

PARAGON

ISSUE: 2020 / 2021

journey

Entering Into
**TOWNSHIP
DEVELOPMENT**

Revitalising An Old Town
Ventures Into **Healthcare Sector**
Moving Into **Retail Management**

Contributions
**IN THE FIGHT
AGAINST COVID-19**



JOLAND
柔置地集团 GROUP

PGB
PARAGON GLOBE BERHAD
百丽环球



TOGETHER,
WE
STRIVE
FOR
EXCELLENCE!

Contact Us

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Contents

ABOUT US					
Contact Us	02	Who We Are	08	Our Mission, Vision & Core Values	11
Our Milestones	06	Our Company Structure	10	Top Leadership	12

JOLAND GROUP	
OUR BUSINESS	
Property Development	Hospitality
Industrial	Grand Paragon Hotel, Johor Bahru 24
Pekan Nenas Industrial Park 16	Kukup Golf Resort 25
Bizhub Skudai 8 17	Education
Residential	Paragon Private and International School 26
Paragon Residences @ Straits View 18	MindChamps Malaysia and Paragon Educare 27
Paragon Suites @ CIQ 19	Healthcare
Fortredale @ Singapore 20	Paragon Medical Centre 28
Commercial	Aquaculture & Agriculture
Paragon Market Place 21	Paragon Aquatech & Spice Ventures 29
Mixed Development	
Paragon Gateway 22	
Paragon City @ Kuala Lumpur 23	

PARAGON GLOBE BERHAD	
OUR BUSINESS	
Property Development	
Commercial	
Pekan Sentral 32	
Industrial	
Pekan Nenas Industrial Park 33	
Healthcare	
SELGATE Sepang Hospital 34	
Current Landbank	
Sepang & Iskandar Puteri 35	

NEWS & EVENT	
Entering Into Township Development 36	
Moving Into Retail Management 37	
Ventures Into Healthcare Sector 38	
Revitalising An Old Town 40	
Master Franchise Of Mindchamps Malaysia 41	
We Create We Build 42	
Appreciation Night 44	
CORPORATE SOCIAL RESPONSIBILITY	
Contributions In The Fight Against Covid-19 46	
Spreading Festive Goodness 48	
We Care We Share 50	



Our Milestones



Who We Are

Since its first ventured into property development in the early 1990's, Joland Group has over the years diversified and developed a range of residential projects (high rise and luxurious serviced apartments), commercial projects (shop offices, retail mall, hospitality) and industrial projects (industrial park).

As we are inspired by our customers and powered by our young, vibrant and dynamic team of passionate industry players, we strive to deliver outstanding products and services to our customers.

Our Group determined and committed to consistently deliver excellent real estate properties and value-added services to the satisfaction and to exceed the expectations of our buyers and investors, and to build and grow our brand and company for the long run in the real estate market.

As part of our aggressive plan to grow the brand named **'PARAGON'**, which simply means 'a model of excellence' and to reach a greater height in the year to come, the Group has takes into more challenges and further diversify into education and healthcare sector.

Joland Group crossed an important milestone when one of its companies, Paragon Adventure Sdn Bhd acquired 51% of the equity interest in Paragon Globe Berhad, a public company listed on main board of Bursa Malaysia on 27 September 2017.

With our ever-growing business portfolios as established in all the projects within Joland Group and Paragon Globe Berhad, we continue to uphold and pursue premier quality to our customers, investors and business partners.

We believe in holistic growth and remain committed to the communities where we operate our businesses.



关于我们

自上世纪90年代初期，柔置地集团开始涉足房地产发展业务，至今已经将这项业务多元化发展至各种项目，包括住宅房产（高楼住宅与豪华服务式公寓）、商业房产（店铺办公楼、零售商场与酒店），以及工业房产（工业园）等。

受到客户的启发，同时在团队的活力、动力与热情所驱动下，我们致力于为客户提供优质的产品和服务。

我们决心致力于始终如一地交付卓越的房地产产品和增值服务，使客户和投资者感到满意，甚至超越他们的预期，并在房地产市场中长期建立和发展我们的品牌和公司。

PARAGON 意指“卓越的典范”。作为积极发展企业品牌计划的一部分，以及在来年达到更高的高度，本集团尝试了更多的挑战，并进一步将业务多元化至教育和医疗保健领域。

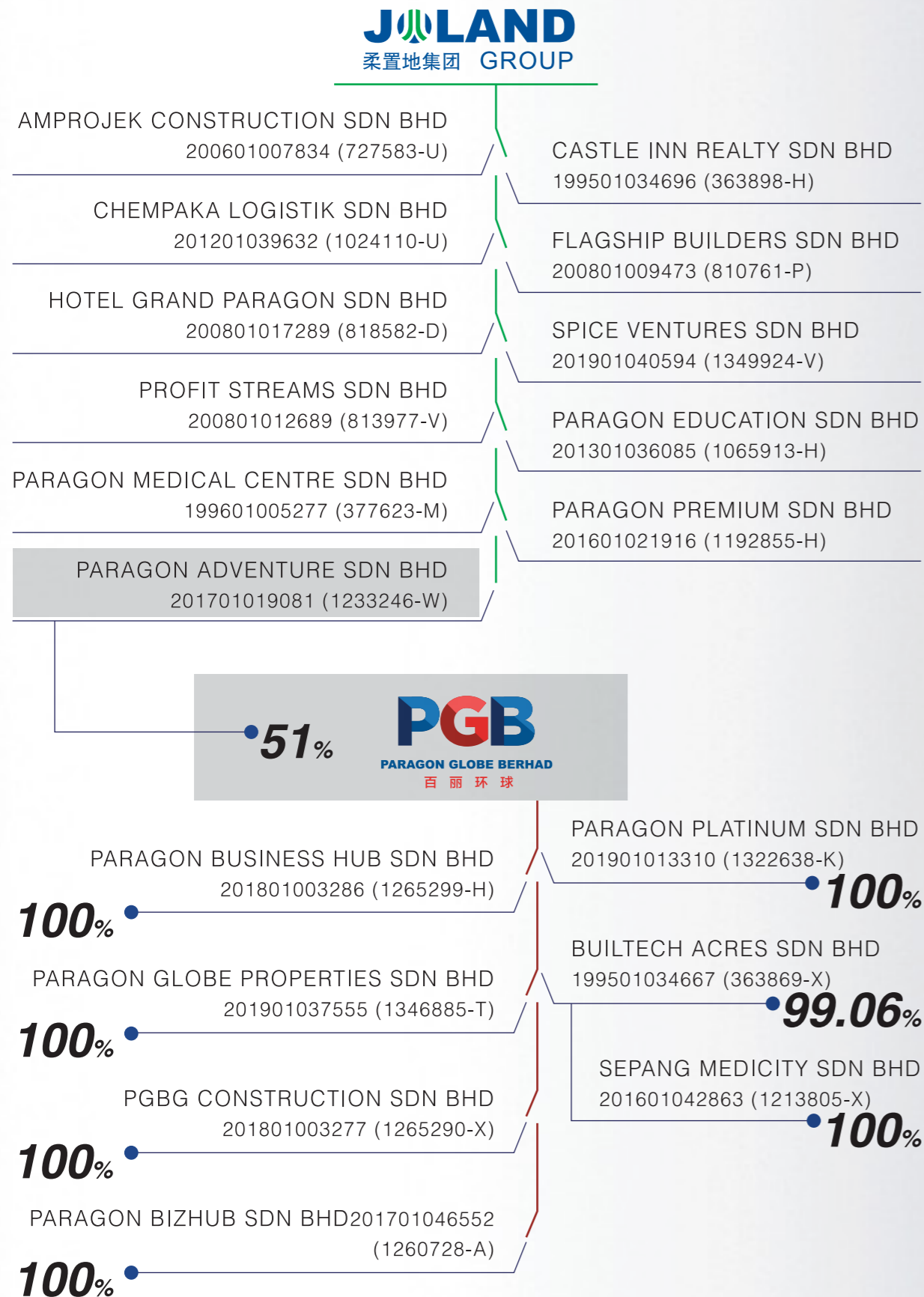
2017年9月27日，柔置地集团通过旗下公司 Paragon Adventure 私人有限公司以收购51%股权的方式，正式成为百丽环球集团的控股股东，也象征着我们在成长的道路上树立了新的里程碑。

