

PARAMOUNT CORPORATION BERHAD
(Company No. 8578-A)

Minutes of the **Forty-Ninth Annual General Meeting** of Paramount Corporation Berhad (**Paramount or the Company**) duly held at Ballroom 2, Level 3D, Sheraton Petaling Jaya Hotel, Jalan Utara C, 46200 Petaling Jaya, Selangor Darul Ehsan on Wednesday, 29 May 2019 at 9.30 a.m.

DIRECTORS PRESENT

DATO' TEO CHIANG QUAN	(Chairman/Executive Director)
MR CHEW SUN TEONG	(Group Chief Executive Officer/ Executive Director)
DATUK SERI YAM KONG CHOY	(Senior Independent Non-Executive Director)
DATO' ROHANA TAN SRI MAHMOOD	(Independent Non-Executive Director)
MR ONG KENG SIEW	(Independent Non-Executive Director)
MR QUAH CHEK TIN	(Independent Non-Executive Director)
TAN SRI FOONG CHENG YUEN	(Independent Non-Executive Director)
MR QUAH POH KEAT	(Independent Non-Executive Director)
PUAN FATIMAH BINTI MERICAN	(Independent Non-Executive Director)

SHAREHOLDERS PRESENT AS PER THE ATTENDANCE LIST

IN ATTENDANCE

MS NG WAI PENG	(Secretary)
MS NG YEE YEE	(Audit Partner of Ernst & Young)
MR RYAN WONG HING YEE	(Senior Manager, Assurance of Ernst & Young)

CHAIRMAN OF THE MEETING

Dato' Teo Chiang Quan, the Chairman of the Board of Directors (**the Board**), took the Chair, and he welcomed all shareholders, corporate representatives and proxy holders to the Forty-Ninth Annual General Meeting of the Company (**the AGM or the Meeting**).

WELCOME ADDRESS BY THE CHAIRMAN

The Chairman, in his welcome address, apprised the Meeting about Paramount's 50th Anniversary which fell on 15 April 2019, and he thanked the shareholders for their important role in helping Paramount navigate through the past 50 years.

He then introduced Puan Fatimah Binti Merican, the newly appointed Independent Non-Executive Director (**INED**), to the Meeting, and the shareholders joined the Chairman in welcoming Puan Fatimah to her inaugural general meeting of the Company.

The Chairman also announced that the term of office of two retiring INEDs, namely Mr Quah Chek Tin and Tan Sri Foong Cheng Yuen, would end upon the conclusion of the Meeting, as they had decided to not seek re-appointment at the AGM. He apprised the Meeting that Mr Quah Chek Tin had decided to abide by the Malaysian Code on Corporate Governance 2016 by stepping down

after having served as an INED of the Company for more than 12 years whilst Tan Sri Foong Cheng Yuen had decided to take a lighter load in corporate life.

The Chairman then directed the Secretary to place on record the Board's appreciation of the services and contribution of Mr Quah Chek Tin and Tan Sri Foong Cheng Yuen to the Company, and the shareholders joined the Board in giving a round of applause to these two retiring Directors. This was followed by reciprocal note of thanks from both Mr Quah Chek Tin and Tan Sri Foong Cheng Yuen.

There being no other preliminary announcements, the Chairman called the Meeting to order.

QUORUM

The Secretary, upon the request of the Chairman, confirmed that the requisite quorum was present for the holding of the AGM. There being a quorum present, the Chairman declared the Meeting opened.

PROXIES AND CORPORATE REPRESENTATIVES

The Secretary informed the Meeting that 133 proxy forms and six certificates of appointment of corporate representatives covering a total of 236,066,525 ordinary shares and representing 54.48% of the issued share capital of the Company had been received, and a schedule of those appointments was tabled for inspection by the Chairman.

The Chairman inspected the schedule and confirmed that it was in order.

