



COMPANY PROFILE

Building Excellence.
Paragon of Sustainability.

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A photograph showing the lower half of two men in business attire. The man on the left is wearing a dark suit and a patterned tie, and is pointing his right hand towards the other man's suit. The man on the right is wearing a dark suit and a blue and white striped tie. They appear to be standing outdoors with a blurred background.

WHO WE ARE

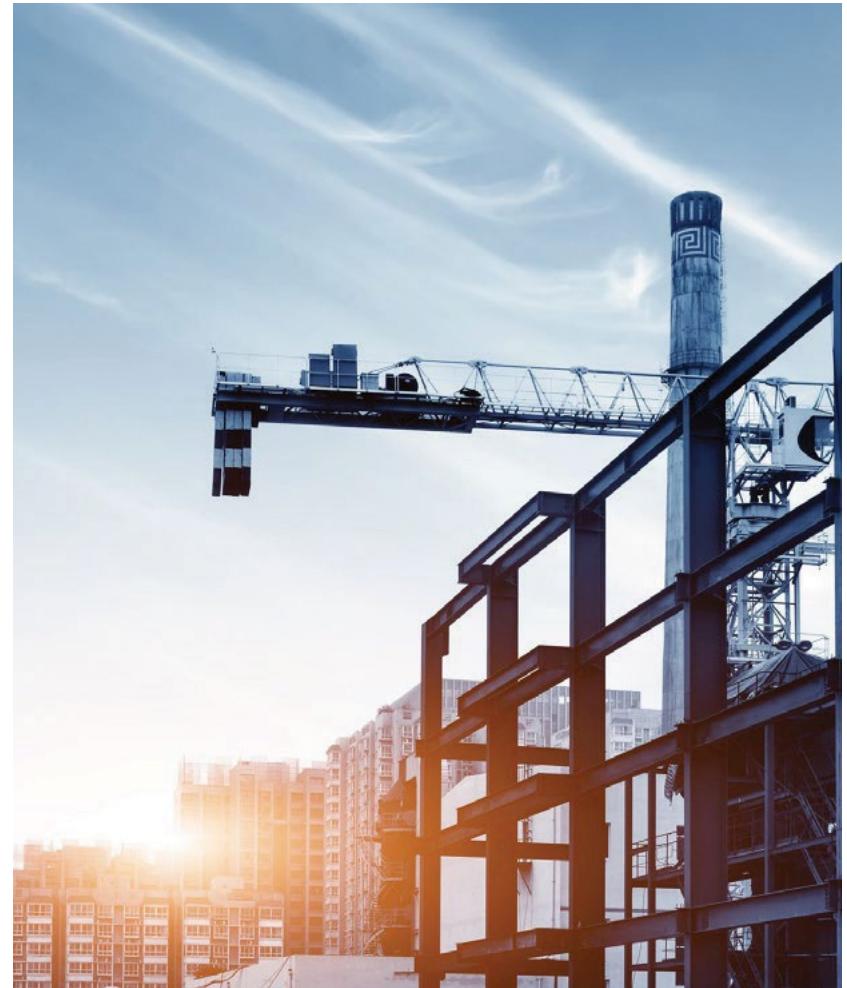
About Us



Paragon Globe Berhad [194801000095(1713-A)] is a public listed company on main board of Bursa Malaysia with diversified interest in property development, construction, and investments.

- Paragon Globe Berhad will be known as “PGB” or “the Company” throughout Paragon Globe Berhad’s company profile.
- PGB, formerly known as Goh Ban Huat Berhad (“GBH”), was initially involved in the trading of ceramic sanitaryware and tableware industry through our own GBH brand, Kohler brand and Crown Lynn brand.
- The Company’s evolution took place following by the mandatory take over by Paragon Adventure Sdn Bhd on 27 September 2017.

