



PRESS RELEASE

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PGB Achieves Strongest Quarterly PAT of RM37.4 million, Driven by Strategic Growth Initiatives

- ✓ Revenue surges 318.5% YoY to RM70.6 million in Q3 FY2025
 - ✓ PAT soars 1,841.80% YoY to RM37.4 million.
 - ✓ Positive net cash generated from operating activities strengthens financial position
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JOHOR BAHRU, 28th FEBRUARY 2025 – Bursa Malaysia Securities Berhad Main Market Listed Property Developer **Paragon Globe Berhad** (“PGB”) (KLSE:3611) (百丽环球) has today announced its **strongest-ever financial performance** for the third quarter of the financial year ending 31 March 2025 (“Q3 FY2025”), reflecting the Group’s robust business fundamentals and strategic growth initiatives.

For the quarter under review, PGB reported a revenue of **RM70.6 million**, representing a significant **318.5%** year-on-year (“YoY”) growth from RM16.9 million in the same period last year. The Group’s profit after tax (“PAT”) rose to **RM37.4 million**, making a **turnaround** from a net loss of RM2.1 million in the previous corresponding quarter. The strong performance was primarily driven by **strategic land disposals in Desa Cemerlang** and continued sales of detached factories and shop offices in **Pekan Nenas**.

PGB’s Executive Chairman, **Dato’ Sri Edwin Tan Pei Seng** (拿督斯里陈培成), expressed confidence in the Group’s trajectory, citing its ability to capitalise on emerging opportunities in Johor’s evolving economic landscape.

“Our exceptional results reflect the strength of our business strategy, where we unlock the value of our land bank while driving sustainable property development. The strong revenue growth and improved earnings underscore our focus on executing high-value projects that contribute to the region’s economic expansion,” he said.

For the cumulative nine-month period of FY2025, the Group's revenue reached RM154.7 million, representing a 258.8% YoY increase. PAT rose substantially to RM52.3 million, compared to a net loss of RM2.6 million in the corresponding period of FY2024.

PGB's financial strength is further supported by a positive net cash flow generated from operating activities, amounting to RM17.9 million for the nine-month period ended 31 December 2024, as compared to a negative cash flow of RM124.7 million in the corresponding period a year ago.

The property development segment remained PGB's primary revenue contributor, accounting for 99.9% of total revenue. The strong financial results were mainly attributed to the successful disposal of 67.6 acres of industrial land in Desa Cemerlang, as well as sales of detached factories and shop offices in Pekan Nenas, Johor.

Looking ahead, PGB is focused on delivering its upcoming projects, including Calia Residences by PGB and The Iconic by PGB in Township of Johor Bahru as well as Kensington Parkview by PGB in Iskandar Puteri. These projects are expected to elevate the Group's presence in Johor's premium property market. Additionally, Pekan Sentral Phase 3 and Detached Factories Type D2 projects in Pekan Nenas are progressing well, with up to RM38 million from the land disposal proceeds allocated to support their completion. These projects will serve as a strong foundation for the Group's continued expansion and reinforce its reputation as a trusted developer.

With the Johor-Singapore Special Economic Zone ("JS-SEZ") initiative unlocking high-value investments, Johor is rapidly evolving into a regional economic powerhouse, attracting multinational companies, foreign direct investments, and skilled talent.

PGB's strategic landbank and project pipeline place the Group in a prime position to benefit from Johor's transformation, particularly in high-GDV, ESG-driven and investment-grade real estate developments.

“Sustainability and strategic growth remain at the core of our business model,” concluded Dato’ Sri Edwin Tan. “As we continue delivering on our commitments, we are confident in driving long-term value for our stakeholders while contributing to Johor’s economic progress.”

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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.