



PRESS RELEASE

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Paragon Globe Reports RM33.5 Million 1QFY27 PBT and RM136.7 Million Operating Cash Flow

- Profit attributable to shareholders (PATAMI) increased 56.4% year-on-year to RM24.94 million, with basic earnings per share rising to 3.34 sen.
- Revenue grew 69.8% year-on-year to RM94.46 million, supported by core property development activities.
- Gross profit reached RM44.58 million with a gross margin of 47.2%, while administrative expenses declined 6.7% to RM6.08 million.
- Net cash generated from operating activities stood at RM136.79 million for the quarter.
- The Group entered into a conditional agreement to dispose of 65.28 acres in Tanjung Kupang for RM398.11 million to a data centre infrastructure operator.

JOHOR BAHRU, 28th AUGUST 2026 – Main Market-listed property developer **Paragon Globe Berhad** (“**PGB**” or “**the Group**”) today announced its financial results for the first quarter ended 30 June 2026 (“1QFY27”).

For 1QFY27, the Group recorded a **56.4% year-on-year increase** in PATAMI to **RM24.94 million**. Revenue **rose 69.8%** to **RM94.46 million** from RM55.65 million in the corresponding quarter last year. Profit Before Tax (PBT) **increased 64.6%** to **RM33.58 million**, bringing basic earnings per share to 3.34 sen compared to 2.14 sen previously.

The property development segment was the primary earnings contributor. Segment revenue increased 67.6% to RM93.25 million, and PBT rose 65.4% to RM38.97 million. The performance reflected revenue recognition from land sales in Tanjung Kupang, sales of detached factories in Pekan Nanas, and serviced apartments in Johor Bahru.

Gross profit **increased 59.9%** to **RM44.58 million**, representing a **gross margin of 47.2%**. Administrative expenses decreased 6.7% to RM6.08 million.

Dato’ Sri Edwin Tan Pei Seng, Executive Chairman of Paragon Globe Berhad, said:

“Our first-quarter results demonstrate the direct impact of our property development activities and strategic land sales. Generating RM136.7 million in operating cash flow allows us to fund our ongoing expansion plans while maintaining liquidity.

The conditional disposal in Tanjung Kupang and our subsequent acquisitions in Sedenak reflect a deliberate realignment of our landbank. We are positioning PGB to directly address the commercial and industrial demand emerging from the Johor-Singapore Special Economic Zone and the broader digital infrastructure sector in Johor.”

Net cash generated from operating activities reached RM136.79 million for the quarter, compared to a net operating cash outflow of RM3.53 million a year earlier.

As at 30 June 2026, cash and bank balances stood at **RM185.86 million**. Total assets expanded to **RM1.40 billion** from RM1.14 billion at the end of FY2026. Shareholders’ equity increased to approximately RM502.0 million, bringing net assets per share to RM0.67 from RM0.64.

The Group maintained a PBT margin of 35.5% for the quarter. The investment segment recorded revenue of RM1.22 million, generated primarily by rental income from a healthcare-related asset in Sepang.

During the quarter, PGB through its wholly-owned subsidiary PGB Landmark Sdn. Bhd. entered a conditional sale and purchase agreement to dispose of approximately 65.28 acres in Tanjung Kupang to DayOne Data Centers Malaysia III Sdn. Bhd. for RM398.11 million. Subject to completion, this transaction is expected to provide financial flexibility for ongoing developments, future land acquisitions, repayment of borrowings, and working capital.

The Group also held the groundbreaking ceremony for the PGB-GSP AutoPark in Iskandar Puteri, advancing its partnership with GSP Automotive Group into physical development.

Subsequent to the quarter, PGB expanded its development pipeline in Sedenak, Kulai, through a completed initial land acquisition of RM13.86 million and a proposed acquisition of additional beneficial interests for RM127.28 million. The Sedenak land is located within

the Kulai-Sedenak flagship zone of the Johor-Singapore Special Economic Zone (“JS-SEZ”).

PGB expects factors such as the JS-SEZ, the Johor Bahru-Singapore RTS Link, cross-border investment flows, and digital infrastructure developments to continue supporting property demand in Johor. The Group will focus on project execution, fulfilling conditions for its corporate exercises, and managing capital deployment.

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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.