NOTICE OF THE MEETING

The notice convening the Meeting, having been sent to all members of the Company and advertised in the News Straits Times daily newspaper on 30 April 2019 and duly released to Bursa Malaysia Securities Berhad (**Bursa Securities**) was, with the permission of the Meeting, taken as read.

VOTING

The Chairman informed the shareholders that as required under Paragraph 8.29A of the Main Market Listing Requirements of Bursa Securities, voting at the AGM would be conducted by poll.

He further informed the Meeting that the Company had appointed the Share Registrar, Tricor Investor & Issuing House Services as the Poll Administrator and Asia Securities Sdn Bhd as the Poll Scrutineer to validate the poll results.

The Chairman also announced, with the permission of the Meeting, that polling would be conducted upon the conclusion of all deliberation on the items listed on the agenda.

QUESTIONS FROM THE MINORITY SHAREHOLDER WATCHDOG GROUP

Before proceeding to table the items on the agenda for consideration, the Chairman informed the Meeting that the Minority Shareholder Watchdog Group (**MSWG**) had, in its letter dated 17 May 2019, raised several questions on strategic and financial matters to be addressed at the AGM. MSWG's questions and comment together with the Company's response thereto were then presented to the shareholders, as follows:

Question 1

The Group has introduced Co-labs Coworking office spaces at Utropolis Marketplace at Glenmarie, Shah Alam and at the Starling Mall in Damansara Uptown.

- a) What is the present size of each Co-labs Coworking office space?
- b) What is the occupancy rate of Co-labs Coworking office space at Utropolis and at the Starling Mall for FY2018?
- c) What is the gross and net rental yields for each Co-labs Coworking space in FY2018?

Paramount's Response

- a) The present sizes of Co-labs' coworking spaces at Utropolis Marketplace in Glenmarie, Shah Alam and The Starling Mall in Damansara Uptown are as follows:

Location	Lettable area (square feet)	No. of desks available
Utropolis Marketplace	3,700	76
The Starling Mall	20,000	330

- b) The occupancy rates of Co-labs coworking spaces at Utropolis Marketplace and at The Starling Mall for financial year ended 31 December 2018 (**FY2018**) (excluding event hall rentals) are as follows:

Location	Occupancy rate as at 31 Dec 2018
Utropolis Marketplace	43 %
The Starling Mall	80 %

- c) Co-labs' coworking spaces are currently operating at rented premises. Co-labs offers three types of memberships, namely premium office suites, fixed desks and flexi desks.

Type of membership	The Starling Mall			Utropolis Marketplace		
	Fees per month (RM)	Rental (RM/psf)^	No. of desks	Fees per month (RM)	Rental (RM/psf)^	No. of desks

Premium Office Suite	799	13	244	450	9	24
Fixed Desk	599	10	56	350	7	10
Flexi Desk	399	7	30	250	5	42

Note:

- [^] The rates are higher than the conventional office rental rates as Co-labs' members will enjoy various facilities such as games room, meeting rooms, front desk support, hot beverages, internet connection, printing and cleaning services. In addition, members can participate in mentorship programmes and enjoy free access to events organised by Co-labs.

Question 2

University of Wollongong ("UOW")'s UOWM Sdn Bhd will acquire a 65% equity stake in KDU University College Sdn Bhd ("KDUUC"), KDU University College (PG) Sdn Bhd ("KDUPG") and a 70% stake in KDU college. This will allow UOWM Sdn Bhd to take full control of the business operations of these three institutions (page 17 of Annual Report).

- Why has the Company decided to exit from the tertiary education business?
- When is the disposal expected to be completed?
- Will the Company pay a special dividend to shareholders arising from the disposal?

Paramount's Response

- For the period December 2014 to December 2018, the compounded annual growth rate (**CAGR**) of KDUUC and KDU College Sdn Bhd's total student enrolment was 7.75% while KDUPG experienced a CAGR of negative 0.57%. Hence, due to the under-utilisation of the capacities coupled with the finance cost and depreciation charges, the tertiary education segment has been registering losses. In addition, the new Batu Kawan campus has been completed in the second quarter of 2019 (**2Q2019**) and is targeted to commence operations in September 2019. This is expected to further drain the cash flow of Paramount and its subsidiaries (**the Group or Paramount Group**) as filling up the capacity would take several years.

