



PRESS RELEASE

FOR IMMEDIATE RELEASE

PGB Posts RM69.4 Million FY2026 PATAMI as Group Pivots to Integrated Industrial Platform

- Establishing a solid baseline against the previous year's record high-base driven by major land sales.
 - Gross profit margin remained resilient at 49.6% compared to 50.7% in FY2025, demonstrating strong cost management despite a normalisation in revenue.
 - Fourth-quarter profit before tax (PBT) climbed 187.1% quarter-on-quarter to RM35.94 million, supported by a structural shift toward recurring asset valuation.
 - Signed a Strategic Partnership Collaboration Agreement with GSP Automotive Malaysia to build a green-certified automotive-focused industrial cluster known as "**PGB-GSP AutoPark**" in Iskandar Puteri, Johor.
-

JOHOR BAHRU, 26th MAY 2026 – Paragon Globe Berhad ("PGB" or "the Group")

today announced its financial results for the fourth quarter and full financial year ended 31 March 2026 (FY2026), highlighting a structural transition from a conventional property developer into an integrated industrial ecosystem platform.

This strategic shift is anchored by the Group's new partnership with GSP Automotive Malaysia Sdn Bhd, a subsidiary of the Shanghai-listed GSP Automotive Group ("GSP"). Under the Strategic Partnership Collaboration Agreement, PGB will act as the master developer and ecosystem integrator for an automotive-focused industrial cluster known as "**PGB-GSP AutoPark**" in Iskandar Puteri, Johor.

The platform will leverage GSP's global supply chain network, with selected manufacturing units targeted for GreenRE certification to capture the growing regional demand for sustainable industrial infrastructure.

Dato' Sri Edwin Tan Pei Seng, Executive Chairman of ("PGB") commented on the operational evolution: "FY2025 was a high-water mark on the back of the RM337.30 million Johor land disposal to Bridge Data Centres Malaysia ("Land A and Land E disposal"). FY2026 is a different kind of year — we are building the next phase. The landbank has grown, the investment property base has grown, and we have started laying the foundation for our industrial ecosystem with GSP. The numbers will follow."

Financially, the Group reported full-year revenue of RM154.85 million compared to RM306.26 million in FY2025, as top-line figures normalised following the completion of major historical land-sale recognitions in Desa Cemerlang. Despite the lower top line, gross profit margin held steady at 49.6%. Full-year PBT stood at RM88.70 million, while PATAMI came in at RM69.44 million.

The Group's quality of earnings was particularly evident in 4QFY2026. While fourth-quarter revenue moderated to RM12.63 million due to the high-base effect of land sales in the prior year's corresponding quarter, PBT rose 187.1% sequentially against 3QFY2026 to RM35.94 million. This quarter-on-quarter expansion was driven by the Investment segment, which turned around from a loss-making position in FY2025 to a PBT of RM28.13 million in FY2026 during the final quarter.

PGB's balance sheet metrics strengthened significantly over the period. Total assets expanded 45.9% to RM1.14 billion. The Group's investment property base increased 67.9% to RM365.38 million, reflecting active capital expenditure deployment and valuation gains. Furthermore, total inventories increased to RM663.12 million, representing a substantial build-up of land and development assets slated for monetisation and execution starting in FY2027. NA per share increased to RM0.63.

Demonstrating disciplined capital recycling, the Group also confirmed that the RM98.98 million in gross cash proceeds from the Land E disposal, which was completed on 20 January 2026, has been fully utilised. The funds were strategically deployed across land acquisitions (RM55.22 million), core development costs (RM24.18 million), general working capital requirements (RM19.46 million), and transaction expenses (RM0.11 million).

Issued by: Aegis Communication on behalf of **Paragon Globe Berhad**

Date: 26th May 2026

For further media enquires please contact:

June Tan, Senior Corporate Communication Executive

(E) june.tan@pgbgroup.com.my

(M) 6017 661 5345

Jason Fong

(E) jason@aegiscomm.com.my

(M) 6012 863 1134

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.pgbgroup.com.my.