- The rebranding and re-strategizing of PGB's business direction commenced thereafter with the diversification into property development and the change of name from GBH to PGB in 2018.
- Since PGB ventured into property development business, the Company has undertaken various property development projects. On 13 January 2020, PGB was reclassified from the Industrial Products and Services sector to the Property sector on Bursa Malaysia.
- Currently, Paragon Adventure Sdn Bhd is the holding company with shareholding of 56.795% in PGB.



Key Milestones

1890's – 2016

FOUNDATION & LEGACY
<ul style="list-style-type: none"> ■ PGB, formerly known as GBH. ■ Started in ceramic manufacturing and was involved in trading ceramic sanitaryware and tableware industry. ■ Listed on the Main Board of the Bursa Malaysia in 1989.

2017 – 2018

STRATEGIC PIVOT
<ul style="list-style-type: none"> ■ Paragon Adventure Sdn Bhd acquired 51.807% of the equity interest in GBH. ■ Diversified the businesses to property development. ■ Rebrand and change the name from GBH to PGB. ■ Ventured into the construction industry as the main contractor for Paragon Market Place.



2021- 2023

GROWTH & EXPANSION
<ul style="list-style-type: none"> ■ Completion of Detached Factories (D3). ■ Completion of Pekan Sentral Phase 2. ■ Completion of Detached Factory (D1). ■ Launch of Desa 27 by PGB.

2019 - 2020

TRANSFORMATION & DIVERSIFICATION
<ul style="list-style-type: none"> ■ Launch of Pekan Sentral Phase 2. ■ Completion of Pekan Sentral Phase 1. ■ Forayed into healthcare real estate by building and leasing Sepang Medical Centre, acquiring 99.06% shareholding in Builtech Acres Sdn Bhd via subscription of 55.9 million new ordinary shares. ■ Reclassified from the Industrial Products and Services sector to the Property sector on Bursa Malaysia. ■ Exited the ceramic sanitary ware business by divesting its entire equity stakes in GBH Bathroom Products Sdn Bhd, Dcor Bath Sdn Bhd, and Crown Lnn Sdn Bhd. ■ Completion of Paragon Market Place.