The entry of UOW is expected to elevate KDU's brand name to the next level given UOW's established brand name and experience in managing overseas campuses.

The Board of Directors has deliberated, and is of the view that the Proposed Disposal is in the best interest of Paramount.

- The Proposed Disposal is expected to be completed in the third quarter of 2019 (**3Q2019**).
- No, the proceeds from the Proposed Disposal has been earmarked for the following purposes:

Proposed utilisation	Amount of proceeds RM'000
Estimated expenses in relation to the Proposed Disposal	500
Cut back on Group leverage	30,000
Working capital of the Group	8,000
Total	38,500

Question 3

Super Ace Resources Sdn Bhd ("SARSB"), the joint venture company contributed losses of RM66,000 (FY2018) and RM45,000 (FY2017) and it is an inactive company (page 196 of the Annual Report).

- a) What is the nature of business of SARSB?
- b) Why did the Company inject additional capital of RM2.97 million into SARSB by way of ordinary shares and Redeemable Non-Cumulative Preference Shares ("RNCPS") as SARSB is an inactive company?

Paramount's Response

- a) SARSB is a joint-venture company established to develop and operate a 229-key hotel component in the integrated development in Utropolis Glenmarie, Shah Alam. The 4-star hotel will carry the "Mercure" brand name under Accor Hotels.

The shareholders of SARSB are Paramount (45%) and the balance 55% are owned by Lasseters Properties Sdn Bhd and Lasseters Management (M) Sdn Bhd, both of which are subsidiaries of Lasseters International Holdings Ltd, a company listed on the Singapore Exchange's Catalist Board.

- b) The hotel development has started since end 2017. The funding of the development is via both external borrowings and capital injection from the shareholders. The total estimated development cost of the hotel is approximately RM75 million and it is slated to commence operations in 2020.

Question 4

In the segment reporting on page 228 of the Annual Report, the Education Division reported a higher revenue from external customers of RM276.1 million (FY2018) as compared to RM246.5 million (FY2017).

The segment profit reported for FY2018 was RM39.2 million, much lower than RM95.2 million reported in FY2017.

- a) What was the reason for the lower segment profit in FY2018?
- b) What will be the financial impact to the Education Division after the sale of KDUUC, KDUPG and KDU College to UOWM Sdn Bhd?

Paramount's Response

- a) The Education Division's segment profit was lower in FY2018 as compared to financial year ended 31 December 2017 (**FY2017**) was mainly due to the following:

Impact to FY2018 PBT	RM mil
Non recurring gain on disposal of Sri KDU Sdn Bhd's school campus in FY2017	(56)
Sri KDU Sdn Bhd's rental expense recognised for the full year (FY2018: 12 months versus FY2017: 3 months)	(9)

- b) After completion of the disposal of 65% equity interests in KDUUC and KDUPG to UOWM Sdn Bhd, these two companies will be classified as associated companies and their financial results will be accounted for using the equity accounting method.

For KDU College, Paramount will cease to have any equity interest in KDU College as Paramount had entered into a sale and purchase agreement to dispose of the remaining 30% equity interest to a Bumiputera party.

Question 5

What is the R.E.A.L Education Group Sdn Bhd's contribution towards the Group's revenue and PBT in FY2018?

Paramount's Response

For FY2018, R.E.A.L Education Group Sdn Bhd group had contributed revenue and PBT of RM105 million and RM17 million, respectively to Paramount Group.

