PRESS RELEASE

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PGB Reports RM39.5 Million 9M FY2026 Net Profit and Expands Johor Development Pipeline to RM697.0 Million

Gross margins improved to 53.4%; total assets exceeded RM1.0 billion

- 9M FY2026 revenue of RM142.2 million and net profit of RM39.5 million, reflecting normalisation from the high base in the prior period, which included major land sales in Desa Cemerlang
- Gross profit margin **improved to 53.4%** from 52.5% previously, reflecting disciplined project execution
- Development inventories expanded to approximately **RM697.0 million**, representing the Group's strategic development pipeline across prime Johor growth corridors
- The **RM98.9 million** disposal of a parcel of industrial land in Desa Cemerlang to Bridge Data Centres Malaysia VI Sdn. Bhd. reached legal completion in January 2026
- Total assets exceeded **RM1.0 billion** and the Group maintains financial flexibility to fund its ongoing development pipeline
- Calia Residences by PGB launched in Danga Bay targeting GreenRE Gold certification and a sustainability partnership was formalised with United Overseas Bank (Malaysia) Berhad

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JOHOR BAHRU, 26th February 2026 – **Paragon Globe Berhad ("PGB" or "the Group") (KLSE: 3611)** today announced its financial results for the third quarter ended 31 December 2025 ("**3Q FY2026**") and for the nine-month period ended 31 December 2025 ("**9M FY2026**").

For 9M FY2026, the Group recorded a net profit attributable to shareholders of **RM39.5 million** on revenue of **RM142.2 million**. The moderation in revenue compared to RM154.7 million in the corresponding period last year reflects a normalisation from an exceptionally strong base, which included recognition of **major land disposals in Desa Cemerlang**.

Despite the lower top line, the Group demonstrated strong operational efficiency, with gross profit margin improving to **53.4%** compared to 52.5% previously. For 3Q FY2026, PGB posted revenue of **RM34.1 million** and a net profit of **RM9.5 million**.

Dato' Sri Edwin Tan Pei Seng, Executive Chairman of PGB, said:

"This financial year has been focused on capital deployment and strengthening our development pipeline. Proceeds from the land sales transaction enabled us to move expand our presence across Johor's key growth, building development inventories to approximately RM697 million.

With this foundation in place, our priority now is disciplined execution. Calia Residences by PGB has been launched, The Iconic by PGB and Kensington Parkview by PGB is on its way, and we have ready sites in Pulai, Tanjung Kupang and Plentong positioned for future launches. As Johor continues to benefit from structural drivers such as the RTS Link and cross-border investment flows, we are focused on translating this pipeline into completed developments and sustainable long-term value creation."

The Group's balance sheet reflects its aggressive expansion strategy. As at 31 December 2025, total assets stood at **RM1.0 billion**, while shareholders' equity rose to **RM443.2 million**, lifting net assets per share to **RM0.59**.

Development inventories increased to approximately **RM697.0 million**, positioning the Group for substantial future launches across prime locations including Pulai, Tanjung Kupang, Johor Bahru city centre, Plentong and Pekan Nanas.

Near-term revenue will be driven by new project launches following completion of the land sales transaction. Calia Residences by PGB in Danga Bay, a premium residential development targeting GreenRE Gold certification, was launched during the quarter and is expected to contribute progressively from FY2027 as construction milestones are achieved. The Iconic by PGB, a residential project in Johor Bahru city centre, is expected to follow.

During the quarter, the Group formalised a five-year sustainability collaboration with United Overseas Bank (Malaysia) Berhad, securing access to green financing solutions for eligible projects across its development pipeline.

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About Paragon Globe Berhad

Paragon Globe Berhad ("PGB") (KLSE: 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.