凭借柔置地集团和百丽环球集团不断增长的业务组合，我们坚持追求卓越运营，从而为客户、投资者和生意伙伴带来最大利益。

我们坚信共生共荣，因此在拓展业务的同时也不忘投入公益事业，恪守我们回馈社会的承诺。



Our Company Structure



Our Mission, Vision & Core Values

Mission & Vision

Create products and services which respond to new living concepts and demographic trends.

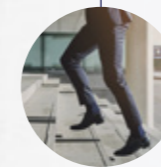
Bring together the young, dynamic and passionate team to ethically build and deliver value added products and services in an innovative way to our customers and communities.

Core Values

In our efforts to pursue sustainable growth and realise our aspiration to become one of the leading corporate players in the region, we uphold these core values to deliver properties and services.

The core values play a vital part in defining who we are as a diverse group of people with passion, talents, skills, expertise and knowledge.

With these core values, we strive to deliver excellence quality products and services to our customers.



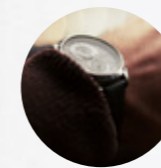
Value added

We believe that by delivering value added products and services, we will be able to provide satisfaction to our customers and differentiate ourselves from our competitors.



Integration and Innovation

We hold ourselves to a strict moral and ethical code in our Group, as laid down by our Founder in building properties while seek to innovate at the same time in building our properties to maximize the value of the product.



Time

As we believe that time is of the essence, we strive to deliver products and services within a reasonable time frame to our customers.



Confidence & Trust

As customer's confidence and trust in our Group is paramount to us, we seek to build and maintain a great relationship with them.

The Men Behind The Group



Dato' Tan Eng Boon	Age: 72 years old Title: Founder and Chairman of Joland Group
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Dato' Tan Eng Boon is a self-made entrepreneur with vast experience in various fields and industries. He started his business in 1970's when he was mainly involved in family agricultural activities. He has expanded his business range to include property investment, property development and hospitality.

During his four decades of entrepreneurship, he completed various projects which include Grand Paragon Hotel, Johor Bahru, one of the famous four-star hotels in Johor Bahru.

He has also managed to accumulate a sizeable land bank which forms the foundation of the Group's property development business for the next decade.

Dato' Tan Eng Boon has attentively trained and developed his two sons – Dato' Sri Edwin Tan Pei Seng and Dato' Sri Godwin Tan Pei Poh to succeed his business. He guided his two sons to join the Group at the entry level so that they can learn the fundamentals of the Group's businesses.

Business aside, Dato' Tan Eng Boon had been actively involved in charitable activities and donations and had contributed to various educational and social welfare activities.

Dato' Sri Edwin Tan Pei Seng	Age: 39 years old Title: Executive Chairman of Paragon Globe Berhad Managing Director of Joland Group
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Graduated in 2004 with Bachelor of Commerce in Finance and E-Commerce Management from Deakin University Australia, Dato' Sri Edwin Tan Pei Seng returned to Malaysia and joined his father, Dato' Tan Eng Boon's company.

He built his career from ground up as he first joined the company as Finance Executive. He was soon promoted to the position of Financial Controller, after he has proven himself.

In 2005, he was then appointed as Executive Director of the Group which involved in investment holding, property development and others.

Dato' Sri Edwin Tan Pei Seng had foreseen that Johor Bahru will transform into an international metropolis and decided to foray into hospitality sector, in order to diversify the company's

business. In 2008, Grand Paragon Hotel, Johor Bahru was officially opened and he was appointed as the Managing Director.

Besides property development and hotel management, Dato' Sri Edwin Tan Pei Seng is also passionate about education, just like his father, Dato' Tan Eng Boon.

In 2014, Joland Group has entered into a joint venture with Kuopacific Group, and established Paragon Education Sdn Bhd. To enhance the education level and to enable the next generation to compete globally, both parties founded Paragon Private and International School.

Dato' Sri Edwin Tan Pei Seng has been appointed as Executive Chairman of Paragon Globe Berhad with effect from 1 August 2020.

Dato' Sri Godwin Tan Pei Poh	Age: 36 years old Title: Group Executive Director of Paragon Globe Berhad Executive Director of Joland Group
-------------------------------------	--

Dato' Sri Godwin Tan Pei Poh graduated in 2009 with a Bachelor of Science in Business Administration from Alliant International University, San Diego, California, America.

He first started his career as a Management Trainee in Joland Group upon his graduation. During his time as a Management Trainee, he learned a lot under the guidance of his father, Dato' Tan Eng Boon, on the operation of a successful business.

He also actively participated in the management of the Grand Paragon Hotel, Johor Bahru and gradually assumed an important role in the Group. He was then promoted as the Executive Director of the Group and has been responsible for the Group's products development and day to day operation.

As an Executive Director, Dato' Sri Godwin Tan Pei Poh oversees the administration and strategic planning functions of the Group including marketing management and operational planning.

Alongside his elder brother Dato' Sri Edwin Tan Pei Seng, he also ventures into various projects including our overwhelming received luxurious serviced apartment Paragon Residences @ Straits View and Paragon Suites @ CIQ. He recently concluded one collaboration with Selgate Healthcare Sdn Bhd for the development of healthcare business.

Today, he works hand in hand with his brother and is committed to jointly leading this family business into new era of growth.



JULAND
柔置地集团 GROUP



Pekan Nenas Industrial Park

Joland Group launched its first industrial park known as Pekan Nenas Industrial Park in 1992. Pekan Nenas Industrial Park centrally positioned within Zone C Iskandar Malaysia which offers various platforms and opportunities through its attractive incentives package which focus on the growth and development of the New Economic Model of Malaysia.