PRESENTATION ON PARAMOUNT GROUP'S PERFORMANCE FOR FY2018

To facilitate discussion on the Financial Statements, Mr Chew Sun Teong, the Group Chief Executive Officer (**CEO**) of the Company, took the Meeting through a power-point presentation of the Group's financial performance for FY2018 compared with that of FY2017 and the key contributors to the performance; the financial position of the Group as at 31 December 2018 compared with 31 December 2017; total shareholders return based on the Company's dividend track record and appreciation in the price of Paramount shares over the last few years; updates on the Group's property development and education business activities, including the Utropolis Marketplace retail mall and Co-labs, the newly established business of providing coworking spaces; newly launched and upcoming property development projects; and the latest corporate exercises that had been announced to Bursa Securities.

Mr Chew then, with the permission of the Chairman, invited Mr Benjamin Teo Jong Hian, the CEO of Paramount Property Development Sdn Bhd, to present an overview of Co-Labs' business activities for FY2018 as well as its plans for 2019.

The Chairman then invited questions from the floor, and several questions were raised by the shareholders. The questions together with the respective answers, which were addressed by the Group CEO to the satisfaction of the shareholders, are appended in Annexure I annexed hereto.

TABLING OF AGENDA ITEMS AND PROPOSED RESOLUTIONS

To facilitate the smooth conduct of the Meeting, the Chairman proposed and Mr Chew Sun Teong seconded that all 10 items on the agenda and all nine ordinary resolutions as proposed in the Notice of the AGM be tabled before the Meeting for deliberation consecutively prior to the poll voting, and there was no objection to the said proposal.

ITEM 1 - AUDITED CONSOLIDATED FINANCIAL STATEMENTS AND REPORTS FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2018 (FY2018)

The audited consolidated financial statements of the Company for FY2018 together with the reports of the directors and auditors thereon (**the Financial Statements**) were, with the permission of the Meeting, taken as read.

The Chairman informed the Meeting that the Financial Statements were laid before the Meeting for discussion only, as pursuant to Sections 248(2) and 340(1)(a) of the Companies Act, 2016, the Financial Statements do not require the formal approval of shareholders. Hence, the Financial Statements would not be put forward for voting. The Chairman further informed the Meeting that the auditors, Ernst & Young, had issued the Company with an unqualified report on the Financial Statements.

There being no further questions from the floor, the Chairman, with the permission of the Meeting, announced that the Financial Statements be taken as duly received by the shareholders of the Company.

ITEM 2 - PAYMENT OF FINAL DIVIDEND

The Chairman then tabled before the Meeting the proposed single-tier final dividend of 6.0 sen per share in respect of FY2018 which, if approved by the shareholders, would be paid on 4 July 2019.

He informed the Meeting that together with the interim dividend of 2.5 sen per share paid on 28 September 2018, the Board had recommended a total dividend payment of 8.5 sen per share for FY2018.

He then invited questions from the floor. There being no questions, the Chairman, proceeded to the next item on the agenda.

ITEM 3 - DIRECTORS' FEES AND MEETING ALLOWANCES FOR FY2018

In tabling Resolution 2 under item 3 on the agenda, the Chairman informed the Meeting that a total sum of RM851,006.85 had been recommended for payment as directors' fees and meeting allowances for FY2018.

ITEM 4 - DIRECTORS' FEES AND MEETING ALLOWANCES FOR FY2019

For the shareholders' consideration of Resolution 3 under item 4 on the agenda, the Chairman explained that the passing of the proposed resolution would empower the Board to pay fees and meeting allowances to the Directors not exceeding the aggregate amount of RM1.0 million for their services rendered or to be rendered in the financial year ending 31 December 2019 (**FY2019**), including new Directors as may be appointed by the Board from time to time during FY2019. The actual amount paid would be disclosed in the 2019 annual report of the Company.

ITEM 5 - RE-ELECTION OF DIRECTOR RETIRING PURSUANT TO CLAUSE 85 OF THE COMPANY'S CONSTITUTION

For the consideration of item 5 on the agenda which was to re-elect Dato' Teo Chiang Quan as a Director of the Company, the Chair was handed over to Datuk Seri Yam Kong Choy, the Senior INED of the Company.