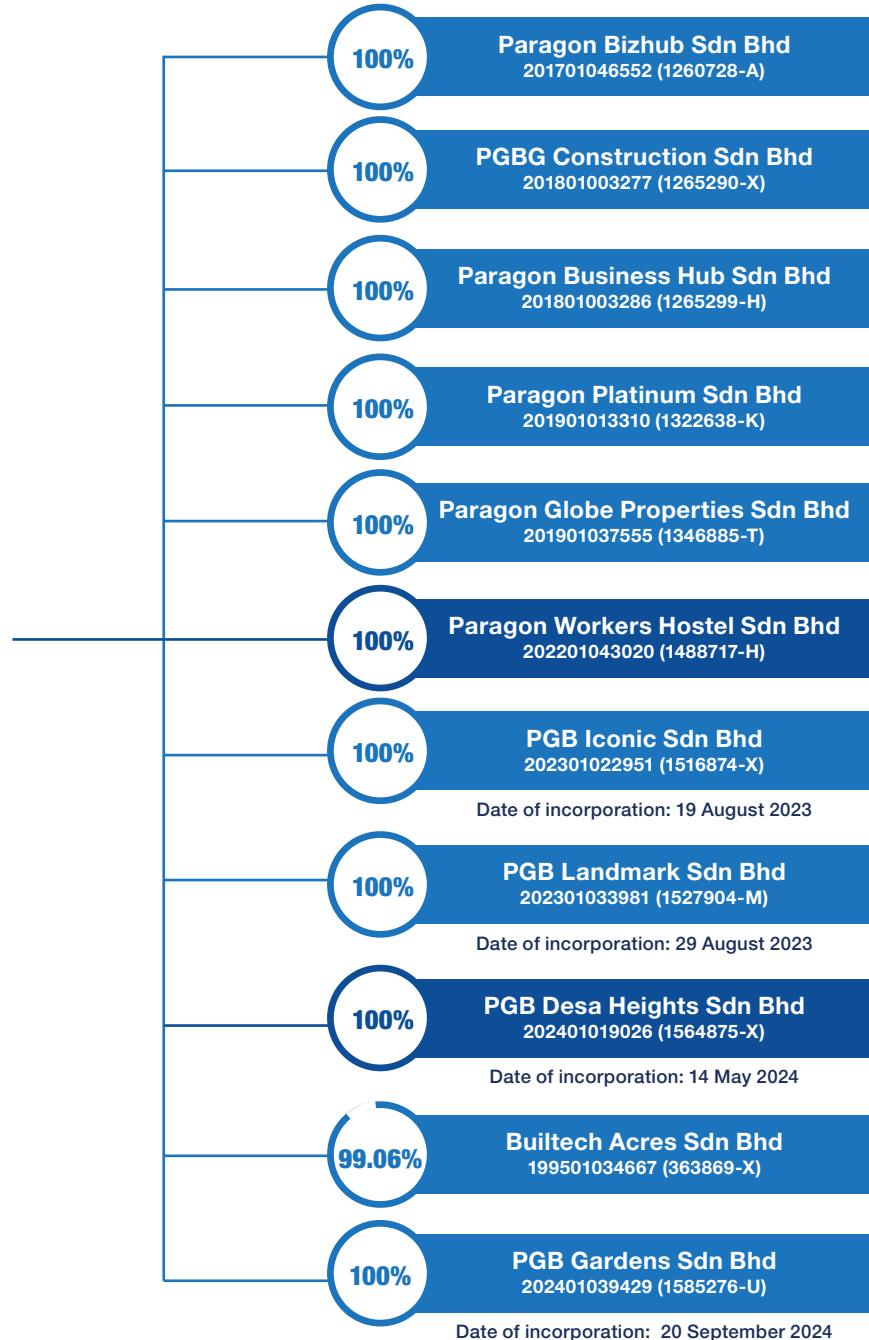
2024 – 2025

GROWTH & EXPANSION
<ul style="list-style-type: none"> ■ Launch of Desa 100 by PGB. ■ Launch of Pekan Sentral Phase 3 and Detached Factories (D2). ■ Launch of PGB Hostel. ■ Disposed of 47.86 acres and 19.76 acres of freehold land to Bridge Data Centres Malaysia IV Sdn Bhd and Bridge Data Centres Malaysia VI Sdn Bhd, respectively, for a total of RM337.15 million. ■ Strategic acquisition of 44.02 acres of land in Desa Cemerlang, Johor, comprising 14.85 acres of freehold industrial land for RM28.56 million, 19.33 acres of freehold agricultural land for RM34.96 million and 9.84 acres of freehold agricultural land for RM13.5 million, positioning the Group for future growth and development in this high-potential area. ■ Entered into a Development Rights Agreement with Tropicana Danga Bay Sdn Bhd to develop PGB's first serviced apartment project in Danga Bay integrated waterfront development, Johor Bahru. ■ Recognized as one of the Notable Brands and Businesses by Sin Chew Daily ■ Entered into a Development Rights Agreement with Iskandar Capital Sdn Bhd to develop PGB's first landed project in Iskandar Puteri, Johor Bahru. ■ Completion of Detached Factories (D4).

Corporate Structure



Dormant Companies



Vision and Mission

Vision

To be a renowned property developer that deliver innovative, excellence and quality products with positive economic, social, and environmental impact through responsible actions and sustainable management to safeguard the interests of all stakeholders.

Mission

We are committed to be the leading developer across the industrial and commercial sector by providing innovative, excellence and quality development that strive to exceed the expectation and meet the evolving needs of our customers, and thereby achieve the sustainability of returns which creating the long-term values for all stakeholders.

We perform our best to safeguard and build a sustainable environment by continuously seeking improvement and implement solution to the environmental concern.

