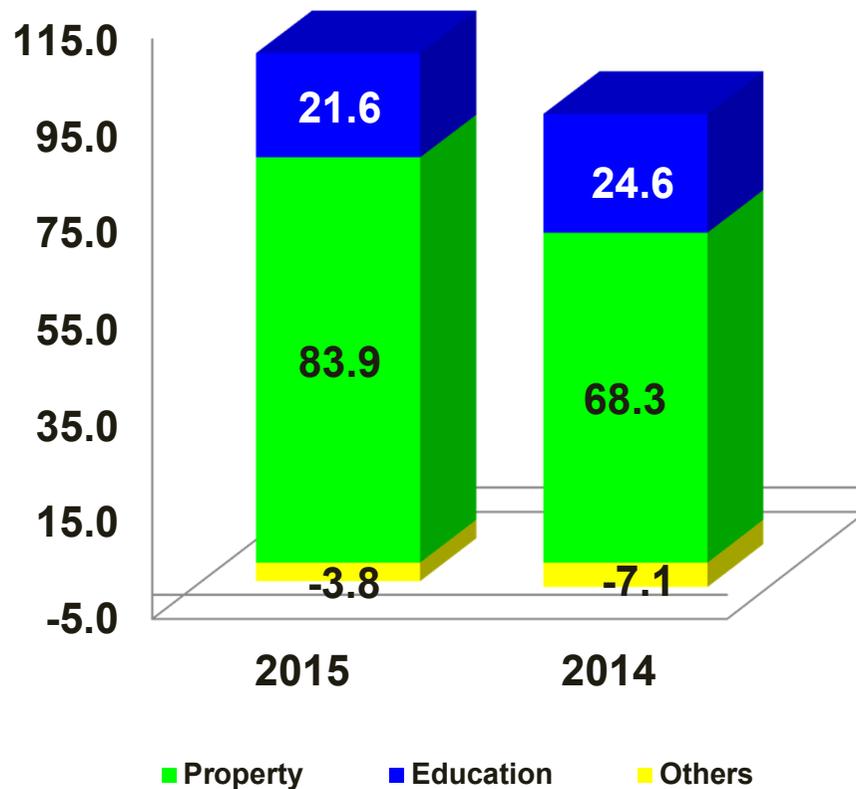
2014 Revenue



■ Property ■ Education

2015 vs 2014 Financial Results

PBT By Division (RM'Million)



Property Division	PBT increased by 23% due to the higher revenue.
Education Division	PBT decreased by 12% due to: “ Higher losses from KDU University College stemming from the onset of depreciation and interest charges on its new Utropolis, Glenmarie campus “ Higher PBT from Sri KDU primary and secondary schools offsetting the losses of KDU University College

Statement of Financial Position

RM'000	31/12/2015	31/12/2014
Non-current assets	1,479,919	1,111,446
Current assets	450,304	540,745
Total assets	1,930,223	1,652,191
Current liabilities	377,484	409,997
Net current assets	72,820	130,748
Non-current liabilities	462,116	290,350
Total liabilities	839,600	700,347
Total equity	1,090,623	951,844
Total equity and liabilities	1,930,223	1,652,191

Group Debt/Equity (D/E) Ratio

	31/12/2015	31/12/2014
	RM'Mil	RM'Mil
Borrowings	549.6	385.1
Cash & bank balances	149.6	192.3
Total equity*	1,090.6	951.8
	31/12/2015	31/12/2014
Gross D/E ratio	0.50	0.40
Net D/E ratio	0.37	0.20

*Included Private Debt Securities of RM200 million

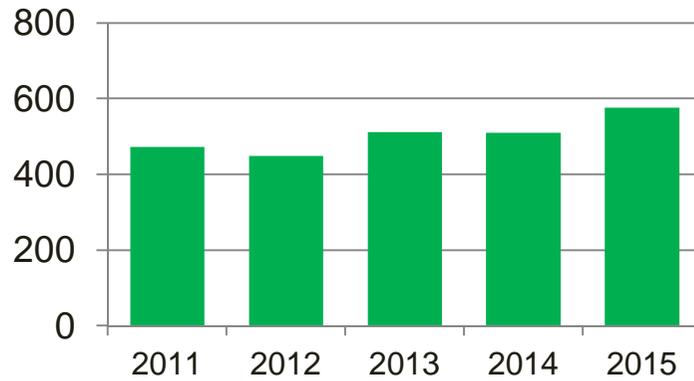
Gross D/E Ratio = Total Borrowings/Total Equity