In 2018, Paragon Bizhub Sdn Bhd ("Paragon Bizhub") acquired 29 units of the 1½ storey semi-detached factory in the Pekan Nenas Industrial Park, along with 15 parcels of vacant industrial land, one parcel of vacant commercial land and one parcel of vacant hostel land, measuring a total of 42.52 acres to be used for further development and management.



1 ½ storey semi-detached factories

Location : Pekan Nenas, Pontian, Johor.

Land Tenure : Freehold

Type : 26 units of 1 ½ storey terrace factory and 14 units of double storey terrace factory (GDV: RM24 million, completed in 1997)

26 units of 1 ½ storey semi-detached factory (GDV: RM36 million, completed in 2006)

44 units of 1 ½ storey semi-detached factory (GDV: RM111 million, completed in 2016)

* 29 units of them have been acquired by Paragon Bizhub in 2018.



Joland Group launched its second industrial project, known as Bizhub Skudai 8 in 2012.

Bizhub Skudai 8 strategically located within the bustling and dynamic Skudai Town under the booming Iskandar Malaysia Zone E. Zone E is synonymous with Senai International Airport and Universiti Teknologi Malaysia (UTM).



Location : Skudai, Johor.

Land Tenure : Freehold

Type : 32 units of 3 storey semi-detached factory (GDV: RM130 million, completed in 2014)

Paragon Residences @ Straits View

Paragon Residences @ Straits View is a 32-storey luxury serviced apartment that soars over the Straits of Johor, with 270 ° panoramic marina and sea view as well as scenic view of the city.



Location : Straits View, Johor Bahru.

Land Tenure : Freehold

Type : 533 units of luxury serviced apartment and 12 units of retail shop (GDV: RM515 million, completed in 2016)

Paragon Suites @ CIQ

Paragon Suites @ CIQ is a 33-storey luxury serviced apartment located at the heart of Johor Bahru's City Centre and within walking distance to the Customs, Immigration and Quarantine Complex (CIQ).



Location : Stulang Darat, Johor Bahru.

Land Tenure : Freehold

Type : 461 units of luxury serviced apartment (GDV: RM576 million, completed in 2017)

Fortredale @ Singapore

Fortredale @ Singapore is an 18-storey residential building which can be easily accessed via Mountbatten, and Dakota MRT Stations.



Location : 2 Tanjong Rhu Road, Singapore.

Land Tenure : Freehold

Type : 32 units of apartment
(GDV: SGD 33.5 million, completed in 1999)

Paragon Market Place



Paragon Market Place is a joint venture project between Joland Group and Kuopacific Group. It is a three storey retail mall, strategically located in Jalan Tampoi, Johor Bahru, totaling approximately 157,247 sq.ft net lettable area.

Inspired by the nearby Kempas Baru's railway tracks, Paragon Market Place resembles a real railway station. Keretapi Tanah Melayu (KTM) trains pass by Paragon Market Place from Johor Bahru's City Center to Kempas Baru. The unique facade of the premise makes it an appealing and significant landmark in Johor Bahru.

The retail mall includes 199 units of retail stores and pushcarts and around 700 free car parking bays. Among the retail stores, the highlight will be the anchor tenant TF Value-Mart and a food court with a variety of delicacies.

Moreover, outdoor spaces are available in certain retail stores on the ground floor—this spectacular design inspired by rows of market stalls with a shaded roof in Malaysia. Shoppers may freely stroll alongside the outlets by the roadside to enjoy a cozy evening breeze.

Location : Tampoi, Johor Bahru

Land Tenure : Freehold

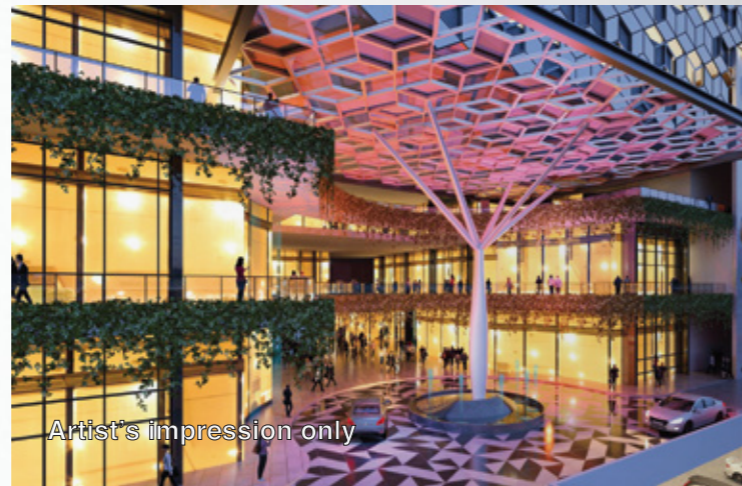
Built-up Area : 240,000 sq.ft



Artist's impression only



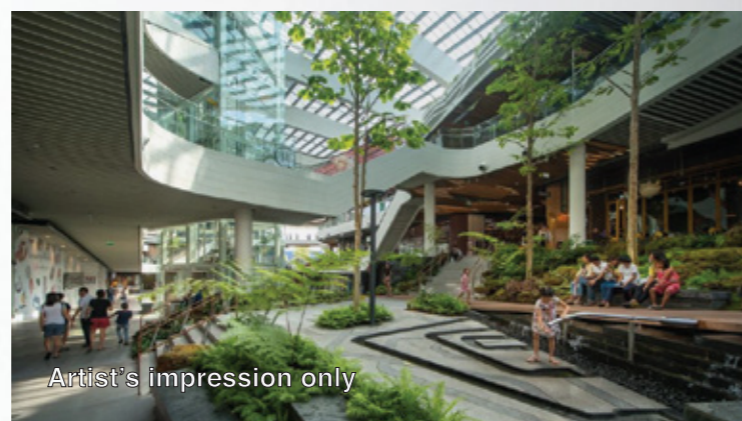
Artist's impression only



Artist's impression only



Artist's impression only



Artist's impression only

Paragon Gateway

Upcoming Project

Paragon Gateway, a brand-new mixed development project which located at Taman Suria with connection to the proposed Bus Rapid Transit (BRT) station. The project comprises of three blocks of serviced apartment and commercial retail. It is expected to be launched in 2021.

Location : Taman Suria, Johor Bahru

Land Tenure : Freehold

Land Area : 5.2 acres

Paragon City @ Kuala Lumpur



Upcoming Project

Paragon City @ Kuala Lumpur is a mixed development project which located at the junction of Jalan Sultan Yahya Petra (formerly known as Jalan Semarak) and Jalan Padang Tembak, and at fringe of Kuala Lumpur's Golden Triangle.

It is accessible from Kuala Lumpur City via Jalan Ampang and Jalan Tun Razak. There are two major highways – DUKE and AKLEH access from surrounding housing areas. It is only 5 minutes' drive from the large residential areas of Jalan Tun Razak, Jalan Kia Peng, Jalan Jelatek, Wangsa Maju and Titiwangsa.

Location : Jalan Sultan Yahya Petra, Kuala Lumpur.