Datuk Seri Yam informed the Meeting that the Board had, through the Nominating Committee, conducted a rigorous assessment of Dato' Teo's eligibility for re-election, and the Nominating Committee as well as the Board were both satisfied with the outcome of the assessment.

There were no questions from the floor on the above proposal.

Datuk Seri Yam then handed the Chair back to the Chairman for the remaining items on the agenda.

ITEM 6 - RE-ELECTION OF DIRECTOR RETIRING PURSUANT TO CLAUSE 86 OF THE COMPANY'S CONSTITUTION

Dato' Teo Chiang Quan assumed the Chair and informed the Meeting that Puan Fatimah Binti Merican, who was appointed as a Director of the Company on 2 July 2018, was subject to retirement at the AGM. He added that Puan Fatimah had offered herself for re-election, and the Board was satisfied that Puan Fatimah had fulfilled all the criteria set by the Nominating Committee for her re-election as a Director.

There being no questions from the floor, the Chairman proceeded to the next item on the agenda.

ITEM 7 - RE-APPOINTMENT OF AUDITORS

The Chairman informed the Meeting that the retiring auditors, Ernst & Young (**EY**) had indicated their willingness to accept re-appointment as auditors of the Company. He added that a rigorous assessment was also conducted by the Audit Committee on the suitability and independence of EY to act as the Company's auditors for the ensuing financial year. The Chairman further informed the Meeting that the Board was satisfied with the outcome of the assessment, and had recommended the re-appointment of EY as auditors of the Company for the ensuing year.

There were no questions raised on the proposed re-appointment of EY as the Company's auditors.

ITEM 8 - AUTHORITY FOR DATO' ROHANA TAN SRI MAHMOOD TO CONTINUE IN OFFICE AS AN INDEPENDENT NON-EXECUTIVE DIRECTOR

For the consideration of item 8 on the agenda, the Chairman informed the Meeting that the Nominating Committee had, after its assessment of the performance of Dato' Rohana Tan Sri Mahmood for FY2018, recommended that Dato' Rohana be allowed to remain in office as an INED of the Company for another year, and the Board had, based on this recommendation, proposed the tabling of Resolution 7 for shareholders' approval at the Meeting.

There were no questions from the floor on the above proposal.

ITEM 9 - AUTHORITY FOR DATUK SERI YAM KONG CHOY TO CONTINUE IN OFFICE AS AN INDEPENDENT NON-EXECUTIVE DIRECTOR

For the consideration of item 9 on the agenda, the Chairman also informed the Meeting that the Nominating Committee had, after its assessment of the performance of Datuk Seri Yam Kong Choy for FY2018, recommended that Datuk Seri Yam Kong Choy be allowed to remain in office as an INED of the Company for another year, and the Board had, based on this recommendation, proposed the tabling of Resolution 8 for shareholders' approval at the Meeting.

There being no questions on the above proposal, the Chairman proceeded to the last item on the agenda.

ITEM 10 - AUTHORITY TO DIRECTORS TO ALLOT AND ISSUE SHARES

The Chairman proceeded to table Resolution 9 for consideration, and he informed the Meeting that, if passed, Resolution 9 would empower the Board to allot and issue new ordinary shares of up to ten per centum (10%) of the issued share capital of the Company for such purposes as the Board deems fit. He added that this authority would, unless revoked or varied by the Company in general meeting, expire at the conclusion of the next annual general meeting.

There were no questions from the floor on the above proposal.

POLLING PROCESS

Having tabled all agenda items and there being no further questions from the floor on the proposed resolutions, the Chairman called upon the representative of the Poll Administrator, to brief the Meeting on the polling procedures.

Upon conclusion of the briefing, the Chairman announced the commencement of polling, and shareholders proceeded to the e-voting kiosks to cast their votes.