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

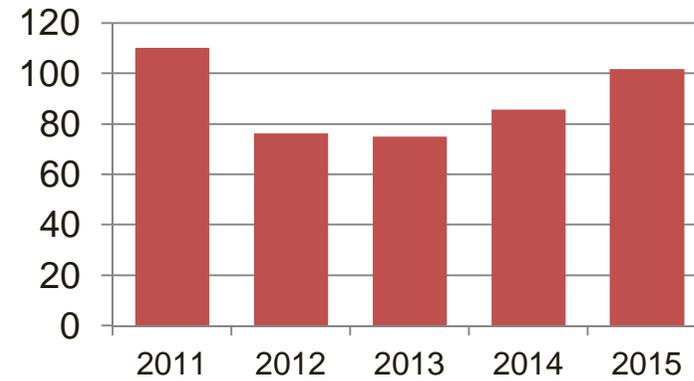
5-Year Financial Highlights

5-Year Financial Highlights

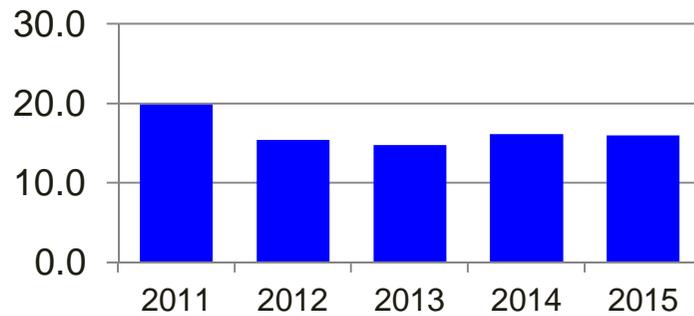
Revenue (RM'Mil)



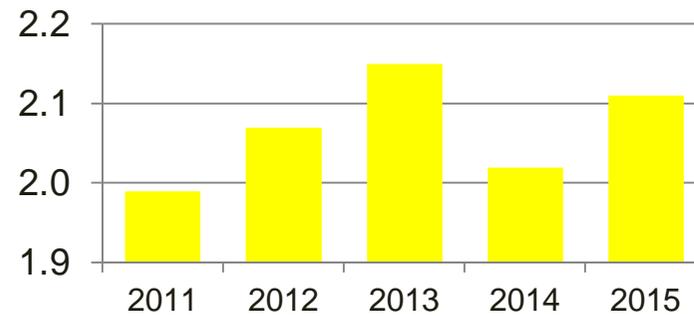
PBT (RM'Mil)



Earnings Per Share (Sen)



Net Assets Per Share (RM)



5-Year Financial Highlights

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



2015 Highlights

2015 Highlights

Property Division

Achieved property sales of 506 units with a total sales value of RM432 million.

Locked-in sales of RM367 million as at 31 December 2015

New launches from mixed developments 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
- “ Launched its second township development, freehold Salak Perdana in the Klang Valley, offering affordably priced products

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
- “ Achieved 6-star rating in the 2014/2015 Malaysia Quality Evaluation System for Private Colleges (MyQUEST)
- “ Overall increase in new student enrolment

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		

* 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 2016

Prospects for 2016

In 4Q of 2015, the consumer sentiment index sank to a new low of 63.8 points (Source: Malaysian Institute of Economic Research), which in turn adversely impacted all sectors of the economy. The banking sector's stringent lending policies further compounded the property market's performance with drop-out rates of as high as 50% amongst those who did indicate an interest to purchase.

The market in 2016 is expected to continue to be competitive. It being a buyers' market, developers are intensifying their marketing efforts offering attractive innovative packages. We expect demand for property to remain primarily in the affordably priced segment and in the property hotspots of Klang Valley and Penang, with interest focused on developments with innovative lifestyle concepts.

Under this scenario, Paramount Property's performance will be underpinned by the breadth of its product portfolio, which includes both affordably-priced properties as well as innovatively conceptualised developments. The current portfolio consisting of Sejati Residences in Cyberjaya, Sekitar26 Business in Shah Alam, Utropolis Glenmarie in Shah Alam, as well as Bandar Laguna Merbok and Bukit Banyan in Sungai Petani will serve market demand. This will be further supported by Paramount Property's second township development in the Klang Valley, launched end 2015. The 237-acre Greenwoods Salak Perdana mixed development in Sepang, Selangor, offers affordably priced products that will cater to current market sentiment.

In addition to the above, Paramount Property will also be rolling out another two innovative concept developments. The first, in Section 13 in Petaling Jaya, will cater to those interested in investing in this mature and highly-accessible mid-town address, while the second will be Penang's first university metropolis development in Batu Kawan, Penang, which will meet demand for what is planned to be Penang's third satellite city. Paramount Property's Batu Kawan development will mirror the very successful Utropolis Glenmarie university metropolis concept.

Prospects for 2016 . Conto

On the education front, Paramount Education is seeing intensifying competition in the tertiary business with the opening of Xiamen University in 2016 and the coming on-stream of new campuses by existing players, many with large student capacity. As a result of the muted economic environment, the market is showing a preference for medium to lower priced institutions. The change in the Perbadanan Tabung Pendidikan Tinggi Nasional loan criteria has compounded the affordability problem of students.

In the primary and secondary segment, competition is also stepping up due to new schools opening, with more in the pipeline scheduled for 2016, 2017 and 2018.

On a positive note, Sri KDU has received the Ministry of Education's approval to be a Dual Language Programme school giving the school the option to teach Science and Mathematics in either English or Bahasa Malaysia to Primary 1 & 4 and Secondary 1 students.

Against this scenario, Paramount Education's prospects remain good, with the primary and secondary schools, with their strong value proposition, continuing to drive the performance of the division. Across Paramount Education's business units, enrolment to-date has registered growth over the previous year and remains on track with budget, as a result of the new Utropolis Glenmarie campus offerings and KDU Penang University College's strong leadership position in the North. We expect KDU Penang University College's recent elevation to a University College and its 6-star rating in the 2014/15 Malaysian Quality Evaluation System for Private Colleges (MyQUEST) to further spur interest in its offerings.

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