We aim to cultivate an energetic, positive, motivating and results-driven working environment for our employees to best unleash their individual potential ability, growth and enhancing overall organizational capability to drive successful execution of corporate strategy over the long term.

Board of Directors



1. **Dato' Sri Edwin Tan Pei Seng**
Executive Chairman
2. **Dato' Sri Godwin Tan Pei Poh**
Group Executive Director
3. **Mdm. Leong Siew Foong**
Executive Director
4. **Mr. Tee Boon Hin**
Senior Independent Non-Executive Director
5. **Dato' Haji Ismail bin Karim**
Independent Non-Executive Director
6. **Tan Sri Datuk Wira Dr. Hj. Mohd Shukor bin Hj. Mahfar**
Independent Non-Executive Director
7. **Dato' Jeffrey Lai Jiun Jye**
Non-Independent Non-Executive Director

Accolades



■ PGB was recognized as one of the Notable Brands and Businesses by Sin Chew Daily on October 24, 2024.



PROPERTY DEVELOPMENT

Pekan Sentral Phase 1



Location:

Pekan Nenas Industrial Park, Johor.

Land Tenure:

Freehold

Land Size:

9.08 acres

Product:

Developed a total of 112 shop office units:

- 88 double-storey units
- 24 three-storey units

Total GDV:

Approximately RM108 million.

Year of Completion:

2019

Developer:

Paragon Bizhub Sdn Bhd

Pekan Sentral Phase 2



Location:

Pekan Nenas Industrial Park, Johor.

Land Tenure:

Freehold

Land Size:

3.49 acres

Product:

Developed 46 units of double-storey shop offices.

Total GDV:

Approximately RM38 million.

Year of Completion:

2022

Developer:

Paragon Bizhub Sdn Bhd

Detached Factories (D3)



Location:

Pekan Nenas Industrial Park, Johor.

Land Tenure:

Freehold

Land Size:

5 acres

Product:

Developed 5 units of single-storey detached factories.

Total GDV:

Approximately RM28 million.

Year of Completion:

2021

Developer:

Paragon Bizhub Sdn Bhd

Petrol Station and Drive-thru Restaurant

**Location:**

Pekan Nenas Industrial Park, Johor.

Land Tenure:

Freehold

Land Size:

1 acre

Product:

Developed a petrol station and a drive-thru restaurant within a single building under a build-and-lease scheme, with tenants including Profit Velo Sdn Bhd (petrol station) and Gerbang Alaf Restaurants Sdn Bhd (drive-thru restaurant).

Estimated Gross Rental Income:

- i) Petrol station : RM3.60 million with estimated 30 years lease
- ii) Drive-thru restaurant : RM6.48 million with estimated 30 years lease

Year of Completion:

2024

Developer:

Paragon Bizhub Sdn Bhd

Detached Factories (D4)



Location:

Pekan Nenas Industrial Park, Johor.

Land Tenure:

Freehold

Land Size:

4.95 acres

Product:

Developed 2 units of single-storey detached factories under a design-and-build scheme for Shimano Components (Malaysia) Sdn Bhd.

Total GDV:

Approximately RM45 million.

Year of Completion:

2025.

Developer:

Paragon Bizhub Sdn Bhd

Sepang Medical Centre



Site progress as of February 2025.

Location:
Sepang, Selangor.

Land Tenure:
Freehold

Land Size:
7.07 acres

Product:
Developing a private medical centre with 121 beds to be leased to Selgate Healthcare Sdn Bhd.

Lease Term:
15 Years + 15 Years

Estimated Gross Rental Income:
RM199.65 million with estimated 15 years lease.

Year of Completion:
Target 2025.

Developer:
Builtech Acres Sdn Bhd

Pekan Sentral Phase 3



Site progress as of February 2025.

Location:

Pekan Nenas Industrial Park, Johor.

Land Tenure:

Freehold

Land Size:

2.46 acres

Product:

Developing a total of 48 shop office units:

- 24 double-storey units
- 24 three-storey units

Projected GDV:

RM58 million.

