



PRESS RELEASE

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PGB Break Ground on PGB-GSP AutoPark to Anchor Johor's Advanced Manufacturing Push

- Directly supports the '**Maju Johor 2030**' agenda and **JS-SEZ objectives** by delivering **customised infrastructure** specifically targeted at **high-value automotive components** and **cross-border supply chains**.
- Strategically located in Iskandar Puteri's JS-SEZ flagship zone, the site offers direct access to the Malaysia-Singapore Second Link, making it a highly attractive hub for cross-border logistics. Demonstrates PGB's successful structural shift from traditional property development into an integrated industrial ecosystem platform.

JOHOR BAHRU, 11th JUNE 2026 – Paragon Globe Berhad (“PGB” or “the Group”) today marked the **official groundbreaking of the PGB-GSP AutoPark** in Iskandar Puteri, Johor. Positioned as an “**Integrated Automotive Industrial Hub**,” the development marks the operational launch of its strategic partnership collaboration with GSP Automotive Malaysia Sdn. Bhd., a subsidiary of Shanghai-listed GSP Automotive Group (“GSP”), to build a high-value, dedicated automotive industrial ecosystem.

The ceremony was officiated by **Yang Berhormat Datuk Seri Utama Ir. Hasni bin Mohammad**, Johor State Economic and Investment Advisor, alongside **Yang Berhormat Tuan Lee Ting Han**, Chairman of the Johor State Investment, Trade, Consumer Affairs and Human Resources Committee, **Yang Berusaha Tuan Mohamad Reduan bin Mohd Zabri**, Malaysian Investment Development Authority (MIDA) Johor Director and **Yang Berusaha Tuan Ir. Izan Shaharudin bin Maskan**, Director of Engineering, Iskandar Puteri City Council (MBIP).

He was accompanied by key representatives from PGB, including **Yang Berbahagia Dato’ Sri Edwin Tan Pei Seng**, Executive Chairman, **Yang Berbahagia Dato’ Sri Godwin Tan Pei Poh**, Group Executive Director, and **Yang Berbahagia Dato’ Jeffrey Lai Jiun Jye**, Director, as well as key representatives from GSP, including **Mr. Peter Zhou Chonglong**, Vice President and **Ms. Susan Chen**, Director of Strategic Execution.

The groundbreaking ceremony officially kicked off construction for two new factories, which PGB is building for GSP under long-term tenancy agreements with PGB's wholly-owned subsidiary, PGB Landmark Sdn. Bhd ("PGB Landmark"). These factories will be located on two leased land parcels (PTD 3004 and PTD 11500) adjacent to a plot of land (PTD 3003) previously acquired by GSP. Scheduled for completion in Q4 2027, the two new factories will feature a combined estimated built-up area of 427,847.68 square feet, and both are designed to achieve GreenRE certification in line with global sustainability standards.

Crucially, the development positions PGB as a direct infrastructure of infrastructure for Johor broader economic goals. Under the **Maju Johor 2030 vision** and the impending **Johor-Singapore Special Economic Zone** ("JS-SEZ"), the state is aggressively targeting **high-value foreign direct investments**, specifically in advanced manufacturing, precision engineering, and automotive components.

Dato' Sri Edwin Tan Pei Seng, Executive Chairman of PGB, commented on the milestone:

"Johor has a very clear mandate to become a global hub for advanced manufacturing. As a homegrown developer, our role is to build the exact infrastructure the state needs to attract these foreign direct investments.

This groundbreaking is a major step forward for PGB and GSP. We started with a strategic partnership collaboration, and today we are executing on the ground. We are not just building factories; we are creating an active industrial ecosystem in Iskandar Puteri where global automotive players can plug straight into the regional supply chain. GSP brings the international automotive network, while PGB provides the prime land, planning, and local execution."

The PGB-GSP AutoPark is located at Jalan Persiaran Sentral, Taman Industri Perintis, Johor Bahru, Johor. The site sits within a mature industrial corridor and a designated JS-SEZ flagship zone within Iskandar Puteri, surrounded by key infrastructure including Nusajaya Tech Park, Nusa Cemerlang Industrial Park, and major data centres. Its strategic connectivity to Gelang Patah, Skudai, and the Malaysia-Singapore Second Link makes it a highly attractive hub for cross-border logistics.

This development anchors PGB's broader strategic shift away from traditional property development and toward building integrated industrial ecosystems. The Group is actively focused on attracting quality multinational occupiers and creating industrial clusters that improve operational efficiency for manufacturers.

Dato' Sri Edwin Tan Pei Seng added that the project perfectly aligns with the state's economic trajectory:

“Johor is experiencing massive interest from cross-border manufacturing. With the JS-SEZ framework focusing heavily on supply chain integration, Iskandar Puteri is in a prime position. Our job is to bring the right global partners into the right locations, execute flawlessly, and support Johor's rise as an industrial powerhouse.”

Moving forward, PGB will continue to focus on the timely construction of the PGB-GSP AutoPark while maintaining disciplined capital management and strategic planning across its remaining Johor.

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About Paragon Globe Berhad

Paragon Globe Berhad (“PGB”) (PGLOBE, 3611) is a Main Market-listed property developer on Bursa Malaysia Securities Berhad with a diversified portfolio spanning residential, commercial and industrial projects. PGB is committed to delivering high-quality developments that meet market demand and contribute to sustainable urban growth. With a strong track record and strategic focus on key growth regions, PGB is well-positioned to capitalise on opportunities in the Malaysian property market.

For more information about the PGB, please visit www.pbggroup.com.my.