ANNOUNCEMENT OF POLL RESULTS

Upon conclusion of the poll, the poll results as tabulated by the Poll Administrator and validated by the Poll Scrutineer were presented to the shareholders, as follows:

- i) Resolution 1 to approve the proposed final dividend for FY2018:

Votes for the motion		Votes against the motion		Total votes cast	
No of shares	%	No of shares	%	No of shares	%
150,749,137	100.00	0	0	150,749,137	100.00

- ii) Resolution 2 to approve the proposed directors' fees and meeting allowances for FY2018:

Votes for the motion		Votes against the motion		Total votes cast	
No of shares	%	No of shares	%	No of shares	%
150,749,137	100.000	0	0	150,749,137	100.000

- iii) Resolution 3 to approve the proposed directors' fees and meeting allowances for FY2019:

Votes for the motion		Votes against the motion		Total votes cast	
No of shares	%	No of shares	%	No of shares	%
150,749,137	100.000	0	0	150,749,137	100.000

- iv) Resolution 4 to re-elect Dato' Teo Chiang Quan as a director of the Company:

Votes for the motion		Votes against the motion		Total votes cast	
No of shares	%	No of shares	%	No of shares	%
150,497,785	99.833	251,252	0.167	150,749,037	100.000

- v) Resolution 5 to re-elect Puan Fatimah Binti Merican as a director of the Company:

Votes for the motion		Votes against the motion		Total votes cast	
No of shares	%	No of shares	%	No of shares	%
150,749,037	100.00	0	0	150,749,037	100.000

- vi) Resolution 6 to re-appoint Ernst & Young as auditors of the Company:

Votes for the motion		Votes against the motion		Total votes cast	
No of shares	%	No of shares	%	No of shares	%
150,749,037	100.00	0	0	150,749,037	100.000

- vii) Resolution 7 to allow Dato' Rohana Tan Sri Mahmood to remain in office as an INED of the Company:

Votes for the motion		Votes against the motion		Total votes cast	
No of shares	%	No of shares	%	No of shares	%
149,713,807	99.313	1,035,230	0.687	150,749,037	100.000

- viii) Resolution 8 to allow Datuk Seri Yam Kong Choy to remain in office as an INED of the Company:

Votes for the motion		Votes against the motion		Total votes cast	
No of shares	%	No of shares	%	No of shares	%
150,501,107	99.836	247,930	0.164	150,749,037	100.000

- ix) Resolution 9 to authorise the Board to allot and issue additional shares:

Votes for the motion		Votes against the motion		Total votes cast	
No of shares	%	No of shares	%	No of shares	%
150,150,937	99.603	598,100	0.397	150,749,037	100.000

Based on the above poll results, the Chairman declared all nine ordinary resolutions tabled at the AGM as carried.

CLOSE OF MEETING

There being no other business, Chairman declared the Meeting closed at 11.30 a.m.

A vote of thanks to the Chair was proposed by Mr Fong Poh Seng and seconded by Ms Ang Pei Ling.

CONFIRMED AS A CORRECT RECORD

DATO' TEO CHIANG QUAN
CHAIRMAN

Date: 31 May 2019

PARAMOUNT CORPORATION BERHAD
(Company No. 8578-A)

Key matters discussed at the Forty-Ninth Annual General Meeting (**49th AGM**) of Paramount Corporation Berhad (**Paramount** or **the Company**) held at Ballroom 2, Level 3D, Sheraton Petaling Jaya Hotel, Jalan Utara C, 46200 Petaling Jaya, Selangor Darul Ehsan on Wednesday, 29 May 2019 at 9.30 a.m.