Year of Completion:

Target 2025.

Developer:

Paragon Bizhub Sdn Bhd

Detached Factories (D2)



Site progress as of February 2025.

Location:

Pekan Nenas Industrial Park, Johor

Land Tenure:

Freehold

Land Size:

6.37 acres

Product:

Developing 4 units of single storey detached factories under a design and build scheme.

Projected GDV:

RM34 million

Year of Completion:

Target 2025.

Developer:

Paragon Bizhub Sdn Bhd

PGB Hostel



Site progress as of February 2025.

Location:

Pekan Nenas Industrial Park, Johor

Land Tenure:

Freehold

Land Size:

4.10 acres

Product:

Developing four blocks of five-storey workers' hostels comprise a total of 240 rooms, accommodating up to 3,600 workers. Key tenants include Shimano Components (Malaysia) Sdn Bhd, Sunlig Sdn Bhd, and Allgood Enterprise Sdn Bhd. This project has obtained the **Silver Provisional GreenRE Certification**.

Estimated Gross Rental Income:

Approximately RM9.5 million per annum.

Year of Completion:

Target 2025.

Developer:

Paragon Bizhub Sdn Bhd

Desa 27 by PGB



Site progress as of February 2025.

Location:

Desa Cemerlang, Johor Bahru

Land Tenure:

Freehold

Land Size:

26.84 acres

Product:

Design and build five detached factories under a lease-and-sell scheme. Key tenants include Hunter Amenities (Plot 3) and Meiban Technologies (Plot 4). Both plots have obtained the **Bronze Provisional GreenRE Certification**.

Estimated Gross Rental Income:

- i) Plot 3: RM23.45 million with estimated 18 years lease
- ii) Plot 4: RM20.32 million with estimated 9 years lease

Year of Completion:

Target 2025.

Developer:

Paragon Bizhub Sdn Bhd

Desa 100 by PGB - Industrial Park



Site progress as of February 2025.

Location:

Desa Cemerlang, Johor Bahru

Land Tenure:

Freehold

Land Size:

158.27 acres

Product:

A proposed industrial development comprising multiple units of various factories, including a total of 67.62 acres of land that was disposed of to Bridge Data Center.

Developer:

Paragon Business Hub Sdn Bhd

Calia Residences by PGB



Artist's impression only.

Location:

Danga Bay, Johor Bahru

Land Tenure:

Freehold

Land Size:

3.61 acres

Product:

A serviced apartment project (Phase 1) comprising two 36-storey towers with a total of 1,274 serviced apartment units, to be developed under a development rights agreement with Tropicana Danga Bay Sdn Bhd.

Projected GDV:

RM745 million

Developer:

PGB Desa Heights Sdn Bhd

The Iconic by PGB



Artist's impression only.

Location:

Johor Bahru City Centre

Land Tenure:

Freehold

Land Size:

2.71 acres

Product:

A proposed serviced apartment project consisting of two towers, each with 45 floors, comprising a total of 1,512 serviced apartment units.

Projected GDV:

RM983 million

Developer:

PGB Iconic Sdn Bhd

Kensington Parkview by PGB



Site View.

Location:

Iskandar Puteri, Johor Bahru

Land Tenure:

Freehold

Land Size:

95.96 acres

Product:

A proposed mixed-use development.