Land Tenure : Freehold

Land Area : 6.92 acres

Grand Paragon Hotel Johor Bahru

Operated in 2008, Grand Paragon Hotel, Johor Bahru is a 27 storey hotel with 357 rooms, suites and apartments which is uniquely positioned on an elevated piece of ground that gives its rooms multi-angled panoramic views of Johor Bahru's skyline.

Strategically located beside the Tebrau Highway, the main thoroughfare that connects the city with Singapore in the south, North-South Expressway and Pasir Gudang Highway.

Situated in the heart of the city, Grand

Location : Taman Century, Johor Bahru.

Land Tenure : Freehold

Type : 1.03 acres



Paragon Hotel, Johor Bahru is approximately 5 minutes' drive from the Singapore Causeway and 45 minutes to Singapore Changi International Airport and Senai International Airport and it is also walking distance to shopping mall such as KSL Mall and Plaza Pelangi Mall.

Kukup Golf Resort



Operated in 2008, Kukup Golf Resort is an 18 holes golf resort build over 312 acres.

It hosts 18 villas with 60 rooms, sport and recreational centre (lap pool, lagoon pool, tennis, table tennis, squash and gym), five ballrooms, restaurant, VIP lounge (karaoke and pool) and spa.

Location : Pekan Penerok, Pontian, Johor.

Land Tenure : Freehold

Built-up Area : golf course (139 acres)
+ resort and facilities (61 acres)
+ future mixed-use development land (111.8 acres)



Paragon Private & International School



Joland Group and Kuopacific Group have started a joint venture in educational projects and founded Paragon Education Sdn Bhd ("Paragon Education") in 2013.

Paragon Private & International School established in 2014. In 2017, the school which is equipped with a purpose-built campus conveniently located in Plentong, Johor started its operation.

The campus comprises both Paragon Private & International School, offering classes in the Primary and Secondary levels. The Primary and Secondary classes for both National Curriculum (Malaysia Syllabus) and Cambridge IGCSE.

The school complex is equipped with modern facilities such as covered swimming pool, auditorium, rooftop garden, media room, computer lab, multi-purpose hall, design and technology room, sewing room, dancing room, music room, cafeteria, culinary studio, science lab, lifestyle library, etc supported by a strong faculty of experienced teaching staff.

Location : Plentong, Johor Bahru.

Land Area : 4.99 acres

Built-up Area : 250,000 sq.ft



MindChamps Malaysia



Victoria Education Sdn Bhd, a wholly-owned subsidiary of Paragon Education, has signed a Master Franchise Agreement to operate MindChamps Preschool Centres and MindChamps Reading & Writing Programmes in Malaysia. The company aims to be the largest preschool in the country.

Mindchamps Malaysia Centres in Johor Bahru are located below:

- Adda Heights, operated in August 2019.
- Straits View, expected to be open on Q4 2020.



Paragon Educare

Founded in 2018, Paragon Educare is a licensed learning centre with highly qualified educators and well-equipped educational facilities.

Paragon Educare provides primary Edu daycare, one to one tuition class, primary and secondary tuition class, international

school tuition, homework class, IELTS class, English Language class, abacus mental arithmetic and art & design class.

In 2019, Paragon Educare has set up its centre in the first and second centre were set up in Kulai and Adda Heights.

Paragon Medical Centre



Artist's impression only

Upcoming Project

Healthcare is one of the world's largest and fastest-growing industries. It is a global trend and Malaysia is no exception.

Our Group has always envisioned a development that will create a new gateway to the Group. Therefore, we have team up with healthcare operator to foray into the field of healthcare.

Paragon Earth Sdn Bhd has entered into an Agreement to Lease with Selgate Healthcare Sdn Bhd to develop a medical centre in Ulu Tiram, Johor.

Paragon Medical Centre is a proposed 90-bed medical centre in Ulu Tiram, Johor. It is easily accessible through Tebrau Highway, Jalan Kota Tinggi trunk road and Senai-Desaru Expressway.

Location : Ulu Tiram, Johor Bahru.

Land Tenure : Freehold

Land Area : 6.62 acres

Paragon Aquatech



Paragon Aquatech Sdn Bhd ("Paragon Aquatech") is a joint venture company that implement the Recirculating Aquaculture System ("RAS") in a land-based indoor fish farming business.

RAS is essentially a technology for farming fish or other aquatic organisms by reusing the water in the production. The technology is based on the use of mechanical and biological filters and the method can in principally be used for any species grown in aquaculture.

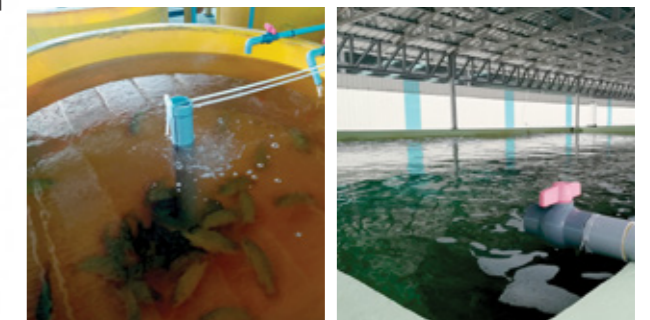
Location : Kukup, Johor Bahru.

Land Tenure : Freehold

Land Area : 17 acres

The land-based indoor fish farm located in Kukup comprises 15 units of fish pond which can produce 60 tonnes of fish in each of the fish pond. It is expected to produces 900 tonnes of fish per year. Besides of supply hybrid grouper, the company also supply fish fry to the nationwide market through RAS technology as well.

Paragon Aquatech aims to become the largest fish supplier in Malaysia in 5 years.



Spice Ventures

Spice Ventures Sdn Bhd started its chili pepper plantation project in end of 2019 with great passion and enthusiasm.

Equipped with the biodynamics farming technologies and experienced team, the Company has cultivated 2 pieces of land in Simpang Renggam for this project.



Founded with entrepreneurial spirit, the Company has recently branching out into new areas of cash crops by crop rotation to increase the revenue.

Location : Simpang Renggam, Johor

Land Tenure : Freehold

Land Area : 20 acres



PGGB
PARAGON GLOBE BERHAD
百丽环球



Pekan Sentral is a modern commercial development ideally located in Pekan Nenas Industrial Park by Paragon Bizhub Sdn. Bhd., a wholly owned subsidiary of Paragon Globe Berhad.

Set in the growing township, Pekan Sentral covered 15 acres of land, feature with contemporary design aiming to provide unlimited business potential to investors and business owners.

Location : Pekan Nenas Industrial Park, Pekan Nenas, Johor.