	Shareholders' Queries	Paramount's Response
1.	The Group's borrowings had increased to RM453.9 million as at 31 December 2018 from RM161.2 million as at 31 December 2017. How will the Group repay this higher amount of borrowings given the current soft market conditions?	<p>The additional borrowings were needed to fund the Group's property development business that had grown from a total sales value of RM306.0 million for financial year ended 31 December 2014 to a total sales value of RM1.0 billion for financial year ended 31 December 2018 (FY2018).</p> <p>Instead of implementing a rights issue of shares to raise capital, Paramount had turned to external borrowings to fund the construction costs of the Group's on-going and newly launched property development projects.</p> <p>Nevertheless, several strategies had been adopted to lower the Group's gearing, which included:</p> <ul style="list-style-type: none"> i) the sale and leaseback of the Sri KDU school campus in 2017 for a total cash consideration of RM165.0 million, of which, 80% or RM132.7 million were retained for working capital and repayment of bank borrowings whilst the balance 20% was distributed to shareholders on 28 March 2018 by way of a special dividend of 7.5 sen per share; ii) diversifying into land development activities to expedite the turnaround time for certain types of land bank, such as the disposal of the Lot 7&9 industrial land in Kota Damansara, Selangor in 2018 to raise RM92.0 million in cash proceeds and a profit of RM43.0 million; iii) the proposed divestment of 65% stakes in KDU University College Sdn Bhd and KDU University College (PG) Sdn Bhd to University of Wollongong's UOWM Sdn Bhd for a total cash sale consideration of RM38.5 million, which could be partly utilised to pare down the Company's short-term borrowings that carry higher interest costs; and

		iv) the proposed issuance of warrants to raise a total of approximately RM289.87 million in share capital over the next five years assuming that all warrants are converted to ordinary shares at the indicative exercise price of RM1.61 per share (being 10% above the theoretical ex-bonus price of RM1.46 per share) as disclosed in the Company's announcement to Bursa Malaysia Securities Berhad on 23 April 2019).
2.	<p>I understand that your establishment of Co-Labs is to test the market for office space that is going through many changes and challenges, but when do you expect Co-Labs to generate positive returns?</p>	<p>The occupancy rate of the Co-Labs centre at The Starling mall has reached almost 100%, and this centre is currently financially independent, registering a positive earnings before interest, taxes, depreciation and amortization (EBITDA).</p> <p>The other two new centres (one at Sekitar26 in Shah Alam and the other at Naza Tower in Kuala Lumpur) are expected to take at least six months to a year to generate positive EBITDA.</p> <p>Just like any new business venture, Co-Labs is expected to go through a gestation period of two or three years to attract clients and grow its revenue base through the offer of competitive pricing. Hence, Co-labs is not expected to register profitability until it is able to normalise its pricing and has economies of scale with five or six locations offering a total of 200,000 square feet of coworking spaces to the market.</p>
3.	<p>It is noted that many of the concepts presented by the Group CEO were focused on properties that cater to the younger generation.</p> <p>Is there any plan for the launching of properties or products that cater to retirees given the increasing aging population?</p>	<p>Yes, senior living features had already been incorporated in the design of the serviced apartments at Atwater, Paramount's signature premium mixed development project in Section 13, Petaling Jaya.</p> <p>The Board had also taken into cognizance that the annual growth rate of the Malaysian population aged 65 years and above is 5%. Hence, Paramount's next five-year (2020-2024) strategic plan, would definitely have more focus on creating addresses that are friendly to senior lifestyles.</p>

4.	<p>I think Malaysia is over-crowded with too many property developers. Is there any plan for Paramount to venture abroad to places, such as Bangkok and South China?</p>	<p>Paramount had the intention of venturing abroad five years ago, but the Board allowed the management team time to develop its skills and competencies in high-rise mixed developments, which was relatively new to Paramount five years ago, before venturing abroad to other countries.</p> <p>After having successfully launched and delivered several award winning high-rise mixed developments over the last four years with property sales reaching the RM1.0 billion mark, Paramount is today close to becoming one of the Top 10 developers in Malaysia, and is now poised to embark on development projects abroad, and countries such as Thailand, Vietnam, The Philippines and even Australia are potential destinations.</p>
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