PRESS RELEASE

FOR IMMEDIATE RELEASE

PGB Achieves Record-Breaking Quarterly Profits in 2Q FY2025

- ✓ Revenue surges 257.4% YoY to RM61.1 million in 2Q FY2025.
- ✓ Net profit soars 2089.4% YoY to RM9.1 million.
- ✓ Strategic land sales and strong project performance drive record results.

JOHOR BAHRU, 5th DECEMBER 2024 – Bursa Malaysia Securities Berhad Main Market Listed Property Developer **Paragon Globe Berhad (百丽环球)** (“PGB”) (**KLSE:3611**) has announced **record-breaking financial results** for the second quarter of the financial year ending 31 March 2025 (“2Q FY2025”). The Group achieved its **highest-ever quarterly profit**, driven by strong performance in its property development segment.

PGB recorded a revenue of **RM61.1 million** in 2Q FY2025, representing a year-on-year (YoY) increase of **257.4%.** Net profit surged to RM9.1 million, a remarkable **2089.4%** increase from the same period last year. Profit before tax also reached a record high of **RM12.7 million**.

The property development segment remained the Group’s primary revenue driver, contributing over **99%** of total revenue. Key contributors to this strong performance included strategic land sales in Desa Cemerlang, Johor, and robust sales of detached factories and shop offices in Pekan Nenas, Johor.

"These exceptional results reflect our strategic focus on delivering high-value property development projects and effectively navigating market opportunities," said **Dato’ Sri Edwin Tan Pei Seng (拿督斯里陈培成), Executive Chairman of PGB**. "Our achievements in Desa Cemerlang and Pekan Nenas demonstrate the effectiveness of our strategy in capturing demand and driving performance."

For the cumulative six-month period of FY2025, PGB ’s revenue increased by **220.4%** to RM84.1 million, and the Group achieved a net profit of **RM14.8 million**, a turnaround from the net loss recorded in the first half of FY2024.Dato’ Sri Edwin Tan expressed optimism for the future, citing favourable economic conditions and recent strategic milestones as key growth drivers. The recent signing of development rights agreements (DRA) with Iskandar Capital Sdn Bhd and Tropicana Danga Bay Sdn Bhd will enable the Group to accelerate project timelines and leverage synergies with established partners.

Additionally, the upcoming PGB Tech Park in Nusajaya, set to launch in phases beginning Q1 2026, highlights the Group's commitment to sustainability and innovation through its targeted **GreenRE Gold Certification** and strategic positioning to attract industrial and commercial investments.

The broader momentum in Johor, driven by initiatives such as the Johor-Singapore Special Economic Zone and the Forest City Special Financial Zone, further reinforces PGB s prospects. Coupled with the Group's ongoing partnership with United Overseas Bank (Malaysia) Berhad to support green development projects, PGB is well-positioned for continued growth.

"Malaysia's resilient economic outlook and the continued growth of Johor as a regional hub provide a strong foundation for our future initiatives," added Dato' Sri Edwin Tan. "As we execute our newly secured development rights agreements and advance key projects, we are confident in our ability to deliver sustainable growth and unlock long-term value for our stakeholders."

***

Issued by: Aegis Communication on behalf of **Paragon Globe Berhad**
Date: xx December 2024
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") (KLSE: 3611) is a Bursa Malaysia Main Market listed property developer with a diversified portfolio spanning residential, commercial, and industrial projects. The Group 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, Paragon Globe is well-positioned to capitalise on opportunities in the Malaysian property market.

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