Land Tenure : Freehold

Type : **Pekan Sentral Phase 1** comprises of 112 units of double storey shop office and three storey shop office. (GDV: RM108 million)

Pekan Sentral Phase 2 comprises of 46 units of double storey shop office. (GDV: RM38 million) Ongoing Project

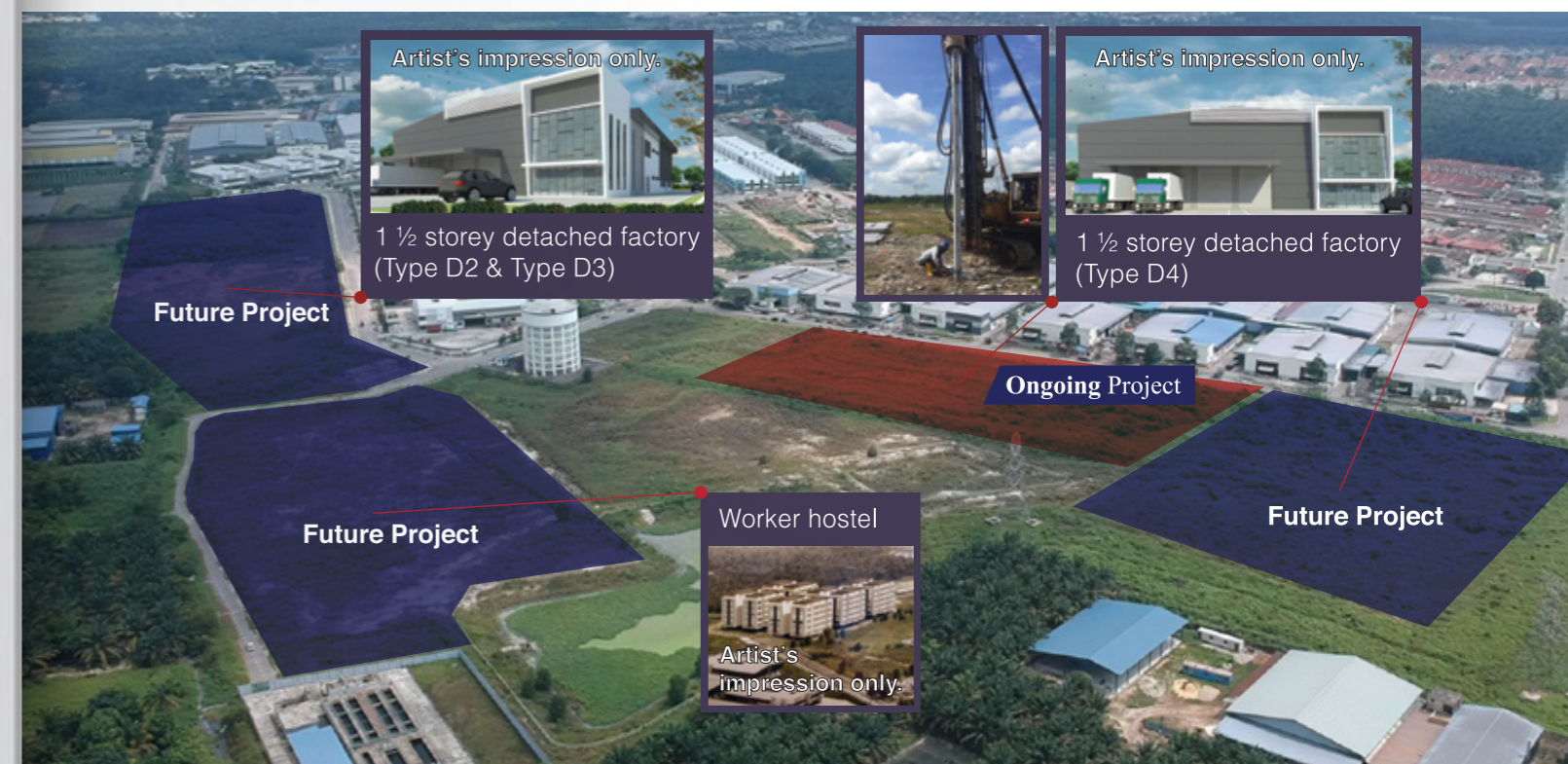


Pekan Nenas Industrial Park



Pekan Nenas Industrial Park centrally positioned within Zone C in Iskandar Malaysia, which offers various platforms and opportunities through its attractive incentives package which focus on the growth and development of the New Economic Model of Malaysia.

In 2018, Paragon Bizhub acquired 29 units of the 1 ½ storey semi-detached factory in Pekan Nenas Industrial Park, along with 15 parcels of vacant industrial land, one parcel of vacant commercial land and one parcel of vacant hostel land, measuring a total of 42.52 acres to be used for further development and management.



Location : Pekan Nenas, Johor.

Land Tenure : Freehold

Type : Type D2 & Type D3 13 units of 1 ½ storey detached factory;
built-up area: 18,000 sq.ft

Type D4 2 units of 1 ½ storey detached factory;
built-up area: 63,370 sq.ft

Worker hostel (six blocks, with 316 rooms that can accommodate about 1,730 employees).

SELGATE Sepang Hospital



Location : Sepang, Selangor.

Land Tenure : Freehold

Land Area : 7.06 acres

Upcoming Project



Builtech Acres Sdn Bhd ("Builtech Acres") had entered into a long-term collaboration with Selgate Healthcare Sdn Bhd, a healthcare arm of Selgate Corporation which wholly owned by Perbadanan Kemajuan Negeri Selangor, for development of a medical centre, known as "SELGATE Sepang Hospital".

Builtech Acres will construct a 121-bed medical centre under 15 years build and operate.

SELGATE Sepang Hospital is expected to start its construction in 2021 and to be completed in 2023.

Future Development

Location : LOT 3509, Sepang, Selangor.

Land Tenure : Freehold

Land Area : 17.74 acres

Owned by: Builtech Acres Sdn Bhd

Land Acquired

Location : LOT 149989, Iskandar Puteri, Johor Bahru, Johor.

Land Tenure : Freehold

Land Area : 31.1 acres

Owned by: Paragon Globe Properties Sdn Bhd

Entering Into Township Development



SIGNING OF SPA BETWEEN ISKANDAR CAPITAL AND PARAGON GLOBE PROPERTIES

In line with its strategic plan to diversify into property development business and enhance the value of its land banks, Paragon Globe Properties Sdn Bhd (“Paragon Globe Properties”), a wholly owned subsidiary of Paragon Globe Berhad has entered into a Conditional Sale and Purchase Agreement with Iskandar Capital Sdn Bhd (“Iskandar Capital”), a company owned by Iskandar Investment Berhad, Employment Provident Fund Board and Khazanah Nasional Berhad for the proposed acquisition of freehold land in Pulai, Johor, measuring approximately 31.1 acres for RM 60.96 million cash.

The signing ceremony was held at Medini 9 in Iskandar Puteri, Johor. Paragon Globe Berhad

was represented by Dato’ Sri Edwin Tan Pei Seng, Group Managing Director, Dato’ Sri Godwin Tan Pei Poh, Group Executive Director, and Dato’ Haji Ismail Bin Karim, Independent Non-Executive Director.

Meanwhile, En. Dzulkeflie Jaapar, Head of Company of Iskandar Capital, Datuk Akmal Ahmad, Chief Operating Officer of Iskandar Investment Berhad and Mr. Johari Shukri Jamil, Executive Vice President, Business Development of Iskandar Investment Berhad represented Iskandar Capital.