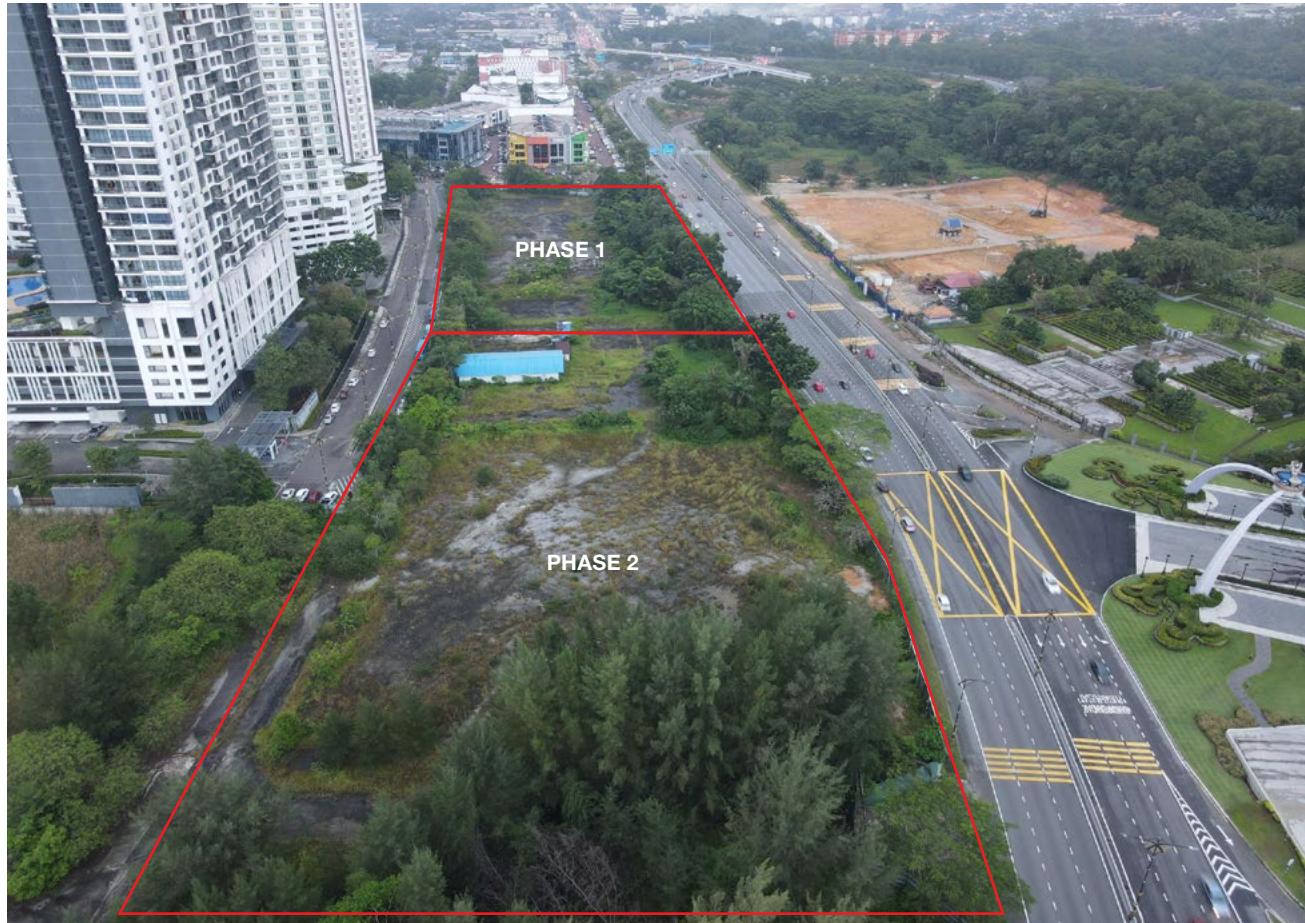
Projected GDV:

Approximately RM1.89 billion.

Developer:

Paragon Globe Properties Sdn Bhd

Arcadia Residences by PGB



Site View.

Location:

Danga Bay, Johor Bahru

Land Tenure:

Freehold

Land Size:

3.51 acres

Product:

A serviced apartment project (Phase 2) comprising two 36-storey towers with a total of 1,274 serviced apartment units, to be developed under a development rights agreement with Tropicana Danga Bay Sdn Bhd. Phase 1 of the development is Calia Residences by PGB.

