

**PRESS RELEASE****FOR IMMEDIATE RELEASE****PGB's 1QFY26 Net Profit Surges 178% to RM15.9 million**

- ✓ 1QFY2026 revenue rises 142.4% YoY to RM55.6 million
  - ✓ Net profit attributable to shareholders increases nearly three-fold YoY to RM15.9 million
  - ✓ Gross profit margin improves to 50.1%, supported by land sales and property development contributions
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**JOHOR BAHRU, 27<sup>th</sup> AUGUST 2025 – Paragon Globe Berhad (“PGB”) (KLSE:3611)** (百丽环球), a Main Market-listed property developer on Bursa Malaysia Securities Berhad today announced a solid set of results for its first quarter ended 30 June 2025 (“1QFY2026”), reflecting continued earnings momentum from its property development division.

The Group recorded revenue of RM55.6 million in 1QFY2026, **more than doubling** from RM23.0 million in the corresponding quarter last year. Net profit attributable to shareholders surged to **RM15.9 million** compared to RM5.7 million in first quarter of FY2025, marking a **178.2%** year-on-year increase. Gross profit margin **strengthened to 50.1%** from 44.0% a year earlier.

The improved performance was primarily driven by revenue recognition from land sales in Desa Cemerlang, Johor, alongside sales of detached factories and shop offices at Pekan Nanas. The property development division contributed RM55.6 million in revenue and RM23.6 million in profit before tax, compared to RM22.9 million and RM9.6 million respectively in the same period last year.

Commenting on the results, **PGB Executive Chairman, Dato' Sri Edwin Tan Pei Seng**, said:

“We are pleased to begin FY2026 with a strong set of results that reinforce the underlying resilience of our property development business. The revenue growth and improved profitability reflect steady demand for our industrial and commercial offerings, while also demonstrating the value of our strategic landbank in Johor.

Moving forward, we will continue to build on this momentum by advancing our pipeline of residential, commercial and industrial projects, while embedding sustainability across all developments. Our goal is to deliver consistent value to our shareholders and stakeholders as Johor cements its role as a key growth hub for Malaysia.”

As PGB enters FY2026, the Group remains confident of its growth prospects amid Malaysia's steady economic environment and Johor's rising prominence. Transformative infrastructure initiatives such as the Johor Bahru–Singapore Rapid Transit System Link (“RTS Link”) and the Johor-Singapore Special Economic Zone (“JS-SEZ”) are expected to drive increased cross-border investment flows and strengthen demand for residential and industrial properties.

The Group is also advancing its upcoming projects, including **Calia Residences by PGB** in Danga Bay, **The Iconic by PGB** in Johor Bahru city centre and its first landed mixed-use township, **Kensington Parkview by PGB**, in Iskandar Puteri. In parallel, PGB continues to prioritise sustainability through its collaboration with GreenRE Sdn. Bhd. and partnerships with financial institutions to deliver certified green developments that meet evolving market expectations.

Dato' Sri Edwin Tan added:

“Our focus remains on disciplined execution, timely delivery of projects and sustainable development. With Johor's property market set for long-term expansion, PGB is well-positioned to capture these opportunities and sustain growth throughout FY2026.”

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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](http://www.pgbgroup.com.my).