The signing ceremony was witnessed by Datuk Shahril Ridza Bin Ridzuan, Managing Director of Khazanah Nasional Berhad and Chairman of Iskandar Investment Berhad, and Datuk Ir. Khairil Anwar Bin Ahmad, President and Chief Executive Officer (“CEO”) of Iskandar Investment Berhad.

Moving Into Retail Management

PARAGON MARKET PLACE VISITED BY MORE THAN 10,000 SHOPPERS DURING THE FIRST THREE DAYS OF ITS OPENING

Paragon Market Place, a joint venture project of Joland Group and Kuopacific Group hold its soft opening on 6th June 2020. It was recorded over 10,000 shoppers visited Paragon Market Place during the first three days of its soft opening, marking a good head start for Paragon Market Place while Malaysia’s Conditional Movement Control Order (CMCO) was still implemented.

Dato’ Sri Godwin Tan Pei Poh, Executive Director of Joland Group, said, Paragon Market Place located at Jalan Tampoi main road which is accessible through major highways, it aims to boost the local economy by increase the employment and business opportunities to the local small and medium-sized enterprises and the community surrounding Paragon Market Place.

He further stressed that in light of the novel coronavirus (“COVID-19”) outbreak, the safety and health of the shoppers, retails partners and employees are its top priority. Hence, the retail mall is prudently adhering to the standard operating procedures imposed by the National Security Council and Majlis Bandaraya Johor Bahru (MBJB) including sanitizing and disinfect the facilities and building, implementing social distancing and temperature screening.

The soft opening of Paragon Market Place was initially scheduled on 27 March 2020 but was delayed due to the COVID-19 outbreak and the implementation of the nationwide Movement Control Order (MCO).



Ventures Into Healthcare Sector

SELGATE SEPANG HOSPITAL

Builtech Acres Sdn Bhd (“Builtech Acres”) is the holding company for Sepang Medicity Sdn Bhd (“Sepang Medicity”). Builtech Acres has on 05 September 2019 entered into a Memorandum of Agreement and subsequently on 07 November 2019 executed a Lease Agreement with Sepang Medicity and Selgate Healthcare Sdn Bhd (“Selgate Healthcare”), a wholly-owned company of Selgate Corporation Sdn Bhd which wholly owned by Perbadanan Kemajuan Negeri Selangor.

Builtech Acres will build a 121-bed medical centre in Sepang, Selangor measuring approximately 2.861 hectares under the build and lease concept. Parties has entered into a 15 years lease to operate the medical centre known as “SELGATE Sepang Hospital” with an option to renew for a further term of 15 years. The projected gross revenue for the hospital is RM 199.65 million.



MOA SIGNING CEREMONY BETWEEN BUILTECH ACRES AND SELGATE HEALTHCARE

05 SEPTEMBER 2019

LEASE AGREEMENT SIGNING CEREMONY BETWEEN BUILTECH ACRES AND SELGATE HEALTHCARE

07 NOVEMBER 2019



PARAGON MEDICAL CENTRE



AGREEMENT TO LEASE SIGNING CEREMONY BETWEEN PARAGON EARTH AND SELGATE HEALTHCARE

Joland Group via one of its company has on 24 June 2019 executed a Memorandum of Understanding with Selgate Healthcare, a wholly-owned company of Selgate Corporation Sdn Bhd which wholly owned by Perbadanan Kemajuan Negeri Selangor and subsequently an Agreement to Lease and Provision of Maintenance Support on 30 June 2020 for another healthcare project known as “Paragon Medical Centre” in Ulu Tiram, Johor Bahru.

Under the terms of the agreement, Paragon Earth Sdn Bhd, one of the company of Joland Group, will construct a complex that includes in particular a 90-bed medical centre, carpark, food and beverage premises and retail shop lots on the Land with the provisional of maintenance and support services and shall grant Selgate Healthcare a 15-years of lease with an option to renew for a further term of 15 years to operate Paragon Medical Centre.

Revitalising An Old Town



SOFT LAUNCH OF PEKAN SENTRAL PHASE 2

Following the successful sales of Pekan Sentral Phase 1 that launched in November 2017, Paragon Globe Berhad marked another milestone achievement with the soft launching of Pekan Sentral Phase 2 on 13 July 2019.

Set in the growing township of Pekan Nenas, Johor, Pekan Sentral Phase 1 comprises of 112 units of 2 storey shop office and 3 storey shop office while Pekan Nenas Phase 2 comprises of 46 units of 2- storey shop office, feature with a contemporary design which aim to provide the unlimited business potential to its investors and business owners.

Speaking at the soft launch event, Paragon Globe Berhad Group Executive Director, Dato' Sri Godwin Tan Pei Poh said despite the challenging market conditions coupled with uncertainties in the local market, Pekan Sentral

Phase 2 remained with positive response and support as Pekan Sentral is located within the Pekan Nenas that is in its social and economic transformational process to develop into a large commercial and industrial township.

He added that the Group see a bright future in Pekan Nenas with the completion of 29 units of semi-detached factory in 2016 and will soon be launching a new phase comprises of 7 units of detached factory in Pekan Nenas Industrial Park, which cover 18,000 to 63,370 square feet built-up area.

The soft launch of Pekan Sentral Phase 2 was officiated by Yang Berhormat Yeo Tung Siong, ADUN Pekan Nenas.

Nonetheless, Paragon Globe Berhad has also played its part as a good corporate citizen by contributing RM 10,000.00 to 5 non-profit organization with RM 2,000.00 for each.

Master Franchise Of Mindchamps Malaysia



MINDCHAMPS EXPANDS INTO MALAYSIA MARKET TO OPEN 20 PRE-SCHOOLS BY 2024

Malaysian education group Victoria Education Sdn Bhd ("Victoria Education") has been appointed as MindChamps' Master Franchise in the Malaysia by MindChamps PreSchool Limited ("MindChamps"), marking the Singapore early education group's first expansion across the Causeway. With the deal in place, MindChamps is looking to launch 20 International PreSchool centres in Malaysia by 2024.

Victoria Education plans to build the largest premium preschool campuses in Malaysia which will offer MindChamps' award-winning proprietary curriculum based on the 3 Minds model of education.

The planned flagship campus will be located in Kuala Lumpur and is set to occupy over 10,000 sqm with a capacity to host 1,000 children while the campus in Johor Bahru is expected to occupy over 6,800 sqm which will cater for 650 children. The campuses are being styled as a learning village where classroom is clustered in

community groupings around common collaborative spaces, allowing children from different ages to interact and learn in a social setting.

Victoria Education CEO Dato' Jeffrey Lai Jiun Jye said Malaysia needed an educational model that would nurtures the children and support them to be successful locally and globally. He added that Victoria Education instinctively drawn towards MindChamps' breakthrough preschool curriculum which has a proven track record of success in the competitive Singapore market.

Meanwhile, MindChamps Founder CEO and Executive Chairman David Chiem said, "With Malaysia being our close neighbor, we have been very careful in choosing the right partner to extend our 3 Minds education movement to nurture the future champions of Malaysia. We are proud to partner Victoria Education helmed by Dato' Sri Edwin Tan Pei Seng and Dato' Jeffrey Lai Jiun Jye to launch the biggest premium preschool in Malaysia."