Projected GDV:

RM745 million

Developer:

PGB Desa Heights Sdn Bhd

Proposed Mixed Commercial Projects (PTD 3003)



Site View.

Location:

Iskandar Puteri, Johor Bahru

Land Tenure:

Freehold

Land Size:

A total of 115.90 acres of land comprises the following:

- i) Land PTD 5868 : 55.78 acres
- ii) Land PTD 5401 : 9.50 acres
- iii) Land PTD 2994 : 5.96 acres
- iv) Land PTD 2995 : 11.08 acres
- v) **Land PTD 3003 : 13.46 acres**
- vi) Land PTD 3004 : 5.75 acres
- vii) Land PTD 3006 : 12.01 acres
- viii) Land Lot 132561: 2.37 acres

Product:

Land PTD 3003: Proposed mixed commercial projects including shop lots and service apartment.

Projected GDV:

RM525 million (Land PTD 3003)

Developer:

PGB Landmark Sdn Bhd

Sepang



Site View.

Location:
Sepang, Selangor

Land Tenure:
Freehold

Land Size:
Land Lot 3509 - 19.56 acres

Product:
A proposed commercial development located right next to Sepang Medical Centre.

Developer:
Builtech Acres Sdn Bhd

A photograph of a construction site at dusk or dawn. In the foreground, two workers wearing white hard hats and light-colored shirts are standing among vertical steel rebar rods. One worker is facing away from the camera, looking towards a yellow tower crane. The crane's hook is visible, holding a large, dark rectangular steel panel. The background shows a building under construction with a grid of windows and more construction equipment. The overall scene is dimly lit, with the workers and crane being the main focal points.

CONSTRUCTION

Paragon Market Place



Title:

3 storey of retail mall at Jalan Tampoi, Johor Bahru

Main Contractor:

PGBG Construction Sdn Bhd

Client:

Chempaka Logistik Sdn Bhd

Year of Completion:

2020

Detached Factories (D3)



Title:

5 units of single-storey detached factories at Pekan Nenas Industrial Park, Johor.

Main Contractor:

PGBG Construction Sdn Bhd

Client:

Paragon Bizhub Sdn Bhd

Year of Completion:

2021

Pekan Sentral Phase 2



Title:

46 units of double-storey shop office at Pekan Nenas Industrial Park, Johor.

Main Contractor:

PGBG Construction Sdn Bhd

Client:

Paragon Bizhub Sdn Bhd

Year of Completion:

2021

Detached Factories (D1)



Title:

1 unit of single-storey detached factory at Pekan Nenas Industrial Park, Johor.

Main Contractor:

PGBG Construction Sdn Bhd

Client:

Profit Stream Sdn Bhd

Year of Completion:

2024

Detached Factories (D4)



Title:

2 units of single-storey detached factories at Pekan Nenas Industrial Park, Pekan Nenas, Johor.

Main Contractor:

PGBG Construction Sdn Bhd

Client:

Shimano Components (Malaysia) Sdn Bhd

Year of Completion:

2025

Sepang Medical Centre



Site progress as of February 2025.

Title:

121 beds of private hospital at Sepang, Selangor.

Main Contractor:

PGBG Construction Sdn Bhd

Client:

Builtech Acres Sdn Bhd

Year of Completion:

Target 2025.

Pekan Sentral Phase 3



Site progress as of February 2025.

Title:

48 units of two storey and three storey shop offices at Pekan Nenas Industrial Park, Johor.

Main Contractor:

PGBG Construction Sdn Bhd

Client:

Paragon Bizhub Sdn Bhd

Year of Completion:

Target 2025.

Detached Factories (D2)



Site progress as of February 2025.

Title:

4 units of single-storey detached factories at Pekan Nenas Industrial Park, Pekan Nenas, Johor.

Main Contractor:

PGBG Construction Sdn Bhd

Client:

Paragon Bizhub Sdn Bhd

Year of Completion:

Target 2025.



www.pgbgroup.com.my



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