PRESS RELEASE

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PGB Posts 96% Surge in 1H Net Profit on Strong Johor Land and Industrial Sales

Momentum supported by land sales and project billing; development pipeline progressing as planned

Key Highlights

- 1H FY2026 net profit surged 102.0% YoY to RM29.94 million
- 1H revenue increased 28.6% YoY to RM108.11 million
- 2Q FY2026 net profit rose 54.0% YoY to RM14.0 million
- Earnings supported by land sales in Desa Cemerlang and industrial property sales in Pekan Nanas
- Gross profit margin improved to 56.0% (vs 31.2% YoY)
- Development pipeline on track: Calia Residences by PGB, Kensington Parkview by PGB, The Iconic by PGB

JOHOR BAHRU, 26th NOVEMBER 2025 – Paragon Globe Berhad ("PGB") (KLSE:3611) today reported a strong set of financial results for the second quarter ended 30 September 2025 ("2Q FY2026"), reflecting continued strength in its Johor-based property portfolio.

For the first half of FY2026 ("1H FY2026"), PGB recorded revenue of **RM108.11 million**, an increase of **28.6% year-on-year ("YoY")** compared to RM84.07 million in the same period last year. Net profit more than doubled to **RM29.94 million**, representing a **102.0% YoY** increase from RM14.82 million.

In 2Q FY2026, PGB posted revenue of **RM52.46 million** and net profit of **RM14.0 million**, marking a **54.0% YoY** growth compared to RM9.09 million in 2Q FY2025.

The stronger performance for 2Q FY2026 was primarily driven by:

- **Recognition of land sales** in Desa Cemerlang and Tanjung Kupang;
- **Property sales** including detached factories and shop offices at Pekan Nanas; and
- Recurring rental income contributions.

Gross profit margin strengthened to **56.0%** from **31.2%** a year ago, supported by the recognition of land sales, as well as ongoing cost discipline across PGB's development and operational activities.

Johor continues to experience strong industrial demand underpinned by manufacturing expansion, cross-border activity and the momentum surrounding the Johor–Singapore Special Economic Zone ("JS-SEZ"). PGB's industrial assets in **Desa Cemerlang** and **Pekan Nanas** remain key earnings contributors, attracting both multinational and domestic buyers.

On the residential side, the Group achieved a major milestone with the groundbreaking ceremony of **Calia Residences by PGB**, PGB's first high-rise residential development in Danga Bay. The project received overwhelming market response, achieving **90% take-up rate for Tower A**, prompting the opening of Tower B for registration.

The Group is also preparing for upcoming launches of **Kensington Parkview by PGB (Iskandar Puteri)** and **The Iconic by PGB (Johor Bahru City Centre)**, which are expected to strengthen sales visibility and earnings sustainability into FY2027 and FY2028.

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

"Our first-half performance reflects the strength of our development strategy and the resilience of our diversified portfolio. The 102.0% year-on-year increase in net profit underscores our ability to execute and deliver value despite a dynamic operating environment."

He added:

“The encouraging response to Calia Residences by PGB, with Tower A reaching 90% take-up rate, validates of our positioning in Danga Bay’s evolving residential landscape. We will continue to build on this momentum with upcoming launches that contribute to our long-term growth trajectory.”

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