We Create We Build



1

THE GROUNDBREAKING CEREMONY OF PARAGON MARKET PLACE

28 JULY 2018

The groundbreaking ceremony of Paragon Market Place was attended by Joland Group Executive Director Dato' Sri Godwin Tan Pei Poh (from left to right), Joland Group Chairman Dato' Tan Eng Boon, then-Johor State International Trade, Investment and Utility Committee Chairman YB Jimmy Puah Wee Tse, Joland Group Managing Director Dato' Sri Edwin Tan Pei Seng and Kuopacific Malaysia Sdn Bhd Executive Director Dato' Jeffrey Lai Jiun Jye. The groundbreaking ceremony was officiated by YB Jimmy Puah Wee Tse.

2

THE GROUNDBREAKING OF PEKAN SENTRAL

18 NOVEMBER 2017

The groundbreaking ceremony of the commercial project in Pekan Nenas, Johor known as Pekan Sentral was attended by Joland Group Executive Director Dato' Sri Godwin Tan Pei Poh (from left to right), Joland Group Managing Director Dato' Sri Edwin Tan Pei Seng, then-State Public Works, Rural and Regional Development Committee Chairman Datuk Ir. Haji Hasni Mohammad, Joland Group Chairman Dato' Tan Eng Boon and Kampung Air Masin Chief Lim Thiam Hock.

3

THE GRAND OPENING CEREMONY OF PARAGON PRIVATE & INTERNATIONAL SCHOOL

16 DECEMBER 2016

Then-Menteri Besar of Johor YAB Dato' Mohamed Khaled bin Nordin (seven from left) took a group photo with Joland Group Chairman Dato' Tan Eng Boon (eight from left), Joland Group Managing Director Dato' Sri Edwin Tan Pei Seng (eleven from left), Joland Group Executive Director Dato' Sri Godwin Tan Pei Poh (twelve from left) and senior management from Paragon Private & International School and Joland Group after visited the grand opening ceremony of Paragon Private & International School.

4

Bizhub Skudai 8 Key Handover Ceremony

15 NOVEMBER 2014

Joland Group has reached another milestone with the grand opening of Bizhub Skudai 8, a freehold industrial project. The grand opening of Bizhub Skudai 8 was officiated by then-Johor state secretary Dato' Haji Ismail bin Karim (third from left), and was accompanied by Joland Group Executive Director Dato' Sri Godwin Tan Pei Poh (from left to right), Dato' Tan Eng Boon, Dato' Sri Edwin Tan Pei Seng and Mr Tang Pei Hau.

Appreciation



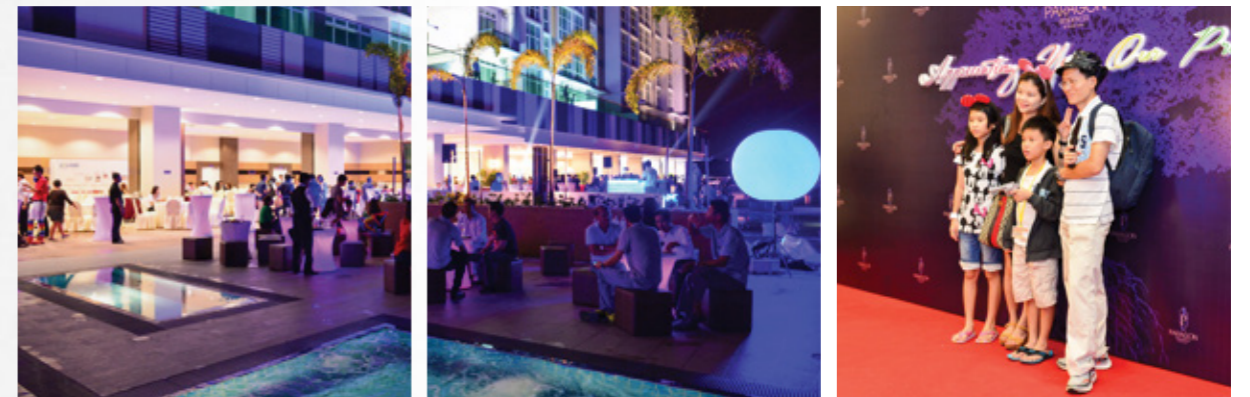
PARAGON SUITES APPRECIATION NIGHT

Joland Group hosted the Appreciation Night at Paragon Suites @ CIQ. The event served as a gesture of Joland Group's immense gratitude and appreciation to the guests for the unwavering support and trust shown towards the project. Guests enjoyed a night of fun, food, and festivities.

Night

PARAGON RESIDENCES APPRECIATION NIGHT

Joland Group hosted the Appreciation Night at Level 7 facilities floor Paragon Residences @ Straits View carrying the theme "Appreciating You, Our Priority" in conjunction with the completion of the project to express the heartfelt gratitude to its clients for their support. The guests enjoyed the buffet upon various dishes option and a fantastic evening of fun.



Contributions In The Fight Against COVID-19

Amidst the novel coronavirus ("COVID-19") outbreak, our Group has taken initiative to contribute and support the nation with our comprehensive corporate social responsibility ("CSR") initiatives.



PARAGON GLOBE BERHAD DONATES 100,000 FACE MASKS TO JOHOR STATE GOVERNMENT

Paragon Globe Berhad has donated a total of 100,000 pieces of 3-layer surgical face masks to the Johor State Government to support the government's efforts to address the safety needs of medical teams, relevant authorities and the local communities in combating the COVID-19 outbreak.

The first batch of 10,000 pieces of face masks was formally handed over to Menteri Besar Johor, YAB Datuk IR. Haji Hasni Bin Mohammad (third from left) by Paragon Globe Berhad's Group Managing Director, Dato' Sri Edwin Tan Pei Seng (fourth from left), Group Executive Director, Dato' Sri Godwin Tan Pei Poh (second from left), Chief Executive Officer, Mr Gary Goh Soo Liang (first from left) and Development Manager of Joland Group, Mr Tang Pei Hau (fifth from left), in a brief ceremony held at Pejabat Menteri Besar Johor, Nusajaya, Johor.

The remaining 90,000 pieces of face masks have been handed over to the authority on 24 April 2020.



PARAGON MARKET PLACE DONATES RM10,000 WORTH OF ESSENTIAL FOOD ITEMS TO THE FAMILY IN NEED IN TANJUNG PIAI

Paragon Market Place has extended a helping hand by donating RM10,000 worth of essential food supplies to vulnerable families who have been affected by COVID-19 during the MCO implemented to stem the COVID-19 outbreak.

The motivation of this programme is to alleviate the burden faced by vulnerable families and to mitigate the financial impact of the pandemic ease the burden of these families who have to go through the sudden transition during this unprecedented situation by providing basic food necessities.

The essential food supplies include rice, meehun, sugar, canned sardine, sweetened creamer, instant noodle, biscuit and milo was handed over to Ketua Penolong Khas of Tanjung Piai, Mr Tan Eng Meng (right), representing the Deputy Minister of Primary Industries and Commodities, MP Dato' Sri Dr Wee Jeck Seng by Paragon Market Place's Mall Manager, Ms. Cynthia Lim (left), in a brief ceremony held at Pusat Perkhidmatan Ahli Parlimen Tanjung Piai.

Spreading Festive Goodness



CHINESE LUNAR NEW YEAR CELEBRATION BY VISITING FOUR ORPHANAGE HOMES AND CARE CENTERS

Paragon Globe Berhad and Grand Paragon Hotel, Johor Bahru jointly organized a special Chinese Lunar New Year Celebration Charity Event by visiting four orphanage homes and care centers which are Amitabha Center, Persatuan Kebajikan Mesra Megah Ria, Esther Home and Joshua Home to share the festive cheer with over 150 children aged from 1 to 18 years old.

Gracing this charitable event were Paragon Globe Berhad Group Managing Director cum Hotel Grand Paragon Sdn Bhd Managing Director, Dato' Sri Edwin Tan Pei Seng and Grand Paragon Hotel, Johor Bahru General Manager, Ms Yeo Siu Ling. The group spending meaningful time with the children and ended on a joyous note with the traditional ceremony of presenting "Ang Pow", oranges and goodies bag to each of the children.



HARI RAYA CELEBRATION WITH THE ORPHANS

In spirit of Hari Raya, Paragon Globe Berhad alongside with Grand Paragon Hotel, Johor Bahru show their care and concern for the orphans by hosting a Hari Raya Charity Event with the orphans from Persatuan Kebajikan Darul Hanan, Rumah Barkat Anak-Anak Yatim Johor and Rumah Anak Yatim & Kebajikan Ar Rayyan at Grand Paragon Hotel, Johor Bahru. Over 150 children aged from 6 to 17 years old were invited as honorable guests to the event.

The event was led by Paragon Globe Berhad Group Managing Director cum Hotel Grand Paragon Sdn Bhd Managing Director, Dato' Sri Edwin Tan Pei Seng together with then Datuk Bandar Johor Bahru, YB Dato' Haji Amran Bin A. Rahman, as the guest of honour of the event sharing the spirit of Ramadhan and brought festive cheer and joy to the children.

All the guests and children were treated to a wonderful lunch buffet at Café Para Para, Grand Paragon Hotel, Johor Bahru. The guest of honour then presented the children with duit raya and goodies bag.

We Care We Share

We believe that a great company are the ones that go above to provide an abundance of support to address the needs of the community. Hence, we actively collaborate with reputable and community-changing organization to promote the well-being of the local community through direct financial support and employees' voluntarism.



1

PARAGON GLOBE BERHAD SPONSOR SWIMMING ATHLETE TO ATTEND A TRAINING PROGRAM IN JAPAN

20 NOVEMBER 2019

Paragon Globe Berhad has sponsored swimmer, Ms Tan Rou Xin (middle), to attend a two weeks joint training program in Japan. Representing Paragon Globe Berhad to sponsor this talented swimmer is Group Managing Director, Dato' Sri Edwin Tan Pei Seng (third from left) and Group Executive Director, Dato' Sri Godwin Tan Pei Poh (left).

The initiative of this sponsorship is to encourage more young talents in Malaysia to pursue their dreams and make their home country, Malaysia, proud. Dreams have never been easy to achieve without sheer determination, perseverance and dedication. Paragon Globe Berhad wishes best of luck to Ms Tan Rou Xin and in hope that through the rigorous training in Japan with the professionals and competitive peers, Ms Tan Rou Xin is able to move one step closer to her goal in life.

2

BLOOD DONATION CAMPAIGN

14 OCTOBER 2019

In collaboration with Hospital Sultanah Aminah Johor Bahru, Paragon Globe Berhad and Hotel Grand Paragon Sdn Bhd jointly organized its annual blood donation campaign which was held at Grand Paragon Hotel, Johor Bahru.

The blood donation campaign had received tremendous response not only from employees of both Paragon Globe Berhad and Joland Group but also from the public as well. The Group regularly holds CSR events to spread awareness and encourage more people to care for the society especially that National Blood Bank's stock is running critically low. Through this blood donation campaign, we strongly believe that each and every contribution shall have great returns to the donors by way of promoting health literacy among the employees and community.

3

PARAGON GLOBE BERHAD DONATES RM 10,000 TO MBBJ

22 SEPTEMBER 2019

Paragon Globe Berhad was honorably invited by Majlis Bandaraya Johor Bahru ("MBJB") to attend its Majlis Makan Malam Amal 2019 (in conjunction with Jubli Perak celebration) which was held at Persada Johor International Convention Centre. The charity dinner event aims to collect donations and channel the same to different non-governmental organizations ("NGOs") which inclusive of Yayasan Raja Zarith Sofiah Negeri Johor, Yayasan Bandaraya Johor Bahru, Persatuan Cerebral Palsy Johor, Rumah Seri Kenangan Johor Bahru, Persatuan Sindrom Down Negeri Johor and many more. To support MBJB initiative, Paragon Globe Berhad has donated RM 10,000 at the charity dinner event.



4 PARAGON GLOBE BERHAD CONTRIBUTING RM10,000 TO FIVE NGOS

13 JULY 2019

Pertubuhan Kebajikan Amal Kasih Sayang, Persatuan Kebajikan Yen Sang Johor, Lions Club of Pekan Nanas, Rumah Orang Tua Pekan Nanas and Pertubuhan Kebajikan Pemulihan Dalam Komuniti Titian Kasih were invited as honorable guests for the Ceremony of Completion for Pekan Sentral Phase 1 and the Soft Launch of Pekan Sentral Phase 2.

Paragon Globe Berhad has taken opportunity of this joyous and harmonious event to contribute a total sum of RM10,000 to the five NGOs whereby RM2,000 was distributed to each of the NGOs as a support of the NGO's significant work and effort for making Malaysia a better place.

5 PARAGON GLOBE BERHAD SPONSOR RM1,000 TO TEAM GLORIOUS ESTRELLA FROM SMK TUN HABAB

25 JUNE 2019

Paragon Globe Berhad has sponsored RM1,000.00 to Team Glorious Estrella from Sekolah Menengah Kebangsaan ("SMK") Tun Habab for their participation in the Yayasan PETRONAS' Sentuhan Harapan – All About Youth 2019 programme. In exchange, representatives from SMK Tun Habab (first, second, fourth and fifth from left) issued an Appreciation Certificate as a token of appreciation to Paragon Globe Berhad which was represented by the Finance Director, Ms. Eileen Tey.

The initiative of this sponsorship is to motivate and unearth the creative and innovative ideas of young talents and to encourage them in their road to find viable solutions in tackling environmental issues for the benefit of the society.

After going through tough competition among the 1,000 students who had participated in the programme, Paragon Globe Berhad is proud to receive news that SMK Tun Habab has emerged as the second runner-up in the national finals.

THE

journey

CONTINUES...

Thank You

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